

**CONSOLIDATED
FINANCIAL STATEMENTS**
FOR THE FOURTH QUARTER OF
THE FISCAL YEAR ENDING 31 DECEMBER 2024
GEMADEPT CORPORATION



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GEMADEPT CORPORATION

Address: No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal year ending 31 December 2024

CONSOLIDATED BALANCE SHEET**As of 31 December 2024**

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		6.675.803.463.380	3.380.201.263.412
I. Cash and cash equivalents	110	V.1	3.964.294.754.583	1.471.676.297.950
1. Cash	111		3.198.202.465.055	762.008.256.853
2. Cash equivalents	112		766.092.289.528	709.668.041.097
II. Short-term financial investments	120		1.021.206.010.000	358.867.040.371
1. Trading securities	121	V.2a	34.301.944.940	45.723.235.680
2. Provisions for devaluation of trading securities	122	V.2a	(25.395.934.940)	(32.575.500.775)
3. Held-to-maturity investments	123	V.2b	1.012.300.000.000	345.719.305.466
III. Short-term receivables	130		1.235.232.909.091	1.193.181.492.780
1. Short-term trade receivables	131	V.3	599.236.766.153	584.659.664.426
2. Short-term prepayments to suppliers	132	V.4	279.597.756.194	91.860.358.118
3. Short-term inter-company receivables	133		-	-
4. Receivable according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135	V.5	30.923.500.000	298.007.987.801
6. Other short-term receivables	136	V.6a	373.305.275.532	253.518.004.021
7. Allowance for short-term doubtful debts	137	V.7	(47.830.388.788)	(34.864.521.586)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		83.406.960.252	68.169.766.561
1. Inventories	141	V.8	83.406.960.252	68.169.766.561
2. Allowance for inventories	149		-	-
V. Other current assets	150		371.662.829.454	288.306.665.750
1. Short-term prepaid expenses	151	V.9a	21.203.309.259	7.949.598.183
2. Deductible VAT	152		335.042.524.093	268.633.238.575
3. Taxes and other receivables from the State	153	V.18	15.416.996.102	11.723.828.992
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

CONSOLIDATED FINANCIAL STATEMENTS
Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	200		11.309.804.612.509	10.165.823.905.016
I. Long-term receivables	210		44.728.947.312	39.754.955.799
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		8.100.000.000	8.100.000.000
6. Other long-term receivables	216	V.6b	36.628.947.312	31.654.955.799
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		4.033.161.942.777	4.166.026.323.789
1. Tangible fixed assets	221	V.10	3.786.071.739.772	3.891.229.902.798
- Historical cost	222		6.270.930.514.542	6.234.828.104.966
- Accumulated depreciation	223		(2.484.858.774.770)	(2.343.598.202.168)
2. Financial leased assets	224	V.11	9.387.685	16.406.414.089
- Historical cost	225		235.413.682.251	235.413.682.251
- Accumulated depreciation	226		(235.404.294.566)	(219.007.268.162)
3. Intangible fixed assets	227	V.12	247.080.815.320	258.390.006.902
- Initial cost	228		377.654.306.291	382.206.554.971
- Accumulated amortization	229		(130.573.490.971)	(123.816.548.069)
III. Investment property	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in process	240		1.716.853.972.617	1.759.344.470.822
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.13	1.716.853.972.617	1.759.344.470.822
V. Long-term financial investments	250		3.840.695.803.567	3.124.650.970.762
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2d	3.791.524.685.332	3.085.037.407.601
3. Investments in other entities	253	V.2e	41.913.687.500	41.914.287.262
4. Provisions for devaluation of long-term financial investments	254	V.2e	(2.742.569.265)	(2.300.724.101)
5. Held-to-maturity investments	255	V.2c	10.000.000.000	-
VI. Other non-current assets	260		1.674.363.946.236	1.076.047.183.844
1. Long-term prepaid expenses	261	V.9b	1.296.626.654.164	732.373.580.412
2. Deferred income tax assets	262	V.14	246.620.204.360	184.952.918.307
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269	V.15	131.117.087.712	158.720.685.125
TOTAL ASSETS	270		17.985.608.075.889	13.546.025.168.428

CONSOLIDATED FINANCIAL STATEMENTS
Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		4,232,245,163.068	3,813,651,116.409
I. Current liabilities	310		2,107,076,279.059	1,915,337,161.256
1. Short-term trade payables	311	V.16	461,669,948.041	517,923,905.276
2. Short-term advances from customers	312	V.17	7,632,245.851	3,633,365.459
3. Taxes and other obligations to the State Budget	313	V.18	69,883,464.088	73,690,792.494
4. Payables to employees	314	V.19	189,090,860.695	139,907,411.400
5. Short-term accrued expenses	315	V.20	339,333,413.988	318,155,045.124
6. Short-term inter-company payables	316		-	-
7. Payable according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318	V.21a	1,216,075.884	8,477,602.875
9. Other short-term payables	319	V.22a	382,054,580.206	306,758,506.379
10. Short-term borrowings and financial leases	320	V.23a	422,039,710.314	445,359,774.088
11. Provisions for short-term payables	321	V.24	169,873,511.455	52,001,501.539
12. Bonus and welfare funds	322	V.25	64,282,468.537	49,429,256.622
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		2,125,168,884.009	1,898,313,955.153
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.21b	264,120,168.336	275,267,069.902
7. Other long-term payables	337	V.22b	115,705,246.079	104,658,652.936
8. Long-term borrowings and financial leases	338	V.23b	1,745,343,469.594	1,518,388,232.315
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

CONSOLIDATED FINANCIAL STATEMENTS
Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		13.753.362.912.821	9.732.374.052.019
I. Owner's equity	410		13.753.362.912.821	9.732.374.052.019
1. Capital	411	V.26a	4.139.826.090.000	3.058.985.570.000
- Ordinary shares carrying voting rights	411a		4.139.826.090.000	3.058.985.570.000
- Preferred shares	411b		-	-
2. Share premiums	412	V.26a	3.920.183.061.040	1.941.832.197.040
3. Bond conversion options	413		-	-
4. Other sources of capital	414	V.26a	128.097.775.902	128.097.775.902
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417	V.26a	431.376.135.377	358.279.382.052
8. Investment and development fund	418	V.26a	72.892.277.093	61.305.100.650
9. Business arrangement supporting fund	419		-	-
10. Other funds	420	V.26a	72.381.836.572	68.471.352.005
11. Retained earnings	421	V.26a	3.621.103.528.786	2.963.514.009.028
- Retained earnings accumulated to the end of the previous period	421a		2.161.660.323.888	2.963.514.009.028
- Retained earnings of the current period	421b		1.459.443.204.898	-
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429	V.27	1.367.502.208.051	1.151.888.665.342
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		17.985.608.075.889	13.546.025.168.428

Ho Chi Minh City, 24 January 2025



Vu Thi Anh Thu
Preparer



Khoa Nang Luu
Chief Accountant



Nguyen Thanh Binh
General Director

GEMADEPT CORPORATION

Address: No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal year ending 31 December 2024

CONSOLIDATED INCOME STATEMENT

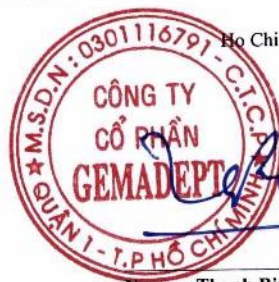
For the fourth quarter of the fiscal year ending 31 December 2024

Unit: VND

ITEMS	Code	Note	Quarter 4		Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year	Current year	Previous year
1. Sales	01	VI.1	1.411.756.073.031	1.033.812.069.023	4.832.308.663.161	3.845.826.296.568
2. Sales deductions	02		-	-	-	-
3. Net sales	10		1.411.756.073.031	1.033.812.069.023	4.832.308.663.161	3.845.826.296.568
4. Cost of sales	11	VI.2	782.735.304.090	608.160.686.338	2.670.551.754.572	2.067.811.109.265
5. Gross profit	20		629.020.768.941	425.651.382.685	2.161.756.908.589	1.778.015.187.303
6. Financial income	21	VI.3	29.279.241.760	24.221.055.306	417.647.608.443	1.940.961.393.455
7. Financial expenses	22	VI.4	15.735.287.399	25.062.400.922	150.206.300.666	154.695.013.336
In which: Loan interest expenses	23		32.944.777.917	37.838.710.250	139.482.899.099	134.993.138.662
8. Gain or loss in joint ventures, associates	24	V.2d	312.573.618.346	139.216.127.560	815.625.111.891	274.234.816.173
9. Selling expenses	25	VI.5	54.144.334.247	28.553.201.556	247.209.109.290	109.543.154.417
10. General and administration expenses	26	VI.6	216.170.179.267	247.442.340.070	569.051.012.706	551.943.343.263
11. Net operating profit	30		684.823.828.134	288.030.623.003	2.428.563.206.261	3.177.029.885.915
12. Other income	31	VI.7	123.881.268.739	23.279.693.441	262.203.956.810	54.937.761.605
13. Other expenses	32		457.577.507.882	57.974.223.980	611.255.342.164	84.480.434.577
14. Other profit/(loss)	40		(333.696.239.143)	(34.694.530.539)	(349.051.385.354)	(29.542.672.972)
15. Total accounting profit before tax	50		351.127.588.991	253.336.092.464	2.079.511.820.907	3.147.487.212.943
16. Current income tax	51		46.630.119.277	65.034.218.344	236.495.911.765	651.638.842.548
17. Deferred income tax	52		(51.051.522.206)	(3.238.187.382)	(61.996.574.873)	(38.085.876.028)
18. Profit after tax	60		355.548.991.920	191.540.061.502	1.905.012.484.015	2.533.934.246.423
19. Profit after tax of the Parent Company	61		234.623.790.689	114.835.217.961	1.459.443.204.898	2.250.577.339.920
20. Profit after tax of non-controlling shareho	62		120.925.201.231	76.704.843.541	445.569.279.117	283.356.906.503
21. Basic earnings per share	70	VI.8	551	347	4.285	7.207
22. Diluted earnings per share	71	VI.8	551	347	4.285	7.207

