CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2026

GEMADEPT GROUP CORPORATION

CÔNG TY CỔ PHẦN TẬP ĐOÀN GEMADEPT

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN GEMADEPT
DN: c=VN, st=HỒ CHÍ MINH, l=Sài Gòn, cn=CÔNG TY CỔ PHẦN TẬP ĐOÀN GEMADEPT, 0.9.2342.19200300.100.1.1=MST:0301116791
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GENERAL INFORMATION

Corporate information

Gemadept Group Corporation (formerly known as Gemadept Corporation) has been operating under the Business Registration Certificate No. 0301116791, initially registered on 01 November 1993 and 36th amended on 20 August 2026, issued by Ho Chi Minh City Department of Finance.

Head office:

- Address : No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam.
- Tel. : +84 (028) 38 236 236
- Fax : +84 (028) 38 235 236

The Corporation has been consistent with its strategy to develop core businesses, which are port operation and logistics:

- Port operation: Operating a port system spanning from the North to the South, across major cities and industrial zones: Nam Dinh Vu Port, Nam Hai ICD, 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.

Additionally, the Corporation has selectively invested in several projects of forestry and real estate:

- Forestry: Planting, caring, 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.

The Board of Directors (BOD)

The Board of Directors during the period and up to the date of this statement includes:

Full name	Position
Mr. Do Van Nhan	Chairman
Mr. Chu Duc Khang	Vice Chairman
Mr. Nguyen Thanh Binh	Member
Ms. Bui Thi Thu Huong	Member
Ms. Nguyen Minh Nguyet	Member
Mr. Vu Ninh	Member
Mr. Iida Shuntaro	Member (resigned on 06 May 2026)
Mr. Nguyen Van Hung	Independent Member
Mr. Lam Dinh Du	Independent Member
Mr. Nguyen Thai Son	Independent Member

The Supervisory Board

The Supervisory Board during the period and up to the date of this statement includes:

Full name	Position
Mr. Luu Tuong Giai	Head of the Board
Ms. Vu Thi Hoang Bac	Member
Mr. Tran Duc Thuan	Member

Board of Management (BOM)

The Board of Management during the period and up to the date of this statement includes:

Full name	Position
Mr. Nguyen Thanh Binh	General Director
Mr. Pham Quoc Long	Deputy General Director
Mr. Nguyen The Dung	Deputy General Director
Mr. Do Cong Khanh	Deputy General Director

Legal Representative

The Corporation's legal representative during the period and up to the date of this statement is Mr. Nguyen Thanh Binh - General Director (reappointed on 09 June 2023).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed as the Corporation's independent auditor.

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Gemadept Group Corporation (hereinafter referred to as "the Corporation") presents this statement together with the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026, comprising the Interim Financial Statements of the Company and those of its subsidiaries (collectively referred to as the "Group").

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Consolidated Interim Financial Statements that give a true and fair view of the financial position, the financial performance and the cash flows of the Group during the period. In order to prepare these Consolidated Interim Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state whether applicable accounting standards to the Group have been followed or not, and all the differences subject to any material departures are disclosed and explained in the Consolidated Interim Financial Statements;
- prepare the Consolidated Interim Financial Statements of the Group on a going-concern basis unless it is inappropriate to presume that the Group will continue in business;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Consolidated Interim Financial Statements.

The Board of Management is responsible for ensuring that proper accounting records are maintained to accurately reflect, with reasonable accuracy at any time, the financial position of the Group and that such accounting records comply with the applicable accounting framework. The Board of Management is also responsible for safeguarding the Group's assets and, accordingly, for taking reasonable measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that they have complied with the above requirements in the preparation of these Consolidated Interim Financial Statements.

Statement of the Board of Management

In the Board of Management's opinion, the Consolidated Interim Financial Statements give a true and fair view of the financial position of the Group as of 30 June 2026 and of its consolidated interim financial performance and consolidated interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of the Board of Management,

CTCP TẬP ĐOÀN GEMADEPT
GEMADEPT
THE WAY FORWARD
M.S.D.N: 0301116791 - T.P.HCM

Nguyen Thanh Binh
General Director

Date: 28 August 2026

A&C AUDITING AND CONSULTING CO., LTD.

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No. 1.1367/26/TC-AC

REPORT ON THE INTERIM FINANCIAL INFORMATION REVIEW

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT GEMADEPT GROUP CORPORATION

We have reviewed the accompanying Consolidated Interim Financial Statements of Gemadept Group Corporation (hereinafter referred to as "the Corporation") and its subsidiaries (collectively referred to as "the Group"), which were prepared on 28 August 2026 (from page 6 to page 62), comprising the Consolidated Interim Statement of Financial Position as of 30 June 2026, the Consolidated Interim Income Statement, the Consolidated Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Consolidated Interim Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of these Consolidated Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Consolidated Interim Financial Statements and responsible for internal control as the Group's Board of Management determines necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements to be free from material misstatement, whether due to fraud or error.

Responsibility of Auditor

Our responsibility is to express a conclusion on these Consolidated Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion of the Auditor

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Consolidated Interim Financial Statements have not given a true and fair view, in all material respects, of the consolidated financial position of Group as of 30 June 2026 and of its consolidated interim financial performance and consolidated interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN A&C

Hoang Thai Vuong
Partner
Audit Practice Registration Certificate No. 2129-2023-008-1
Authorized Signatory

Ho Chi Minh City, 28 August 2026

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)
As at 30 June 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	**100**		**7,215,756,775,556**	**6,206,216,188,548**
I. Cash and cash equivalents	**110**	V.1	**1,706,518,635,020**	**1,623,631,076,388**
1. Cash	111		531,864,430,349	390,617,985,338
2. Cash equivalents	112		1,174,654,204,671	1,233,013,091,050
II. Short-term financial investments	**120**		**3,640,397,354,573**	**2,832,583,680,838**
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Short-term held-to-maturity investments	123	V.2a	3,654,738,989,644	2,846,539,559,066
4. Provisions for impairment of short-term held-to-maturity	124	V.2a	(14,341,635,071)	(13,955,878,228)
5. Other short-term investments	125		-	-
6. Provisions for impairment of other short-term investments	126		-	-
III. Short-term receivables	**130**		**1,500,906,350,108**	**1,303,411,557,150**
1. Short-term trade receivables	131	V.3	888,983,920,319	673,784,889,294
2. Short-term advances to suppliers	132	V.4	198,419,448,215	196,842,503,241
3. Receivables from construction contracts under percentage of completion method	134		-	-
4. Other short-term receivables	135	V.5a	453,453,962,710	472,295,546,550
5. Allowance for short-term doubtful debts	136	V.6	(39,964,550,336)	(39,518,140,335)
6. Shortage of assets awaiting resolution	137		13,569,200	6,758,400
IV. Inventories	**140**		**148,916,708,274**	**92,477,952,063**
1. Inventories	141	V.7	148,916,708,274	92,477,952,063
2. Allowance for devaluation of inventories	142		-	-
V. Current biological assets	**150**			
1. Short-term livestock intended for one-time harvest	151		-	-
2. Short-term seasonal or one-time harvest crops	152		-	-
3. Provisions for impairment of current biological assets	153		-	-
VI. Other current assets	**160**		**219,017,727,581**	**354,111,922,109**
1. Short-term deferred expenses	161	V.8a	50,973,779,357	49,422,321,164
2. Deductible VAT	162		163,546,198,276	301,287,529,386
3. Taxes and other receivables from the State	163	V.18	4,497,749,948	3,402,071,559
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-

	ITEMS	Code	Note	Ending balance	Beginning balance
B-	**NON-CURRENT ASSETS**	**200**		**14,003,696,892,086**	**13,620,185,187,029**
I.	**Long-term receivables**	**210**		**15,954,151,100**	**38,739,995,138**
1.	Long-term trade receivables	211		-	-
2.	Long-term advances to suppliers	212		-	-
3.	Other long-term receivables	215	V.5b	15,954,151,100	38,739,995,138
4.	Allowance for long-term doubtful debts	216		-	-
II.	**Fixed assets**	**220**		**5,992,979,792,535**	**5,584,162,628,010**
1.	Tangible fixed assets	221	V.9	5,748,736,082,654	5,338,735,383,830
-	*Historical cost*	*222*		*9,197,513,120,994*	*8,164,569,860,451*
-	*Accumulated depreciation*	*223*		*(3,448,777,038,340)*	*(2,825,834,476,621)*
2.	Financial leased assets	224	V.10	-	-
-	*Historical cost*	*225*		259,912,568,266	259,912,568,266
-	*Accumulated depreciation*	*226*		(259,912,568,266)	(259,912,568,266)
3.	Intangible fixed assets	227	V.11	244,243,709,881	245,427,244,180
-	*Initial cost*	*228*		*401,434,058,291*	*390,579,655,076*
-	*Accumulated amortization*	*229*		*(157,190,348,410)*	*(145,152,410,896)*
III.	**Non-current biological assets**	**230**		-	-
1.	Bearer animals	231		-	-
a)	Immature bearer animals	232		-	-
b)	Mature bearer animals	233		-	-
-	*Historical cost*	*234*		-	-
-	*Accumulated depreciation*	*235*		-	-
2.	Long-term livestock intended for one-time harvest	236		-	-
3.	Long-term seasonal or one-time harvest crops	237		-	-
4.	Provisions for impairment of non-current biological assets	238		-	-
IV.	**Investment property**	**240**		-	-
-	Historical cost	241		-	-
-	Accumulated depreciation	242		-	-
V.	**Non-current assets in process**	**250**		**1,177,832,399,345**	**1,269,929,190,028**
1.	Long-term work in process	251		-	-
2.	Construction in progress	252	V.12	1,177,832,399,345	1,269,929,190,028
VI.	**Long-term financial investments**	**260**		**4,857,584,179,255**	**4,875,454,146,720**
1.	Investments in subsidiaries	261		-	-
2.	Investments in joint ventures and associates	262	V.2b	4,812,488,367,645	4,828,102,997,796
3.	Equity investments in other entities	263	V.2c	36,913,687,500	41,913,687,500
4.	Provisions for impairment of long-term investments in other entities	264	V.2c	(21,000,000)	(2,662,538,576)
5.	Long-term held-to-maturity investments	265	V.2a	8,203,124,110	8,100,000,000
6.	Provisions for impairment of long-term held-to-maturity investments	266	V.2a	-	-
VII.	**Other non-current assets**	**270**		**1,959,346,369,851**	**1,851,899,227,133**
1.	Long-term deferred expenses	271	V.8b	1,468,768,416,682	1,361,363,395,288
2.	Deferred income tax assets	272	V.13	366,225,177,356	357,211,942,796
3.	Long-term components and spare parts	273		-	-
4.	Other non-current assets	274		-	-
5.	Goodwill	279	V.14	124,352,775,813	133,323,889,049
	TOTAL ASSETS	**280**		**21,219,453,667,642**	**19,826,401,375,577**

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

	ITEMS	Code	Note	Ending balance	Beginning balance
C -	**LIABILITIES**	**300**		**5,648,877,184,793**	**4,908,147,222,414**
I.	**Current liabilities**	**310**		**2,970,760,790,878**	**2,342,521,762,972**
1.	Short-term trade payables	311	V.15	802,904,846,054	686,187,347,040
2.	Short-term advances from customers	312	V.16	12,709,359,476	9,842,248,827
3.	Payables for dividends and profit distributions	313	V.17	242,550,278,090	2,412,251,900
4.	Short-term taxes and amounts payable to the State budget	314	V.18	321,365,880,670	160,122,507,614
5.	Payables to employees	315	V.19	125,758,997,052	220,540,081,914
6.	Short-term accrued expenses	316	V.20	382,699,745,984	375,331,544,065
7.	Short-term payables relating to construction contracts under percentage of completion method	318		-	-
8.	Short-term deferred revenue	319	V.21a	7,567,489,530	7,775,967,018
9.	Other short-term payables	320	V.22a	446,086,184,926	328,468,205,260
10.	Short-term borrowings and financial lease liabilities	321	V.23a	322,806,979,276	307,522,460,143
11.	Provisions for short-term payables	322	V.24	133,319,539,964	139,362,430,397
12.	Bonus and welfare fund	323	V.25	172,991,489,856	104,956,718,794
13.	Price stabilization fund	324		-	-
14.	Trading Government bonds	325		-	-
II.	**Non-current liabilities**	**330**		**2,678,116,393,915**	**2,565,625,459,442**
1.	Long-term trade payables	331		-	-
2.	Long-term advances from customers	332		-	-
3.	Long-term taxes and amounts payable to the State budget	333		-	-
4.	Long-term accrued expenses	334		-	-
5.	Long-term deferred revenue	337	V.21b	246,556,422,186	252,973,266,770
6.	Other long-term payables	338	V.22b	235,189,624,120	231,012,177,679
7.	Long-term borrowings and financial lease liabilities	339	V.23b	2,196,370,347,609	2,081,640,014,993
8.	Convertible bonds	340		-	-
9.	Preferred shares	341		-	-
10.	Deferred income tax liability	342	V.26	-	-
11.	Provisions for long-term payables	343		-	-
12.	Science and technology development fund	344		-	-

	ITEMS	Code	Note	Ending balance	Beginning balance
D -	**OWNER'S EQUITY**	**400**		**15,570,576,482,849**	**14,918,254,153,163**
1.	Owner's capital	411	V.27	4,264,951,090,000	4,264,951,090,000
-	*Ordinary shares with voting rights*	*411a*		*4,264,951,090,000*	*4,264,951,090,000*
-	*Preferred shares*	*411b*		-	-
2.	Share premiums	412	V.27	3,920,183,061,040	3,920,183,061,040
3.	Bond conversion options	413		-	-
4.	Other owner's capital	414	V.27	128,097,775,902	128,097,775,902
5.	Share repurchases	415		-	-
6.	Differences upon asset revaluation	416		-	-
7.	Foreign exchange differences	417	V.27	479,325,724,592	468,455,589,543
8.	Investment and development fund	418	V.27	73,121,317,440	73,121,317,440
9.	Other equity funds	419	V.27	72,381,836,572	72,381,836,572
10.	Retained profit	420	V.27	4,770,774,388,969	4,212,636,741,407
-	*Retained profit to the end of the previous period*	*420a*		*3,112,380,230,388*	*4,212,636,741,407*
-	*Retained profit for the current period*	*420b*		*1,658,394,158,581*	-
11.	Non-controlling interests	429	V.27	1,861,741,288,334	1,778,426,741,259
	TOTAL LIABILITIES AND OWNER'S EQUITY	**440**		**21,219,453,667,642**	**19,826,401,375,577**

