CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE THIRD QUARTER OF
THE FISCAL YEAR ENDING 31 DECEMBER 2026

GEMADEPT GROUP CORPORATION

CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
GEMADEPT

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STATEMENT OF FINANCIAL POSITION
As of 30 September 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	**100**		**7,888,988,820,146**	**6,206,216,188,548**
I. Cash and cash equivalents	**110**	**V.1**	**1,138,636,427,123**	**1,623,631,076,388**
1. Cash	111		658,024,794,625	390,617,985,338
2. Cash equivalents	112		480,611,632,498	1,233,013,091,050
II. Short-term financial investments	**120**		**4,192,297,051,053**	**2,832,583,680,838**
1. Trading securities	121	V.2a	-	-
2. Provision for devaluation of trading securities	122	V.2a	-	-
3. Short-term held-to-maturity investments	123	V.2b	4,206,694,282,761	2,846,539,559,066
4. Allowance for short-term held-to-maturity investments	124		(14,397,231,708)	(13,955,878,228)
5. Other short-term investments	125		-	-
6. Allowance for other short-term investments	126		-	-
III. Short-term receivables	**130**		**2,172,748,122,608**	**1,303,411,557,150**
1. Short-term trade receivables	131	V.3	902,433,287,635	673,784,889,294
2. Short-term prepayments to suppliers	132	V.4	614,221,095,844	196,842,503,241
3. Receivables from construction contracts under percentage of	134		-	-
4. Other short-term receivables	135	V.5a	695,520,968,616	472,295,546,550
5. Allowance for short-term doubtful debts	136	V.6	(39,966,350,335)	(39,518,140,335)
6. Deficit assets for treatment	137		539,120,848	6,758,400
IV. Inventories	**140**		**153,986,583,668**	**92,477,952,063**
1. Inventories	141	V.7	153,986,583,668	92,477,952,063
2. Allowance for inventories	142		-	-
V. Current biological assets	**150**		-	-
1. Short-term biological assets – livestock for single harvest	151		-	-
2. Short-term biological assets – seasonal crops or single-harvest plants	152		-	-
3 Allowance for short-term biological assets	153		-	-
VI. Other current assets	**160**		**231,320,635,694**	**354,111,922,109**
1. Short-term prepaid expenses	161	V.8a	62,461,232,007	49,422,321,164
2. Deductible VAT	162		165,414,043,470	301,287,529,386
3. Taxes and other receivables from the State	163	V.17	3,445,360,217	3,402,071,559
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-

Statement of financial position (Cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	**200**		**14,481,351,613,223**	**13,620,185,187,029**
I. Non-current receivables	**210**		**16,095,640,250**	**38,739,995,138**
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Other long-term receivables	215	V.5b	16,095,640,250	38,739,995,138
4. Allowance for long-term doubtful debts	216		-	-
II. Fixed assets	**220**		**6,027,674,038,340**	**5,584,162,628,010**
1. Tangible fixed assets	221	V.9	5,775,213,937,378	5,338,735,383,830
- *Historical cost*	222		*9,346,668,664,478*	*8,164,569,860,451*
- *Accumulated depreciation*	223		*(3,571,454,727,100)*	*(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	252,460,100,962	245,427,244,180
- *Initial cost*	228		*411,936,279,456*	*390,579,655,076*
- *Accumulated amortization*	229		*(159,476,178,494)*	*(145,152,410,896)*
III. Long-term biological assets	**230**		-	-
1. Livestock for recurring yield	231		-	-
a. Immature livestock for recurring yield	232		-	-
b. Mature livestock for recurring yield	233		-	-
- *Historical cost*	234		-	-
- *Accumulated depreciation*	235		-	-
2. Long-term livestock for single harvest	236		-	-
3. Long-term seasonal crops or single-harvest plants	237		-	-
4. Allowance for long-term biological assets	238		-	-
IV. Investment property	**240**		-	-
- Historical costs	241		-	-
- Accumulated depreciation	242		-	-
IV. Long-term assets in process	**250**		**1,390,360,125,641**	**1,269,929,190,028**
1. Long-term work in process	251		-	-
2. Construction-in-progress	252	V.12	1,390,360,125,641	1,269,929,190,028
V. Long-term financial investments	**260**		**5,110,079,097,995**	**4,875,454,146,720**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262	V.2d	5,073,086,410,495	4,828,102,997,796
3. Investments in other entities	263	V.2e	36,913,687,500	41,913,687,500
4. Provisions for devaluation of long-term financial investments	264	V.2e	(21,000,000)	(2,662,538,576)
5. Long-term held-to-maturity investments	265	V.2c	100,000,000	8,100,000,000
6. Allowance for long-term held-to-maturity investments	266		-	-
VI. Other non-current assets	**270**		**1,937,142,710,997**	**1,851,899,227,133**
1. Long-term prepaid expenses	271	V.8b	1,457,279,531,570	1,361,363,395,288
2. Deferred income tax assets	272	V.13	363,142,847,568	357,211,942,796
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
5. Goodwill	279	V.14	116,720,331,859	133,323,889,049
TOTAL ASSETS	**280**		**22,370,340,433,369**	**19,826,401,375,577**

This statement should be read in conjuntion with the Notes to the Financial Statements

Statement of financial position (Cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	**300**		**6,062,189,766,094**	**4,908,147,222,414**
I. Current liabilities	**310**		**3,316,233,001,840**	**2,342,521,762,972**
1. Short-term trade payables	311	V.15	871,074,252,134	686,187,347,040
2. Short-term advances from customers	312	V.16	143,796,960,251	9,842,248,827
3. Dividends and profit payables	313		215,278,090	2,412,251,900
4. Short-term taxes and other obligations to the State Budget	314	V.17	247,002,372,268	160,122,507,614
5. Payables to employees	315	V.18	143,195,399,613	220,540,081,914
6. Short-term accrued expenses	316	V.19	444,553,310,636	375,331,544,065
7. Payable according to the progress of construction contracts	318		-	-
8. Short-term unearned revenue	319	V.20a	5,944,937,503	7,775,967,018
9. Other short-term payables	320	V.21a	784,101,515,420	328,468,205,260
10. Short-term borrowings and financial leases	321	V.22a	372,262,030,304	307,522,460,143
11. Provisions for short-term payables	322	V.23	132,519,539,964	139,362,430,397
12. Bonus and welfare funds	323	V.24	171,567,405,657	104,956,718,794
13. Price stabilization fund	324		-	-
14. Trading Government bonds	325		-	-
II. Non-current liabilities	**330**		**2,745,956,764,254**	**2,565,625,459,442**
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other obligations to the State Budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Long-term unearned revenue	337	V.20b	243,910,262,428	252,973,266,770
6. Other long-term payables	338	V.21b	238,395,103,673	231,012,177,679
7. Long-term borrowings and financial leases	339	V.22b	2,263,651,398,153	2,081,640,014,993
8. Convertible bonds	340		-	-
9. Preferred shares	341		-	-
10. Deferred income tax liability	342		-	-
11. Provisions for long-term payables	343		-	-
12. Science and technology development fund	344		-	-