Ho Chi Minh City, 24 January 2025


Vu Thi Anh Thu
Preparer

Khoa Nang Luu
Chief AccountantNguyễn Thanh Bình
General Director

GEMADEPT CORPORATION

Address: No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal year ending 31 December 2024

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the fourth quarter of the fiscal year ending 31 December 2024

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		2,079,511,820,907	3,147,487,212,943
2. Adjustments				
- Depreciation of fixed assets and investment properties	02		405,558,202,525	396,417,877,879
- Provisions and allowances	03	V.2; V.7; V.8; V.24	124,100,156,447	(22,060,823,541)
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04	VI.4	(3,660,842,907)	(2,630,513,181)
- Gain/(loss) from investing activities	05	V.2d; VI.3; VI.7	(801,335,668,689)	(2,213,005,870,827)
- Interest expenses	06	VI.4	139,482,899,099	134,993,138,662
- Others	07		-	-
3. Operating profit before changes of working capital	08		1,943,656,567,382	1,441,201,021,935
- Increase/(decrease) of receivables	09		261,050,849,410	383,528,564,483
- Increase/(decrease) of inventories	10		(11,906,782,866)	24,702,300,246
- Increase/(decrease) of payables	11		(48,435,984,795)	(1,073,170,928,312)
- Increase/(decrease) of prepaid expenses	12		(75,674,955,004)	23,813,122,803
- Increase/(decrease) of trading securities	13	V.2a	11,421,290,740	-
- Interests paid	14	V.20; V.22; VI.4	(141,488,531,672)	(139,730,551,008)
- Corporate income tax paid	15	V.18	(242,006,102,823)	(624,980,841,588)
- Other cash inflows	16		-	-
- Other cash outflows	17		(49,821,052,180)	(38,233,006,803)
Net cash flows from operating activities	20		<u>1,646,795,298,192</u>	<u>(2,870,318,244)</u>
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.10; V.12; V.13	(1,598,480,587,724)	(1,177,219,493,538)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.10; VI.7	12,077,739,058	23,823,240,588
3. Cash outflow for lending, buying debt instruments of other entities	23	V.5	(1,381,300,000,000)	(993,619,305,466)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.5	946,206,072,057	436,631,672,188
5. Investments in other entities	25		(132,146,062,400)	(892,687,500)
6. Withdrawals of investments in other entities	26	V.2e; VI.3	369,529,075,758	2,424,939,863,568
7. Interest earned, dividends and profits received	27	V.2e; V.6; VI.3	289,331,494,618	201,732,982,296
Net cash flows from investing activities	30		<u>(1,494,782,268,633)</u>	<u>915,396,272,136</u>

CONSOLIDATED FINANCIAL STATEMENTS
Consolidated Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		3.059.191.384.000	45.206.000.000
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		744.046.826.557	740.269.471.681
4. Repayment for loan principal	34		(523.609.783.284)	(777.590.552.494)
5. Payments for financial leased assets	35		(24.922.504.247)	(35.442.526.029)
6. Dividends and profit paid to the owners	36		(917.250.789.367)	(780.370.623.043)
Net cash flows from financing activities	40		2.337.455.133.659	(807.928.229.885)
Net cash flows during the year	50		2.489.468.163.218	104.597.724.007
Beginning cash and cash equivalents	60	V.1	1.471.676.297.950	1.364.349.572.162
Effects of fluctuations in foreign exchange rates	61		3.150.293.415	2.729.001.781
Ending cash and cash equivalents	70	V.1	3.964.294.754.583	1.471.676.297.950

Ho Chi Minh City, 24 January 2025

Vu Thi Anh Thu
Preparer

Khoa Nang Luu
Chief Accountant



Nguyen Thanh Binh
General Director

GEMADEPT CORPORATION

Address: No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal year ending 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal year ending 31 December 2024

I. GENERAL INFORMATION

1. Ownership form

Gemadept Corporation (hereinafter referred to as “the Corporation” or “the Parent Company”) is a joint stock company.

2. Operating field

The Corporation operates in many different fields.

3. Principal business activities

The Corporation has been consistent with its strategy to develop two core businesses including Port operation and Logistics:

- Port Operation: Operating a port system stretching from the North to the South, in big cities and at major industrial zones: Nam Hai Port (to 18th March 2024), Nam Dinh Vu Port, Nam Hai ICD Port, Dung Quat Port, Phuoc Long Port, Binh Duong Port and Gemalink Cai Mep Deep-sea Container Port;
- Logistics: Distribution centers; container liner services; project cargo transport; multi-modal transport, ship and crew management; shipping agency and freight forwarding services; air-cargo terminal, etc.

In addition, the Corporation selectively invest in forestry and real estate.

- Forestry: Planting, exploiting and processing rubber trees and other industrial crops in Cambodia.
- Real estate: Building and operating commercial centers, hotels, office buildings in big cities of Vietnam and Indochina including Saigon Gem Mixed-use Development project and Gemadept Mixed-use Development project in Vientiane - Laos.

4. Normal operating cycle

The Corporation’s normal operating cycle is within 12 months.

5. Effects of the Corporation’s operation during the period on the Consolidated Financial Statements

During the period, the Corporation additionally contributed capital to Pacific Lotus Joint Stock Company Limited, Pacific Pride Joint Stock Company Limited, Pacific Rubber Industry Co., Ltd., Pacific Marine Equipment and Service Company Limited and Pacific Marine Company Limited

On 14 March 2024, the Corporation completed the procedures for dissolving Cambodia Branch to restructure the Corporation's business activities.

During the period, the Corporation completed issuing shares under the Group’s 2022 Excellent Employee Stock Ownership Plan (ESPP) according to the Resolution No. 158/NQ-HĐQT-2023 dated 28 December 2023 of the Board of Management and increased capital.

During the period, the Corporation completed transferring capital of Nam Hai Port Corporation Joint Stock Company.

During the period, the Group contributed capital to establish GNL Joint Venture Company Limited and Saigon Development Corporation.

GEMADEPT CORPORATION

Address: No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal period ending 31 December 2024

Notes to the Consolidated Financial Statements (cont.)

During the period, the Corporation completed issuing shares under public offering according to the Offering registration No. 132/GCN-UBCK dated 04 October 2024 of The State Securities Commission and increased capital.

6. Structure of the Group

At the end of the period, the Group includes the Parent Company, 21 subsidiaries under the control of the Parent Company and 17 joint ventures, associates (at the beginning of the year, the Group had 21 subsidiaries and 16 joint ventures and associates). All the subsidiaries are consolidated in these Consolidated Financial Statements.

6a. List of subsidiaries to be consolidated

Subsidiaries	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
Nam Dinh Vu Port Joint Stock Company	Lot CA1, Nam Dinh Vu Industrial Park, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam	60,00%	60,00%	60,00%	60,00%
Nam Hai ICD Joint Stock Company	Lot CN3, MP Dinh Vu Industrial Park, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam	75,00%	75,00%	75,00%	75,00%
Gemadept Dung Quat International Port J.S.C.	Port No. 1 – Dung Quat Port, Binh Thuan Commune, Binh Son District, Quang Ngai Province, Vietnam	80,40%	80,40%	80,40%	80,40%
Phuoc Long Port Co., Ltd.	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Truong Tho Transportation Services Corporation ⁽ⁱ⁾	429/4 Song Hanh Street Ha Noi Highway, Quarter 7, Truong Tho Ward, Thu Duc District, Ho Chi Minh City, Vietnam	46,00%	46,00%	54,00%	54,00%
Pacific Marine Equipment and Service Company Limited	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
ISS - Gemadept Co., Ltd.	No. 45 Vo Thi Sau Street, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam	51,00%	51,00%	51,00%	51,00%
Pacific Marine Co., Ltd.	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Pacific Rubber Industry Co., Ltd.	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Pacific Pearl Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak district, Mondulkiri province, Cambodia	100%	100%	100%	100%
Pacific Lotus Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak district, Mondulkiri province, Cambodia	100%	100%	100%	100%
Pacific Pride Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak district, Mondulkiri province, Cambodia	100%	100%	100%	100%

GEMADEPT CORPORATION

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CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal period ending 31 December 2024

Notes to the Consolidated Financial Statements (cont.)