Approved on, 28 August 2026

Preparer	Chief Accountant	Legal Representative
Nguyen Ngoc Son	**Khoa Nang Luu**	**Nguyen Thanh Binh**
Preparer	**Chief Accountant**	**Legal Representative**

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

CONSOLIDATED INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year Current year	Previous year
1. **Revenue from sales of goods and provisions of services**	01	VI.1	3,213,959,441,395	2,770,677,739,218
2. **Revenue deductions**	02		-	-
3. **Net revenue from sales of goods and provisions of services**	10		3,213,959,441,395	2,770,677,739,218
4. **Cost of sales**	11	VI.2	1,653,145,721,906	1,487,064,424,482
5. **Gross profit from sales of goods and provisions of services**	20		1,560,813,719,489	1,283,613,314,736
6. **Gain/loss on disposal, liquidation of investment properties**	21		-	-
7. **Financial income**	22	VI.3	749,692,570,788	91,517,551,504
8. **Financial expenses**	23	VI.4	86,383,742,038	52,308,825,499
In which: Interest expenses	24		81,357,829,940	49,767,022,846
9. **Selling expenses**	25	VI.5	307,607,613,228	168,254,104,015
10. **General and administrative expenses**	26	VI.6	297,780,493,686	245,908,590,843
11. **Gain or loss in joint ventures, associates**	27	V.2b	694,537,933,115	470,041,949,207
12. **Net operating profit**	30		2,313,272,374,440	1,378,701,295,090
13. **Other income**	31	VI.7	18,663,509,663	10,645,497,679
14. **Other expenses**	32	VI.8	64,574,945,487	128,797,683,017
15. **Other profit/(loss)**	40		(45,911,435,824)	(118,152,185,338)
16. **Total accounting profit before tax**	50		2,267,360,938,616	1,260,549,109,752
17. **Current income tax**	51	V.18	337,919,103,010	168,121,462,965
18. **Deferred income tax**	52	VI.9	(9,168,463,662)	(39,348,228,388)
19. **Profit after tax**	60		1,938,610,299,268	1,131,775,875,175
20. ***Profit after tax of Parent Company***	*61*		*1,658,394,158,581*	*848,236,864,657*
21. ***Profit after tax of non-controlling shareholders***	*62*		*280,216,140,687*	*283,539,010,518*
22. **Basic earnings per share**	70	VI.10	3,691	1,866
23. **Diluted earnings per share**	71	VI.10	3,691	1,866

Approved on, 28 August 2026

Preparer	Chief Accountant	Legal Representative
Nguyen Ngoc Son	**Khoa Nang Luu**	**Nguyen Thanh Binh**
Preparer	**Chief Accountant**	**Legal Representative**

CTCP TẬP ĐOÀN GEMADEPT
GEMADEPT
THE WAY FORWARD
M.S.D.N: 0301116791 - TP.HCM

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

CONSOLIDATED INTERIM CASH FLOW STATEMENT

(Full form)
(Indirect method)
For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year: Current year	Accumulated from the beginning of the year: Previous year
I.	**Cash flows from operating activities**				
1.	***Profit/loss before tax***	***01***		***2,267,360,938,616***	***1,260,549,109,752***
2.	***Adjustments for:***				
-	Depreciation/Amortization of fixed assets and investment properties	02	V.9, 11, 14	255,385,082,590	194,320,312,997
-	Provisions and allowances	03	V.2a, c; 6, 24	(5,697,133,589)	2,837,074,446
-	Exchange gain/loss due to revaluation of monetary items in foreign currencies	04	VI.3	(793,246,444)	(2,650,826,120)
-	Gain/loss from investing and financing activities	05	V.2b, VI.3, 7, 8	(1,370,625,682,493)	(433,689,133,445)
-	Borrowing costs	06	VI.4	84,903,781,994	49,767,022,846
-	Other adjustments	07		-	-
3.	***Operating profit/loss before movements in working capital***	***08***		***1,230,533,740,674***	***1,071,133,560,476***
-	Increase/decrease of receivables	09		114,507,480,965	137,966,314,725
-	Increase/decrease of inventories	10		(11,827,447,500)	(12,100,086,387)
-	Increase/decrease of payables	11		33,332,238,010	79,081,106,723
-	Increase/decrease of deferred expenses	12		29,266,614,655	17,874,912,328
-	Increase/decrease of trading securities	13		-	4,377,458,904
-	Interest expenses paid	14	V.20; VI.4	(84,172,008,955)	(53,009,929,800)
-	Corporate income tax paid	15	V.18	(170,415,945,908)	(82,770,822,042)
-	Other cash inflows	16		-	-
-	Other cash outflows	17		(117,226,521,997)	(72,279,653,941)
	Net cash flows generated from operating activities	***20***		***1,023,998,149,944***	***1,090,272,860,986***
II.	**Cash flows from investing activities**				
1.	Purchases and construction of fixed assets and other non-current assets	21	V.9, 11, 12 VII.	(292,415,759,641)	(642,449,395,819)
2.	Proceeds from disposals of fixed assets and other non-current assets	22	V.9; VI.7; VII.	740,852,696	802,901,218
3.	Cash outflow for lending, buying debt instruments of other entities	23		(3,218,409,634,869)	(1,227,013,109,208)
4.	Cash recovered from lending, selling debt instruments of other entities	24		2,477,596,210,765	961,000,000,000
5.	Equity investments in other entities	25		(152,931,677,868)	(311,343,092,500)
6.	Cash recovered from equity investments in other entities	26		923,533,334,377	-
7.	Interest earned, dividends and profits received	27	VI.3, VII.	385,822,363,573	199,590,501,430
	Net cash flows generated from/(used in) investing activities	***30***		***123,935,689,033***	***(1,019,412,194,879)***

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

ITEMS	Code	Note	Accumulated from the beginning of the year Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31	V.27	-	62,097,000,000
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		366,259,332,168	626,750,374,233
4. Repayment for borrowing principal	34		(365,202,655,976)	(614,131,045,866)
5. Payment for financial lease principal	35		-	(21,333,810)
6. Dividends and profit paid to the owners	36	V.17, 27	(1,066,643,787,210)	(362,531,163,607)
Net cash flows used in financing activities	***40***		***(1,065,587,111,018)***	***(287,836,169,050)***
Net cash flows during the period	**50**		**82,346,727,959**	**(216,975,502,943)**
Beginning cash and cash equivalents	**60**	**V.1**	**1,623,631,076,388**	**3,964,316,764,607**
Effects of fluctuations in foreign exchange rates	61		540,830,673	1,417,809,008
Ending cash and cash equivalents	**70**	**V.1**	**1,706,518,635,020**	**3,748,759,070,672**

Approved on, 28 August 2026

CTCP TẬP ĐOÀN GEMADEPT
GEMADEPT
THE WAY FORWARD
M.S.D.N: 0301116791 - TP.HCM

Nguyen Ngoc Son	Khoa Nang Luu	Nguyen Thanh Binh
Preparer	**Chief Accountant**	**Legal Representative**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

I. GENERAL INFORMATION

1. Ownership form

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

2. Business field

The Corporation operates in many different fields.

3. Principal business activities

The Corporation has been consistent with its strategy to develop core businesses, which are port operation and logistics:

- Port operation: Operating a port system spanning from the North to the South, across major cities and key economic regions: Nam Dinh Vu Port, Nam Hai ICD, 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.

Additionally, the Corporation has selectively invested in several projects in the fields of forestry and real estate:

- Forestry: Planting, caring, 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 Group's operation during the period on the Consolidated Interim Financial Statements

During the period, the Group completed the transfer of its entire capital contributions in CJ Logistics Holdings Vietnam Company Limited (formerly known as CJ Gemadept Logistics Holdings Company Limited), Foodstuff Combina Torial Joint Stock Company, and Intellectual Vietnam Asset Management Joint Stock Company. The Group also completed the acquisition of equity interests in and obtained control over Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited) and Mekong Logistics Company.

At the same time, the Parent Company continued to make additional capital contributions to Pacific Lotus Joint Stock Company Limited, Pacific Pride Joint Stock Company Limited, Nam Dinh Vu Port Services Joint Stock Company, and established Nam Dinh Vu Services Joint Stock Company.

Profit in the current period increased as compared to that in the same period of the previous year, mainly due to strong growth in core business operations and gains from transfer of capital contributions.

6. Structure of the Group

The Group comprises the Parent Company, subsidiaries under the control of the Parent Company, and joint ventures and associates. All subsidiaries are consolidated in the Consolidated Interim Financial Statements.

Information on the Group's restructuring

Establishment of subsidiary

During the period, the Company established Nam Dinh Vu Services Joint Stock Company with the ownership interest of 60.00% of the charter capital.

Acquisition of subsidiary

During the period, the Group completed the acquisition and obtained control over Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited) and Mekong Logistics Company.

Divestment

During the period, the Group completed the transfer of its entire capital contributions in CJ Logistics Holdings Vietnam Company Limited (formerly known as CJ Gemadept Logistics Holdings Company Limited).

List of subsidiaries to be consolidated

		Percentage of benefit		Percentage of voting right	
Subsidiaries	Address	Ending balance	Beginning balance	Ending balance	Beginning balance
Nam Dinh Vu Port Joint Stock Company	Lot CA1, Nam Dinh Vu Industrial Park, Hai An Ward, Hai Phong City, Vietnam	62.10%	62.10%	62.10%	62.10%
Pacific Lotus Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak District, Mondulkiri Province, Cambodia	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 Pride Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak District, Mondulkiri Province, Cambodia	100%	100%	100%	100%
V.N.M General Transport Services Co, Ltd.	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Phuoc Long Port Company Limited	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Pacific Marine Equipment and Service Company Limited	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Pacific Rubber Industry Company Limited	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
Nam Hai ICD Joint Stock Company	Lot CN3, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City, Vietnam	100%	100%	100%	100%
Gemadept – Vung Tau Corporation	No. 1/1A Pham Hong Thai Street, Tam Thang Ward, Ho Chi Minh City, Vietnam	70.00%	70.00%	70.00%	70.00%
Gemadept Construction Infrastructure Investment and Development Corporation	No. 184 Nguyen Dinh Chieu Street, Long An Ward, Tay Ninh Province, Vietnam	50.00%	50.00%	50.00%	50.00%

Subsidiaries	Address	Percentage of benefit		Percentage of voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
Gemadept – Dung Quat International Port Corporation	Port No. 1 – Dung Quat Port, Van Tuong Commune, Quang Ngai Province, Vietnam	81.17%	81.17%	81.17%	81.17%
Gemadept Central Joint Stock Company	9th Floor, Indochina Riverside Tower, No. 74 Bach Dang Street, Hai Chau Ward, Da Nang City, Vietnam	98.12%	98.12%	100%	100%
Truong Tho Transportation Services Corporation (i)	No. 429/4 Song Hanh – Hanoi Highway, Quarter 7, Thu Duc Ward, Ho Chi Minh City, Vietnam	46.00%	46.00%	54.00%	54.00%
Pacific Marine Company Limited	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	100%	100%	100%	100%
ISS - Gemadept Co., Ltd.	No. 45 Vo Thi Sau Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam	51.00%	51.00%	51.00%	51.00%
Binh Duong Port Corporation	Land Lot No. 1738, Map No. 9 (8BT-B), Group 5, Quyet Thang Quarter, Dong Hoa Ward, Ho Chi Minh City, Vietnam	80.09%	80.09%	80.09%	80.09%
Binh Duong Multimodal Transport Joint Stock Company	Land Lot No. 1738, Map No. 9 (8BT-B), Group 5, Quyet Thang Quarter, Dong Hoa Ward, Ho Chi Minh City, Vietnam	48.05%	48.05%	60.00%	60.00%
Gemadept Port Services Joint Stock Company	7th Floor, Thanh Dat 3 Building, No. 4 Le Thanh Tong Street, Ngo Quyen Ward, Hai Phong City, Vietnam	60.00%	60.00%	60.00%	60.00%
Nam Dinh Vu Port Services Joint Stock Company	Lot KB3-02, Nam Dinh Vu Industrial Park (Zone 1), Dong Hai Ward, Hai Phong City, Vietnam	88.54%	88.54%	88.54%	88.54%
GMD ASL Joint Venture Company Limited	7th Floor, Thanh Dat 3 Building, No. 4 Le Thanh Tong Street, Ngo Quyen Ward, Hai Phong City, Vietnam	30.60%	30.60%	51.00%	51.00%
GNL Joint Venture Company Limited	Lot CN3, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City, Vietnam	30.60%	30.60%	51.00%	51.00%
Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited) (ii)	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	100%	-	100%	-
Gemadept Shipping Limited Company	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	100%	-	100%	-
Gemadept (Malaysia) Sdn. Bhd.	Suite 6.07, Level 6, Menara Trend, Intan Millennium Square, No 68, Jalan Batai Laut 4, Taman Intan, 41300 Klang, Selangor Darul Ehsan, Malaysia	100%	-	100%	-
Gemadept Shipping Singapore Pte. Ltd.	63 Market Street #05 – 01A Bank of Singapore Centre, Singapore, 048942	100%	-	100%	-
Mekong Logistics Company (iii)	Song Hau Industrial Park – Phase 1, Chau Thanh Commune, Can Tho City, Vietnam	49.00%	-	51.00%	-
Nam Dinh Vu Services Joint Stock Company (iv)	Lot CN27, Nam Dinh Vu Free Trade Zone and Industrial Park (Zone 1), part of the Dinh Vu – Cat Hai Economic Zone, Dong Hai Ward, Hai Phong City, Vietnam	60.00%	-	60.00%	-

(i) The Group has taken control over Truong Tho Transportation Services Corporation since it has been authorized by some shareholders to exercise 54% of the voting rights at the General Meetings of Shareholders.

(ii) During the period, the Group completed the acquisition of capital contribution and obtained control over Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited).

(iii) During the period, the Group completed the acquisition of 49% of capital contribution in Mekong Logistics Company. The Group takes control over Mekong Logistics Company by the authorization of some shareholders, thereby securing 51% of the voting rights at the General Meeting of Shareholders.

(iv) During the period, the Group established Nam Dinh Vu Services Joint Stock Company with a capital contribution ratio of 60.00% of the charter capital.