Statement of financial position (Cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	**400**		**16,308,150,667,275**	**14,918,254,153,163**
1. Capital	411	V.25a	4,328,925,090,000	4,264,951,090,000
- *Ordinary shares carrying voting rights*	*411a*		*4,328,925,090,000*	*4,264,951,090,000*
- *Preferred shares*	*411b*		-	-
2. Share premiums	412	V.25a	3,920,183,061,040	3,920,183,061,040
3. Bond conversion options	413		-	-
4. Other sources of capital	414	V.25a	128,097,775,902	128,097,775,902
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417	V.25a	457,528,507,728	468,455,589,543
8. Investment and development fund	418	V.25a	73,993,417,645	73,121,317,440
9. Other funds	419	V.25a	72,381,836,572	72,381,836,572
10. Retained earnings	420	V.25a	5,211,881,006,164	4,212,636,741,407
- *Retained earnings accumulated to the end of the previous period*	*420a*		*3,109,580,609,305*	*4,212,636,741,407*
- *Retained earnings of the current period*	*420b*		*2,102,300,396,859*	-
11. Benefits of non-controlling shareholders	429	V.26	2,115,159,972,224	1,778,426,741,259
TOTAL LIABILITIES AND OWNER'S EQUITY	**440**		**22,370,340,433,369**	**19,826,401,375,577**

Approved on 29 October 2026

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

INCOME STATEMENT

For the third quarter of the fiscal year ending 31 December 2026

Unit: VND

ITEMS	Code	Note	Quarter 3		Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year	Current period	Previous period
1. Sales	01	VI.1	2,209,794,297,973	1,560,495,941,737	5,423,753,739,368	4,331,173,680,955
2. Sales deductions	02		-	-	-	-
3. Net sales	10		2,209,794,297,973	1,560,495,941,737	5,423,753,739,368	4,331,173,680,955
4. Cost of sales	11	VI.2	1,507,815,985,893	894,254,337,930	3,160,961,707,799	2,381,318,762,412
5. Gross profit	20		701,978,312,080	666,241,603,807	2,262,792,031,569	1,949,854,918,543
6. Gain (loss) on disposal, liquidation of investment prop	21		-	-	-	-
7. Financial income	22	VI.3	87,339,652,804	49,486,141,480	837,032,223,592	141,003,692,984
8. Financial expenses	23	VI.4	51,339,131,934	74,836,313,187	137,722,873,972	127,060,575,734
In which: Loan interest expense	24		51,355,645,231	23,820,033,285	132,713,475,171	73,587,056,131
9. Selling expenses	25	VI.5	152,801,802,534	120,681,056,103	460,409,415,762	288,935,160,118
10. General and admistration expenses	26	VI.6	233,586,290,354	198,392,393,833	531,366,784,040	444,385,547,628
11. Gain or loss in joint ventures, associates	27	V.2d	348,849,316,350	297,007,771,285	1,043,387,249,465	767,049,720,492
12. Net operating profit	30		700,440,056,412	618,825,753,449	3,013,712,430,852	1,997,527,048,539
13. Other income	31	VI.7	14,513,292,830	15,864,095,025	33,176,802,493	26,509,592,704
14. Other expenses	32		4,930,589,298	123,221,244,196	69,505,534,785	252,018,927,213
15. Other profit/(loss)	40		9,582,703,532	(107,357,149,171)	(36,328,732,292)	(225,509,334,509)
16. Total accounting profit before tax	50		710,022,759,944	511,468,604,278	2,977,383,698,560	1,772,017,714,030
17. Current income tax	51		120,571,949,791	86,032,936,446	458,491,052,801	254,154,399,411
18. Deferred income tax	52		3,143,280,576	(7,001,206,772)	(6,025,183,086)	(46,349,435,160)
19. Profit after tax	60		586,307,529,577	432,436,874,604	2,524,917,828,845	1,564,212,749,779
20. Profit after tax of the Parent Company	61		443,906,238,278	315,208,520,917	2,102,300,396,859	1,163,445,385,574
21. Profit after tax of non-controlling shareholders	62		142,401,291,299	117,228,353,687	422,617,431,986	400,767,364,205
22. Basic earnings per share	70	VI.8	941	690	4,632	2,556
23. Diluted earnings per share	71	VI.8	941	690	4,632	2,556

Approved on 29 October 2026

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

This statement should be read in conjuntion with the Notes to the Financial Statements

CASH FLOW STATEMENT
(Indirect method)
For the third quarter of the fiscal year ending 31 December 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current period	Previous period
I. Cash flows from operating activities				
1. Profit before tax	*01*		*2,977,383,698,560*	*1,772,017,714,030*
2. Adjustments				
- Depreciation/ Amortization of fixed assets and investment properties	02		393,558,321,201	292,078,119,349
- Provisions and allowances	03	V.2; V.6; V.7; V.23	(6,218,202,790)	(21,756,414,180)
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04	VI.4	963,190,476	(5,644,579,483)
- Gain/(loss) from investing and financing activities	05	V.2d; VI.3; VI.7	(1,818,201,413,105)	(650,932,430,042)
- Interest expenses	06	VI.4	132,713,475,171	73,587,056,131
- Others	07		9,154,704,850	-
3. Operating profit/(loss) before changes of working capital	*08*		*1,689,353,774,363*	*1,459,349,465,805*
- Increase/(decrease) of receivables	09		266,343,641,712	120,339,639,535
- Increase/(decrease) of inventories	10		(61,508,631,605)	(1,729,450,378)
- Increase/(decrease) of payables			383,028,077,805	307,087,993,143
- Increase/(decrease) of prepaid expenses	12		(108,955,047,125)	37,016,814,480
- Increase/(decrease) of trading securities	13	V.2a	-	34,301,944,940
- Interests paid	14	V.19; V.21; VI.4	(131,661,887,867)	(76,561,753,008)
- Corporate income tax paid	15	V.17	(393,464,904,738)	(165,763,060,457)
- Other cash inflows	16		-	-
- Other cash outflows	17		(122,349,558,106)	(105,400,154,822)
Net cash flows from operating activities	*20*		*1,520,785,464,439*	*1,608,641,439,238*
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.9; V.11; V.12	(950,882,106,702)	(1,372,090,482,972)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.9; VI.7	832,324,918	1,153,159,418
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2c; V2d	(5,601,182,658,546)	(2,500,500,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2c; V2d	4,296,873,134,938	1,355,500,000,000
5. Investments into other entities	25		(157,165,901,868)	(257,351,559,643)
6. Withdrawals of investments in other entities	26	V.2e; VI.3	923,533,334,377	-
7. Interest earned, dividends and profits received	27	V.2c; V.5; VI.3	623,348,108,785	349,204,982,469
Net cash flows from investing activities	*30*		*(864,643,764,098)*	*(2,424,083,900,728)*

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current period	Previous period
III. Cash flows from finacing activities				
1. Proceeds from issuing shares and capital contributions from owners	31		63,974,000,000	62,097,000,000
2. Repayment for capital contributions and re-purchases of shares already issued	32		-	-
3. Proceeds from borrowings	33		545,012,159,153	1,009,268,501,819
4. Repayment for loan principal	34		(427,219,381,389)	(789,254,711,859)
5. Payments for financial lease principal	35		-	(21,333,810)
6. Dividends and profit paid to the owners	36		(1,322,961,394,619)	(1,228,034,497,862)
Net cash flows from financing activities	*40*		*(1,141,194,616,855)*	*(945,945,041,712)*
Net cash flows during the period	**50**		**(485,052,916,514)**	**(1,761,387,503,202)**
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		58,267,249	2,345,540,603
Ending cash and cash equivalents	**70**	**V.1**	**1,138,636,427,123**	**2,205,274,802,008**

Approved on 29 October 2026

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the third quarter 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. Operating field
The Corporation operates in many different fields.