Subsidiaries	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
V.N.M General Transportation Service Co., Ltd.	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Gemadept Construction Infrastructure Investment and Development Corporation	No. 147 Nguyen Thai Binh Street, Ward 3, Tan An City, Long An Province, Vietnam	50,00%	50,00%	50,00%	50,00%
Gemadept – Vung Tau Corporation	No. 1/1A Pham Hong Thai Street, Ward 7, Vung Tau City, Ba Ria – Vung Tau Province, Vietnam	70,00%	70,00%	70,00%	70,00%
Binh Duong Port Corporation	Land Lot No. 1738, Map No. 9 (8BT-B), Group 5, Quyet Thang Quarter, Binh Thang Ward, Di An City, Binh Duong Province, Vietnam	80,09%	80,09%	80,09%	80,09%
Gemadept Central Joint Stock Company	9 th floor, Indochina Riverside Tower Building, 74 Bach Dang Street, Hai Chau 1 Ward, Hai Chau District, Da Nang City, Vietnam	98,04%	98,04%	100%	100%
Binh Duong Multimodal Transport Joint Stock Company	Land Lot No. 1738, Map No. 9 (8BT-B), Group 5, Quyet Thang Quarter, Binh Thang Ward, Di An City, Binh Duong Province, Vietnam	48,05%	48,05%	60,00%	60,00%
Gemadept Port Services Joint Stock Company	7 th floor, Thanh Dat 3 Building, No. 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City, Viet Nam	60,00%	60,00%	60,00%	60,00%
GMD ASL Joint Venture Company	Room 705, 7 th floor, Thanh Dat 3 Building, No. 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City, Viet Nam	30,60%	30,60%	51,00%	51,00%
GNL Joint Venture Company Limited ⁽ⁱⁱ⁾	Lot CN3, MP Dinh Vu Industrial Park, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam	30,60%	-	51,00%	-
Nam Hai Port Corporation Joint Stock Company ⁽ⁱⁱⁱ⁾	No. 201, Ngo Quyen Street, May Chai Ward, Ngo Quyen District, Hai Phong City, Vietnam	-	99,98%	-	99,98%

- (i) The Group has taken control over Truong Tho Transportation Services Corporation since it has been authorized by some shareholders to reach the voting right rate of 54% at the General Meetings of Shareholders.
- (ii) During the period, Gemadept Port Services Joint Stock Company contributed capital to establish GNL Joint Venture Company Limited at the contribution rate of 51%.
- (iii) During the period, the Parent Company completed the transfer of capital of Nam Hai Port Corporation Joint Stock Company.

6b. List of joint ventures, associates reflected in the Consolidated Financial Statements in accordance with the equity method

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Company	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
CJ Gemadept Logistics Holdings Company Limited	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	49,10%	49,10%	49,10%	49,10%
Gemadept Logistics One Member Company Limited	Lot J1, Road No. 8, Song Than 1 Industrial Zone, Di An Ward, Di An Town, Binh Duong Province, Vietnam	49,10%	49,10%	49,10%	49,10%
Mekong Logistics Company	Song Hau Industrial Park, Dong Phu Commune, Chau Thanh District, Hau Giang Province, Vietnam	25,02%	25,02%	25,02%	25,02%
Gemadept Hai Phong One Member Company Limited	6 th Floor, Lot 20A, TD Plaza Business Center, Le Hong Phong Street, Dong Khe Ward, Ngo Quyen District, Hai Phong City, Vietnam	49,10%	49,10%	49,10%	49,10%
CJ Gemadept Shipping Holdings Company Limited	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	51,00%	51,00%	50,00%	50,00%
Gemadept Shipping Limited Company	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	51,00%	51,00%	50,00%	50,00%
Gemadept Shipping Singapore Pte. Ltd.	63 Market Street #05 – 01A Bank of Singapore Centre, Singapore, 048942	51,00%	51,00%	50,00%	50,00%
Gemadept (Malaysia) Sdn. Bhd.	No.68B, Jalan Batai Laut 4, Taman Intan, 41300 Klang, Selangor Darul Ehsan, Malaysia	51,00%	51,00%	50,00%	50,00%
Gemadept - Terminal Link Cai Mep Terminal J.S.C. ⁽ⁱ⁾	Tan Loc Hamlet, Phuoc Hoa Ward, Phu My Town, Ba Ria – Vung Tau Province, Vietnam	65,13%	65,13%	50,00%	50,00%
Saigon Cargo Service Corporation (SCSC Corp.)	No. 30, Phan Thuc Duyen Street, Ward 4, Tan Binh District, Ho Chi Minh City, Vietnam	36,24%	36,42%	36,24%	36,42%
“K” Line – Gemadept Logistics Co., Ltd.	No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	50,00%	50,00%	50,00%	50,00%
Golden Globe Co., Ltd.	Sibunhuong Village, Chanthabouly District, Vientiane, Laos	40,00%	40,00%	40,00%	40,00%
Golden Globe Trading Co., Ltd.	No. 117 Le Loi Street, Ben Thanh Ward, District 1, Ho Chi Minh City, Vietnam	45,00%	45,00%	45,00%	45,00%
Foodstuff Combina Torial Joint Stock Company	No. 267 Quang Trung Street, Quang Trung Ward, Ha Dong District, Hanoi City, Vietnam	26,56%	26,56%	26,56%	26,56%
Minh Dam Tourism J.S.C.	Cau Tum, Hai Tan Quarter, Phuoc Hai Town, Dat Do District, Ba Ria-Vung Tau Province, Vietnam	40,00%	40,00%	40,00%	40,00%

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Company	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
Vung Tau Commercial Port J.S.C. (VCP)	No. 973, 30/4 Street, Ward 11, Vung Tau City, Ba Ria – Vung Tau Province, Vietnam	26,78%	26,78%	26,78%	26,78%
Saigon Development Corporation ⁽ⁱⁱ⁾	No. 213/13 Nguyen Gia Tri Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam	32,02%	-	39,98%	-

- (i) Although the ownership rate of the Group in Gemadept - Terminal Link Cai Mep Terminal J.S.C. is more than 50%, the Resolutions of its General Meeting of Shareholders have to be approved by the shareholders who jointly hold at least 76% of total voting shares as required by the charter of this company. Therefore, this investment is presented in the item “Investments in joint ventures and associates” on the Consolidated Financial Statements.

- (ii) Buying shares.

7. Statement of information comparability on the Consolidated Financial Statements

The figures in the current period can be comparable with corresponding figures in the previous period.

8. Headcount

As at 31 December 2024, the Group companies' headcount is 1.544 (headcount at the beginning of the year: 1.498).

II. FISCAL PERIOD AND ACCOUNTING CURRENCY

1. Fiscal period

The fiscal year of the Group is from 01 January to 31 December annually. The fourth quarter of 2024 began on 01 October 2024 and ended on 31 December 2024.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Group applies the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Vietnamese Accounting System, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Directors ensure to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other

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Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Consolidation bases

The Consolidated Financial Statements include the Financial Statements of the Parent Company and those of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the balance sheet date should also be taken into consideration.

The financial performance of subsidiaries, which is bought or sold during the period, are included in the Consolidated Income Statement from the date of acquisition or until the date of selling investments in those subsidiaries.

The Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same fiscal period and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Intra-group balances in the Balance Sheet, intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

Benefits of non-controlling shareholders reflect profit or loss and net assets of subsidiaries, which are not held by the Group and presented in a separate item of the Consolidated Income Statement and Consolidated Balance Sheet (classified under "Owner's equity"). Benefits of non-controlling shareholders include the values of their non-controlling interest at the initial date of the business combination and those arise within the ranges of changes in owner's equity from the date of the business combination. The losses arising in the subsidiary are attributed equally to the ownership rate of non-controlling shareholders, even if such losses are higher than the interest owned by these shareholders in net assets of the subsidiaries.

In case the Group invests to raise its benefit rate held in the subsidiaries, the difference between the additional investment cost and the carrying value of the subsidiaries' net assets additionally purchased as at the acquisition date is directly recorded in item "Retained earnings" on the Consolidated Balance Sheet.

As the Group withdraws a part of its capital from subsidiaries:

- If the Group still holds the control right after its capital withdrawal: the result of capital withdrawal is recorded into item "Retained earnings" on the Consolidated Balance Sheet.
- If the Group loses its control right after its capital withdrawal and subsidiaries turn into its joint ventures, associates: the remaining investment is presented in item "Investments in joint ventures, associates" in the Consolidated Financial Statements in accordance the equity method and the result of capital withdrawal is recorded into Consolidated Income Statement.
- If the Group loses its control right after capital withdrawal and subsidiaries turn into normal investment: the remaining investment is presented at the carrying value in Consolidated

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Financial Statements and the result of capital withdrawal is recorded into Consolidated Income Statement.

In case where subsidiaries raise capital from the owners, if the additional capital contribution rate of the involved parties is not in correspondence with the current capital ownership rate, the difference between the additional capital contribution rate of the Group and the increase of the ownership share in the subsidiaries' net assets is recorded into item "Retained earnings" on the Consolidated Balance Sheet.

3. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arisen from foreign currency transactions during the period shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For the foreign currency trading contract (including spot contract, forward contract, future contract, option contract, currency swap): the exchange rate stipulated in the contracts of trading foreign currency between the Group and the Bank.
- For capital contribution made or received: the buying rate of the bank where the Group opens its account to receive capital contributed from investors as of the date of capital contribution.
- For receivables: the buying rate of foreign currency ruling as at the time of transaction of the commercial bank where the Group designates the customers to make payments.
- For payables: the selling rate of foreign currency ruling as at the time of transaction of the commercial bank where the Group supposes to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Group makes payments.

The exchange rate used to re-evaluate ending balances of monetary items in foreign currencies is determined in accordance with following principles:

- For foreign currency deposits: the buying rate of the bank where the Group opens its foreign currency account.
- For monetary items in foreign currencies classified as other assets: the buying rate of Shinhan Bank Vietnam Limited where the Group frequently makes transactions.
- For monetary items in foreign currencies classified as liabilities: the selling rate of Shinhan Bank Vietnam Limited where the Group frequently makes transactions.

Exchange rates used when converting the Financial Statements prepared in foreign currency of subsidiaries into the accounting currency of the Parent Company are as follows:

- For assets and goodwill incurred when acquiring a subsidiary overseas, apply the buying rate of the bank as at the balance sheet date.
- For liabilities, apply the selling rate of the bank as at the balance sheet date.
- For net value of assets of subsidiary held by the Parent Company at the acquisition date, apply the carrying exchange rate at the acquisition date.

