Form No. 01

TAN CANG OFFSHORE SERVICES JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 422 -26/CV-TCO

Ho Chi Minh City, 28 October 2026.

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, Tan Cang Offshore Services Joint Stock Company hereby discloses the consolidated financial statements (CFS) for Q3 2026 to the Hanoi Stock Exchange as follows:

1. Company Name: TAN CANG OFFSHORE SERVICES JOINT STOCK COMPANY

- Stock code: TOS
- Head Office Address: No 52 – 54, Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City.
- Telephone: (+84) 28 7300 6826 Fax: (+84) 28 3535 5423
- Email: info@tco.com.vn Website: https://tancangoffshore.com/

2. Content of Information Disclosure:

- Consolidated Financial Statements for Q3 2026

☐ Separate Financial Statements (for public companies without subsidiaries and parent accounting entities with dependent units);

☒ Consolidated Financial Statements (for public companies with subsidiaries);

☐ Aggregated Financial Statements (for public companies with dependent accounting units operating their own accounting systems)

- Cases Requiring Explanation of Causes:

+ The audit organization issues a non-unqualified opinion on the financial statements (for the audited financial statements of 2026):

Yes ☐ No ☒

Explanation Document in Case of a Qualified Opinion:

Yes ☐ No ☐

+ Net profit after tax in the reporting period shows a difference of 5% or more before and after audit, or changes from a loss to a profit, or vice versa (for the audited financial statements of 2026):

Yes ☐ No ☒

Explanation Document in Case of a Qualified Opinion:

Yes ☐ No ☐

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

Yes [X] No [ ]

Explanation Document in Case of a Qualified Opinion:

Yes [X] No [ ]

+ Net profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

Yes [ ] No [X]

Explanation Document in Case of a Qualified Opinion:

Yes [ ] No [ ]

This information has been disclosed on the company's website on: 28 / 10 /2026 at the following: https://tancangoffshore.com/invester_cat/bao-cao-tai-chinh/

We hereby commit that the information disclosed above is true and accurate, and we take full responsibility before the law for the content of the disclosed information.

Attached Documents:

- CFS for Q3 2026.

- Explanation Document No 423 /2026/TOS-GT dated 28 / 10/2026.

Representative of the Organization

Legal Representative

(Signature, full name, position, seal)

M.S.D.N: 0311638652 - C.T.C.P - CÔNG TY CỔ PHẦN DỊCH VỤ BIỂN TÂN CẢNG - P.BÌNH TRƯNG - TP.HỒ CHÍ MINH

Nguyen Phung Hung

GENERAL DIRECTOR

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE ACCOUNTING PERIOD
FROM 1 JANUARY 2026 TO 30 SEPTEMBER 2026

TAN CANG OFFSHORE SERVICES JOINT STOCK COMPANY

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GENERAL INFORMATION

Corporate information

Tan Cang Offshore Services Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 0311638652, initially issued on 17 March 2012 and amended for the 15th time on 13 August 2026 by the Department of Finance of Ho Chi Minh City regarding the change in the charter capital.

The Company's principal business activities include: Provision of multi-purpose oil and gas service vessels, standby vessels and security vessels; Tugboat, rescue and salvage services; Subsea survey services; Transportation and Installation (T&I) services; Port management and operation services; Supply services.

Head office

- Address : No. 52-54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City
- Tel. : 028 7300 6826
- Fax : 028 3535 5423

Board of Directors

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

Full name	Position
Mr. Le Dang Phuc	Chairman
Mr. Nguyen Son	Member
Mr. Tran Quang Thao	Member

Board of Supervisors ("BOS")

The members of the Board of Supervisors during the period and up to the date of this statement include:

Full name	Position	
Mr. Truong Ba Minh	Head of BOS	Appointed on 21 May 2026
	Member	Appointed on 20 May 2026
Mr. Pham Duc Duy	Head of BOS	Resigned on 20 May 2026
Mr. Vu Nhat Anh	Member	Appointed on 20 May 2026
Mrs. Vu Thi Hai Yen	Member	
Mr. Pham Huy Vu	Member	Resigned on 20 May 2026

Executive Officers

The members of the Board of Management and Chief Accountant during the period and up to the date of this statement include:

Full name	Position	
Mr. Nguyen Phung Hung	General Director	
Mr. Pham Thanh Binh	Deputy General Director	
Mr. Nguyen Hong Son	Deputy General Director	
Mr. Pham Quang Trung Nghia	Deputy General Director	Appointed on 23 June 2026
Mr. Vu Quang Tien	Chief Accountant	

Legal representative

The legal representative of the Company during the period and up to the date of this statement is Mr. Nguyen Phung Hung – General Director.