3. Principal business activities
The Corporation has been consistent with its strategy to develop core businesses, including 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 Port, Dung Quat Port, Phuoc Long Port, Binh Duong Port and Gemalink Cai Mep Deep-sea Container Port;
- Logistics: Distribution centers; container liner services; project cargo transport; multi-modal transport, ship and crew management; shipping agency and freight forwarding services; air-cargo terminal, etc.

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

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

4. Normal operating cycle
The Corporation's normal operating cycle is within 12 months.

5. Effects of the Corporation's operation during the period on the Consolidated Financial Statements
During the period, the 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, Nam Dinh Vu Services Joint Stock Company and Green Gen Transportation Company Limited.

During the year, the Parent Company increased its charter capital from VND 4,264,951,090,000 to VND 4,328,925,090,000 by issuing shares under the Corporation's 2025 Excellent Employee Stock Ownership Plan according to the Resolution No. 128/NQ-HĐQT-GMD dated 26 June 2026 of the Board of Directors. The Corporation was granted the 36th amended Business Registration Certificate by Ho Chi Minh City Department of Finance on 20 August 2026, regarding this charter capital increase

6. Structure of the Corporation

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 Financial Statements.

Information on the Group's restructuring

Establishment of subsidiary, associate

During the period, the Company established Nam Dinh Vu Services Joint Stock Company and Green Gen Transportation Company Limited.

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).

6a. List of subsidiaries to be consolidated

Subsidiaries	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
Nam Dinh Vu Port Joint Stock Company	Lot CA1, Nam Dinh Vu Industrial Park, Hai An Ward, Hai Phong City, Vietnam	62.10%	62.10%	62.10%	62.10%
Nam Hai ICD Joint Stock Company	Lot CN3, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City, Vietnam	100.00%	100.00%	100.00%	100.00%
Gemadept Dung Quat International Port J.S.C.	Port No. 1 – Dung Quat Port, Van Tuong Commune, Quang Ngai Province, Vietnam	81.17%	81.17%	81.17%	81.17%
Phuoc Long Port Co., Ltd.	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	100.00%	100.00%	100.00%	100.00%
Truong Tho Transportation Services Corporation [(i)]	429/4 Song Hanh Street Ha Noi Highway, Quarter 7, Thu Duc Ward, Ho Chi Minh City, Vietnam	46.00%	46.00%	54.00%	54.00%
Pacific Marine Equipment and Service Company Limited	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	100.00%	100.00%	100.00%	100.00%
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%
Pacific Marine Co., Ltd.	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	100.00%	100.00%	100.00%	100.00%
Pacific Rubber Industry Co., Ltd.	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	100.00%	100.00%	100.00%	100.00%

Subsidiaries	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
Pacific Pearl Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak district, Mondulkiri province, Cambodia	100.00%	100.00%	100.00%	100.00%
Pacific Lotus Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak district, Mondulkiri province, Cambodia	100.00%	100.00%	100.00%	100.00%
Pacific Pride Joint Stock Company Limited	Rovak village, RoYo commune, Koh Nhaeak district, Mondulkiri province, Cambodia	100.00%	100.00%	100.00%	100.00%
V.N.M General Transportation Service Co., Ltd.	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	100.00%	100.00%	100.00%	100.00%
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%
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%
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%
Gemadept Central Joint Stock Company	9th floor, Indochina Riverside Tower Building, 74 Bach Đang Street, Hai Chau Ward, Da Nang City, Vietnam	98.12%	98.12%	100%	100%
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 Đat 3 Building, No. 4 Le Thanh Tong Street, Ngo Quyen Ward, Hai Phong City, Viet Nam	60.00%	60.00%	60.00%	60.00%
GMD ASL Joint Venture Company	Room 705, 7th floor, Thanh Đat 3 Building, No. 4 Le Thanh Tong Street, Ngo Quyen Ward, Hai Phong City, Viet Nam	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%
Nam Dinh Vu Port Services Joint Stock Company	Lot KB3-02, Nam Dinh Vu Industrial Park (Area 1), Dong Hai Ward, Hai Phong City, Vietnam	88.54%	88.54%	88.54%	88.54%
Gemadept Shipping and Maritime Industry Holding Company Limited (formerly	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	100.00%	-	100.00%	-

Subsidiaries	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
known as CJ Gemadept Shipping Holdings Company Limited) [ii]					
Gemadept Shipping Limited Company	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	100.00%	-	100.00%	-
Gemadept Shipping Singapore Pte. Ltd.	63 Market Street #05 – 01A Bank of Singapore Centre, Singapore, 048942	100.00%	-	100.00%	-
Gemadept (Malaysia) Sdn. Bhd.	No.68B, Jalan Batai Laut 4, Taman Intan, 41300 Klang, Selangor Darul Ehsan, Malaysia	100.00%	-	100.00%	-
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 Non-Tariff Zone and Industrial Park (Zone 1), Dinh Vu – Cat Hai Economic Zone, Dong Hai Ward, Hai Phong City, Vietnam	60.00%	-	60.00%	-

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

(ii) During the period, 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) The Corporation has taken control over Mekong Logistics Company since it has been authorized by some shareholders to reach the voting right rate of 51% at the General Meetings 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.

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

Company	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
CJ Logistics Holdings Vietnam Co.,Ltd (formerly known as CJ Gemadept Logistics Holdings Company Limited) [i]	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	-	49.10%	-	49.10%
Gemadept Logistics One Member Company Limited [i]	Lot J1, Road No. 8, Song Than 1 Industrial Zone, Di An Ward, Ho Chi Minh City, Vietnam	-	49.10%	-	49.10%

Company	Address	Benefit rate		Voting right	
		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 (i)	Room 711-718, 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) (ii)	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	-	51.00%	-	50.00%
Gemadept Shipping Limited Company (ii)	No. 6 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	-	51.00%	-	50.00%
Gemadept Shipping Singapore Pte. Ltd. (ii)	63 Market Street #05 – 01A Bank of Singapore Centre, Singapore, 048942	-	51.00%	-	50.00%
Gemadept (Malaysia) Sdn. Bhd. (ii)	No.68B, Jalan Batai Laut 4, Taman Intan, 41300 Klang, Selangor Darul Ehsan, Malaysia	-	51.00%	-	50.00%
Gemadept - Terminal Link Cai Mep Terminal J.S.C. (iii)	Tan Loc Hamlet, Tan Phuoc Ward, Ho Chi Minh City, Vietnam	65.13%	65.13%	50.00%	50.00%
Saigon Cargo Service Corporation (SCSC Corp.)	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 Co., Ltd.	No. 6 Le Thanh Ton Street, Sai Gon 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 Co., Ltd.	No. 117 Le Loi Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam	45.00%	45.00%	45.00%	45.00%
Foodstuff Combina Torial Joint Stock Company (v)	No. 267 Quang Trung Street, Ha Dong Ward, Hanoi City, Vietnam	-	26.56%	-	26.56%
Minh Dam Tourism J.S.C.	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 J.S.C. (VCP)	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%

Company	Address	Benefit rate		Voting right	
		Ending balance	Beginning balance	Ending balance	Beginning balance
JinJiang Shipping Logistics (Viet Nam) Company Limited	Room 211, 2nd floor, Thanh Dat 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 Consultancy Joint Stock Company	No 127 Nguyen Du Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam	41.18%	41.18%	41.18%	41.18%
Green Gen Transportation Company Limited (iv)	14th Floor, Tower 1, Saigon Centre, 65 Le Loi Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	51.00%	-	50.00%	-

(i) 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.