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- For retained earnings incurred after the date of acquiring subsidiary, apply the calculation of the items of income and expenses in the Income Statement.
- For dividends shared, apply the actual exchange rate ruling as at the time of sharing dividends.
- For items in the Income Statement and Cash Flow Statement, apply the actual exchange rate at the time of the transactions. In case the average exchange rates of the accounting period is approximate the actual rate at the time of the transaction (the difference does not exceed 2%), apply the average exchange rate. In case the fluctuation margin of beginning and ending exchange rate exceeds 2%, apply the exchange rate as at the balance sheet date.

Exchange differences arising from the conversion of Financial Statements of the subsidiary are accumulated in the item of "owner's equity" on the Consolidated Balance Sheet under the following convention:

- Exchange differences attributable to the Parent Company are presented in the item "Foreign exchange differences" under the owner's equity item of the Consolidated Balance Sheet.
- Exchange differences attributable to non-controlling shareholders are presented in the item "Benefits of non-controlling shareholders".

The exchange differences arising in relation to the conversion of goodwill not fully allocated as of the balance sheet date are counted for the Parent Company and are recorded in the item "Foreign exchange differences" under the owner's equity item in the Consolidated Balance Sheet.

4. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 03 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

5. Financial investments

Trading securities

Investments classified as trading securities are those held for the trading purpose with the aim of making profit.

Trading securities are recognized at costs. The costs are determined by the fair value of the payments at the time of the transaction plus other costs related to the purchase of trading securities.

The time of recognizing trading securities is when the Group acquires the ownership, as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of acquiring official ownership as stipulated by law.

Interest, dividends, and profit of the periods prior to the acquisition of trading securities are recorded as a decrease in the value of such securities. Interest, dividends and profit of the periods after the acquisition of such securities are recorded in the revenues. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

Convertible shares are determined based on the fair value at the date of exchange. The fair value of the shares is determined as follows:

- For shares of listed companies: the closing price listed on the stock market at the date of exchange. In case where the stock market is not available for making transaction at the date of exchange, the fair value of shares is the closing price of the preceding transaction section with the date of exchange.

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- For unlisted shares traded on UPCOM: the closing price on UPCOM at the date of exchange. In case where the UPCOM is not available for transaction at the exchange date, the fair value of shares is the closing price of the preceding transaction section with the date of exchange.
- For other unlisted shares: the price agreed by the parties under the contracts or the carrying value at the time of exchange.

Provisions for devaluation of trading securities are made for each particular type of securities in the market of which the fair value is lower than original costs. The fair value of the shares is determined as follows:

- For securities listed on the stock market: the closing price at the most recent trading date by the balance sheet date.
- For shares registered for trading on UPCOM: the average reference price in the 30 most preceding trading days prior to the balance sheet date, disclosed by Stock Exchange.
- For shares listed on the stock market or shares registered for trading on UPCOM without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: provision is made based on the losses of the investee at the rate equal to the difference between the actual capital invested by the owners and owner's equity as of the balance sheet date multiplying by the ownership rate over the total actual charter capital invested.

Increases/(decreases) in the provisions for devaluation of trading securities are recorded into "Financial expenses" as at the balance sheet date.

Gain or loss from transfer of trading securities is recorded into financial income or financial expenses. The costs are determined in accordance with the mobile weighted average method.

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. Held-to-maturity investments include term deposits (including debentures and promissory note), bonds, preferred shares that the issuer are required to re-purchase at a certain date in the future and held-to-maturity loans for the purpose of receiving periodical interest as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost including the purchase cost and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss based on the interest income to be received. Interests arising prior to the Group's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered, and the loss are reliably determined, the loss is recognized as financial expenses during the period while the investment value is derecognized.

Loans

Loans are measured at costs less allowance for doubtful debts, which is made based on estimated losses.

Investments in joint ventures and associates

Joint ventures

A joint venture is an entity which is established by a contractual arrangement whereby the Group and the involved parties undertake an economic activity that is subject to joint control. Joint control is the contractually agreed sharing of control over an economic activity and exists only when the

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strategic financial and operating decisions relating to the activity require the unanimous consent of the parties sharing control (the ventures).

The Group recognizes its interests in jointly-controlled entities in accordance with the equity method. Accordingly, contributed capital in joint ventures is initially recognized at original cost and then adjusted for the changes in the Group's ownership rate of net assets of jointly-controlled entities. The consolidated Income Statement reflects the Group's ownership in the financial performance of jointly-controlled entities. The Group stops using the equity method from the date it ceases to have the jointly-controlled right or significant influences on jointly-controlled entities.

The Financial Statements of the jointly controlled entity are prepared for the fiscal period that is the same as the Consolidated Financial Statements of the Group. In the case that the accounting policy of a jointly controlled entity is different from the accounting policy applied consistently in the Group, the Financial Statements of that jointly controlled entity will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Unrealized profits/(losses) arising from transactions with jointly-controlled entities are eliminated in proportion to the amount under the Group's ownership in the preparation of the Consolidated Financial Statements.

Associates

An associate is an entity which the Group has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Investments in associates are recorded as in the owner's equity method. Accordingly, the investment into associate is initially recorded at costs on the Consolidated Financial Statements and then adjusted for the post acquisition change in the Group's share of net assets of the associate. If the Group's share of loss of an associate exceeds or equals the carrying amount of an investment, the investment is then reported at nil (0) value on the Consolidated Financial Statements, except when the Group has obligations to pay on behalf of the associate to satisfy obligations of the associate.

The Financial Statements of the associate are prepared for the accounting period that is the same as the Consolidated Financial Statements of the Group. In the case that the accounting policy of an associate is different from the accounting policy applied consistently in the Group, the Financial Statements of that associate will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Unrealized profits/(losses) arising from transactions with associates are eliminated in proportion to the amount under the Group's ownership in the preparation of the Consolidated Financial Statements.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that the Group does not have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at original costs, including the purchase price plus other directly attributable expenditure. Dividends and profits of the periods prior to the purchase of investments are recorded as a decrease in value of such investments. Dividends and profit of the periods after the purchase of investments are recorded into the sales. Particularly, the dividends paid in the form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

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Provisions for investments in equity instruments of other entities are made as follows:

- For investments in listed shares or the reliably determined fair value of investments, provisions are made based on the market value of shares.
- For investments of which the fair value is unable to determine at the time of reporting, provisions are made based on the losses of the invested entities at the rate equal to the difference between the actual capital invested by parties and the actual owner's equity multiplying (x) by the Group's rate of capital contribution in comparison with the total actual capital invested by parties.

Increases/(decreases) in the provisions for investments in equity instruments of other entities as of the balance sheet date are recorded into "Financial expenses".

6. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into "General and administration expenses".

7. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Cost of inventories is determined as follows:

- For materials and merchandises: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: The item reflects the arisen expenses related to unfinished projects.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated based on normal operations.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for inventories is recognized when their costs are higher than their net realizable values. For services in progress, allowance is recorded for each type of services with specific prices. Increases/(decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into "Costs of sales".

8. Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. Prepaid expenses of the Group mainly include expenses for land use right transfer, land rental, repair expenses, expenses of dredging and maintaining ports and interest

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expenses for container financial lease. These prepaid expenses are allocated over the prepayment period or period of corresponding economic benefits generated from these expenses.

Expenses for land use right transfer

Expenses for land use right transfer represent the rental, consultancy fees and other expenses already prepaid for the land being used by the Group. Expenses for land use right transfer are allocated in line with the land lease period.

Land rental

Prepaid land rental reflects the rental already prepaid for the land being used by the Group. Prepaid land rental is allocated into expenses in accordance with the straight-line method corresponding with the lease term.

Repair expenses

Repair expenses arising once with high value are allocated into expenses in accordance with the straight-line method for the maximum period of 03 periods.

Interest expenses for container financial lease

Interest expenses for container financial lease are allocated into expenses in accordance with the straight-line method for the maximum period of 06 periods.

9. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Group's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

10. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Group to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation expenses during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation periods applied are as follows:

<u>Fixed assets</u>	<u>Periods</u>
Buildings and structures	05 – 40
Machinery and equipment	05 – 10
Vehicles	06 – 20
Office equipment	03 – 10

11. Financial leased assets

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. Financial leased assets are determined by their historical costs less accumulated depreciation. Historical cost is the lower cost of the fair value of the leased asset at commencement of the lease term and the present value of the minimum lease payments. Discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in

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the lease or else mentioned in the lease. If the interest rate implicit in the lease cannot be determined, the incremental borrowing rate at commencement of the lease term will be applied.

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives. If there is no reasonable certainty that the Group will obtain ownership at the end of the lease, the fixed asset shall be depreciated over the shorter of the lease term and the estimated useful life of the asset. The maximum depreciation periods of vehicles are 06 periods.

12. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Group to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed assets of the Group include:

Land use right

Land use right includes all the actual expenses paid by the Corporation directly related to the land being used such as expenses to obtain the land use right, compensation for house removal, land clearance and ground leveling, registration fees, etc. The land use right is permanent, so it is not amortized.

Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Corporation until the date the software is put into use. Computer software is amortized in accordance with the straight-line method for the period from 03 to 08 periods.

Website design expenses

Website design expenses include all the expenses directly related to the development of the website. These expenses are amortized in accordance with the straight-line method in 03 periods.

13. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Group) directly related to assets under construction and machinery and equipment under installation to serve for production, leasing, and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

Expenses incurred for poorly-grown trees shall be recorded as a decrease in other expenses during the period in the Consolidated Income Statement.

14. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Group in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the

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identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

If the business combination covers some accounting periods, the cost of business combination equals the total investment made at the date of obtaining the control of subsidiaries plus the amount of previous investments which are re-evaluated at fair value as at the date of obtaining the control of subsidiaries. The difference between the re-evaluated amount and the cost of investment shall be recorded in the financial performance provided that the Group does not have any significant influence on subsidiaries prior the date of obtaining the control and the investment in subsidiaries is presented in line with the cost method. In case where the Group has significant influence on the subsidiaries prior the date of obtaining the control the investment in subsidiaries is presented in line with the equity method, the difference between the re-evaluated amount and the cost of investment determined in line with the equity method shall be recorded in the financial performance; and the difference between the investment determined in line with the equity method and the cost of investment shall be directly recorded in "Retained earnings" of the Consolidated Balance Sheet.