STATEMENT OF THE LEGAL REPRESENTATIVE

The legal representative of Tan Cang Offshore Services Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Interim Consolidated Financial Statements for the accounting period from 1 January 2026 to 30 September 2026 comprising the Financial Statements of the Company and its subsidiaries (hereinafter collectively referred to as "the Group").

Responsibilities of the Board of Management

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

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

The Board of Management hereby ensures that all the proper accounting books of the Group have been fully recorded that disclose with reasonable accuracy at any time the financial position of the Group, and that all the accounting books have been prepared in accordance with the applicable Accounting System. The Board of Management is also responsible for safeguarding the Group's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby confirms that the Group has complied with the aforementioned requirements in preparation of the Interim Consolidated Financial Statements.

Statement of the legal representative

In the opinion of the legal representative, the Interim Consolidated Financial Statements give a true and fair view of the consolidated financial position of the Group as at 30 September 2026 and of its consolidated financial performance and consolidated cash flows for the accounting period from 1 January 2026 to 30 September 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

Legal representative

M.S.D.N: 0311638652 - C.T.C.P
CÔNG TY CỔ PHẦN DỊCH VỤ BIỂN TÂN CẢNG
P.BÌNH TRƯNG - TP.HỒ CHÍ MINH

Nguyen Phung Hung
28 October 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

For the fiscal year ended 30 September 2026

Unit: VND

	ASSETS	Code	Note	As at 30.9.2026	At as 01.01.2026
A.	**CURRENT ASSETS**	**100**		**5.704.353.721.035**	**4.109.514.587.825**
I.	**Cash and cash equivalents**	**110**	V.1	**1.068.306.588.305**	**893.859.572.885**
1.	Cash	111		359.781.397.243	379.844.392.730
2.	Cash equivalents	112		708.525.191.062	514.015.180.155
II.	**Short-term investments**	**120**		**456.497.536.188**	**450.470.618.091**
1.	Short-term held to maturity investments	123	V.2	456.497.536.188	450.470.618.091
III.	**Short-term receivables**	**130**		**2.387.642.353.355**	**1.364.128.561.366**
1.	Short-term trade accounts receivable	131	V.3	1.665.270.022.643	767.286.869.116
2.	Short-term prepayments to suppliers	132	V.4	581.065.320.303	248.653.046.577
3.	Other short-term receivables	135	V.5a	145.008.101.447	351.909.274.761
4.	Provision for doubtful debts – short term	136	V.6	(3.738.304.337)	(3.738.304.337)
5.	Shortage of assets awaiting resolution	137		37.213.299	17.675.249
IV.	**Inventories**	**140**		**1.524.947.393.608**	**1.000.696.978.991**
1.	Inventories	141	V.7	1.524.947.393.608	1.000.696.978.991
V.	**Short-term biological assets**	**150**		-	-
VI.	**Other current assets**	**160**		**266.959.849.579**	**400.358.856.492**
1.	Short-term prepaid expenses	161	V.8a	84.072.297.224	38.786.776.940
2.	Value Added Tax to be reclaimed	162	V.16	137.569.151.333	170.504.002.137
3.	Tax and other receivables from the State Budget	163		665.851.629	29.985.906
4.	Other current assets	165		44.652.549.393	191.038.091.509
B.	**LONG-TERM ASSETS**	**200**		**4.734.033.464.306**	**4.037.009.721.457**
I.	**Long-term receivables**	**210**		**14.921.202.800**	**7.642.858.000**
1.	Long-term prepayments to suppliers	212		555.000.000	-
2.	Other long-term receivables	215	V.5b	14.366.202.800	7.642.858.000
II.	**Fixed assets**	**220**		**2.932.526.119.800**	**2.202.118.360.124**
1.	Tangible fixed assets	221	V.9	2.667.081.070.950	1.981.759.681.793
-	*Historical cost*	222		*5.431.276.926.859*	*4.417.545.727.682*
-	*Accumulated depreciation*	223		*(2.764.195.855.909)*	*(2.435.786.045.889)*
2.	Finance lease fixed assets	224	V.10	4.423.840.999	1.855.600.145
-	*Historical cost*	225		*5.979.797.080*	*2.848.326.044*
-	*Accumulated depreciation*	226		*(1.555.956.081)*	*(992.725.899)*
3.	Intangible fixed assets	227	V.11	261.021.207.851	218.503.078.186
-	*Historical cost*	228		*262.736.122.986*	*219.919.279.186*
-	*Accumulated amortisation*	229		*(1.714.915.135)*	*(1.416.201.000)*
III.	**Non-current biological assets**	**230**		-	-
IV.	**Investment properties**	**240**		-	-
V.	**Long-term assets in progress**	**250**		**716.512.835.212**	**572.690.195.440**
1.	Construction in progress	252	V.12	716.512.835.212	572.690.195.440
VI.	**Long-term investments**	**260**	V.2	**428.135.117.171**	**669.134.098.597**
1.	Investments in associates, joint ventures	262		426.256.711.760	456.880.186.334
2.	Investments in other entities	263		1.878.405.411	44.878.405.411
3.	Investments held to maturity	265		-	167.375.506.852
VII.	**Other long-term assets**	**270**		**641.938.189.323**	**585.424.209.296**
1.	Long-term prepaid expenses	271	V.8b	516.851.093.154	543.228.434.656
2.	Deferred income tax assets	272		17.006.874.996	29.811.698.738
3.	Goodwill	279		108.080.221.173	12.384.075.902
	TOTAL ASSETS	**280**		**10.438.387.185.341**	**8.146.524.309.282**