List of joint ventures, associates reflected in the Consolidated Interim Financial Statements using the equity method

		Percentage of benefit		Percentage of voting right	
Companies	Address	Ending balance	Beginning balance	Ending balance	Beginning balance
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company [i]	Tan Loc Quarter, Tan Phuoc Ward, Ho Chi Minh City, Vietnam	65.13%	65.13%	50.00%	50.00%
Sai Gon Cargo Service Corporation	No. 30 Phan Thuc Duyen Street, Tan Son Nhat Ward, Ho Chi Minh City, Vietnam	35.88%	36.24%	35.88%	36.24%
"K"Line-Gemadept Logistics Company Limited	No. 6 Le Thanh Ton Street, Saigon Ward, 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 Company Limited	No. 117 Le Loi Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam	45.00%	45.00%	45.00%	45.00%
Minh Dam Tourist Joint Stock Company	Cau Tum, Hai Tan Quarter, Phuoc Hai Commune, Ho Chi Minh City, Vietnam	40.00%	40.00%	40.00%	40.00%
Vung Tau Commercial Port Joint Stock Company	No. 973, 30/4 Street, Phuoc Thang Ward, Ho Chi Minh City, Vietnam	26.78%	26.78%	26.78%	26.78%
Saigon Development Corporation	No. 213/13 Nguyen Gia Tri Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam	32.02%	32.02%	39.98%	39.98%
JinJiang Shipping Logistics (Vietnam) Co., Ltd.	Room 211, 2nd Floor, Thanh Dat 3 Building, No. 4 Le Thanh Tong Street, Ngo Quyen Ward, Hai Phong City, Vietnam	25.00%	25.00%	25.00%	25.00%
Phu Hung Healthcare Investment Consulting Joint Stock Company	No. 127 Nguyen Du Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam	41.18%	41.18%	41.18%	41.18%
CJ Logistics Holdings Vietnam Company Limited (formerly known as CJ Gemadept Logistics Holdings Company Limited) [ii]	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	-	49.10%	-	49.10%
CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited) [ii]	Lot J1, Road No. 8, Song Than 1 Industrial Park, Di An Ward, Ho Chi Minh City, Vietnam	-	49.10%	-	49.10%

		Percentage of benefit		Percentage of voting right	
Companies	Address	Ending balance	Beginning balance	Ending balance	Beginning balance
Mekong Logistics Company [(ii)]	Song Hau Industrial Park – Phase 1, Chau Thanh Commune, Can Tho City, Vietnam	-	25.02%	-	25.02%
Gemadept Hai Phong One Member Company Limited [(ii)]	7th Floor, Thanh Dat 3 Building, No. 4 Le Thanh Tong Street, Ngo Quyen Ward, Hai Phong City, Vietnam	-	49.10%	-	49.10%
Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited) [(iii)]	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	-	51.00%	-	50.00%
Gemadept Shipping Limited Company [(iii)]	No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	-	51.00%	-	50.00%
Gemadept Shipping Singapore Pte. Ltd. [(iii)]	63 Market Street #05 – 01A Bank of Singapore Centre, Singapore, 048942	-	51.00%	-	50.00%
Gemadept (Malaysia) Sdn. Bhd. [(iii)]	Suite 6.07, Level 6, Menara Trend, Intan Millennium Square, No 68, Jalan Batai Laut 4, Taman Intan, 41300 Klang, Selangor Darul Ehsan, Malaysia	-	51.00%	-	50.00%
Foodstuff Combina Torial Joint Stock Company [(iv)]	No. 267 Quang Trung Street, Ha Dong Ward, Hanoi City, Vietnam	-	26.56%	-	26.56%

(i) Although the Group's ownership interest in Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company is more than 50%, the Resolutions of General Meeting of Shareholders of this company 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" in the Consolidated Interim Financial Statements.

(ii) During the period, the Group transferred its entire capital contributions in CJ Logistics Holdings Vietnam Company Limited (formerly known as CJ Gemadept Logistics Holdings Company Limited). CJ Logistics Holdings Vietnam Company Limited is the parent company of CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited), Gemadept Hai Phong One Member Company Limited and Mekong Logistics Company.

(iii) During the period, the Group completed the acquisition of capital contributions and obtained control over Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited). Gemadept Shipping and Maritime Industry Holding Company Limited is the parent company of Gemadept Shipping Limited Company, Gemadept (Malaysia) Sdn. Bhd. and Gemadept Shipping Singapore Pte. Ltd.

(iv) During the period, the Group completed the divestment of its entire capital contributions in Foodstuff Combina Torial Joint Stock Company.

7. Headcount

As at the reporting date, the Group's headcount is 1,959 (headcount at the beginning of the year: 1,613).

8. Statement of information comparability on the Consolidated Interim Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period. During the period, the Group adopted the Vietnamese Enterprise Accounting System, which was issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"); Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") as amended and supplemented by Circular No. Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance ("Circular 43"). Accordingly, certain items in the Consolidated Interim Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" column and the "Previous period" column in the Consolidated Interim Financial Statements have been restated in accordance with the new classifications and names specified in the Circular 43 to ensure comparability. These changes do not affect the Group's total assets, total liabilities, owner's equity and after-tax profit.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY UNIT

1. Accounting period

The fiscal year of the Group is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is the Vietnamese Dong ("VND") because transactions are primarily denominated in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Group applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular 99 and Circular 202, as amended and supplemented by Circular 43, guiding the preparation and presentation of the Consolidated Interim Financial Statements, as well as the Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Interim Financial Statements.

Adoption of the New Enterprise Accounting System

The fiscal year ended 31 December 2026 is the first year when the Group applies the Vietnamese Enterprise Accounting System under Circular 99 in replacement to Circular 200, and Circular No. 202 as amended and supplemented by Circular 43.

The transition to the application of Circular 43 is carried out using the following methods:

- For changes in accounting policies where Circular 43 provides specific transition guidance, the Group follows that guidance.
- For changes in accounting policies where Circular 43 does not require retroactive adjustments or simplified retroactive adjustments, the Group applies the non-retroactive method.

2. Statement of compliance with the Accounting Standards and System

The Corporation's Board of Management has ensured to comply with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99; Circular 202 as amended and supplemented by Circular 43; as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Interim Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Basis of preparation

The Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

2. Consolidation bases

The Consolidated Interim Financial Statements include the Interim 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 reporting date should also be taken into consideration.

The financial performance of the subsidiaries, which are acquired or disposed during the period, is included in the Consolidated Interim Income Statement from the date of acquisition or disposal of investments in those subsidiaries.

The Interim Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same accounting 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 Interim Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Intra-group balances in the Interim Statement of Financial Position and 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.

Non-controlling interests (NCI) reflect profit or loss and net assets of the subsidiaries, which are not held by the Group and presented in a separate item of the Consolidated Interim Income Statement and the Consolidated Interim Statement of Financial Position (classified under owner's equity). Non-controlling interests (NCI) include their non-controlling benefits at the initial date of business combination and those arising within the ranges of changes in owner's equity from the date of business combination. Losses incurred by subsidiaries are allocated to non-controlling interests in proportion to their ownership interests, even if such losses exceed the non-controlling interests' share of the net assets of the subsidiaries.

When the Group acquires an additional interest in a subsidiary, the difference between the cost of the additional investment and the carrying amount of the subsidiary's net assets acquired at the acquisition date is recognized directly in 'Retained profit" in the Consolidated Interim Statement of Financial Position.

In case where subsidiaries raise capital from their owners, if the additional capital contribution rate from the involved parties does not correspond to the current capital ownership rate, the difference between the additional capital contribution rate of the Group and the additional ownership in the subsidiaries' net assets shall be recognized in item "Retained profit" on the Consolidated Interim Statement of Financial Position.

3. Foreign currency transactions

Transactions denominated in foreign currencies are translated at the actual transaction exchange rate at the date of transaction. The balances of monetary items denominated in foreign currencies at the reporting date (excluding foreign currency-denominated receivables for which an allowance for doubtful debts has been made) are revalued at the average buying and selling rates applicable to wire transfer of Shinhan Bank Vietnam Limited – Hai Ba Trung Branch (where the Group regularly conducts transactions).

Exchange differences arising from the transactions denominated in foreign currency during the period, are recognized in financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the reporting date are presented on the basis of net amount of total gains and total losses arising from the revaluation of such items and are recognized in financial income (if a gain) or financial expenses (if a loss).

4. Cash and cash equivalents

Cash includes cash on hand, cash in bank and cash in transit. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (from the purchase date to the maturity date), that are readily convertible to a known amount of cash and subject to insignificant risk of change in value at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

5. Financial investments

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Group has the intention and ability to hold it to maturity. The Group's held-to-maturity investments include time deposits, certificates of deposit, and loans held to maturity for the purpose of collecting periodic interest.

Held-to-maturity investments are initially recognized at cost, including the acquisition cost and directly attributable transaction costs (such as transaction fees, brokerage commissions, etc.). Interest accrued prior to the acquisition date is deducted from the cost of the investment upon initial recognition. After the initial recognition, these investments are measured at cost. Interest income earned after the acquisition date is recognized in financial income using accrual basis.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or no longer exists in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.

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 understood as the requirement for strategic decisions regarding the operating and financial policies of the joint venture to be made with the consent of all parties involved in the joint venture.

The Group recognizes its interest in jointly-controlled entities using the equity method. Accordingly, the capital contribution in the joint venture is initially recognized at cost and subsequently adjusted for changes in the Group's share of the net assets of the jointly controlled entity. The Consolidated Interim 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 joint control or significant influence on jointly-controlled entities.

The Interim Financial Statements of the jointly controlled entity are prepared for the accounting period that is the same with the Consolidated Interim 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 Interim Financial Statements.

Unrealized gains and losses arising from transactions with jointly controlled entities are eliminated to the extent attributable to the Group when preparing the Consolidated Interim Financial Statements.

Associates
An associate is an entity over which the Group has significant influence but not control over its financial and operating policies. Significant influence is demonstrated by the right to participate in decisions regarding the financial and operating policies of the investee but not to control these policies.

Investments in associates are accounted for using the equity method. Accordingly, investments in associates are presented in the Consolidated Interim Financial Statements at initial investment cost, adjusted for changes in the Group's share of the associate's net assets after the date of investment. 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 Interim Financial Statements, except when the Group has obligations to pay on behalf of the associate to satisfy obligations of the associate.

The Interim Financial Statements of the associate are prepared for the same accounting period as the Consolidated Interim 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 Interim Financial Statements of that associate will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Unrealized gains and losses arising from transactions with associates are eliminated to the extent attributable to the Group when preparing the Consolidated Interim Financial Statements.

Initial recognition
Investments in joint ventures and associates are initially recognized at cost, comprising the purchase price or capital contribution plus costs directly attributable to the investment (transaction costs, brokerage fees, consultancy fees, audit fees, duties, taxes and bank charges, etc.). Where an investment is acquired through the transfer of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are subsequently measured at cost.

Dividends declared and profits earned prior to the acquisition of investments are deducted from the investment costs. Dividends declared and profits earned after the acquisition of investments are recognized in the Group's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Investments in equity instruments of other entities
Investments in equity instruments of other entities comprise investments in equity instruments over which the Group does not have control, joint control or significant influence over the investees.

Investments in equity instruments of other entities are initially recognized at cost, comprising acquisition cost or capital contributions plus any directly attributable transaction cost (such as transaction costs and fees for brokerage, consultancy, audit, other charges, taxes and bank charges among others). In case the Group borrows funds to invest in equity instruments of other entities, the interest expenses are recognized in the financial expenses and are not capitalized. Where an investment is acquired through the transfer of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are subsequently measured at cost.

Dividends declared and profits earned prior to the acquisition of investments are deducted from the investment costs. Dividends declared and profits earned after the acquisition of investments are recognized in the Group's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

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

- For investments in listed shares or investments whose fair value can be reliably determined, the provision is based on the market value of the shares.
- For investments for which fair value cannot be reliably determined at the reporting date, an impairment provision is recognized based on the losses incurred by the investee, with the provision amount determined by multiplying the Group's actual paid-in ownership interest (%) in the investee as at the end of the accounting period by the difference between the actual capital contributed by all owners and the equity of investee as at the same date.

Any increase or decrease in the impairment provision for investments in equity instruments of other entities required to be recognized as of the reporting date is recognized in financial expenses.

6. Receivables

Receivables are recognized at their 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 represent receivables of a commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables represent receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Consolidated Interim Financial Statements on the basis of their remaining term as of the balance sheet date.

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

Increases or decreases in the obligatory allowance for doubtful debts as of the reporting date are recognized in general and administrative expenses.

7. Inventories

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

Cost of inventories is determined as follows:

- For materials, fuels and merchandise: Costs comprise costs of purchases and other directly attributable 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 attributable general manufacturing expenses allocated on the basis of normal operations.

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 devaluation of inventories is recognized for each type of merchandise or each service in progress when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance for devaluation of inventories as of the reporting date are recognized into cost of sales.

8. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Consolidated Interim Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be re-classified as short-term when preparing the Consolidated Interim Financial Statements.

The Group allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses. The timing and method of allocating deferred expenses are as follows:

Land rental

Land rental represents the rental paid for the land being used by the Group for business operations over multiple accounting periods are recognized as deferred expenses and are allocated into operation costs on a straight-line basis over the term of the prepaid lease.

Insurance premiums

Insurance premiums paid in advance for multiple accounting periods are recognized as deferred expenses and are allocated into operation costs on a straight-line basis over the coverage term.

Channel dredging and maintenance expenses

Significant channel dredging and maintenance expenses paid in advance for multiple accounting periods are recognized as deferred expenses and allocated into operation costs on a straight-line basis over the maximum period of 12 months.

Repair expenses

Asset repair expenses prepaid for multiple accounting periods incurred once with high value are allocated as deferred expenses and are allocated into operation costs on a straight-line basis over the maximum period of 36 months.

Other deferred expenses

Other expenses incurred that relate to multiple accounting periods are recognized as deferred expenses and allocated to operating costs in a manner appropriate to the characteristics and nature of each expense item.

9. Tangible fixed assets

Tangible fixed assets are presented at historical cost minus any accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Group to acquire the assets up to the time when it is brought to its working condition for its intended use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Group. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the period. Costs of routine repair and maintenance of tangible fixed assets are recognized into operation costs in the period in which they are incurred. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted as necessary. The depreciation years applied are as follows:

Fixed assets	Years
Buildings and structures	05 – 40
Machinery and equipment	05 – 10
Vehicles	06 – 20
Office equipment	03 – 10

10. 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. Finance lease assets are presented at cost minus any 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 the lease. If the interest rate implicit in the lease cannot be determined, the interest rate stated in the lease or 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 depreciation period for equipment and vehicles shall not exceed six years..

11. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.

Initial cost of intangible fixed assets includes all costs incurred by the Group to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial cost and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

The useful life and amortization method are reviewed at least at the end of each fiscal year and adjusted as necessary.