The excess of the cost of business combination over the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date obtaining the control of subsidiaries is recognized as goodwill. If the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date of obtaining the control of subsidiaries exceeds the cost of business combination, the difference will be included in the financial performance.

The goodwill is allocated according the straight-line method in 10 periods. When there is evidence that goodwill loss is more than the allocated amount, the allocated amount during the period is the loss incurred.

The benefit of non-controlling shareholders as at the date of business combination is initially measured based on the ownership share of non-controlling shareholders in the fair values of the assets, the liabilities and the inherent liabilities recognized.

15. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services already received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made based on the following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Group.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Consolidated Balance Sheet based on their remaining term as of the balance sheet date.

16. Provisions for payables

Provisions are recorded when the Group has present obligations (legal or constructive) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

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If time causes material effects, the provisions will be determined by deducting the amount to be spent in future to settle the liability at the pre-tax discount rate that reflects the assessments of the time value of money and the specific risks from this liability in the current market. The increase in provisions due to the effect of time will be recognized as a financial expense.

Provisions payable of the Group is related to compensation for damages during transport.

17. Owner's equity

Capital

Capital is recorded according to the actual amounts invested by shareholders.

Share premiums

Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

Other sources of capital

Other sources of capital are due to the supplementation from business profits, revaluation of assets and net carrying values between the fair values of the assets gifted or granted to the Group after deducting taxes payable (if any) related to these assets.

18. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

19. Recognition of sales and income

Sales of service provision

Sales of service provision shall be recognized when all the following conditions are satisfied:

- The amount of sales can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, sales is recognized only when these specific conditions are no longer existed, and the buyer is not entitled to return the services provided.
- The Group received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of sales during the period is done based on the volume of work done as of the balance sheet date.

Income from leasing operating assets

Income from leasing operating assets is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

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Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit shared

Dividends and profit shared are recognized when the Group has the right to receive dividends or profit from the capital contribution. Particularly, the dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity is followed up.

20. Sales deductions

Sales deductions include trade discounts, sales allowances incurred in the same period of providing merchandises, services, in which revenues are derecognized.

In case of merchandises, services provided in the previous years but trade discounts, sales allowances incurred in the current year, revenues are derecognized as follows:

- If trade discounts, sales allowances incur prior to the release of the Consolidated Financial Statements, revenues are derecognized on the Consolidated Financial Statements of the current period.
- If trade discounts, sales allowances incur after the release of the Consolidated Financial Statements, revenues are derecognized on the Consolidated Financial Statements of the following period.

21. Borrowing costs

Borrowing costs are interests and other costs that the Group directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as loans are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

22. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with the matching principle. In the event that matching principle conflicts with the prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

23. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

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Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the period when the assets are recovered, or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Group shall offset deferred tax assets and deferred tax liabilities if:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

24. Related parties

A party is considered a related party of the Group in case that party is able to control the Group or to cause material effects on the financial decisions as well as the operations of the Group. A party is also considered a related party of the Group in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	16.884.206.469	22.054.492.056
Cash in banks	3.180.693.202.141	739.365.321.791

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	<u>Ending balance</u>	<u>Beginning balance</u>
Cash in transit	625.056.445	588.443.006
Cash equivalents (Bank deposits of which the principal maturity is under 03 months)	766.092.289.528	709.668.041.097
Total	<u>3.964.294.754.583</u>	<u>1.471.676.297.950</u>

2. Financial investments

The financial investments of the Group include trading securities, held-to-maturity investments, investments in joint ventures, associates and investments in other entities. The Group's financial investments are as follows:

2a. Trading securities

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Original costs</u>	<u>Fair values</u>	<u>Provisions</u>	<u>Original costs</u>	<u>Fair values</u>	<u>Provisions</u>
Shares						
Thu Duc Steel J.S.C.	20.067.290.650	8.906.010.000	(11.161.280.650)	31.488.264.362	13.147.432.455	(18.340.831.907)
Manganese Mineral Joint Stock Company	14.234.321.100	-	(14.234.321.100)	14.234.321.100	-	(14.234.321.100)
Other shares	333.190	-	(333.190)	650.218	371.448	(347.768)
Total	<u>34.301.944.940</u>	<u>8.906.010.000</u>	<u>(25.395.934.940)</u>	<u>45.723.235.680</u>	<u>13.147.803.903</u>	<u>(32.575.500.775)</u>

Fluctuations in provisions for impairments of trading securities are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	(32.575.500.775)	(27.787.639.695)
Reversal/(Provisions) during the period	7.179.565.835	(4.787.861.080)
Ending balance	<u>(25.395.934.940)</u>	<u>(32.575.500.775)</u>

2b. Held-to-maturity investments

This item reflects deposits of which term is from over 03 months to 12 months.

2c. Investments in joint-ventures, associates

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Original costs</u>	<u>Profit arising after the investment date</u>	<u>Total</u>	<u>Original costs</u>	<u>Profit arising after the investment date</u>	<u>Total</u>
Gemadept – Terminal Link Cai Mep Terminal J.S.C.	1.477.350.000.000	638.070.224.753	2.115.420.224.753	1.477.350.000.000	101.025.525.463	1.578.375.525.463
Saigon Cargo Service Corporation (SCSC Corp.)	405.366.553.895	219.794.408.222	625.160.962.117	405.366.553.895	203.691.065.095	609.057.618.990
CJ Gemadept Logistics Holdings Company Limited	131.555.876.205	282.955.699.626	414.511.575.831	131.555.876.205	248.766.260.764	380.322.136.969
“K” Line – Gemadept Logistics Co., Ltd.	108.001.500.000	17.521.315.479	125.522.815.479	108.001.500.000	19.976.745.162	127.978.245.162

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	Ending balance Profit arising after the investment date			Beginning balance Profit arising after the investment date		
	Original costs		Total	Original costs		Total
CJ Gemadept Shipping Holdings Company Limited	104.620.023.000	62.547.115.868	167.167.138.868	104.620.023.000	74.808.775.182	179.428.798.182
Golden Globe Co., Ltd.	103.823.882.496	(8.395.539.789)	95.428.342.707	103.823.882.496	(7.023.735.472)	96.800.147.024
Golden Globe Trading Co., Ltd.	62.538.064.097	19.390.113.354	81.928.177.451	62.538.064.097	15.693.553.410	78.231.617.507
Foodstuff Combina Torial Joint Stock Company	49.825.280.000	(25.978.346.178)	23.846.933.822	49.825.280.000	(27.078.998.329)	22.746.281.671
Saigon Development Corporation	132.146.062.400	(1.842.155.164)	130.303.907.236	-	-	-
Other joint ventures, associates	28.396.608.143	(16.162.001.075)	12.234.607.068	28.396.608.143	(16.299.571.510)	12.097.036.633
Total	2.603.623.850.236	1.187.900.835.096	3.791.524.685.332	2.471.477.787.836	613.559.619.765	3.085.037.407.601

Transactions with joint ventures and associates

Significant transactions between the Group and its joint-ventures and associates are as follows:

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
<i>Gemadept - Terminal Link Cai Mep Terminal J.S.C.</i>		
Sales from service provision	50.056.136.890	3.685.592.705
Service charges	436.245.905	965.790.890
Loan given	-	56.000.000.000
Interest on loan given	53.260.274	199.931.507
Payment on this company's behalf	71.437.000	59.456.352
Other expense	-	170.326.000
<i>Saigon Cargo Service Corporation</i>		
Dividends shared	221.965.194.000	203.468.094.500
<i>Vung Tau Commercial Port J.S.C.</i>		
Dividends shared	1.542.720.000	964.200.000
<i>Minh Dam Tourism J.S.C.</i>		
Interest on loan given	184.651.273	209.304.987
Payment on this company's behalf	133.712.366	1.547.090.910
<i>"K" Line - Gemadept Logistics Co., Ltd.</i>		
Sales from service provision	32.280.728.965	23.994.396.851
Sales from leasing offices	400.891.500	394.102.727
Profit shared	15.000.000.000	10.000.000.000

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	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
<i>Gemadept Hai Phong One Member Company Limited</i>		
Sales from service provision	13.560.283.700	27.190.840.204
Service charges	4.187.837.927	14.946.475.988
Collection of payment	-	336.167.164.260
Payment on this company's behalf	-	14.760.320.522
<i>Mekong Logistics Company</i>		
Sales from service provision	398.143.958	317.115.023
Payment on this company's behalf	4.618.083	-
<i>Gemadept Shipping Limited Company</i>		
Sales from service provision, leasing assets, agency service	83.310.684.238	88.745.874.185
Service charges	24.284.930.569	138.025.808.423
Payment on this company's behalf	47.172.445.384	38.294.258.973
Collection on this company's behalf	35.212.347.293	34.142.925.144
<i>Gemadept Logistics One Member Company Limited</i>		
Sales from service provision, leasing assets	19.183.194.154	21.149.269.501
Service charges	5.543.643.305	2.056.034.763
Payment on this company's behalf	555.332.909	554.794.472
Collection on this company's behalf	4.966.289.223	4.729.814.862
<i>Saigon Development Corporation</i>		
Capital contribution	132.146.062.400	-
Dividends shared	3.998.368.000	-