(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). 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.

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

(iv) Although the ownership interest of the Corporation in Green Generation Transport Company Limited is more than 50%, the resolutions of its Members' Council have to be approved by the members attending the meeting who jointly represent at least 65% of the total contributed capital, as required by the charter of this company. Therefore, this investment is presented in the item "Investments in joint ventures and associates" on the Consolidated Financial Statements

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

7. Statement of information comparability on the Consolidated Financial Statements

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

8. Headcount

As of 30 September 2026, Gemadept Corporation' headcount is 1,957 (headcount at the beginning of the year: 1,613).

II. FISCAL PERIOD AND ACCOUNTING CURRENCY

1. Fiscal period

The fiscal year of the Corporation is from 01 January to 31 December annually. The third quarter of 2026 began on 01 July 2026 and ended on 30 September 2026.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applies the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 guiding the Vietnamese Accounting System, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026 as well as other Circulars guiding implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Financial Statements.

Effective January 1, 2026, the Corporation has applied the relevant requirements under Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC dated 20 April 2026, non-retroactively. Material changes in the Corporation's accounting policies and their impact on the consolidated financial statements, if any, are presented in the following notes to the financial statements:

- Foreign currency transactions;
- Held-to-maturity investments;
- Dividends payable.

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

The Board of Directors ensure to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025, Circular No. 202/2014/TT-BTC dated 22 December 2014, Circular No. 43/2026/TT-BTC dated 20 April 2026 as well as other Circulars guiding the implementa0tion of the Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

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

2. Consolidation bases

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

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

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

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

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

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

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

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

In case where subsidiaries raise capital from the owners, if the additional capital contribution rate of the involved parties is not in correspondence with the current capital ownership rate, the difference between the additional capital contribution rate of the Corporation and the increase of the ownership share in the subsidiaries' net assets is recorded into item "Retained earnings" on the Consolidated 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 parties involved 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 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 Financial Statements of the jointly controlled entity are prepared for the accounting period that is the same with the Consolidated Financial Statements of the Group. In the case that the accounting policy of a jointly controlled entity is different from the accounting policy applied consistently in the Group, the Financial Statements of that jointly controlled entity will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Unrealized gains and losses arising from transactions with jointly controlled entities are eliminated to the extent attributable to the Group when preparing the Consolidated 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 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 Financial Statements, except when the Group has obligations to pay on behalf of the associate to satisfy obligations of the associate.

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

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

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 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 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 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	Periods
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 combination 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 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 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 sales 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

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 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 for.

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

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	20,420,071,811	14,475,059,793
Cash in banks	637,604,722,814	376,142,925,545
Cash equivalents	480,611,632,498	1,233,013,091,050
Total	**1,138,636,427,123**	**1,623,631,076,388**

2. Financial investments

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

2a. Trading securities

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

	Current period	Previous period
Beginning balance	-	(25,395,934,940)
Reversal/(Provisions) during the period	-	11,161,280,650
Writing off the investment	-	14,234,654,290
Ending balance	**-**	**-**

2b. Short-term held-to-maturity investments

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Term deposits	**4,142,297,051,053**	**-**	**2,779,251,166,385**	**-**
Loan given	**64,397,231,708**	**(14,397,231,708)**	**67,288,392,681**	**(13,955,878,228)**
Nhat Thai Investment and Trading Service Joint Stock Company	*40,000,000,000*	-	*40,000,000,000*	-
Sunrise Construction and Investment Joint Stock Company	*10,000,000,000*	-	*10,000,000,000*	-
Other related parties	*2,623,500,000*	*(2,623,500,000)*	*2,623,500,000*	*(2,623,500,000)*
Other organizations	*8,300,000,000*	*(8,300,000,000)*	*8,300,000,000*	(8,300,000,000)

Accrued interest receivable	*3,473,731,708*	*(3,473,731,708)*	*6,364,892,681*	(3,032,378,228)
Total	**4,206,694,282,761**	**(14,397,231,708)**	**2,846,539,559,066**	**(13,955,878,228)**

2c. Long-term held-to-maturity investments

	Ending balance		Beginning balance	
	Original costs	**Allowance**	**Original costs**	**Allowance**
Term deposits	100,000,000	-	-	-
Loan given	-	-	8,100,000,000	-
Loan given to other organizations	-	-	*8,100,000,000*	-
Total	**100,000,000**	-	**8,100,000,000**	-

2d. Investments in joint-ventures, associates

	Ending balance			Beginning balance		
	Original costs	**Profit arising after the investment date**	**Total**	**Original costs**	**Profit arising after the investment date**	**Total**
Gemadept – Terminal Link Cai Mep Terminal J.S.C.	1,477,350,000,000	2,289,809,646,801	3,767,159,646,801	1,477,350,000,000	1,476,612,722,281	2,953,962,722,281
Saigon Cargo Service Corporation (SCSC Corp,)	405,366,553,895	370,021,627,086	775,388,180,981	405,366,553,895	277,431,815,833	682,798,369,728
CJ Logistics Vietnam Co.,Ltd (formerly known as CJ Gemadept Logistics Holdings Company Limited)	-	-	-	131,555,876,205	328,984,737,162	460,540,613,367
"K" Line – Gemadept Logistics Co., Ltd, Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings)	108,001,500,000	12,381,238,060	120,382,738,060	108,001,500,000	13,286,274,107	121,287,774,107
Golden Globe Co., Ltd,	-	-	-	104,620,023,000	70,458,193,614	175,078,216,614
Golden Globe Trading 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
Foodstuff Cmbina Torial Joint Stock Company	62,538,064,097	26,441,124,199	88,979,188,296	62,538,064,097	23,331,568,088	85,869,632,185
Saigon Development Corporation	-	-	-	49,825,280,000	(25,763,637,964)	24,061,642,036
JinJiang Shipping Logistics (Viet Nam) Company Limited	128,647,490,400	(7,644,773,282)	121,002,717,118	128,647,490,400	(199,488,165)	128,448,002,235
Phu Hung Healthcare Investment	7,750,000,000	535,046,084	8,285,046,084	7,750,000,000	535,046,084	8,285,046,084
	82,350,000,000	1,368,053,254	83,718,053,254	82,350,000,000	631,473,941	82,981,473,941