The notes to the consolidated financial statements from page 7 to page 51 are an integral part and should be read in conjunction with this report

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont.)
For the fiscal year ended 30 September 2026

Unit: VND

	LIABILITIES AND OWNERS' EQUITY			As at 30.9.2026	At as 01.01.2026
C.	**LIABILITIES**	**300**		**7.186.022.001.947**	**5.498.284.023.557**
I.	**Short-term liabilities**	**310**		**4.298.522.815.730**	**3.284.182.765.745**
1.	Short-term trade accounts payable	311	V.13	1.238.085.177.387	723.007.860.577
2.	Short-term advances from customers	312	V.14a	1.114.541.086.023	715.901.135.452
3.	Dividends and profits payable	313		-	6.402.240.000
4.	Short-term tax and other payables to the State Budget	314	V.15	167.624.851.043	260.681.052.520
5.	Payable to employees	315		47.177.870.723	84.285.014.876
6.	Short-term accrued expenses	316	V.16	133.707.557.309	76.593.311.900
7.	Short-term deferred revenue	319	V.17a	75.119.498.900	128.641.138.905
8.	Other short-term payables	320	V.18	49.187.851.807	92.658.783.763
9.	Short-term borrowings and finance lease liabilities	321	V.19a	1.358.619.417.349	1.084.648.315.791
10.	Bonus and welfare funds	323	V.20	114.459.505.189	111.363.911.961
II.	**Long-term liabilities**	**330**		**2.887.499.186.217**	**2.214.101.257.812**
1.	Long-term advances from customers	332	V.14b	591.948.853.808	720.656.147.882
2.	Long-term unearned revenue	337	V.17b	1.787.878.788	44.608.687.880
3.	Other long-term payables	338		17.600.313.681	14.713.891.681
4.	Long-term borrowings and finance lease liabilities	339	V.19b	2.272.331.068.409	1.432.529.604.752
5.	Deferred income tax liabilities	342		3.831.071.531	1.592.925.617
D.	**OWNERS' EQUITY**	**400**	**V. 21**	**3.252.365.183.394**	**2.648.240.285.725**
1.	Owners' capital	411		749.996.910.000	449.996.810.000
	- Ordinary shares with voting rights	*411a*		*749.996.910.000*	*449.996.810.000*
2.	Investment and development funds	418		819.558.021.889	318.600.088.525
3.	Other funds	419		27.522.514.725	27.412.296.553
4.	Undistributed earnings	420		1.015.546.068.112	1.277.942.823.404
	- Undistributed post-tax profits of previous years	*420a*		*342.765.876.295*	*466.365.215.488*
	- Post-tax profits of current period/year	*420b*		*672.780.191.817*	*811.577.607.916*
5.	Non-controlling interests	429		639.741.668.668	574.288.267.243
	TOTAL RESOURCES	**440**		**10.438.387.185.341**	**8.146.524.309.282**