The Group's intangible fixed assets include:

Land use rights
Land use right comprises all the actual costs incurred by the Group that are directly attributable to the land in use, including payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees, and other directly attributable costs. If the land use right is permanent, it is not amortized.

Computer software
Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software includes all directly attributable costs incurred by the Group up to the date the software is available to use. The computer software is amortized on a straight-line basis over a period of 3–8 years.

Website design expenses
Website design expenses include all the expenses directly attributable to the development of the website. These expenses are amortized on a straight-line basis over 3 years.

12. Construction in progress

Construction in progress reflects costs directly related to assets under construction, machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognized in operating expenses during the period. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the expenses are recognized as deferred expenses and amortized to operating expenses over the period until the next scheduled repair or maintenance.

13. Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred in a business combination comprises the fair values, at the acquisition date, of the assets transferred, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree, together with any costs directly attributable to the business combination. Identifiable assets acquired, liabilities assumed, and contingent liabilities arising from a business combination are recognized at their fair values at the date on which control is obtained.

For business combinations achieved in stages, the cost of the business combination is determined as the aggregate of the consideration transferred at the date control is obtained and the fair value, at that date, of the Group's previously held equity interest in the subsidiary. The difference between the remeasured fair value and the cost of the investment is recognized in profit or loss if, prior to obtaining control, the Group did not have significant influence over the subsidiary and the investment was accounted for at cost. If, prior to the date of obtaining control, the Group had significant influence and the investment was accounted for using the equity method, the difference between the remeasured amount and the carrying amount of the investment under the equity method is recognized in profit or loss. The difference between the carrying amount of the investment under the equity method and the cost of the investment is recognized directly in "retained profit" in the Consolidated Interim Statement of Financial Position.

Goodwill is recognized as the excess of the cost of the business combination over the Group's interest in the net fair value of the identifiable assets acquired, liabilities assumed, and contingent liabilities recognized at the date control is obtained. If the Group's interest in the net fair value of the identifiable assets acquired, liabilities assumed, and contingent liabilities recognized at the date control is obtained exceeds the cost of the business combination, the resulting gain from a bargain purchase is recognized immediately in profit or loss.

Goodwill is amortized on a straight-line basis over 10 years. When there is evidence that goodwill may be impaired in excess of the annual amortization charge, the impairment loss incurred during the period is recognized as goodwill impairment.

Non-controlling interests (NCI) at the date of the business combination are initially measured at the proportionate share of non-controlling shareholders in the fair value of the assets, liabilities, and contingent liabilities recognized.

14. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Group.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers during the period, for which payment has not yet been made due to insufficient supporting and accounting documentation, as well as employee entitlements such as accrued annual leave and other accrued operation costs (such as costs incurred during seasonal production interval and interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provision of services.

Payables and accrued expenses are presented as short-term or long-term in the Consolidated Interim Statement of Financial Position based on their remaining maturities as at the reporting date.

15. Payables for dividends

Dividends are recognized as liabilities when the Group no longer has discretion to avoid the obligation to pay dividends to shareholders in accordance with the Law on Securities.

16. Provisions for payables

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, the settlement of which is expected to result in an outflow of economic benefits, and a reliable estimate of the obligation can be made.

The carrying amount of a provision for payables is the best estimate of the amount required to settle the present obligations at the end of the accounting period.

The Group's provisions for payables represent the loss subject to compensation arising during transportation.

17. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amount invested by the Parent Company's shareholders.

Share premiums

Share premiums are recognized as the excess of the issuance price over the par value of shares issued in an IPO or additional issuance.

Directly attributable costs incurred in connection with a successful share issuance are deducted from share premiums. Costs incurred in connection with an unsuccessful share issuance are recognized as financial expenses during the period.

Other sources of owner's equity

Other capital is derived from the following sources:

- Additions from operating results;
- Assets supported, funded, donated or gifted, which are recognized as increases in owners' equity in accordance with the applicable financial regulations or decisions of competent authorities;
- Differences arising from revaluation of assets that are permitted to be recognized as increases or decreases in owner's equity in accordance with applicable regulations.

18. Profit distribution

Profit after tax is distributed to shareholders after appropriations for funds have been made in accordance with the Parent Company's Charter and legal regulations, and after approval of the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit 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.

19. Recognition of revenue and income

Revenue from provision of services

Revenue from provision of services shall be recognized when the Group satisfies its contractual obligations, provided that all of the following conditions are met:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right 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.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Revenue from operating leases

Revenue from operating leases is recognized on a straight-line basis over the lease term. Rentals received in advance for several periods are recognized as revenue on a straight-line basis over the lease term.

Interest
Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

Dividends and profit received
Dividends and profit received are recognized when the Group is entitled to receive dividends or profit from its investing activities. For investments in entities whose securities are registered and centrally deposited with Viet Nam Securities Depository and Clearing Corporation, the recognition date is the last record date. For investments in other entities, the recognition date is decided in accordance with the Law on Enterprises and the Charter of the investee. Only dividend and profit distributions attributable to the period after the investment date are recognized in financial income. Amounts attributable to the period before the investment date are deducted from the costs of the investment. The dividends received in the form of shares are not recognized in financial income and are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

20. Borrowing costs
Borrowing costs are interest and other costs that the Group incurs in connection with the borrowing.

Borrowing costs are recognized as an expense during the period when they are incurred, unless they are qualified for capitalized borrowing costs.

Borrowing costs that 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, are capitalized as part of that asset when it is probable that they will result in future economic benefits to the Group and the borrowing costs can be reliably measured.

The capitalization of borrowing costs commences when all three of the following conditions are concurrently met:
- Expenditure for the construction or production of the asset has been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are being undertaken.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization stops when substantially all activities necessary to prepare the asset for its intended use or sale have been completed.

For a specific borrowing for purpose of construction or production of an asset in progress, the capitalized borrowing costs are the actual borrowing costs incurred, less any investment income on the temporary investment of those borrowings.

In the event that general borrowings are partly used for the 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 outstanding during the period, except for borrowings made specifically for the purpose of obtaining an asset.

21. Expenses
Expenses are those that result in outflows of the Group's 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 are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.

When the Group recognizes revenue, it also recognizes the costs corresponding to generating that revenue. Such costs include those incurred in the reporting period in which the related revenue was recognized, together with costs incurred in the prior reporting periods or accrued expenses related to the revenue recognized in that period. In the event that matching principle conflicts with prudence principle, costs are recognized in accordance with the nature of the underlying transaction and the requirements of the applicable Vietnamese Accounting Standards in order to ensure true and fair representation of the transaction.

22. Corporate income tax

The Group's accounting policy for corporate income tax is applied in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, the Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing certain articles of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal regulations. Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax includes the tax amount computed based on the assessable income during the period and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses, non-taxable income and losses brought forward.

On a quarterly basis, the Group companies determine and recognize the provisional corporate income tax payable. At the end of the fiscal year, the Group companies determine the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between carrying 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, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expenses.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Consolidated Interim Statement of Financial Position, deferred income tax assets and deferred income tax liabilities are offset against each other 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 levied by the same taxation authority on either:
  - The same taxable subjects; or
  - The Group intends 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 in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

23. Related parties

A party is considered a related party of the Group if that party has the ability to control the Group or exercise significant influence over the Group, or has power to participate in financial and operating policy decisions of the Group. A party is also considered a related party of the Group if both parties are subject to common control.

Related parties of the Group include:

- The Group's joint ventures, associates.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Group, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Group's operations, including the Board of Management, the Supervisory Board, other management members and their close family members.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by the key management personnel or major shareholders of the Group and entities that share the key management personnel with the Group.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Group, including the individual's parents, spouse, children and siblings.

A related party transaction is a transfer of resources or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

24. Segment reporting

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing an individual product or service or a group of related products or services, and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business segment and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business segment. The Group's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provision of services and meets at least one of the following thresholds:
- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Consolidated Interim Financial Statements of the Group.

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	16,206,253,435	14,475,059,793
Cash in bank	515,658,176,914	376,142,925,545
Cash equivalents	1,174,654,204,671	1,233,013,091,050
- *1-month deposit certificates*	*921,761,422,695*	-
- *1-month deposit*	*183,690,143,200*	*1,027,676,853,432*
- *2-month deposit*	-	*25,000,000,000*
- *3-month deposit*	*64,000,000,000*	*179,000,000,000*
- *Accrued interest on bank deposits*	*5,202,638,776*	*1,336,237,618*
Total	**1,706,518,635,020**	**1,623,631,076,388**

2. Financial investments

The Group's financial investments include held-to-maturity investments and investments in other entities. The Group's financial investments are as follows:

2a. Held-to-maturity investments

	Ending balance			Beginning balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	**3,654,738,989,644**	**3,640,397,354,573**	**(14,341,635,071)**	**2,846,539,559,066**	**2,832,583,680,838**	**(13,955,878,228)**
Term deposits	***3,586,820,504,505***	***3,586,820,504,505***	-	***2,779,251,166,385***	***2,779,251,166,385***	-
Deposit with the principal maturity of 6 months (i)	2,451,831,952,788	2,451,831,952,788	-	2,187,967,188,066	2,187,967,188,066	-
Deposit with the principal maturity of 12 months	480,421,643,874	480,421,643,874	-	540,629,022,699	540,629,022,699	-

	Ending balance			Beginning balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Deposit with the principal maturity of 24 months (with the remaining term of less than 12 months)	-	-	-	10,000,000,000	10,000,000,000	-
Deposit certificates held at banks with the term of less than 12 months	597,235,070,457	597,235,070,457	-	-	-	-
Accrued interest on bank deposits	57,331,837,386	57,331,837,386	-	40,654,955,620	40,654,955,620	-
Loans	***60,923,500,000***	***50,000,000,000***	***(10,923,500,000)***	***60,923,500,000***	***50,000,000,000***	***(10,923,500,000)***
Nhat Thai Investment and Trading Service Joint Stock Company	40,000,000,000	40,000,000,000	-	40,000,000,000	40,000,000,000	-
Sunrise Construction and Investment Joint Stock Company	10,000,000,000	10,000,000,000	-	10,000,000,000	10,000,000,000	-
Hang River Co., Ltd.	8,300,000,000	-	(8,300,000,000)	8,300,000,000	-	(8,300,000,000)
Other related parties	2,623,500,000	-	(2,623,500,000)	2,623,500,000	-	(2,623,500,000)
Accrued interest on loans	***6,994,985,139***	***3,576,850,068***	***(3,418,135,071)***	***6,364,892,681***	***3,332,514,453***	***(3,032,378,228)***
Other related parties	1,918,677,537	-	(1,918,677,537)	1,821,033,023	-	(1,821,033,023)
Other organizations	5,076,307,602	3,576,850,068	(1,499,457,534)	4,543,859,658	3,332,514,453	(1,211,345,205)
Long-term	**8,203,124,110**	**8,203,124,110**	-	**8,100,000,000**	**8,100,000,000**	-
Term deposits	***103,124,110***	***103,124,110***	-	-	-	-
Deposit with the principal maturity of 48 months (with the remaining term of 12 months or more)	100,000,000	100,000,000	-	-	-	-
Accrued interest on bank deposits	3,124,110	3,124,110	-	-	-	-
Loans to other organization	***8,100,000,000***	***8,100,000,000***	-	***8,100,000,000***	***8,100,000,000***	-
Total	**3,662,942,113,754**	**3,648,600,478,683**	**(14,341,635,071)**	**2,854,639,559,066**	**2,840,683,680,838**	**(13,955,878,228)**

(i) Some term deposits at BIDV – Transaction Office 2 Branch have been mortgaged to secure the foreign borrowing contract between Golden Globe Co., Ltd. and Lao-Viet Bank J.V to finance the Gemadept Vientiane Hotel project in Vientiane, Laos.

Some term deposits have been used to guarantee payments for certain economic contracts and to secure payment letters at banks.

Changes in provision for held-to-maturity investments are as follows:

	Current period	Previous period
Beginning balance	13,955,878,228	13,204,350,728
Additional provision	385,756,843	84,562,952
Ending balance	**14,341,635,071**	**13,288,913,680**

2b. Investments in joint ventures and associates

	Ending balance			Beginning balance		
	Cost	Profit earned after the investment date	Total	Cost	Profit earned after the investment date	Total
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company	1,477,350,000,000	2,008,225,269,696	3,485,575,269,696	1,477,350,000,000	1,476,612,722,281	2,953,962,722,281
Saigon Cargo Service Corporation	405,366,553,895	397,526,389,954	802,892,943,849	405,366,553,895	277,431,815,833	682,798,369,728
Saigon Development Corporation	128,647,490,400	(7,677,847,460)	120,969,642,940	128,647,490,400	(199,488,165)	128,448,002,235
"K" Line – Gemadept Logistics Limited	108,001,500,000	10,665,736,967	118,667,236,967	108,001,500,000	13,286,274,107	121,287,774,107
Golden Globe Co., Ltd.	103,823,882,496	(12,385,649,617)	91,438,232,879	103,823,882,496	(10,395,000,123)	93,428,882,373
Phu Hung Healthcare Investment Consultancy Joint Stock Company	82,350,000,000	1,368,053,254	83,718,053,254	82,350,000,000	631,473,941	82,981,473,941
Golden Globe Trading Company Limited	62,538,064,097	25,905,494,857	88,443,558,954	62,538,064,097	23,331,568,088	85,869,632,185
JinJiang Shipping Logistics (Vietnam) Co., Ltd.	7,750,000,000	535,046,084	8,285,046,084	7,750,000,000	535,046,084	8,285,046,084
CJ Logistics Holdings Vietnam Company Limited (i)	-	-	-	131,555,876,205	328,984,737,162	460,540,613,367
Gemadept Shipping and Maritime Industry Holding Company Limited (ii)	-	-	-	104,620,023,000	70,458,193,614	175,078,216,614
Foodstuff Combina Torial Joint Stock Company	-	-	-	49,825,280,000	(25,763,637,964)	24,061,642,036
Other joint ventures and associates	28,396,608,143	(15,898,225,121)	12,498,383,022	28,396,608,143	(17,035,985,298)	11,360,622,845
Total	**2,404,224,099,031**	**2,408,264,268,614**	**4,812,488,367,645**	**2,690,225,278,236**	**2,137,877,719,560**	**4,828,102,997,796**

Information on the Group's ownership in joint ventures, associates is presented in the attached Appendix 1.

(i) During the period, the Group transferred its entire capital contribution in CJ Logistics Holdings Vietnam Company Limited (formerly known as CJ Gemadept Logistics Holdings Company Limited) and Foodstuff Combina Torial Joint Stock Company.