	Ending balance			Beginning balance		
	Original costs	Profit arising after the investment date	Total	Original costs	Profit arising after the investment date	Total
Consultancy Joint Stock Company Green Gen Transportation Company Limited	4,234,224,000	-	4,234,224,000	-	-	-
Other joint ventures, 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	**2,408,458,323,031**	**2,664,628,087,464**	**5,073,086,410,495**	**2,690,225,278,236**	**2,137,877,719,560**	**4,828,102,997,796**

Transactions with joint ventures and associates
Significant transactions between the Corporation and its joint-ventures and associates are as follows:

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
Gemadept - Terminal Link Cai Mep Terminal J.S.C.		
Sales from service provision	54,202,197,081	50,868,653,330
Sales from leasing assets	34,601,172	-
Service charges	1,700,424,417	383,386,017
Payment on the Corporation 's behalf	655,750,000	80,230,000
Other expenses	-	16,946,000
Vung Tau Commercial Port J.S.C.		
Dividends shared	1,446,300,000	2,024,820,000
Saigon Cargo Service Corporation		
Dividends shared	92,485,497,500	110,982,597,000
Minh Dam Tourism J.S.C.,		
Interest on loan given	153,241,151	127,545,226
Payment on this company's behalf	1,800,000	90,736,456
"K" Line – Gemadept Logistics Co., Ltd.		
Sales from service provision	31,799,191,397	23,681,158,416
Sales from leasing offices	312,463,350	305,874,700
Profit shared	6,800,000,000	11,000,000,000
Gemadept Hai Phong One Member Company Limited		
Sales from service provision	-	7,500,000
Mekong Logistics Company		
Sales from service provision	159,311,914	221,713,092
Loan given	20,000,000,000	-
Interest on loan given	431,884,932	-

Gemadept Shipping Limited Company		
Sales from service provision, leasing assets, agency service	110,116,635,882	76,706,183,440
Service charges	16,199,183,577	19,749,202,784
Collection on this company's behalf	23,158,408,225	30,472,629,937
Payment on this company's behalf	35,839,786,352	37,550,883,130
CJ Logistics Vina Co., Ltd.(formerly known as Gemadept Logistics One Member Company Limited)		
Sales from service provision, leasing assets	10,345,722,665	13,468,743,347
Service charges	3,451,342,530	1,814,410,793
Payment on this company's behalf	273,578,804	430,892,243
Acquisition of an equity interest	173,110,893,000	-
JinJiang Shipping Logistics (Viet Nam) Company Limited		
Sales from service provision	13,357,615,314	-
Service charges	8,094,738,349	-
Payment on this company's behalf	237,097,223	-
Capital contribution	-	7,750,000,000
Saigon Development Corporation		
Dividends shared	9,995,920,000	9,995,920,000
Service charges	681,800,000	-
Phu Hung Healthcare Investment Consultancy Joint Stock Company		
Capital contribution	-	82,350,000,000
Green Gen Transportation Company Limited		
Capital contribution	4,234,224,000	-

2e. *Investments in other entities*

	Ending balance		Beginning balance	
	Original costs	**Allowance**	**Original costs**	**Allowance**
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	-
Intellectual Vietnam Asset Management Joint-Stock Company	-	-	5,000,000,000	(2,641,538,576)
OOCL Logistics (Vietnam) Co., Ltd	21,000,000	(21,000,000)	21,000,000	(21,000,000)
Total	**36,913,687,500**	**(21,000,000)**	**41,913,687,500**	**(2,662,538,576)**

3. Short-term trade receivables

	Ending balance	Beginning balance
Receivables from related parties	***40,725,640,689***	***133,717,672,461***
Gemadept - Terminal Link Cai Mep Terminal J.S.C	37,514,380,229	98,575,818,028
Gemadept Shipping Limited Company	-	28,889,845,245
"K" Line – Gemadept Logistics Co., Ltd,	3,211,260,460	4,777,238,572
CJ Logistics Vina Co., Ltd.(formerly known as Gemadept Logistics One Member Company Limited)	-	1,474,770,616
Receivables from other customers	***861,707,646,946***	***540,067,216,833***
MSC Mediterranean Shipping Company S.A	36,670,599,135	54,700,090,655
Other customers	825,037,047,811	485,367,126,178
Total	**902,433,287,635**	**673,784,889,294**

4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Short-term prepayments to *other suppliers*	***614,221,095,844***	***196,842,503,241***
Shanghai Zhenhua Heavy Industries Co., Ltd	874,870,185	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 equipments Joint Stock Company	-	23,018,800,000
Sao Do Investment Group JSC	370,108,485,686	-
Golden Lotus Construction and Investment Joint Stock Company	-	9,923,381,296
Other suppliers	199,587,678,149	82,007,990,592
Total	**614,221,095,844**	**196,842,503,241**

5. Other short-term/long-term receivables

5a. Other short-term receivables

	Ending balance	Beginning balance
Receivables from related parties	***31,255,055,878***	***124,285,808,527***
Golden Globe Co., Ltd, – Payment on this company's behalf	29,242,200,750	29,377,398,750
Minh Dam Tourism J.S.C, – Interest on loan given, Payment on this company's behalf	2,012,855,128	2,011,055,128
Gemadept Shipping Limited Company – Payment on this company's behalf	-	411,857,149
Saigon Cargo Services Corporation – Dividends shared	-	92,485,497,500
Receivables from other organizations and individuals	***664,265,912,738***	***348,009,738,023***
Advances	253,682,137,489	180,808,628,139
Payments on other's behalf	3,363,744,410	1,342,012,794
Short-term deposits	353,079,130,659	110,630,624,449
Other short-term receivables	54,140,900,180	55,228,472,641
Total	**695,520,968,616**	**472,295,546,550**

5b. *Other long-term receivables*

	Ending balance	Beginning balance
Indochina Sun Infrastructure Development Construction Investment Corporation – Capital contribution to develop the project of Logistics Service Area	-	18,000,000,000
Quoc Bao Consultancy Investment and Construction Joint Stock Company - Capital contribution for yard business cooperation	5,000,000,000	5,000,000,000
Long-term deposits	11,095,640,250	15,739,995,138
Total	**16,095,640,250**	**38,739,995,138**

6. Doubtful debts

Fluctuations in allowances for doubtful debts are as follows:

	Current period	Previous period
Beginning balance	(39,518,140,335)	(34,977,049,858)
Reversal/(Allowances) during the period	38,200,000	(115,818,879)
(Increase) due to business combination	(486,410,000)	-
Ending balance	**(39,966,350,335)**	**(35,092,868,737)**

7. Inventories

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Materials and supplies	63,037,710,475	-	47,429,105,027	-
Fuel in ships	58,013,067,611	-	12,639,701,874	-
Spare parts	14,107,845,215	-	17,345,452,551	-
Tools	676,689,559	-	-	-
Work-in-process	10,961,132,874	-	9,580,043,469	-
Merchandise, finished goods	7,190,137,934	-	5,483,649,142	-
Total	**153,986,583,668**	**-**	**92,477,952,063**	**-**

8. Short-term/long-term prepaid expenses

8a. *Short-term prepaid expenses*

	Ending balance	Beginning balance
Insurance premiums	5,684,915,257	801,775,170
Dredging and repair expenses	32,291,921,855	41,131,624,803
Other short-term prepaid expenses	24,484,394,895	7,488,921,191
Total	**62,461,232,007**	**49,422,321,164**

8b. *Long-term prepaid expenses*

	Ending balance	Beginning balance
Land rental (i)	1,333,112,972,311	1,254,484,198,756
Repair expenses	89,504,143,453	72,781,450,632
Other long-term prepaid expenses	34,662,415,806	34,097,745,900
Total	**1,457,279,531,570**	**1,361,363,395,288**

(i) This is the land rental of Nam Hai ICD Joint Stock Company, Nam Dinh Vu Port Services Joint Stock Company and Nam Dinh Vu Port Joint Stock Company, This land rental has been mortgaged

to secure the loans from Vietinbank – Branch 1 in Ho Chi Minh City and BIDV – Saigon Center Branch.