2d. Investments in other entities

	Ending balance		Beginning balance	
	Original costs	Provisions	Original costs	Provisions
Maritime Bank	-	-	599.762	-
Indochina Sun Infrastructure Development Construction Investment Corporation	36.000.000.000	-	36.000.000.000	-
Intellectual Vietnam Asset Management Joint-Stock Company	5.000.000.000	(2.721.569.265)	5.000.000.000	(2.279.724.101)
Jinjiang Shipping (Vietnam) Company Limited	892.687.500	-	892.687.500	-
OOCL Logistics (Vietnam) Co., Ltd	21.000.000	(21.000.000)	21.000.000	(21.000.000)
Total	41.913.687.500	(2.742.569.265)	41.914.287.262	(2.300.724.101)

3. Short-term trade receivables

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	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	<i>67.119.694.273</i>	<i>172.836.410.674</i>
Gemadept - Terminal Link Cai Mep Terminal J.S.C	50.953.625.208	91.069.414.381
Gemadept Hai Phong One Member Company Limited	-	63.266.504.905
Gemadept Shipping Limited Company	12.443.941.226	16.414.649.560
"K" Line – Gemadept Logistics Co., Ltd.	2.585.156.464	1.023.093.126
Gemadept Logistics One Member Company Limited	1.136.971.375	1.062.748.702
<i>Receivables from other customers</i>	<i>532.117.071.880</i>	<i>411.823.253.752</i>
Other customers	532.117.071.880	411.823.253.752
Total	599.236.766.153	584.659.664.426
 4. Short-term prepayments to suppliers		
	<u>Ending balance</u>	<u>Beginning balance</u>
Golden Lotus Corporation	22.192.800.000	22.192.800.000
Konecranes GMBH	-	11.087.840.000
Other suppliers	257.404.956.194	58.579.718.118
Total	279.597.756.194	91.860.358.118
 5. Receivables for short-term loans		
	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Loans given to related parties</i>	<i>2.623.500.000</i>	<i>20.623.500.000</i>
Gemadept - Terminal Link Cai Mep Terminal J.S.C	-	18.000.000.000
Minh Dam Tourism J.S.C.	2.623.500.000	2.623.500.000
<i>Loans given to other organizations</i>	<i>28.300.000.000</i>	<i>277.384.487.801</i>
Loans given to other organizations	28.300.000.000	277.384.487.801
Total	30.923.500.000	298.007.987.801
 6. Other short-term/long-term receivables		
6a. Other short-term receivables		
	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	<i>147.074.850.528</i>	<i>105.069.689.421</i>
Golden Globe Co., Ltd. – Payment on this company's behalf	28.492.978.500	27.118.465.500
Minh Dam Tourism J.S.C. – Interest on loan given, Payment on this company's behalf	3.564.157.528	3.245.793.889
Gemadept Shipping Limited Company – Payment on this company's behalf	36.749.500	682.511.484
Gemadept - Terminal Link Cai Mep Terminal J.S.C – Payment on this company's behalf, Interest on loan given	-	34.520.548
Saigon Cargo Services Corporation – Dividends shared	110.982.597.000	73.988.398.000
Saigon Development Corporation	3.998.368.000	-

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	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from other organizations and individuals</i>	<i>226.230.425.004</i>	<i>148.448.314.600</i>
Advances	171.598.744.126	91.289.142.360
Short-term deposits	4.764.768.600	9.594.192.638
Hang River Co., Ltd. – Capital contribution to develop the project of Le Chan General Port	4.000.000.000	4.000.000.000
Payments on other's behalf	15.172.437.444	11.075.418.250
Other short-term receivables	30.694.474.834	32.489.561.352
Total	<u>373.305.275.532</u>	<u>253.518.004.021</u>

6b. Other long-term receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
Indochina Sun Infrastructure Development Construction Investment Corporation – Capital contribution to develop the project of Logistics Service Area	18.000.000.000	18.000.000.000
Quoc Bao Consultancy Investment and Construction Joint Stock Company - Capital contribution for yard business cooperation	5.000.000.000	-
Long-term deposits	13.628.947.312	13.654.955.799
Total	<u>36.628.947.312</u>	<u>31.654.955.799</u>

7. Doubtful debts

Fluctuations in allowances for doubtful debts are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	(34.864.521.586)	(11.172.305.211)
Reversal/(Allowances) during the period	(12.965.867.202)	(24.209.285.125)
Writing off	-	517.068.750
Ending balance	<u>(47.830.388.788)</u>	<u>(34.864.521.586)</u>

8. Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original costs</u>	<u>Allowance</u>	<u>Original costs</u>	<u>Allowance</u>
Materials and supplies	35.898.509.307	-	23.300.319.239	-
Fuel in ships	17.002.175.851	-	12.980.006.143	-
Spare parts	15.758.452.019	-	18.137.913.390	-
Tools	357.044.220	-	339.796.190	-
Work-in-process	9.498.800.560	-	9.640.549.338	-
Merchandises, finished goods	4.891.978.295	-	3.771.182.261	-
Total	<u>83.406.960.252</u>	<u>-</u>	<u>68.169.766.561</u>	<u>-</u>

9. Short-term/long-term prepaid expenses**9a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Insurance premiums	839.101.143	884.183.940



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	Ending balance	Beginning balance
Repair expenses	13.128.199.069	3.472.177.644
Other short-term prepaid expenses	7.236.009.047	3.593.236.599
Total	21.203.309.259	7.949.598.183

9b. Long-term prepaid expenses

	Ending balance	Beginning balance
Land rental ⁽ⁱ⁾	1.160.961.599.621	686.651.950.762
Upgrading Ha Nam canal	61.951.575.880	-
Interest expenses for container financial lease	2.104.628	3.853.156.707
Expenses of warehouse, office repair	13.448.576.012	12.671.290.161
Other long-term prepaid expenses	60.262.798.023	29.197.182.782
Total	1.296.626.654.164	732.373.580.412

- (i) This is the land rental of Nam Hai ICD Joint Stock Company and Nam Dinh Vu Port Joint Stock Company. This land rental has been mortgaged to secure the loans from VIB – Corporate Banking Center – Head Office, Vietinbank – Branch 1 in Ho Chi Minh City and BIDV – Ba Muoi Thang Tu Branch

10. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical costs					
Beginning balance	2.242.842.696.118	2.092.627.067.481	1.842.027.197.968	57.331.143.399	6.234.828.104.966
Acquisition during the period	5.267.127.186	8.295.111.050	59.359.538.438	23.851.742.028	96.773.518.702
Completed constructions	-	114.330.266.302	46.901.083.703	-	161.231.350.005
Liquidation	-	(8.286.674.725)	(19.820.603.868)	(1.780.421.911)	(29.887.700.504)
Decrease due to capital transfer	(78.161.526.611)	(76.739.563.807)	(47.057.574.047)	(3.554.181.958)	(205.512.846.423)
Other increase/(decrease)	-	-	34.029.260	(34.029.260)	-
Exchange difference	11.924.520.278	87.558.180	1.411.866.278	74.143.060	13.498.087.796
Ending balance	2.181.872.816.971	2.130.313.764.481	1.882.855.537.732	75.888.395.358	6.270.930.514.542
Depreciation					
Beginning balance	905.696.814.254	567.686.266.652	840.523.228.794	29.691.892.468	2.343.598.202.168
Depreciation during the period	104.294.863.501	120.280.180.569	113.762.674.236	11.264.380.520	349.602.098.826
Liquidation	-	(8.020.544.589)	(15.164.271.192)	(1.780.421.911)	(24.965.237.692)
Decrease due to capital transfer	(74.997.030.468)	(72.095.468.923)	(46.846.935.644)	(1.877.915.148)	(195.817.350.183)
Other increase/(decrease)	-	-	3.583.260	(3.583.260)	-
Exchange difference	11.348.250.297	61.622.887	957.045.407	74.143.060	12.441.061.651
Ending balance	946.342.897.584	607.912.056.596	893.235.324.861	37.368.495.729	2.484.858.774.770
Net book values					
Beginning balance	1.337.145.881.864	1.524.940.800.829	1.001.503.969.174	27.639.250.931	3.891.229.902.798
Ending balance	1.235.529.919.387	1.522.401.707.885	989.620.212.871	38.519.899.629	3.786.071.739.772

11. Financial leased assets

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	Vehicles
Historical costs	
Beginning balance	235.413.682.251
Ending balance	235.413.682.251
Depreciation	
Beginning balance	219.007.268.162
Depreciation during the period	16.397.026.404
Ending balance	235.404.294.566
Net book values	
Beginning balance	16.406.414.089
Ending balance	9.387.685

12. Intangible fixed assets

	Land use right	Computer software	Website design expenses	Total
Initial costs				
Beginning balance	319.091.944.250	63.084.610.721	30.000.000	382.206.554.971
Acquisition during the period	-	5.483.206.100	-	5.483.206.100
Decrease due to capital transfer	(22.500.000.000)	(2.511.200.000)	-	(25.011.200.000)
Exchange difference	14.968.463.040	7.282.180	-	14.975.745.220
Ending balance	311.560.407.290	66.063.899.001	30.000.000	377.654.306.291
Amortization				
Beginning balance	79.807.394.023	43.979.154.046	30.000.000	123.816.548.069
Amortization during the period	6.188.221.423	5.767.258.459	-	11.955.479.882
Decrease due to capital transfer	(7.119.695.869)	(1.890.522.533)	-	(9.010.218.402)
Exchange difference	3.804.399.242	7.282.180	-	3.811.681.422
Ending balance	82.680.318.819	47.863.172.152	30.000.000	130.573.490.971
Net book values				
Beginning balance	239.284.550.227	19.105.456.675	-	258.390.006.902
Ending balance	228.880.088.471	18.200.726.849	-	247.080.815.320