(ii) During the period, the Group completed the acquisition of capital contributions and obtained control over Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited).

Operations of joint ventures and associates
Golden Globe Co., Ltd. has been still under the stage of construction.

Other joint ventures and associates have been in their normal operations.

Transactions with joint ventures and associates
Significant transactions between the Group and its joint ventures and associates are presented in Note No. VIII.1b.

Investments in associates pledged as security
The Group has mortgaged its contributed capital in Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company to secure the borrowing of this company from Vietcombank - Ho Chi Minh City Branch, in relation to the investment in Gemadept - Terminal Link Cai Mep Terminal – Phase 1.

2c. *Investments in other entities*

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Indochina Sun Infrastructure Development Construction Investment Corporation	36,000,000,000	-	36,000,000,000	-
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)
Intellectual Vietnam Asset Management Joint Stock Company	-	-	5,000,000,000	(2,641,538,576)
Total	**36,913,687,500**	**(21,000,000)**	**41,913,687,500**	**(2,662,538,576)**

Fair value

The fair value of investments with listed price is measured at the listed price as at the reporting date. The Group has not measured the fair value of the investments without listed price because there is no specific instruction on measurement of the fair value.

Provisions for impairment of investments in other entities

Changes in provisions for impairment of investments in other entities are as follows:

	Current period	Previous period
Beginning balance	2,662,538,576	2,742,531,746
Reversal of provisions	-	(59,750,569)
Reversal due to liquidation of investments	(2,641,538,576)	-
Ending balance	**21,000,000**	**2,682,781,177**

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	***34,152,633,109***	-	***133,717,672,461***	
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company	27,663,663,454	-	98,575,818,028	-
"K"Line-Gemadept Logistics Company Limited	6,488,969,655	-	4,777,238,572	-
Gemadept Shipping Limited Company	-	-	28,889,845,245	-
CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited)	-	-	1,474,770,616	-
Receivables from other customers	***854,831,287,210***	***(8,748,021,634)***	***540,067,216,833***	***(8,261,611,633)***
Total	**888,983,920,319**	**(8,748,021,634)**	**673,784,889,294**	**(8,261,611,633)**

4. Short-term advances to suppliers

	Ending balance	Beginning balance
Shanghai Zhenhua Heavy Industries Co., Ltd.	59,699,531,353	59,699,531,353
Golden Lotus Corporation	22,192,800,000	22,192,800,000
Liebherr – MCCtec Rostock GmbH	21,457,261,824	-
Vietnam Steel Structures and Lifting Equipment Joint Stock Company	-	23,018,800,000
Golden Lotus Construction and Investment Joint Stock Company	-	9,923,381,296
Other suppliers	95,069,855,038	82,007,990,592
Total	**198,419,448,215**	**196,842,503,241**

5. Other receivables

5a. Other short-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	***41,626,603,628***	***(2,011,055,128)***	***124,285,808,527***	***(2,011,055,128)***
Saigon Development Corporation – Dividends received	9,995,920,000	-	-	-
Golden Globe Co., Ltd. – Payment on this company's behalf	29,619,628,500	-	29,377,398,750	-
Minh Dam Tourist Joint Stock Company – Payment on this company's behalf	2,011,055,128	(2,011,055,128)	2,011,055,128	(2,011,055,128)
Sai Gon Cargo Service Corporation – Dividends received	-	-	92,485,497,500	-
Gemadept Shipping Limited Company – Collection on the Corporation's behalf, payment on this company's behalf	-	-	411,857,149	-
Receivables from other organizations and individuals	***411,827,359,082***	***(29,205,473,574)***	***348,009,738,023***	***(29,245,473,574)***
Sao Do Investment Group Joint Stock Company – Land reservation deposit	105,745,281,625	-	105,745,281,625	-
Receivables from employees – Advances for business operations	216,092,495,954	(20,000,000)	180,808,628,139	(60,000,000)
Short-term deposits	13,288,319,131	-	4,885,342,824	-
Payments on other's behalf	15,347,870,115	-	1,342,012,794	-
Other short-term receivables	61,353,392,257	(29,185,473,574)	55,228,472,641	(29,185,473,574)
Total	**453,453,962,710**	**(31,216,528,702)**	**472,295,546,550**	**(31,256,528,702)**

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Quoc Bao Consultancy Investment and Construction Joint Stock Company – Capital contribution for yard business cooperation	5,000,000,000	-	5,000,000,000	-
Indochina Sun Infrastructure Development Construction Investment Corporation – Capital contribution to develop the project of Logistics Service Area	-	-	18,000,000,000	-
Long-term deposits	10,954,151,100	-	15,739,995,138	-
Total	**15,954,151,100**	**-**	**38,739,995,138**	**-**

6. Doubtful debts

	Ending balance			Beginning balance		
	Overdue period	Original amount	Recoverable amount	Overdue period	Original amount	Recoverable amount
Minh Dam Tourist Joint Stock Company (a related party) – Payment on this company's behalf	More than 3 years	2,011,055,128	-	More than 3 years	2,011,055,128	-
Hang River Co., Ltd.	More than 3 years	4,000,000,000	-	More than 3 years	4,000,000,000	-
Ms. Nguyen Thi Hong Linh	More than 3 years	3,000,000,000	-	More than 3 years	3,000,000,000	-
Receivables from other organizations and individuals	From 1 year to more than 3 years	33,000,499,691	2,047,004,483	From 1 year to more than 3 years	31,204,773,831	697,688,624
Total		**42,011,554,819**	**2,047,004,483**		**40,215,828,959**	**697,688,624**

Changes in allowances for doubtful debts are as follows:

	Current period	Previous period
Beginning balance	39,518,140,335	34,977,049,858
Allowances/(Reversal of allowances)	(39,999,999)	86,182,515
Increase due to business combination	486,410,000	-
Ending balance	**39,964,550,336**	**35,063,232,373**

7. Inventories

	Ending balance		Beginning balance	
	Cost	Allowance	Cost	Allowance
Materials and supplies	58,842,262,039	-	47,429,105,027	-
Fuel in ships	58,238,799,083	-	12,639,701,874	-
Spare parts	14,183,020,315	-	17,345,452,551	-
Tools	687,543,263	-	-	-
Work-in-process	9,580,043,469	-	9,580,043,469	-
Merchandise, finished goods	7,385,040,105	-	5,483,649,142	-
Total	**148,916,708,274**	-	**92,477,952,063**	-

8. Deferred expenses

8a. *Short-term deferred expenses*

	Ending balance	Beginning balance
Insurance premiums	7,620,618,113	801,775,170
Repair expenses	11,268,134,060	10,666,853,968
Channel dredging and maintenance expenses	22,717,956,776	30,464,770,835
Other short-term deferred expenses	9,367,070,408	7,488,921,191
Total	**50,973,779,357**	**49,422,321,164**

8b. *Long-term deferred expenses*

	Ending balance	Beginning balance
Land rental (i)	1,343,203,381,126	1,254,484,198,756
Repair expenses	90,832,176,559	72,781,450,632
Other long-term deferred expenses	34,732,858,997	34,097,745,900
Total	**1,468,768,416,682**	**1,361,363,395,288**

(i) The land rental of Nam Hai ICD Joint Stock Company, Mekong Logistics Company and Nam Dinh Vu Port Joint Stock Company. This land rental has been mortgaged to secure the Group's borrowings from Shinhan Bank Vietnam Limited – Ho Chi Minh City Branch, VietinBank – Branch 1 in Ho Chi Minh City and BIDV – Saigon Central Branch (see Note No. V.23b).

9. Tangible fixed assets

	Buildings, structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical cost					
Beginning balance	3,320,830,855,353	2,785,556,388,122	1,945,051,790,255	113,130,826,721	8,164,569,860,451
Acquisition during the period	674,164,600	7,389,973,572	30,800,462,041	190,644,445	39,055,244,658
Completed constructions	52,109,603,495	107,276,162,471	160,187,393,375	-	319,573,159,341
Liquidation	-	(75,700,000)	(2,873,508,180)	-	(2,949,208,180)
Increase due to business combination	242,266,842,162	204,357,862,986	222,396,758,553	5,862,611,701	674,884,075,402
Impact of exchange difference	2,110,801,984	31,012,460	226,776,653	11,398,225	2,379,989,322
Ending balance	**3,617,992,267,594**	**3,104,535,699,611**	**2,355,789,672,697**	**119,195,481,092**	**9,197,513,120,994**
In which:					
Assets fully depreciated but still in use	398,648,022,012	138,213,915,811	588,095,615,480	37,533,477,166	1,162,491,030,469
Assets waiting for liquidation	-	-	-	-	-
Accumulated depreciation					
Beginning balance	1,065,045,896,125	718,492,421,579	990,252,748,742	52,043,410,175	2,825,834,476,621
Depreciation during the period	77,466,827,869	86,139,632,825	60,387,301,150	9,722,101,321	233,715,863,165
Liquidation	-	(75,700,000)	(2,873,508,180)	-	(2,949,208,180)
Increase due to business combination	51,928,606,448	140,686,283,259	191,597,543,744	5,690,827,988	389,903,261,439
Impact of exchange difference	2,054,369,932	27,153,052	179,108,039	12,014,272	2,272,645,295
Ending balance	**1,196,495,700,374**	**945,269,790,715**	**1,239,543,193,495**	**67,468,353,756**	**3,448,777,038,340**
Carrying value					
Beginning balance	2,255,784,959,228	2,067,063,966,543	954,799,041,513	61,087,416,546	5,338,735,383,830
Ending balance	**2,421,496,567,220**	**2,159,265,908,896**	**1,116,246,479,202**	**51,727,127,336**	**5,748,736,082,654**
In which:					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

The list of tangible fixed assets as at the reporting date is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Berths and bridges No. 05, 06, 07 – Nam Dinh Vu Port Phase 3	770,161,159,572	23,168,135,702	746,993,023,870
Other tangible fixed assets	8,427,351,961,422	3,425,608,902,638	5,001,743,058,784
Total	**9,197,513,120,994**	**3,448,777,038,340**	**5,748,736,082,654**

Some tangible fixed assets, of which the carrying values are VND 3,643,463,448,260 have been mortgaged to secure the Group's borrowings from banks (see Note No. V.23b).

10. Financial leased assets

	Equipment and vehicles
Historical cost	
Beginning balance	259,912,568,266
Ending balance	**259,912,568,266**
Accumulated depreciation	
Beginning balance	259,912,568,266
Ending balance	**259,912,568,266**
Carrying value	
Beginning balance	-
Ending balance	**-**

The Group is carrying out the procedures to transfer all equipment and vehicles from financial leased assets to tangible fixed assets.

11. Intangible fixed assets

	Land use right	Computer software	Website design expenses	Total
Initial cost				
Beginning balance	321,191,754,410	69,357,900,666	30,000,000	390,579,655,076
Acquisition during the period	-	2,147,735,000	-	2,147,735,000
Increase due to business combination	-	6,067,500,000	-	6,067,500,000
Exchange difference	2,637,884,880	1,283,335	-	2,639,168,215
Ending balance	**323,829,639,290**	**77,574,419,001**	**30,000,000**	**401,434,058,291**
In which:				
Assets fully amortized but still in use	-	41,908,294,761	30,000,000	41,938,294,761
Accumulated amortization				
Beginning balance	91,641,891,259	53,480,519,637	30,000,000	145,152,410,896
Amortization during the period	3,220,044,798	3,050,390,272	-	6,270,435,070
Increase due to business combination	-	5,006,666,667	-	5,006,666,667
Exchange difference	759,552,442	1,283,335	-	760,835,777
Ending balance	**95,621,488,499**	**61,538,859,911**	**30,000,000**	**157,190,348,410**
Carrying value				
Beginning balance	229,549,863,151	15,877,381,029	-	245,427,244,180
Ending balance	**228,208,150,791**	**16,035,559,090**	**-**	**244,243,709,881**
In which:				
Assets temporarily not in use	-	-	-	-
Assets waiting for liquidation	-	-	-	-

The list of intangible fixed assets as at the reporting date is as follows:

	Historical cost	Accumulated amortization	Carrying value
Land use rights for the rubber plantation project	322,558,109,280	95,621,488,490	226,936,620,790
Other intangible fixed assets	78,875,949,011	61,568,859,920	17,307,089,091
Total	**401,434,058,291**	**157,190,348,410**	**244,243,709,881**

12. Construction in progress

Information on the increases/(decreases) of construction in progress is presented in the attached Appendix 02.

The fixed assets formed from the construction, new machinery and equipment, new fixed assets for investment in Nam Dinh Vu Port project - Phase 3 have been mortgaged to secure the Group's borrowings from BIDV – Saigon Center Branch (see Note No. V.23b).

The entire construction in progress of "Dry Warehouse, Port and Mekong Logistics Center" project formed from borrowings, has been mortgaged to secure the Group's borrowings from Shinhan Bank Vietnam Limited – Ho Chi Minh City Branch (see Note No. V.23b).

Total borrowing costs capitalized into construction in progress during the period are VND 0 (same period of the previous year: VND 12,522,794,232).

13. Deferred income tax assets

Deferred income tax assets related to temporarily deductible differences. Details during the period are as follows:

	Current period	Previous period
Beginning balance	357,211,942,796	246,350,066,371
Inclusion into operation results during the period	8,232,422,396	38,935,248,868
Offset against deferred income tax liabilities	780,812,164	412,979,520
Ending balance	**366,225,177,356**	**285,698,294,759**

The corporate income tax rate used to determine the value of deferred income tax assets is 20%.

14. Goodwill

The goodwill is generated from the investments in Binh Duong Port Corporation and Nam Dinh Vu Port Services Joint Stock Company, Gemadept Shipping and Maritime Industry Holding Company Limited and Mekong Logistics Company. Details during the period are as follows:

	Initial cost	Amount allocated	Carrying value
Beginning balance	308,762,392,142	175,438,503,093	133,323,889,049
Increase during the period	6,427,671,119		
Allocation during the period		15,398,784,355	
Ending balance	**315,190,063,261**	**190,837,287,448**	**124,352,775,813**

15. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***5,502,311,600***	***11,025,219,754***
Saigon Development Corporation	5,042,712,283	6,490,797,408
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company	459,599,317	62,614,000
Gemadept Shipping Limited Company	-	3,609,264,324
Mekong Logistics Company	-	601,671,888
CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited)	-	260,872,134
Payables to other suppliers	***797,402,534,454***	***675,162,127,286***
Total	**802,904,846,054**	**686,187,347,040**

The Group has no overdue trade payables.