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical costs					
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	2,730,095,658	710,156,532	48,304,869,202	520,794,445	52,265,915,837
Completed constructions	145,547,213,593	116,023,947,835	199,580,959,098	372,250,160	461,524,370,686
Liquidation	-	(75,700,000)	(2,873,508,180)	-	(2,949,208,180)
Other increase/(decrease)	242,582,454,962	204,357,862,986	222,396,758,553	5,862,611,701	675,199,688,202
Exchange difference	(1,177,893,100)	(19,250,175)	(2,737,687,943)	(7,131,300)	(3,941,962,518)
Ending balance	**3,710,512,726,466**	**3,106,553,405,300**	**2,409,723,180,985**	**119,879,351,727**	**9,346,668,664,478**
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	118,816,898,770	132,813,784,041	94,990,929,296	13,938,277,574	360,559,889,681
Liquidation	-	(75,700,000)	(2,873,508,180)	-	(2,949,208,180)
Other increase/(decrease)	51,928,606,448	140,693,303,629	191,597,543,744	5,691,664,099	389,911,117,920
Exchange difference	(1,146,049,660)	(17,525,175)	(733,792,937)	(4,181,170)	(1,901,548,942)
Ending balance	**1,234,645,351,683**	**991,906,284,074**	**1,273,233,920,665**	**71,669,170,678**	**3,571,454,727,100**
Net carrying values					
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	**2,475,867,374,783**	**2,114,647,121,226**	**1,136,489,260,320**	**48,210,181,049**	**5,775,213,937,378**

10. Financial leased assets

	Vehicles
Historical costs	
Beginning balance	259,912,568,266
Other increase	-
Ending balance	**259,912,568,266**
Depreciation	
Beginning balance	259,912,568,266
Depreciation during the period	-
Ending balance	**259,912,568,266**
Net carrying values	
Beginning balance	-
Ending balance	-

11. Intangible fixed assets

	Land use right	Computer software	Website design expenses	Total
Initial costs				
Beginning balance	321,191,754,410	69,357,900,666	30,000,000	390,579,655,076
Acquisition during the period	-	6,438,485,000	-	6,438,485,000

	Land use right	Computer software	Website design expenses	Total
Completed constructions	-	10,323,663,500		10,323,663,500
Other increase/(decrease)	-	6,067,500,000	-	6,067,500,000
Exchange difference	(1,472,307,840)	(716,280)	-	(1,473,024,120)
Ending balance	**319,719,446,570**	**92,186,832,886**	**30,000,000**	**411,936,279,456**
Amortization				
Beginning balance	91,641,891,259	53,480,519,637	30,000,000	145,152,410,896
Amortization during the period	4,774,292,475	4,965,270,736	-	9,739,563,211
Other increase/(decrease)	-	5,006,666,667	-	5,006,666,667
Exchange difference	(421,746,000)	(716,280)	-	(422,462,280)
Ending balance	**95,994,437,734**	**63,451,740,760**	**30,000,000**	**159,476,178,494**
Net carrying values				
Beginning balance	229,549,863,151	15,877,381,029	-	245,427,244,180
Ending balance	**223,725,008,836**	**28,735,092,126**	-	**252,460,100,962**

12. Construction-in-progress

	Beginning balance	Increase during the year	Inclusion into fixed assets during the year	Other increase/ (decrease) during the year	Ending balance
Acquisition of fixed assets	130,163,219,329	129,319,131,066	(154,060,262,316)	-	105,422,088,079
Construction-in-progress	1,139,765,970,699	517,080,041,703	(317,787,771,870)	(54,120,202,970)	1,284,938,037,562
Rach Chiec Residential Area	*51,165,085,825*	-	-	-	*51,165,085,825*
Pacific Pride Rubber Trees	*594,114,390,100*	*356,336,195*	-	*(12,444,126,545)*	*582,026,599,750*
Pacific Pearl Rubber Trees	*234,225,180,174*	*5,727,879,175*	-	*(21,173,147,395)*	*218,779,911,954*
Pacific Lotus Rubber Trees	*130,456,588,676*	*5,729,332,655*	-	*(20,502,929,030)*	*115,682,992,301*
Nam Dinh Vu project	*129,078,725,924*	*373,892,522,024*	*(212,996,284,787)*	-	*289,974,963,161*
Other projects	*726,000,000*	*131,373,971,654*	*(104,791,487,083)*	-	*27,308,484,571*
Total	**1,269,929,190,028**	**646,399,172,769**	**(471,848,034,186)**	**(54,120,202,970)**	**1,390,360,125,641**

13. Deferred income tax assets

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

	Current period	Previous period
Beginning balance	357,211,942,796	246,350,066,371
Inclusion into operation results during the period	4,691,916,003	48,580,834,214
Offsetting against deferred income tax liabilities	1,238,988,769	(2,231,399,054)
Ending balance	**363,142,847,568**	**292,699,501,531**

14. Goodwill

The goodwill is generated from the investments in Binh Duong Port Corporation, Nam Dinh Vu Port Services Joint Stock Company, Mekong Logistics Company, and Gemadept Shipping and Maritime

Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings Company Limited), Details are as follows:

	Initial costs	Amount allocated	Net book values
Beginning balance	308,762,392,142	175,438,503,093	133,323,889,049
Increase due to consolidation	6,655,311,119		
Allocation during the period		23,258,868,309	
Ending balance	**315,190,063,261**	**198,469,731,402**	**116,720,331,859**

15. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***7,242,684,350***	***10,764,347,620***
Gemadept Shipping Limited Company	-	3,609,264,324
Saigon Development Corporation	7,181,848,649	6,490,797,408
Mekong Logistics Company	-	601,671,888
Gemadept – Terminal Link Cai Mep Terminal J.S.C	60,835,701	62,614,000
Payables to other suppliers	***863,831,567,784***	***675,422,999,420***
Total	**871,074,252,134**	**686,187,347,040**

16. Short-term advances from customers

	Ending balance	Beginning balance
Advances from related parties	***122,555,616,201***	-
Gemadept – Terminal Link Cai Mep Terminal J.S.C	122,555,616,201	-
Advances from other customers	***21,241,344,050***	***9,842,248,827***
Other customers	21,241,344,050	9,842,248,827
Total	**143,796,960,251**	**9,842,248,827**

17. Taxes and other obligations to the State Budget

	Ending balance		Beginning Balance	
	Payables	Receivables	Payables	Receivables
VAT on local sales	41,345,672,008	1,538,272,529	18,651,328,167	130,818,182
Corporate income tax	191,599,628,088	1,316,483,369	126,349,732,815	2,582,270,433
Personal income tax	13,685,416,909	9,114,850	14,352,927,716	-
Other tax	371,655,263	581,489,469	768,518,916	688,982,944
Total	**247,002,372,268**	**3,445,360,217**	**160,122,507,614**	**3,402,071,559**

18. Payables to employees

This item reflects the salary and others payable to employees.