13. Construction-in-progress

	Beginning balance	Increase during the year	Inclusion into fixed assets during the year	Other increase/ (decrease) during the year	Ending balance
Acquisition of fixed assets	46.959.771.896	16.813.416.823	(46.901.083.703)	-	16.872.105.016
Construction-in-progress	1.712.384.698.926	520.151.705.942	(114.330.266.302)	(418.224.270.965)	1.699.981.867.601
<i>Rach Chiec Residential Area</i>	51.165.085.825	-	-	-	51.165.085.825
<i>Pacific Pride Rubber Trees</i>	840.183.328.100	2.673.842.225	-	(118.355.193.475)	724.501.976.850
<i>Pacific Pearl Rubber Trees</i>	451.868.180.019	1.103.045.240	-	(80.085.551.580)	372.885.673.679
<i>Pacific Lotus Rubber Trees</i>	363.756.839.991	2.932.785.560	-	(140.057.943.910)	226.631.681.641

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<i>Nam Dinh Vu project</i>	469.826.622	438.657.889.286	(114.330.266.302)	-	324.797.449.606
<i>Other projects</i>	4.941.438.369	74.784.143.631	-	(79.725.582.000)	-
Total	1.759.344.470.822	536.965.122.765	(161.231.350.005)	(418.224.270.965)	1.716.853.972.617

14. Deferred income tax assets

This item reflects deferred income tax assets related to temporarily deductible differences. Details of increases/(decreases) during the period are as follows:

	Current period	Previous period
Beginning balance	184.952.918.307	151.296.466.870
Inclusion into operation results during the period	64.153.115.810	38.825.518.426
Decrease due to divestment	(329.288.820)	(4.559.106.224)
Offsetting against deferred income tax liabilities	(2.156.540.937)	(609.960.765)
Ending balance	246.620.204.360	184.952.918.307

15. Goodwill

The goodwill is generated from the investments in Nam Hai Port Corporation and Binh Duong Port Corporation. Details are as follows:

	Initial costs	Amount allocated	Net book values
Beginning balance	557.730.678.514	399.009.993.389	158.720.685.125
Allocation during the period		27.603.597.413	
Decrease due to divestment	(281.694.704.388)	(281.694.704.388)	
Ending balance	276.035.974.126	144.918.886.414	131.117.087.712

16. Short-term trade payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	6.459.197.810	6.682.482.271
Gemadept Shipping Limited Company	5.427.755.864	4.907.907.215
Mekong Logistics Company	733.111.029	830.427.039
Gemadept Logistics One Member Company Limited	261.315.917	761.209.817
Gemadept – Terminal Link Cai Mep Terminal J.S.C	37.015.000	182.938.200
<i>Payables to other suppliers</i>	455.210.750.231	511.241.423.005
Rich Mountain Trading Co., Ltd.	-	39.991.023.780
V.K.S Capital Investment Co., Ltd.	8.113.285.683	61.934.332.290
Mitsui E&S Machinery Co., Ltd	-	12.889.170.000
Shanghai Jinjiang Shipping Co., Ltd	-	82.064.138.395
Other suppliers	447.097.464.548	314.362.758.540
Total	461.669.948.041	517.923.905.276

17. Short-term advances from customers

	Ending balance	Beginning balance
<i>Advances from other customers</i>		
Other customers	7.632.245.851	3.633.365.459
Total	7.632.245.851	3.633.365.459

18. Taxes and other obligations to the State Budget

Ending balance		Beginning Balance	
Payables	Receivables	Payables	Receivables

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VAT on local sales	5.973.059.696	2.162.465.798	10.258.335.553	514.990.266
Corporate income tax	52.025.731.138	12.706.140.043	54.958.774.557	9.721.368.524
Personal income tax	9.105.824.160	50.968.086	5.663.295.876	58.376.544
Other tax	2.778.849.094	497.422.175	2.810.386.508	1.429.093.658
Total	69.883.464.088	15.416.996.102	73.690.792.494	11.723.828.992

19. Payables to employees

This item reflects the salary and others payable to employees.

20. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to other organizations and individuals</i>		
Expenses on rubber tree cultivation project	3.079.559.826	237.080.425.640
Loan interest expenses	6.650.544.084	8.656.176.657
Expenses on goods loading, unloading and transport	14.119.643.146	9.851.664.242
Expenses on construction	12.818.504.545	20.000.000.000
Other expenses	302.665.162.387	42.566.778.585
Total	339.333.413.988	318.155.045.124

21. Short-term/long-term unearned revenues**21a. Short-term unearned revenues**

	<u>Ending balance</u>	<u>Beginning balance</u>
Revenue of leasing fixed assets received in advance	1.216.075.884	8.477.602.875
Total	1.216.075.884	8.477.602.875

21b. Long-term unearned revenues

	<u>Ending balance</u>	<u>Beginning balance</u>
Deferred interest due to revaluation of fixed assets contributed as capital to associates and jointly-controlled entities	189.440.013.045	195.817.565.684
Deferred interest due to service provision to associates and jointly-controlled entities	74.680.155.291	79.449.504.218
Total	264.120.168.336	275.267.069.902

22. Other short-term/long-term payables**22a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	1.382.256.285	79.541.731
Gemadept Shipping Limited Company - Collection on this company's behalf and other payables	1.309.951.785	-
"K" Line – Gemadept Logistics Co., Ltd. – Receipt of deposits for office lease	72.304.500	72.304.500
Gemadept – Terminal Link Cai Mep Terminal	-	7.237.231
J.S.C – Payment on Group's behalf	-	306.678.964.648
<i>Payables to other organizations and individuals</i>	380.672.323.921	306.678.964.648
Land rental ⁽ⁱ⁾	13.459.449.168	11.725.674.240

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	<u>Ending balance</u>	<u>Beginning balance</u>
Trade Union's expenditures, social insurance, health insurance and unemployment insurance premiums	3.782.475.338	3.023.408.400
Receipts of short-term deposits	5.907.216.812	5.590.204.518
Dividends payable	142.725.311.400	219.276.850
Payable for agency service	47.419.548.611	94.050.783.207
Receipt of deposits for subsidiary transfer	-	20.000.000.000
Other short-term payables	167.378.322.592	172.069.617.433
Total	382.054.580.206	306.758.506.379
22b. Other long-term payables		
	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	2.000.000.000	2.000.000.000
Gemadept Logistics One Member Company Limited – Receipt of deposits for warehouse lease	2.000.000.000	2.000.000.000
Payables to other organizations and individuals	113.705.246.079	102.658.652.936
Land rental ⁽ⁱ⁾	113.705.246.079	102.322.976.990
Other long-term payables	-	335.675.946
Total	115.705.246.079	104.658.652.936
⁽ⁱ⁾ Land rentals incurred at Pacific Pearl Joint Stock Company Limited, Pacific Lotus Joint Stock Company Limited and Pacific Pride Joint Stock Company Limited have been allocated for the period accumulated from 2011 to 31 December 2024. These expenses will be paid after the period of 05 years since the signing date of Land Leasing Contract.		
22c. Outstanding debts		
The Group has no other outstanding payable.		
23. Short-term/long-term borrowings and financial lease		
23a. Short-term borrowings and financial lease		
	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term loans from banks	62.722.074.885	63.358.586.830
Loan from United Overseas Bank – Branch in Ha Noi City	8.276.744.805	-
Loan from Shinhan Vietnam Bank Limited	49.999.954.680	49.271.128.028
Loan from The Siam Commercial Bank Public Company Limited – Branch in Ho Chi Minh City	1.147.219.200	4.055.384.068
Loan from HSBC Bank (Vietnam) Ltd.	3.298.156.200	2.241.705.000
Loan from KASIKORNBANK Public Company Limited – Ho Chi Minh Branch	-	7.790.369.734
Current portions of borrowings and financial lease payable to organizations	359.317.635.429	382.001.187.258
Current portions of long-term loans	359.296.341.737	357.760.173.770
Current portions of financial lease	21.293.692	24.241.013.488
Total	422.039.710.314	445.359.774.088
The Group is solvent over short-term loans and financial leases.		
23b. Long-term borrowings and financial lease		

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Notes to the Consolidated Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term loans from banks	1.745.343.469.594	1.518.367.922.844
Loan from Vietinbank – Branch 1 in Ho Chi Minh City	852.213.708.360	963.734.475.086
Loan from VIB - Corporate Banking Center - Head Office	205.254.920.883	315.694.107.349
Loan from Shinhan Vietnam Bank Limited	138.275.844.761	182.344.070.629
Loan from BIDV – Ba Muoi Thang Tu Branch	549.598.995.590	56.595.269.780
Financial leases	-	20.309.471
Financial lease from Global Container International LLC	-	20.309.471
Total	<u>1.745.343.469.594</u>	<u>1.518.388.232.315</u>

The Group is solvent over long-term loans and financial leases.

23c. Outstanding borrowings and financial leases

The Group has no outstanding loan and financial lease.

24. Provisions for short-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Provision for port dredging, repairing	-	30.349.225.000
Provision for construction warranty	18.631.495.455	19.900.000.000
Provision for damage compensation during transport	151.242.016.000	1.752.276.539
Total	<u>169.873.511.455</u>	<u>52.001.501.539</u>

25. Bonus and welfare funds

Bonus and welfare funds of the Corporation include bonus fund, welfare fund and operating fund of the Board of Management.