16. Short-term advances from customers

	Ending balance	Beginning balance
Jera Global Markets Pte. Ltd.	3,406,467,000	-
Mizzen Fze Dmcc	1,521,600,000	-
Iss Malta	1,393,000,000	-
13 Mechanic and Chemicals One Member Limited Liability Company	1,388,340,000	-
Executive Ship Management Pte. Ltd.	-	1,496,861,090
Other customers	4,999,952,476	8,345,387,737
Total	**12,709,359,476**	**9,842,248,827**

17. Payables for dividends and profit distributions

	Ending balance	Beginning balance
Sao Do Investment Group Joint Stock Company	196,055,000,000	-
Other organizations	46,495,278,090	2,412,251,900
Total	**242,550,278,090**	**2,412,251,900**

18. Short-term taxes and amounts payable to the State budget

	Beginning balance		Movements during the period		Other increases/decreases	Ending balance	
	Payables	Receivables	Amount payable	Amount paid		Payables	Receivables
VAT on local sales	18,651,328,167	130,818,182	76,449,090,527	(82,120,606,459)	631,943,213	14,738,760,959	1,257,823,693
VAT on imports	-	-	3,463,556,800	(3,463,556,800)	-	-	-
Export-import duties	-	-	525,784,627	(525,784,627)	-	-	-
Corporate income tax	126,349,732,815	2,582,270,433	337,919,103,010	(170,415,945,908)	4,178,085,816	297,941,141,512	2,492,436,212
Personal income tax	14,352,927,716	-	86,757,780,355	(94,767,361,000)	1,912,092,456	8,255,439,527	-
Withholding tax	440,498,237	365,467,104	12,110,003,317	(12,600,557,308)	153,204,627	158,655,971	420,974,202
Other taxes	328,020,679	323,515,840	2,415,941,777	(2,475,080,398)	642	271,882,701	326,515,841
Total	**160,122,507,614**	**3,402,071,559**	**519,641,260,413**	**(366,368,892,500)**	**6,875,326,754**	**321,365,880,670**	**4,497,749,948**

All taxes and other amounts payable to the State Budget are paid in the short term.

Value added tax (VAT)
The Group companies pay VAT in accordance with the deduction method at the rate of 0% and 10%.

During the period, the Group companies are entitled to the VAT rate of 8% to some services pursuant to Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government.

Export-import duties
The Group companies have declared and paid these duties in line with the Customs' notices.

Corporate income tax
The Group companies have to pay corporate income tax on assessable income at the rate of 20%. Particularly, overseas companies are responsible for paying corporate income tax at the rate as stipulated by each country.

Determination of corporate income tax liability of the Group companies is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Consolidated Interim Financial Statements can be changed upon the inspection of tax authorities.

Other taxes
The Group companies have declared and paid these taxes in line with the prevailing regulations.

19. Payables to employees
Salary and others payable to employees.

20. Short-term accrued expenses

	Ending balance	Beginning balance
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company (a related party) – Services charges	57,388,964	-
Expenses on goods loading, unloading and transport and brokerage commission	85,236,662,857	104,081,243,852
Expenses on construction	22,312,500,000	10,053,697,163
Interest expenses	3,625,056,929	2,893,283,890
Expenses on rubber tree cultivation project	5,354,668,330	4,633,331,066
Other short-term accrued expenses	266,113,468,904	253,669,988,094
Total	**382,699,745,984**	**375,331,544,065**

21. Unearned revenues
21a. Short-term unearned revenues
Rental income received in advance from leasing fixed assets.

The Group has no contracts that are identified being at risk of non-performance.

21b. Long-term unearned revenues

	Ending balance	Beginning balance
Deferred profit from revaluation of fixed assets contributed as capital to associates and jointly-controlled entities	179,873,684,087	183,062,460,406
Deferred profit from service provision to jointly-controlled entities	66,682,738,099	69,910,806,364
Total	**246,556,422,186**	**252,973,266,770**

22. Other payables

22a. Other short-term payables

	Ending balance	Beginning balance
Payables to related parties	***79,541,731***	***1,238,302,851***
"K" Line – Gemadept Logistics Co., Ltd. – Receipt of deposits for office lease	72,304,500	72,304,500
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company – Payment on the Group's behalf	7,237,231	7,237,231
Gemadept Shipping Limited Company – Collection on this company's behalf and other payables	-	1,151,167,203
CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited) – Collection on this company's behalf	-	7,593,917
Payables to other organizations and individuals	***446,006,643,195***	***327,229,902,409***
Payables for agency service	52,523,049,379	47,072,349,719
Land rental (i)	13,524,522,440	15,057,653,351
Receipts of other short-term deposits	18,021,944,164	9,567,254,311
Salary-based compulsory insurance premiums	1,426,360,428	1,060,791,687
Other short-term payables	360,510,766,784	254,471,853,341
Total	**446,086,184,926**	**328,468,205,260**

The Group has no other overdue payables.

22b. Other long-term payables

	Ending balance	Beginning balance
Payables to related party	-	***2,000,000,000***
CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited) – Receipt of deposits for warehouse lease	-	2,000,000,000
Payables to other organizations and individuals	***235,189,624,120***	***229,012,177,679***
Land rental (i)	126,907,824,120	124,012,177,679
Sao Xanh Transportation Limited Liability Company – Receipt of deposit (ii)	105,000,000,000	105,000,000,000
Deposits and long-term escrow accounts	3,281,800,000	-
Total	**235,189,624,120**	**231,012,177,679**

(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 30 June 2026. These expenses will be paid after the period of 5 years from the signing date of Land Leasing Contract.

(ii) Sao Xanh Transportation Limited Liability Company made a deposit to Gemadept Construction Infrastructure Investment and Development Corporation (equivalent to 15% of the net transaction value) in accordance with Framework Agreement No. 01/2025/HĐK/SX dated 02 June 2025 between Gemadept Construction Infrastructure Investment and Development Corporation, Gemadept Corporation and Sao Xanh Transportation Limited Liability Company.

22c. Overdue debts

The Group has no other overdue payables.

23. Borrowings

23a. Short-term borrowings

	Ending balance	Beginning balance
Short-term borrowings from banks	-	***80,014,209,809***
Borrowing from Shinhan Bank Vietnam Limited	-	43,495,314,376
Borrowing from VietinBank – Branch 1 in Ho Chi Minh City	-	20,381,868,417
Borrowing from Vietcombank – Ho Chi Minh City Branch	-	7,047,645,105
Borrowing from United Overseas Bank (Vietnam) Limited	-	5,746,902,249
Borrowing from HSBC Bank (Vietnam) Limited	-	3,342,479,662
Current portions of borrowings	***322,806,979,276***	***227,508,250,334***
Current portions of long-term borrowings (see Note No. V.23b)	322,806,979,276	227,508,250,334
Ending balance	**322,806,979,276**	**307,522,460,143**

The Group is capable of repaying its short-term borrowings.

23b. Long-term borrowings

	Ending balance	Beginning balance
Borrowing from BIDV – Saigon Central Branch (i)	1,441,235,917,023	1,380,431,309,138
Borrowing from VietinBank – Branch 1 in Ho Chi Minh City Branch 1 (ii)	626,176,255,029	701,208,705,855
Borrowing from Shinhan Bank Vietnam Limited – Ho Chi Minh City Branch (iii)	128,958,175,557	-
Ending balance	**2,196,370,347,609**	**2,081,640,014,993**

(i) The borrowing from BIDV – Saigon Center Branch is to supplement the investment capital for 9 Rubber Tyre Gantry (RTG) Cranes for container loading and unloading at the port. The maximum borrowing term is 84 months, starting from the date of first borrowing disbursement. This borrowing is secured by these 9 RTG Cranes (see Note No. V.9).

The borrowing from BIDV – Saigon Center Branch is to supplement the investment capital for 1 Konecrance mobile harbor crane for container loading and unloading at the port for container loading and unloading at the port. The maximum borrowing term is 84 months, starting from the date of first borrowing disbursement. This borrowing is secured by this 1 Konecrance mobile harbor crane (see Note No. V.9).

The borrowing from BIDV – Saigon Center Branch is to invest in Nam Dinh Vu Port project – Phase 3. The borrowing term is 120 months, starting from the date of first borrowing disbursement. The grace period is 24 months. The borrowing amount is repaid on the quarterly basis and the first repayment will be made on 25 October 2026. This borrowing is secured by the pledge of right to use leased land at Nam Dinh Vu Port project – Phase 3, rights to exploit the project, infrastructure on land, construction works, machinery and equipment, etc. and existing assets attached to land of Nam Dinh Vu Port project – Phase 3 (see Notes No.V.8b, V.9 and V.12).

(ii) The borrowing from VietinBank – Branch 1 in Ho Chi Minh City is to supplement the investment capital for developing Nam Dinh Vu Port project – Phase 2. The borrowing amount is repaid on the quarterly basis and the first repayment was made on 25 December 2023.

The borrowing from VietinBank – Branch 1 in Ho Chi Minh City is to pay the legal investment costs for project of Upgrade of Hai Phong maritime channel from the turning basin of Hai Phong International Container Port to Nam Dinh Vu Port (Ha Nam Canal). The borrowing term is 60 months, starting from the date of first borrowing disbursement.

These borrowings are secured by mortgaging the rental for land at Nam Dinh Vu Port project – Phase 2, and fixed assets formed from construction, machinery and equipment, new fixed assets for investment in Phase 2 of Nam Dinh Vu Port project (see Notes No. V.8b and V.9).

(iii) The borrowing from Shinhan Bank Vietnam Limited – Ho Chi Minh City Branch is to invest in the construction of Mekong Logistics Centre – Phase 2. The borrowing term is 7 years, starting from the date of the first borrowing disbursement. The grace period is 18 months. This borrowing is secured by mortgaging land use rights, construction works on the land, assets and equipment formed from the borrowing (see Notes No. V.8b, V.9 and V.12).

The Group is capable of repaying its long-term borrowings.

The repayment schedule for long-term borrowings is as follows:

	Ending balance	Beginning balance
1 year or less	322,806,979,276	227,508,250,334
More than 1 year to 5 years	1,490,140,464,618	1,338,968,615,085
More than 5 years	706,229,882,991	742,671,399,908
Total debt	**2,519,177,326,885**	**2,309,148,265,327**

23c. *Overdue borrowings*

The Group has no overdue borrowings.

24. Provisions for short-term payables

	Beginning balance	Amount used during the period	Amount reversed during the period	Ending balance
Provision for construction work warranties	9,688,571,854	-	-	9,688,571,854
Provision for losses to be compensated during transportation	129,673,858,543	(3,304,426,219)	(2,738,464,214)	123,630,968,110
Total	**139,362,430,397**	**(3,304,426,219)**	**(2,738,464,214)**	**133,319,539,964**

25. Bonus and welfare fund

The Group's bonus and welfare fund comprises bonus fund, welfare fund and operating fund of the Board of Directors.

26. Deferred income tax liabilities

	Current period	Previous period
Beginning balance	-	-
Inclusion into operation results during the period	(936,041,266)	(412,979,520)
Increase due business combination	155,229,102	-
Offsetting against deferred income tax assets	780,812,164	412,979,520
Ending balance	**-**	**-**

The corporate income tax rate used for determining deferred income tax liabilities is 20%.

27. Owner's equity

27a. Statement of changes in owner's equity

Information on the changes in owner's equity is presented in attached Appendix 03.

27b. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	426,495,109	426,495,109
Number of shares issued	426,495,109	426,495,109
- *Common shares*	*426,495,109*	*426,495,109*
- *Preferred shares*	-	-
Number of shares repurchased	-	-
- *Common shares*	-	-
- *Preferred shares*	-	-
Number of outstanding shares	426,495,109	426,495,109
- *Common shares*	*426,495,109*	*426,495,109*
- *Preferred shares*	-	-

Par value per outstanding share: VND 10,000.

27c. Profit distribution

During the period, the Parent Company distributed profits in accordance with Resolution No. 080/NQ-ĐHĐCĐ-GMD dated 06 May 2026 of 2026 Annual General Meeting of Shareholders as follows:

		VND
• Distribution of dividends to shareholders (22% of par value)	:	938,289,239,800
• Appropriation for the Board of Directors' Fund (3% of profit after tax)	:	52,668,894,759
• Appropriation for bonus and welfare funds (5% of profit after tax)	:	87,781,491,265

27d. Foreign exchange differences

	Ending balance	Beginning balance
Exchange difference due to change of accounting currency unit by the jointly-controlled entity	213,448,362,110	213,448,362,110
Exchange difference due to conversion of Financial Statements of subsidiaries prepared in USD into those in VND	265,877,362,482	255,007,227,433
Total	**479,325,724,592**	**468,455,589,543**

28. Items outside Consolidated Interim Statement of Financial Position

28a. Leased assets

The total minimum lease payments in the future for non-cancellable leasing contracts are classified by terms as follows:

	Ending balance	Beginning balance
1 year or less	26,365,645,235	4,246,500,000
More than 1 year to 5 years	30,879,722,658	18,112,908,800
More than 5 years	11,026,876,530	6,028,609,440
Total	**68,272,244,423**	**28,388,018,240**

The above-mentioned operating lease payments include:

- The rental and management fee payable for leasing office of CJ Vietnam Co., Ltd. located at No. 6 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam.
- Total rental for the land in Dong Hoa Ward, Ho Chi Minh City, Vietnam.

28b. Foreign currencies

	Ending balance	Beginning balance
US Dollar (USD)	6,672,148.18	5,376,376.22
Singapore Dollar (SGD)	62,400.59	-
Malaysian Ringgit (MYR)	1,191,876.14	-

28c. Written-off doubtful debts

	Ending balance	Beginning balance	Reasons for writing off
Lion Lord Corporation	1,277,515,915	1,277,515,915	This corporation was dissolved
Other subjects	4,196,566,134	4,196,566,134	Irrecoverable
Total	**5,474,082,049**	**5,474,082,049**	

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED INTERIM INCOME STATEMENT

1. Revenue from sales of goods and provision of services

1a. Gross revenue

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from port operation	2,835,549,085,589	2,447,088,479,874
Revenue from logistics services: transportation services, agent services, leasing assets, etc.	377,939,395,160	323,127,994,236
Revenue from leasing offices and other revenues	470,960,646	461,265,108
Total	**3,213,959,441,395**	**2,770,677,739,218**

1b. Revenue from sales of goods and provision of services to related parties

Sales of goods and provision of services to related parties are presented in Note No. VIII.1b.