19. Short-term accrued expenses

	Ending balance	Beginning balance
Payables to related parties	***341,224,400***	-
Gemadept - Terminal Link Cai Mep Terminal J.S.C.	341,224,400	-
Payables to other organizations and individuals	***444,212,086,236***	***375,331,544,065***
Expenses on goods loading, transport and brokerage commission	124,397,872,882	104,081,243,852
Expenses on construction	22,334,500,000	10,053,697,163

	Ending balance	Beginning balance
Loan interest expenses	3,944,871,194	2,893,283,890
Expenses on rubber tree cultivation project	5,443,126,870	4,633,331,066
Other expenses	288,091,715,290	253,669,988,094
Total	**444,553,310,636**	**375,331,544,065**

20. Short-term/long-term unearned revenues

20a. Short-term unearned revenues

Unearned revenue from fixed asset leasing.

20b. Long-term unearned revenues

	Ending balance	Beginning balance
Deferred interest due to revaluation of fixed assets contributed as capital to associates and jointly-controlled entities	180,154,815,355	183,062,460,406
Deferred interest due to service provision to associates and jointly-controlled entities	63,755,447,073	69,910,806,364
Total	**243,910,262,428**	**252,973,266,770**

21. Other short-term/long-term payables

21a. Other short-term payables

	Ending balance	Beginning balance
Payables to related parties	***79,541,731***	***1,238,302,851***
Gemadept Shipping Limited Company – Collection on this company's behalf	-	1,151,167,203
"K" Line – Gemadept Logistics Co., Ltd, – Receipt of deposits for office lease	72,304,500	72,304,500
Gemadept – Terminal Link Cai Mep Terminal J.S.C – Payment on Corporation's behalf	7,237,231	7,237,231
CJ Logistics Vina Co., Ltd.(formerly known as Gemadept Logistics One Member Company Limited)	-	7,593,917
Payables to other organizations and individuals	***784,021,973,689***	***327,229,902,409***
Land rental [(i)]	14,636,751,240	15,057,653,351
Trade Union's expenditures, social insurance, health insurance and unemployment insurance premiums	773,975,609	1,060,791,687
Receipts of short-term deposits	12,115,277,816	9,567,254,311
Payable for agency service	56,245,003,767	47,072,349,719
Other short-term payables	700,250,965,257	254,471,853,341
Total	**784,101,515,420**	**328,468,205,260**

21b. Other long-term payables

	Ending balance	Beginning balance
Payables to related parties	-	***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	***238,395,103,673***	***229,012,177,679***

	Ending balance	Beginning balance
Land rental (i)	126,922,026,400	124,012,177,679
Other long-term payables	111,473,077,273	105,000,000,000
Total	**238,395,103,673**	**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 September 2026, These expenses will be paid after the period of 05 years since the signing date of Land Leasing Contract.

21c. Outstanding debts

The Corporation has no other outstanding payable.

22. Short-term/long-term borrowings and financial lease

22a. Short-term borrowings and financial lease

	Ending balance	Beginning balance
Short-term loans from banks	-	***80,014,209,809***
Loan from United Overseas Bank – Branch in Ha Noi City	-	5,746,902,249
Loan from Shinhan Vietnam Bank Limited	-	43,495,314,376
Loan from HSBC Bank (Vietnam) Ltd,	-	3,342,479,662
Loan from Vietinbank – Branch 1 in Ho Chi Minh City	-	20,381,868,417
Loan from Vietcombank – Branch in Ho Chi Minh City	-	7,047,645,105
Current portions of borrowings and financial lease payable to organizations	***372,262,030,304***	***227,508,250,334***
Current portions of long-term loans	372,262,030,304	227,508,250,334
Total	**372,262,030,304**	**307,522,460,143**

The Corporation is solvent over short-term loans and financial leases.

22b. Long-term borrowings and financial lease

	Ending balance	Beginning balance
Loan from Vietinbank – Branch 1 in Ho Chi Minh City	588,660,029,616	701,208,705,855
Loan from Shinhan Vietnam Bank Limited	147,376,864,302	-
Loan from BIDV – Saigon Center Branch	1,527,614,504,235	1,380,431,309,138
Total	**2,263,651,398,153**	**2,081,640,014,993**

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

22c. Outstanding borrowings and financial leases

The Corporation has no outstanding loan and financial lease.

23. Provisions for short-term payables

	Ending balance	Beginning balance
Provision for construction warranty	8,888,571,854	9,688,571,854
Provision for damage compensation during transport	123,630,968,110	129,673,858,543
Total	**132,519,539,964**	**139,362,430,397**

24. Bonus and welfare funds

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

25. Owner's equity

25a. Statement of fluctuations in owner's equity

	Beginning balance	Increase	Decrease	Ending balance
Capital	4,264,951,090,000	63,974,000,000	-	4,328,925,090,000
Share premiums	3,920,183,061,040	-	-	3,920,183,061,040
Other sources of capital	128,097,775,902	-	-	128,097,775,902
Exchange difference	468,455,589,543	-	(10,927,081,815)	457,528,507,728
Investment and development fund	73,121,317,440	872,100,205	-	73,993,417,645
Other funds	72,381,836,572	-	-	72,381,836,572
Retained earnings	4,212,636,741,407	2,102,300,396,859	(1,103,056,132,102)	5,211,881,006,164
Total	**13,139,827,411,904**	**2,167,146,497,064**	**(1,113,983,213,917)**	**14,192,990,695,051**

25b. Shares

	Ending balance	Beginning balance
Number of shares already sold to the public	432,892,509	426,495,109
- *Common shares*	*432,892,509*	*426,495,109*
- *Preferred shares*	-	-
Number of shares repurchased	-	-
- *Common shares*	-	-
- *Preferred shares*	-	-
Number of outstanding shares	432,892,509	426,495,109
- *Common shares*	*432,892,509*	*426,495,109*
- *Preferred shares*	-	-

Far value of outstanding shares: VND 10,000.