26. Owner's equity**26a. Statement of fluctuations in owner's equity**

	<u>Beginning balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending balance</u>
Capital	3.058.985.570.000	1.080.840.520.000	-	4.139.826.090.000
Share premiums	1.941.832.197.040	1.978.350.864.000	-	3.920.183.061.040
Other sources of capital	128.097.775.902	-	-	128.097.775.902
Exchange difference	358.279.382.052	73.096.753.325	-	431.376.135.377
Investment and development fund	61.305.100.650	11.587.176.443	-	72.892.277.093
Other funds	68.471.352.005	3.910.484.567	-	72.381.836.572
Retained earnings	2.963.514.009.028	1.459.443.204.898	(801.853.685.140)	3.621.103.528.786
Total	<u>8.580.485.386.677</u>	<u>4.607.229.003.233</u>	<u>(801.853.685.140)</u>	<u>12.385.860.704.770</u>

26b. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares already sold to the public	413.982.609	305.898.557
- Common shares	413.982.609	305.898.557
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-

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	<u>Ending balance</u>	<u>Beginning balance</u>
Number of outstanding shares	413.982.609	305.898.557
- Common shares	413.982.609	305.898.557
- Preferred shares	-	-

Fair value of outstanding shares: VND 10.000.

26c. Exchange differences

Exchange difference arises due to converting the Financial Statements of subsidiaries prepared in USD into those in VND.

27. Benefits of non-controlling shareholders

Benefits of non-controlling shareholders present the benefit of non-controlling shareholders in net assets of subsidiaries.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT**1. Sales****1a. Gross sales**

	<u>Accumulated from the beginning of the year to the end of current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Sales from port operation	4.200.523.109.445	2.908.540.764.384
Sales from logistics services, leasing assets, others	631.785.553.716	937.285.532.184
Total	<u>4.832.308.663.161</u>	<u>3.845.826.296.568</u>

1b. Sales to related parties

Apart from sales of goods and service provisions with joint ventures and associates presented in Note No. V.2c, the Group has no sales of goods and service provisions with related parties which are not joint ventures and associates.

2. Costs of sales

	<u>Accumulated from the beginning of the year to the end of current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Costs of port operation	2.235.977.751.091	1.638.428.931.224
Costs of logistics services	434.574.003.481	429.382.178.041
Total	<u>2.670.551.754.572</u>	<u>2.067.811.109.265</u>

3. Financial income

	<u>Accumulated from the beginning of the year to the end of current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Bank deposit interest	60.560.683.718	64.341.785.219
Dividends shared	5.943.000.000	-
Proceeds from trading securities	4.885.231.138	-
Proceeds from transfer of long-term financial investments	309.597.846.595	1.840.573.792.830
Exchange gain arising	18.610.442.442	23.702.483.968

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	Accumulated from the beginning of the year to the end of current period	
	Current year	Previous year
Other financial income	18.050.404.550	12.343.331.438
Total	417.647.608.443	1.940.961.393.455
4. Financial expenses		
	Accumulated from the beginning of the year to the end of current period	
	Current year	Previous year
Loan interest expenses	139.482.899.099	134.993.138.662
Exchange loss arising	16.983.196.430	13.196.834.561
Provision/(Reversal of provision) for financial investments	(6.737.720.671)	5.534.361.562
Other financial expenses	477.925.808	970.678.551
Total	150.206.300.666	154.695.013.336
5. Selling expenses		
Selling expenses include commission and other expenses for sales activity.		
6. General and administration expenses		
	Accumulated from the beginning of the year to the end of current period	
	Current year	Previous year
Salary for office staff	247.202.038.138	182.760.542.728
Materials and stationery	9.084.601.221	7.003.256.513
Depreciation/(amortization) of fixed assets	31.587.849.608	32.746.651.892
Allocation of goodwill	27.603.597.413	27.603.597.413
External services rendered	105.297.373.990	61.388.569.855
Other expenses	148.275.552.336	240.440.724.862
Total	569.051.012.706	551.943.343.263
7. Other income		
	Accumulated from the beginning of the year to the end of current period	
	Current year	Previous year
Proceeds from liquidation of fixed assets	7.155.276.246	21.528.509.469
Unearned revenues to be allocated (*)	11.146.901.566	24.057.434.409
Reversal of payables	226.882.599.581	6.568.978.471
Other income	17.019.179.417	2.782.839.256
Total	262.203.956.810	54.937.761.605
(*)	Unearned revenues to be allocated include:	
	• Revaluation of the land use right contributed as capital to Gemadept – Terminal Link Cai Mep Terminal J.S.C., which generated from 2008 for the amount of VND 283.980.000.000 with the allocation period of 48 years and 10 months.	

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- Revaluation of the fixed assets contributed as capital to CJ Gemadept Logistics Holdings Company Limited, which generated from 2017 for the amount of VND 5.622.625.365 with the allocation period of 10 years.
- Unrealized profit relevant to sales from consulting and construction services to Gemadept - Terminal Link Cai Mep Terminal J.S.C. for the amount corresponding to the amount amortized and allocated during the year of these assets.

8. Earnings per share

	Accumulated from the beginning of the year to the end of current period	
	Current year	Previous year
Accounting profit after corporate income tax of shareholders of the Parent Company	1.459.443.204.898	2.250.577.339.920
Appropriation for bonus and welfare funds, funds of the Board of Management, Executive Officers and Control Board	(92.200.457.710)	(66.267.142.908)
Profit used to calculate basic and diluted earnings per share	1.367.242.747.188	2.184.310.197.012
The average number of ordinary shares outstanding during the period	319.044.658	303.080.406
Basic earnings per share	4.285	7.207
Diluted earnings per share	4.285	7.207

9. Operating costs

	Accumulated from the beginning of the year to the end of current period	
	Current year	Previous year
Materials and supplies	367.430.261.546	291.525.445.177
Labor	622.574.130.245	509.504.335.839
Depreciation/(amortization) of fixed assets and goodwill allocated	405.558.202.525	396.417.877.879
External services rendered	1.771.648.878.806	1.314.257.137.815
Other expenses	319.600.403.446	217.592.810.235
Total	3.486.811.876.568	2.729.297.606.945

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Group's related parties include the key managers, their related individuals and other related parties.

1a. Transactions and balances with the key managers and their related individuals

The key managers include members of the Board of Management and the Executive Officers (the Board of Directors and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

GEMADEPT CORPORATION

Address: No. 6 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal period ending 31 December 2024

Notes to the Consolidated Financial Statements (cont.)

The Group has no sales of goods and service provisions and no other transactions with the key managers and their related individuals.

Receivables from and payables to the key managers and their related individuals

The Group has no receivables from and payables to the key managers and their related individuals.

Income of the key managers

	Accumulated from the beginning of the year to the end of current period	
	Current year	Previous year
Salary	21.345.462.866	20.500.128.372
Other income	26.053.835.497	5.086.666.680
Total	47.399.298.363	25.586.795.052

1b. Transactions and balances with other related parties

Other related parties of the Group include:

Other related parties	Relationship
Gemadept - Terminal Link Cai Mep Terminal J.S.C.	Jointly-controlled entity
"K" Line – Gemadept Logistics Co., Ltd.	Jointly-controlled entity
CJ Gemadept Shipping Holdings Company Limited	Jointly-controlled entity
Saigon Cargo Service Corporation	Associate
CJ Gemadept Logistics Holdings Company Limited	Associate
Golden Globe Co., Ltd.	Associate
Vung Tau Commercial Port J.S.C. (VCP)	Associate
Golden Globe Trading Co., Ltd.	Associate
Foodstuff Combina Torial Joint Stock Company	Associate
Minh Dam Tourism J.S.C.	Associate
Gemadept Hai Phong One Member Company Limited	Subsidiary of associate
Gemadept Logistics One Member Company Limited	Subsidiary of associate
Mekong Logistics Company	Subsidiary of associate
Gemadept Shipping Limited Company	Subsidiary of Jointly-controlled entity
Gemadept Shipping Singapore Pte. Ltd.	Subsidiary of Jointly-controlled entity
Gemadept (Malaysia) Sdn. Bhd.	Subsidiary of Jointly-controlled entity
Power Transportation and Service J.S.C. (Potraco)	Secondary associate
Saigon Development Corporation	Associate of subsidiary

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CONSOLIDATED FINANCIAL STATEMENTS

For the fourth quarter of the fiscal period ending 31 December 2024

Notes to the Consolidated Financial Statements (cont.)

Transactions with other related parties

Apart from transactions with joint ventures and associates presented in Note No. V.2c, the Group has no transaction with other related parties.

Receivables from and payables to other related parties

Receivables from and payables to other related parties are presented in Notes No.V.3, V.5, V.6, V.16, V.17, V.20, V.22 and V.23.

The receivables from other related parties are unsecured and will be paid in cash. No provision has been made for the receivables from other related parties.


2. Notes to the differences of profit after tax


	<u>Quarter 4 of 2024</u>	<u>Quarter 4 of 2023</u>	<u>Increase difference</u>
Profit after tax of the Parent Company	234.623.790.689	114.835.217.961	119.788.572.728
	<u>Full year 2024</u>	<u>Full year 2023</u>	<u>Decrease difference</u>
Profit after tax of the Parent Company	1.459.443.204.898	2.250.577.339.920	791.134.135.022

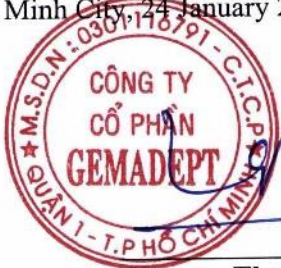
Profit after tax of the Parent Company in the fourth quarter of 2024 is over 234 billion dong, increasing over 119 billion dong in comparison to the same period of 2023. The main reason is profit from core business activities and profit in joint-ventures, associates increase.

Profit after tax of the Parent Company of 2024 is over 1.459 billion dong, decreasing over 791 billion dong in comparison to the same period of 2023. The main reason is the difference of profit and scale between transferring capital business.

Ho Chi Minh City, 24 January 2025


Vu Thi Anh Thu
Preparer


Khoa Nang Luu
Chief Accountant


Nguyen Thanh Binh
General Director