2. Cost of sales

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of port operation	1,471,191,304,303	1,323,600,322,590
Cost of logistics services: transportation services, agent services, leasing assets, etc.	181,954,417,603	163,464,101,892
Total	**1,653,145,721,906**	**1,487,064,424,482**

3. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Bank deposit interest	131,614,342,747	82,256,220,754
Loan interest	2,215,086,975	686,661,582
Gain from transfer of long-term financial investments	599,837,509,022	-
Difference between the business combination cost and the value of the investment using the equity method	12,204,896,124	-
Exchange gain arising	2,835,104,581	5,603,408,468
Exchange gain due to the revaluation of monetary items in foreign currencies	793,246,444	2,650,826,120
Other financial income	192,384,895	320,434,580
Total	**749,692,570,788**	**91,517,551,504**

4. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	84,903,781,994	49,767,022,846
Loss on sales of trading securities	-	2,185,098,904
Exchange loss arising	955,972,432	1,302,763,468
Provision/(Reversal of provision) for investment losses	385,756,843	(1,049,108,072)
Other financial expenses	138,230,769	103,048,353
Total	**86,383,742,038**	**52,308,825,499**

5. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	4,010,032,932	5,254,678,714
Brokerage commissions	297,780,107,088	155,767,078,552
Other expenses	5,817,473,208	7,232,346,749
Total	**307,607,613,228**	**168,254,104,015**

6. General and administrative expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	123,877,022,015	115,675,419,454
Administrative supplies and office supplies	5,466,344,106	4,082,181,035
Depreciation/(amortization) of fixed assets	14,331,986,594	13,515,011,503
Allowance/(Reversal of allowance) for doubtful debts	(39,999,999)	86,182,515
Allocation of goodwill	15,398,784,355	13,801,798,706
Expenses for external services	55,385,513,068	42,778,660,644
Other expenses	83,360,843,547	55,969,336,986
Total	**297,780,493,686**	**245,908,590,843**

7. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Proceeds from liquidation of fixed assets	740,852,696	802,901,218
Allocation of unearned revenues (*)	5,573,450,783	5,573,450,783
Reversal of provisions for payables	2,738,464,214	-
Other income	9,610,741,970	4,269,145,678
Total	**18,663,509,663**	**10,645,497,679**

(*) Unearned revenues to be allocated include:

- Income from revaluation of the land use right contributed as capital to Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company, which generated from 2008 with the amount of VND 283,980,000,000 and the allocation period of 48 years and 10 months.
- Unrealized profit relevant to revenue from consulting and construction services to Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company for the amount corresponding to the amount amortized and allocated during the period of these assets.

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Ineffective investment costs	58,320,042,062	110,780,951,871
Expenses of damaged fixed assets	-	9,317,647,445
Additional tax payable	2,839,854,810	7,735,193,723
Other expenses	3,415,048,615	963,889,978
Total	**64,574,945,487**	**128,797,683,017**

9. Deferred income tax

	Accumulated from the beginning of the year	
	Current year	Previous year
Deferred income tax liability arising from temporarily taxable differences	-	-
Deferred income tax liability arising from reversal of deferred income tax assets	990,950,067	784,898,953
Deferred income tax liability reduction arising from temporarily deductible differences	(9,223,372,463)	(39,720,147,821)
Deferred income tax liability reduction arising from reversal of deferred income tax liability	(936,041,266)	(412,979,520)
Total	**(9,168,463,662)**	**(39,348,228,388)**

10. Earnings per share

10a. Basic and diluted earnings per share

	Accumulated from the beginning of the year	
	Current year	Previous year
Accounting profit after corporate income tax of shareholders of the Parent Company	1,658,394,158,581	848,236,864,657
Appropriation for bonus and welfare funds, funds of the Board of Directors, Management and Supervisory Board	(84,387,276,840)	(67,858,949,173)
Increases/(decreases) in accounting profit used to determine profit distributed to ordinary equity holders	-	-
Profit used to calculate basic and diluted earnings per share	1,574,006,881,741	780,377,915,484
The average number of ordinary shares outstanding during the period	426,495,109	418,137,340
Basic earnings per share	**3,691**	**1,866**
Diluted earnings per share	**3,691**	**1,866**

10b. Other information

There are no transactions over the common share or potential common share from the balance sheet date until the date of these Consolidated Interim Financial Statements.

11. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	214,058,880,471	163,847,354,780
Labor costs	330,129,540,818	292,043,555,936
Depreciation/(amortization) of fixed assets	255,385,082,590	194,320,312,997
Expenses for external services	1,112,055,886,339	1,006,508,358,607
Other expenses	346,904,438,602	244,507,537,020
Total	**2,258,533,828,820**	**1,901,227,119,340**

VII. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED INTERIM CASH FLOW STATEMENT

The Group's balances related to acquisition and liquidation of fixed assets, deposit interest, loan interest, dividends and profit received, and payables for dividends are as follows:

	Ending balance	Beginning balance
Advance payment for acquisition of fixed assets	74,799,832,549	90,605,253,728
Payables for acquisition of fixed assets	44,172,199,650	140,746,040,602
Liquidation of fixed assets on which collection has not been made	1,347,491,116	1,347,491,116
Deposit interest, loan interest, dividends and profit received	79,528,505,411	133,279,219,262

VIII. OTHER DISCLOSURES

1. Transactions and balances with related parties

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

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

The key management personnel comprise the Board of Directors, the Supervisory Board, and the members of Management. The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Group has no sales of goods or provision of services and no other transactions with the key management personnel and their related individuals.

Receivables from and payables to the key management personnel and their related individuals

The Group has no receivables from or payables to the key management personnel and their related individuals.

Remuneration of the key management personnel

	Position	Current period	Previous period
The Board of Directors			
Mr. Do Van Nhan	Chairman	2,673,867,500	2,119,650,000
Mr. Chu Duc Khang	Vice Chairman	2,105,800,000	1,674,021,750
Mr. Nguyen Thanh Binh	Member	2,678,274,300	2,125,253,550
Ms. Bui Thi Thu Huong	Member	1,686,928,300	1,387,158,550
Ms. Nguyen Minh Nguyet	Member	1,748,261,500	1,376,293,000
Mr. Vu Ninh	Member	1,318,970,400	1,078,852,050
Mr. Shinya Hosoi	Member (resigned from 24 June 2025)	-	150,000,000
Mr. Iida Shuntaro	Member (elected on 24 June 2025 and resigned from 06 May 2026)	210,000,000	150,000,000
Mr. Nguyen Van Hung	Independent Member	300,000,000	300,000,000
Mr. Lam Dinh Du	Independent Member	300,000,000	300,000,000
Mr. Nguyen Thai Son	Independent Member	300,000,000	300,000,000

	Position	Current period	Previous period
The Supervisory Board			
Mr. Luu Tuong Giai	Head of the Supervisory Board	60,000,000	60,000,000
Ms. Vu Thi Hoang Bac	Supervisory Board Member	754,903,023	582,272,123
Mr. Tran Duc Thuan	Supervisory Board Member	609,949,536	441,118,710
The Board of Management			
Mr. Nguyen Thanh Binh	General Director	2,678,274,300	2,125,253,550
Mr. Pham Quoc Long	Deputy General Director	1,759,800,000	1,336,461,750
Mr. Do Cong Khanh	Deputy General Director	1,551,339,300	1,175,647,050
Mr. Nguyen The Dung	Deputy General Director	1,804,249,300	1,385,638,800

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 Joint Stock Company	Jointly-controlled entity
Sai Gon Cargo Service Corporation	Associate
"K"Line-Gemadept Logistics Company Limited	Jointly-controlled entity
Golden Globe Co., Ltd.	Associate
Golden Globe Trading Company Limited	Associate
Foodstuff Combina Torial Joint Stock Company	Associate
Vung Tau Commercial Port Joint Stock Company	Associate
Minh Dam Tourist Joint Stock Company	Associate
Saigon Development Corporation	Associate of subsidiary
JinJiang Shipping Logistics (Vietnam) Co., Ltd.	Associate of subsidiary
Phu Hung Healthcare Investment Consultancy Joint Stock Company	Associate of subsidiary
Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited)	Jointly-controlled entity (up to 30 June 2026) Subsidiary (as of 30 June 2026)
Gemadept Shipping Limited Company	Subsidiary of Jointly-controlled entity (up to 30 June 2026) Indirect subsidiary (as of 30 June 2026)
Gemadept Shipping Singapore Pte. Ltd.	Subsidiary of Jointly-controlled entity (up to 30 June 2026) Indirect subsidiary (as of 30 June 2026)
Gemadept (Malaysia) Sdn. Bhd.	Subsidiary of Jointly-controlled entity (up to 30 June 2026) Indirect subsidiary (as of 30 June 2026)

Other related parties	Relationship
CJ Logistics Holdings Vietnam Company Limited (formerly known as CJ Gemadept Logistics Holdings Company Limited)	Associate (up to 30 June 2026)
Gemadept Hai Phong One Member Company Limited	Subsidiary of associate (up to 30 June 2026)
CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited)	Subsidiary of associate (up to 30 June 2026)
Mekong Logistics Company	Subsidiary of associate (up to 30 June 2026) Subsidiary (as of 30 June 2026)

Transactions with other related parties

The Group has sales of goods and provision of services, and other transactions with other related parties as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company		
Revenue from service provision	36,127,091,725	33,730,306,036
Services charges	411,138,536	232,558,425
Payment on this company's behalf	308,250,000	80,230,000
Other expenses	-	16,946,000
Saigon Cargo Service Corporation		
Dividends received	-	110,982,597,000
"K"Line-Gemadept Logistics Company Limited		
Revenue from service provision	25,254,998,897	18,302,025,927
Revenue from leasing office	207,238,200	201,792,100
Profit received	6,800,000,000	11,000,000,000
Vung Tau Commercial Port Joint Stock Company		
Dividends received	1,446,300,000	2,024,820,000
Minh Dam Tourist Joint Stock Company		
Loan interest	97,644,514	84,562,952
Payment on this company's behalf	-	61,100,092
JinJiang Shipping Logistics (Vietnam) Company Limited		
Revenue from leasing assets	4,417,346,802	-
Revenue from service provision	6,674,355,111	-
Services charges	7,071,141,204	-
Payment on this company's behalf	143,982,589	-
Capital contribution	-	7,750,000,000

	Accumulated from the beginning of the year	
	Current year	**Previous year**
CJ Logistics Holdings Vietnam Company Limited (formerly known as CJ Gemadept Logistics Holdings Company Limited)		
Profit received	180,000,000,000	-
Gemadept Hai Phong One Member Company Limited		
Revenue from service provision	-	7,500,000
Gemadept Shipping Limited Company		
Revenue from leasing assets	24,751,067,580	24,257,913,293
Revenue from service provision	85,365,568,302	18,736,666,278
Services charges	16,199,183,577	17,658,133,628
Collection on this company's behalf	23,158,408,225	19,381,086,201
Payment on this company's behalf	35,839,786,352	24,431,327,169
Mekong Logistics Company		
Revenue from service provision	159,311,914	124,412,311
Loan	20,000,000,000	-
Loan interest	431,884,932	-
CJ Logistics Vina Co., Ltd. (formerly known as Gemadept Logistics One Member Company Limited)		
Revenue from service provision	5,599,177,865	2,693,728,581
Revenue from leasing assets	4,746,544,800	6,326,152,983
Services charges	3,451,342,530	1,480,184,675
Payment on this company's behalf	273,578,804	284,906,990
Acquisition of transferred investment	173,110,893,000	-
Saigon Development Corporation		
Services charges	681,800,000	-
Dividends received	9,995,920,000	-

Sales of merchandise and provision of services to other related parties are made at mutually agreed prices. Purchases of merchandise and services from other related parties are made at the market prices.

Guarantee commitment
The Group has mortgaged the contribution capital to Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company to secure the borrowing of this company from Vietcombank – Ho Chi Minh City Branch, in relation to the investment in Gemadept - Terminal Link Cai Mep Terminal Project – Phase 1.

The Group has mortgaged the term deposits at BIDV – Transaction Office 2 to guarantee the borrowing of Golden Globe Co., Ltd. under the overseas borrowing contract between Golden Globe Co., Ltd. and Laos Vietnam Joint Venture Bank to cover eligible and legal costs incurred for investment in the Gemadept Vientiane Hotel project in Vientiane, Laos.

Receivables from and payables to other related parties
The receivables from and payables to other related parties are presented in Notes No. V.2a, V.3, V.5a, V.15, V.20 and V.22.

The receivables from other related parties are unsecured and will be paid in cash.

2. Segment information

The primary segment report is for the business segment since the organization and management of business operations of the Group are mainly based on their types of services.

2a. Information on business segment

The Group has major business segments as follows:

- Port operation: including all services related to port operation.
- Logistics: including providing transportation, leasing vehicles, and agency services, etc.;
- Real estate: leasing office and investing in the construction of a mixed-use development in Laos.
- Afforestation: including activities of planting rubber trees in Cambodia.

The information on financial performance, fixed assets, other non-current assets and significant non-cash expenses of the business segments of the Group is presented in attached Appendix 4.

2b. Information on geographical segment

The Group's activities are taken place locally and overseas.

Details of net external revenue according to geographical segments based on the locations of customers are as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Local areas	3,082,114,471,593	2,666,187,271,434
Overseas areas	131,844,969,802	104,490,467,784
Total	**3,213,959,441,395**	**2,770,677,739,218**

Details of expenses generated on acquisition of fixed assets and other non-current assets according to geographical segments, based on the locations of assets are as follows:

	Expenses incurred to acquire fixed assets and other non-current assets		Segment assets	
	Current period	**Previous period**	**Ending balance**	**Beginning balance**
Local areas	267,565,538,407	816,840,786,781	19,598,825,730,133	17,671,722,076,575
Overseas areas	1,024,258,400	2,365,755,920	1,256,328,042,653	1,761,933,136,853
Total	**268,589,796,807**	**819,206,542,701**	**20,855,153,772,786**	**19,433,655,213,428**

3. Significant accounting judgements, estimates and assumptions

In preparing these Consolidated Interim Financial Statements, the Board of Management has made estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates. Significant accounting judgements, estimates and assumptions are reviewed and updated by the Board of Management on an ongoing basis based on historical experience and other relevant factors.

The estimates described below have been identified by the Board of Management as those that could have a material effect on the Consolidated Financial Statements for the subsequent fiscal year should the underlying assumption change.

Allowance for doubtful debts
The Group estimates the allowance for doubtful debts based on an assessment of the recoverability of individual receivable balances, taking into account debt ages, customers' financial condition. Uncertainty arises primarily from forecasting customers' future ability to settle outstanding balances, particularly under changing economic conditions.