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung

The notes to the consolidated financial statements from page 7 to page 51 are an integral part and should be read in conjunction with this report

CONSOLIDATED INCOME STATEMENT

For the financial period ending on September 30, 2026

Unit: VND

	ITEMS	Code	Note	Q3 2026	Q3 2025	Current year	Previous year
1.	Revenue from sales of goods and rendering of services	01	VI.1	2.298.870.272.073	1.357.799.574.111	5.036.756.551.321	3.553.061.246.992
2.	Less deductions	02		43.637.916	22.451.481	63.823.385	30.989.629
3.	Net revenue from sales of goods and rendering of services	10		2.298.826.634.157	1.357.777.122.630	5.036.692.727.936	3.553.030.257.363
4.	Cost of goods sold and services rendered	11	VI.2	1.858.923.044.383	882.557.468.241	3.847.635.591.949	2.510.896.886.888
5.	Gross profit from sales of goods and rendering of services	20		439.903.589.774	475.219.654.389	1.189.057.135.987	1.042.133.370.475
6.	Gains or losses on disposal of investment properties	21		-	-	-	-
7.	Financial income	22	VI.3	15.045.300.060	5.405.345.930	48.634.833.198	23.545.894.094
8.	Financial expenses	23	VI.4	56.621.113.351	42.643.919.746	156.809.014.957	112.724.034.117
	- Including: Interest expenses	24		48.739.984.820	35.758.044.426	137.174.886.956	92.753.683.027
9.	Selling expenses	25	VI.5	4.564.330.155	6.602.105.347	13.971.246.818	16.218.282.834
10.	General and administration expenses	26	VI.6	54.296.612.728	41.551.137.362	171.664.453.302	127.630.879.494
11.	Profit from sales of goods and rendering of services	27		8.394.734.778	5.658.818.356	22.471.017.254	22.412.495.868
12.	Net operating profit	30		347.861.568.378	395.486.656.220	917.718.271.362	831.518.563.992
13.	Other income	31	VI.7	14.560.302	3.335.055.684	6.866.237.074	105.013.918.142
14.	Other expenses	32		4.030.679.295	783.223.754	7.244.201.913	934.162.265
15.	Net other (expenses)/income	40		(4.016.118.993)	2.551.831.930	(377.964.839)	104.079.755.877
16.	Net accounting profit before tax	50		343.845.449.385	398.038.488.150	917.340.306.523	935.598.319.869
17.	Business income tax - current	51		70.459.427.168	68.267.757.939	158.169.066.248	206.397.133.378
18.	Business income tax - deferred	52		1.815.732.762	4.735.621.259	14.969.147.422	(33.311.566.730)
19.	Net profit after tax	60		271.570.289.455	325.035.108.952	744.202.092.853	762.512.753.221
20.	Owners of the parent company	61		253.252.420.030	308.016.900.280	672.780.191.817	711.327.620.183
21.	Non-controlling interests	62		18.317.869.425	17.018.208.672	71.421.901.036	51.185.133.038
22.	Basic earnings per share	70	VI.8	4.337	5.685	12.745	19.608

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung

The notes to the consolidated financial statements from page 7 to page 51 are an integral part and should be read in conjunction with this report

CONSOLIDATED CASH FLOW
(Indirect method)
For the financial period ending on September 30, 2026