25c. Exchange differences

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

26. Benefits of non-controlling shareholders

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

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT

1. Sales

1a. Gross sales

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Sales from port operation	4,225,808,906,751	3,820,426,498,969
Sales from logistics services, leasing assets, others	1,197,944,832,617	510,747,181,986
Total	**5,423,753,739,368**	**4,331,173,680,955**

1b. Sales to related parties

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

2. Costs of sales

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Costs of port operation	2,457,317,072,947	2,108,380,051,444
Costs of logistics services	703,644,634,852	272,938,710,968
Total	**3,160,961,707,799**	**2,381,318,762,412**

3. Financial income

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Bank deposit interest	219,020,409,040	121,357,585,283
Exchange gain arising	2,553,792,918	18,206,737,871
Gain on disposal of long-term investments during the period	611,900,805,146	-
Other financial income	3,557,216,488	1,439,369,830
Total	**837,032,223,592**	**141,003,692,984**

4. Financial expenses

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Loan interest expenses	132,713,475,171	73,587,056,131
Exchange loss arising	4,696,554,065	52,758,705,877
Loss from trading securities	-	12,103,209,006
Provision/(Reversal of provision) for financial investments	-	(11,565,123,998)
Other financial expenses	312,844,736	176,728,718
Total	**137,722,873,972**	**127,060,575,734**

5. Selling expenses

Selling expenses include commission and other expenses for sales activity,

6. General and administration expenses

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Salary for office staff	195,795,025,797	177,607,667,382
Materials and stationery	12,644,041,948	6,570,054,165
Depreciation/(amortization) of fixed assets	22,037,926,775	20,432,971,721
Allocation of goodwill	23,258,868,309	20,702,698,059
External services rendered	75,405,064,176	65,035,220,836
Other expenses	202,225,857,035	154,036,935,465
Total	**531,366,784,040**	**444,385,547,628**

7. Other income

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Proceeds from liquidation of fixed assets	832,324,918	3,710,087,418
Unearned revenues to be allocated (*)	8,219,610,541	8,372,586,978
Other income	24,124,867,034	14,426,918,308
Total	**33,176,802,493**	**26,509,592,704**

(*) Unearned revenues to be allocated include:

- Revaluation of the land use right contributed as capital to Gemadept – Terminal Link Cai Mep Terminal J.S.C, which generated from 2008 for the amount of VND 283,980,000,000 with the allocation period of 48 years and 10 months,
- Full amortisation of the remaining balance of the revaluation of fixed assets contributed as capital to CJ Logistics Holdings Vietnam Co.,Ltd (formerly known as CJ Gemadept Logistics Holdings Company Limited), which arose in 2017 with an original amount of VND 5,622,625,365 and an amortisation period of 10 years,
- Unrealized profit relevant to sales from consulting and construction services to Gemadept - Terminal Link Cai Mep Terminal JSC, for the amount corresponding to the amount amortized and allocated during the year of these assets,

8. Earnings per share

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Accounting profit after corporate income tax of shareholders of the Parent Company	2,102,300,396,859	1,163,445,385,574
Appropriation for bonus and welfare funds, funds of the Board of Management, Executive Officers and Control Board	(119,899,775,902)	(93,075,630,846)
Profit used to calculate basic and diluted earnings per share	1,982,400,620,957	1,070,369,754,728
The average number of ordinary shares outstanding during the period	427,971,907	418,829,857
Basic earnings per share	**4,632**	**2,556**
Diluted earnings per share	**4,632**	**2,556**

9. Operating costs

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Materials and supplies	435,660,648,832	254,424,846,005
Labor	512,818,643,287	493,813,612,546
Depreciation/(amortization) of fixed assets and goodwill allocated	393,401,736,592	292,078,119,349
External services rendered	2,318,668,648,682	1,666,934,327,541
Other expenses	492,188,230,208	407,388,564,717
Total	**4,152,737,907,601**	**3,114,639,470,158**

VII. OTHER DISCLOSURES

1. Transactions and balances with related parties

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

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

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

Transactions with the key managers and their related individuals

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

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

The Corporation has no receivables from and payables to the key managers and their related individuals,

Income of the key managers

	Accumulated from the beginning of the year to the end of current period	
	Current year	**Previous year**
Salary	22,158,694,502	17,357,978,618
Other income	4,530,000,000	5,024,999,999
Total	**26,688,694,502**	**22,382,978,617**

1b. Transactions and balances with other related parties

Other related parties of the Corporation include:

Other related parties	**Relationship**
Gemadept - Terminal Link Cai Mep Terminal J.S.C	Jointly-controlled entity
"K" Line – Gemadept Logistics Co., Ltd	Jointly-controlled entity
Gemadept Shipping and Maritime Industry Holding Company Limited (formerly known as CJ Gemadept Shipping Holdings)	Jointly-controlled entity (which became a subsidiary as of 30 June 2026)
Saigon Cargo Service Corporation	Associate

Other related parties	Relationship
CJ Logistics Holdings Vietnam Co.,Ltd (formerly known as CJ Gemadept Logistics Holdings Company Limited)	Associate (as of 30 June 2026)
Golden Globe Co., Ltd,	Associate
Vung Tau Commercial Port J.S.C. (VCP)	Associate
Golden Globe Trading Co., Ltd	Associate
Foodstuff Combina Torial Joint Stock Company	Associate (as of 14 April 2026)
Minh Dam Tourism J.S.C.	Associate
Green Gen Transportation Company Limited	Associate
Gemadept Hai Phong One Member Company Limited	Subsidiary of associate (as of 30 June 2026)
Gemadept Logistics One Member Company Limited	Subsidiary of associate (as of 30 June 2026)
Mekong Logistics Company	Subsidiary of associate (which became a subsidiary as of 30 June 2026)
Gemadept Shipping Limited Company	Subsidiary of Jointly-controlled entity (which became a subsidiary of a subsidiary as of 30 June 2026)
Gemadept Shipping Singapore Pte, Ltd,	Subsidiary of Jointly-controlled entity (which became a subsidiary of a subsidiary as of 30 June 2026)
Gemadept (Malaysia) Sdn, Bhd,	Subsidiary of Jointly-controlled entity (which became a subsidiary of a subsidiary as of 30 June 2026)
Power Transportation and Service J.S.C. (Potraco)	Secondary associate (as of 05 May 2026)
Saigon Development Corporation	Associate of subsidiary
JinJiang Shipping Logistics (Viet Nam) Company Limited	Associate of subsidiary
Phu Hung Healthcare Investment Consultancy Joint Stock Company	Associate of subsidiary

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

Receivables from and payables to other related parties
Receivables from and payables to other related parties are presented in Notes No,V,3, V,4, V,5, V,15, V,16, V,19, V,21 and V,22,

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

2. Notes to the differences of profit after tax

	Quarter 3 of 2026	Quarter 3 of 2025	Difference
Profit after tax of the Parent Company	443,906,238,278	315,208,520,917	128,697,717,361

Profit after tax of the Parent Company in the third quarter of 2026 is nearly 444 billion dongs, increasing by nearly 129 billion dongs in comparison to the same period of the previous year mainly caused by:

- Gross profit from core business operations increased by nearly 36 billion dongs.
- Share of profit from joint ventures and associates and financial income increased by nearly 90 billion dongs.

	First 9 months of the year 2026	First 9 months of the year 2025	Difference
Profit after tax of the Parent Company	2,102,300,396,859	1,163,445,385,574	938,855,011,285

Profit after tax of the Parent Company in 9 months of 2026 is 2,102 billion dongs, increasing by nearly 939 billion dongs in comparison to the same period of the previous year mainly caused by:

- Gross profit from core business operations increased by over 312 billion dongs.
- Financial profit increased by over 685 billion dongs, mainly due to gains from the transfer of capital contributions during the period.
- Share of profit from associates and joint ventures increased by over 276 billion dongs.
- General and administrative expenses increased by nearly 87 billion dongs.
- Corporate income tax expense increased by nearly 245 billion dongs.

Approved on 29 October 2026

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