The Board of Management assesses the possibility that actual credit losses will exceed the allowance recognized to be low, based on customers' payment history and available information on the financial position of each debtor.

To mitigate credit risk, the Board of Management has implemented the following measures:
- Performing regular monitoring and collection of outstanding receivables;
- Requiring collateral or third-party guarantees for significant credit exposures;
- Reviewing customer credit limits on a quarterly basis.

Estimated useful lives and residual values of fixed assets
The Group estimates the useful lives of fixed assets based on technical assessments and actual operating experience. Uncertainty arises from technological developments, changes in utilization patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimated.

The Board of Management considers the likelihood of significant differences between the estimated and actual useful lives to be low for the majority of the Group's fixed assets, except for certain specialized machinery and equipment operating in harsh environments, for which a higher degree of uncertainty arises.

The Board of Management has adopted the following measures:
- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Performing scheduled maintenance in accordance with technical requirements;
- Assessing assets for indicators of impairment at each reporting date in accordance with applicable regulations; and
- Planning timely replacement of assets to minimize disruptions to business operations.

Estimation of corporate income tax and deferred tax
The determination of income tax expense and deferred tax assets/tax liabilities requires the Board of Management to exercise judgement regarding the application of prevailing tax regulations, the probability of generating sufficient future taxable profits against which deferred tax assets can be utilized, and the potential outcomes of tax audits and assessments by the tax authorities.

Based on the Group's recent operating performance and the approved business plan, the Board of Management considers the likelihood that actual future taxable profits will be significantly lower than forecast to be low.

The Board of Management has adopted the following measures:
- Reviewing the recoverability of deferred tax assets on an annual basis;
- Consulting tax specialists regarding the application of tax regulations to complex transactions;
- Preparing comprehensive documentation to be ready for a tax inspection.
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

4. Subsequent events

On 21 July 2026, the Group completed the legal procedures for the capital contribution to set up a joint venture with CMA CGM Inland Services, i.e. establishing Green Gen Transportation Company Limited. Green Gen Transportation Company Limited received its Business Registration Certificate.

On 05 August 2026, the Parent Company received approval from the State Securities Commission according to Official Letter No. 7338/UBCK-QLCB regarding the report on the results of the share issuance under GMD's employee stock option program. On 20 August 2026, the Parent Company received the 36th amended Business Registration Certificate issued by Ho Chi Minh City Department of Finance, regarding the increase in the charter capital to VND 4,328,925,090,000.

Apart from the events presented above, the Group's Board of Management confirms that there are no other material events arising from the reporting date to the approval date of the Consolidated Interim Financial Statements that require adjustments or disclosures in the Consolidated Interim Financial Statements.

5. Other information

The Parent Company's profit after tax for the current period reached VND 1,658 billion, an increase of more than VND 810 billion as compared to the same period of the previous year. The main reasons are as follows:

- the increase in gross profit from core business activities by more than VND 277 billion;
- the increase in profit from joint ventures and associates by more than VND 224 billion;
- the increase in profit from financial activities by more than VND 624 billion, mainly due to gains from the transfer of capital contributions during the period;
- the increase in other profit by more than VND 72 billion mainly due to a decrease in inefficient investment costs in rubber plantation project as compared to the same period of the previous year;
- the increase in operating costs and current income tax by more than VND 191 billion and VND 170 billion respectively, mainly due to the growth in revenue and profit from core business activities.

Date: 28 August 2026

CTCP TẬP ĐOÀN GEMADEPT
GEMADEPT THE WAY FORWARD
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Nguyen Ngoc Son	Khoa Nang Luu	Nguyen Thanh Binh
Preparer	Chief Accountant	Legal Representative

Appendix 1: Ownership of the Group in joint-ventures, associates

Unit: VND

	Beginning value of the ownership	Profit or loss during the period	Dividends, profit received during the period	Divestment	Decrease due to business combination	Other increases	Ending value of the ownership
Gemadept-Terminal Link Cai Mep Terminal Joint Stock Company	2,953,962,722,281	531,612,547,415	-	-	-	-	3,485,575,269,696
Sai Gon Cargo Service Corporation	682,798,369,728	124,484,553,791	-	-	-	(4,389,979,670)	802,892,943,849
CJ Gemadept Logistics Holdings Company Limited	460,540,613,367	17,321,597,298	(180,000,000,000)	(298,026,355,958)	-	164,145,293	-
Saigon Development Corporation	128,448,002,235	2,511,122,625	(9,995,920,000)	-	-	6,438,080	120,969,642,940
"K" Line-Gemadept Logistics Company Limited	121,287,774,107	4,179,462,860	(6,800,000,000)	-	-	-	118,667,236,967
CJ Gemadept Shipping Holdings Company Limited	175,078,216,614	10,804,369,176	-		(185,882,585,790)	-	-
Golden Globe Co., Ltd.	93,428,882,373	(1,990,649,494)	-	-	-	-	91,438,232,879
Phu Hung Healthcare Investment Consultancy Joint Stock Company	82,981,473,941	736,579,313	-	-	-	-	83,718,053,254
Golden Globe Trading Company Limited	85,869,632,185	2,573,926,769	-	-	-	-	88,443,558,954
Foodstuff Combina Torial Joint Stock Company	24,061,642,036	92,759,738	-	(24,154,401,774)	-	-	-
Jinjiang Shipping Logistics (Vietnam) Company Limited	8,285,046,084	-	-	-	-	-	8,285,046,084
Other joint ventures, associates	11,360,622,845	2,211,663,624	(1,446,300,000)	-	-	372,396,553	12,498,383,022
Total	**4,828,102,997,796**	**694,537,933,115**	**(198,242,220,000)**	**(322,180,757,732)**	**(185,882,585,790)**	**(3,846,999,744)**	**4,812,488,367,645**

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Legal Representative

Appendix 2: Increases/(decreases) of construction in progress

Unit: VND

	Beginning balance	Increase during the period	Increase due to business combination	Inclusion into fixed assets during the period	Other decreases	Ending balance
Acquisition of fixed assets	***130,163,219,329***	***84,584,162,571***	-	***(108,472,878,963)***	-	***106,274,502,937***
Construction in progress	***1,139,765,970,699***	***85,860,197,639***	***107,278,414,412***	***(211,100,280,378)***	***(50,246,405,964)***	***1,071,557,896,408***
• Rach Chiec Residence Area	51,165,085,825	-	-	-	-	51,165,085,825
• Pacific Pride Rubber Trees	594,114,390,100	680,648,100	-	(319,349,796)	(12,340,083,034)	582,135,605,370
• Pacific Pearl Rubber Trees	234,225,180,174	-	-	-	(18,571,754,165)	215,653,426,009
• Pacific Lotus Rubber Trees	130,456,588,676	104,239,850	-	-	(19,334,568,765)	111,226,259,761
• Dry Warehouse, Port and Mekong Logistics Center	-	-	107,278,414,412	-	-	107,278,414,412
• Nam Dinh Vu Port	129,078,725,924	83,715,566,718	-	(210,780,930,582)	-	2,013,362,060
• Others	726,000,000	1,359,742,971	-	-	-	2,085,742,971
Total	**1,269,929,190,028**	**170,444,360,210**	**107,278,414,412**	**(319,573,159,341)**	**(50,246,405,964)**	**1,177,832,399,345**

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Preparer	**Chief Accountant**	**Legal Representative**

Appendix 3: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Other owner's capital	Exchange difference	Investment and development fund	Other equity funds	Retained profits	Non-controlling interests	Total
Beginning balance of the previous year	4,139,826,090,000	3,920,183,061,040	128,097,775,902	431,368,225,715	72,892,277,093	72,381,836,572	3,617,139,919,490	1,390,036,816,744	13,771,926,002,556
Capital increase in the previous period	62,097,000,000	-	-	-	-	-	-	231,143,620,000	293,240,620,000
Profit in the previous period	-	-	-	-	-	-	848,236,864,657	283,539,010,518	1,131,775,875,175
Effects due to additional acquisition of ownership rate at the subsidiary	-	-	-	-	-	-	(179,427,347,888)	(83,134,542,112)	(262,561,890,000)
Appropriation for investment and development fund	-	-	-	-	229,040,347	-	(229,040,347)	-	-
Appropriation for bonus and welfare funds	-	-	-	-	-	-	(100,953,279,350)	(5,069,970,766)	(106,023,250,116)
Dividend distribution	-	-	-	-	-	-	(840,384,618,000)	(247,890,380,362)	(1,088,274,998,362)
Other increases	-	-	-	34,104,693,084	-	-	3,830,805,095	-	37,935,498,179
Ending balance of the previous period	**4,201,923,090,000**	**3,920,183,061,040**	**128,097,775,902**	**465,472,918,799**	**73,121,317,440**	**72,381,836,572**	**3,348,213,303,657**	**1,568,624,554,022**	**13,778,017,857,432**
Beginning balance of the current year	4,264,951,090,000	3,920,183,061,040	128,097,775,902	468,455,589,543	73,121,317,440	72,381,836,572	4,212,636,741,407.00	1,778,426,741,259	14,918,254,153,163
Capital increase in the current period	-	-	-	-	-	-	1,658,394,158,581.00	280,216,140,687	1,938,610,299,268
Effects due to business combination	-	-	-	-	-	-	-	178,462,296,493	178,462,296,493
Appropriation for bonus and welfare funds	-	-	-	-	-	-	(158,205,653,634.00)	(6,871,316,505)	(165,076,970,139)
Dividend distribution	-	-	-	-	-	-	(938,289,239,800.00)	(368,492,573,600)	(1,306,781,813,400)
Other increases	-	-	-	10,870,135,049	-	-	(3,761,617,585.00)	-	7,108,517,464
Ending balance of the current period	**4,264,951,090,000**	**3,920,183,061,040**	**128,097,775,902**	**479,325,724,592**	**73,121,317,440**	**72,381,836,572**	**4,770,774,388,969**	**1,861,741,288,334**	**15,570,576,482,849**

Ho Chi Minh City, 28 August 2026

Nguyen Ngoc Son
Preparer

Khoa Nang Luu
Chief Accountant

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Appendix 4: Segment information according to the business segments

Unit: VND

Information on the Group's financial performance, fixed assets, other non-current assets and values of significant non-cash expenses according to the business segments is as follows:

	Port operation	Logistics services	Trading real estate	Planting rubber trees	Deductions	Total
Current period						
Net external revenue	2,835,549,085,589	377,939,395,160	470,960,646	-		3,213,959,441,395
Net inter-segment revenue	828,656,774,430	97,613,298,542	-		(926,270,072,972)	-
Total net revenue	***3,664,205,860,019***	***475,552,693,702***	***470,960,646***	-	***(926,270,072,972)***	***3,213,959,441,395***
Segment financial performance	1,062,909,428,551	63,674,687,176	470,960,646	(36,142,264,151)	(135,487,199,647)	955,425,612,575
Expenses not attributable to segments						-
Operating profit						955,425,612,575
Financial income						749,692,570,788
Financial expenses						(86,383,742,038)
Other income						18,663,509,663
Other expenses						(64,574,945,487)
Gain or loss in associates and joint ventures	534,860,249,353	159,094,406,487	583,277,275	-	-	694,537,933,115
Current income tax						(337,919,103,010)
Deferred income tax						9,168,463,662
Profit after tax						***1,938,610,299,268***
Total expenses on acquisition of fixed assets and other non-current assets	***170,984,264,265***	***96,581,274,142***	-	***1,024,258,400***	-	***268,589,796,807***
Total depreciation/(amortization) and allocation of long-term deferred expenses	***226,616,493,320***	***56,152,017,403***	-	***4,122,920,351***	-	***286,891,431,074***
Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term deferred expenses)	-	-	-	-	-	-

Appendix 4: Segment information according to the business segments (cont.)

	Port operation	Logistics services	Trading real estate	Planting rubber trees	Deductions	Total
Previous period						
Net external revenue	2,447,088,479,874	323,127,994,236	461,265,108	-		2,770,677,739,218
Net inter-segment revenue	632,578,249,138	741,967,293,761	-	-	(1,374,545,542,899)	-
Total net revenue	***3,079,666,729,012***	***1,065,095,287,997***	***461,265,108***	-	***(1,374,545,542,899)***	***2,770,677,739,218***
Segment financial performance	973,246,132,761	84,706,499,051	461,265,108	(37,250,619,191)	(151,712,657,851)	869,450,619,878
Expenses not attributable to segments						-
Operating profit						869,450,619,878
Financial income						91,517,551,504
Financial expenses						(52,308,825,499)
Other income						10,645,497,679
Other expenses						(128,797,683,017)
Gain or loss in associates and joint ventures	324,344,634,086	144,212,557,867	1,484,757,254	-	-	470,041,949,207
Current income tax						(168,121,462,965)
Deferred income tax						39,348,228,388
Profit after tax						***1,131,775,875,175***
Total expenses on acquisition of fixed assets and other non-current assets	***783,198,440,094***	***33,642,346,687***	-	***2,365,755,920***	-	***819,206,542,701***
Total depreciation/(amortization) and allocation of long-term deferred expenses	***202,375,745,925***	***55,310,811,319***	-	***7,621,950,667***	-	***265,308,507,911***
Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term deferred expenses)	-	-	-	-	-	-

Appendix 4: Segment information according to the business segments (cont.)

The Group's assets and liabilities according to the business segments are as follows:

	Port operation	Logistics services	Trading real estate	Planting rubber trees	Deductions	Total
Ending balance						
Direct assets of segment	11,220,486,729,491	7,414,955,639,284	168,838,522,393	2,050,872,881,618	-	20,855,153,772,786
Allocated assets	-	-	-	-	-	-
Unallocated assets						364,299,894,856
Total assets						***21,219,453,667,642***
Direct liabilities of segment	3,630,202,472,004	883,234,499,409	-	1,011,431,638,424	-	5,524,868,609,837
Allocated liabilities	-	-	-	-	-	-
Unallocated liabilities						124,008,574,956
Total liabilities						***5,648,877,184,793***
Beginning balance						
Direct assets of segment	10,223,434,695,692	6,966,691,976,226	170,030,498,784	2,073,498,042,726	-	19,433,655,213,428
Allocated assets	-	-	-	-	-	-
Unallocated assets						392,746,162,149
Total assets						***19,826,401,375,577***
Direct liabilities of segment	3,249,085,020,242	534,270,092,586	-	1,032,125,515,833	-	4,815,480,628,661
Allocated liabilities	-	-	-	-	-	-
Unallocated liabilities						92,666,593,753
Total liabilities						***4,908,147,222,414***

Ho Chi Minh City, 28 August 2026

Nguyen Ngoc Son
Preparer

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Chief Accountant

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