Unit: VND

	ITEMS	Code	Current year	Previous year
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
	Net profit before tax	**01**	**917.340.306.523**	**935.598.319.869**
	Adjustments for:			
	- Depreciation and amortisation	02	343.016.624.125	239.924.379.580
	- Provisions	03	-	(26.789.921.346)
	- Unrealised foreign exchange (gains)/losses	04	(1.317.769.715)	1.455.313.943
	- Profits from investing activities	05	(48.435.543.942)	(119.802.882.241)
	- Interest expense	06	137.174.886.956	90.485.828.575
	Operating profit before changes in working capital	**08**	**1.347.778.503.947**	**1.120.871.038.380**
	- (Increase)/ decrease of receivables	09	(205.407.775.024)	(305.928.682.897)
	- (Increase)/ decrease of inventories	10	(524.250.414.617)	(452.923.463.672)
	- Increase/ (decrease) of payables	11	471.372.989.171	1.347.155.786.174
	- (Increase)/ decrease of prepaid expenses	12	(18.908.178.782)	(390.367.867.887)
	- Interest paid	14	(156.517.727.126)	(95.032.551.155)
	- Business income tax paid	15	(259.347.277.550)	(93.573.166.902)
	- Other receipts from operating activities	16	-	46.826.620.080
	- Other payments on operating activities	17	(19.595.639.736)	(169.657.845.505)
	Net cash inflows from operating activities	**20**	**635.124.480.283**	**1.007.369.866.616**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
	- Purchases of fixed assets and other long-term assets	21	(1.294.210.318.867)	(947.137.620.197)
	- Proceeds from disposals of fixed assets and long-term assets	22	10.000.000.000	396.542.292.000
	- Loans granted, purchases of debt instruments of other entities	23	(335.057.133.950)	(405.200.000.000)
	- Collection of loans, proceeds from sales of debt instruments of other entities	24	504.196.292.900	27.735.133.950
	- Investments in other entities	25	(166.532.958.577)	-
	Proceeds from divestment in other entities	26	2.000.000.000	-
	- Dividends and interest received	27	(11.430.589.606)	13.079.257.312
	Net cash outflows from investing activities	**30**	**(1.291.034.708.100)**	**(914.980.936.935)**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
	- Proceeds from issue of shares and capital contribution	31	30.000.000.000	-
	- Proceeds from borrowings	33	2.903.696.029.637	2.638.824.496.806
	- Repayments of borrowings	34	(1.972.126.557.877)	(1.631.355.080.232)
	- Finance lease principal repayments	35	(507.184.107)	(253.106.479)
	- Dividends paid, profits distributed to owners	36	(134.391.474.125)	(16.953.360.000)
	Net cash inflows from financing activities	**40**	**826.670.813.528**	**990.262.950.095**
	Net increase in cash and cash equivalents	**50**	**170.760.585.711**	**1.082.651.879.776**
	Cash and cash equivalents at beginning of period	**60**	**893.859.572.885**	**592.765.906.403**
	Effect of foreign exchange differences	61	3.686.429.709	2.879.463.069
	Cash and cash equivalents at end of period	**70**	**1.068.306.588.305**	**1.678.297.249.248**

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung

I. GENERAL INFORMATION

1. Form of ownership

Tan Cang Offshore Services Joint Stock Company (hereinafter referred to as "the Company" or "the Parent Company") is a joint stock company.

2. Operating fields

The Company operates in the fields of service.

3. Business activities

The principal business activities of the Company include: Provision of multi-purpose oil and gas service vessels, standby vessels and security vessels; Tugboat, rescue and salvage services; Subsea survey services; Transportation and Installation (T&I) services; Port management and operation services; Supply services.

4. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

5. Structure of the Group

The Group includes the Parent Company and 9 subsidiaries under the control of the Parent Company all of which are consolidated in the Interim Consolidated Financial Statements.

5a. Information on the Group's restructuring

Increase in the proportion of ownership interest in the Associate

On 14 April 2026, the Company's Board of Directors issued Resolution No. 10/2026/NQ-HDQT approving the plan for transferring shares from other shareholders of Tan Cang - Gantry JSC. ("Gantry") in order to increase the proportion of ownership interest in Gantry. Accordingly, the Company acquired a further 2,250,000 shares from Tan Cang Technical Services JSC. at a purchase price of VND 30,665,525,879 (VND 13,629 per share).

Following this transaction, the Group holds 4,275,000 shares, with a face value of VND 42,750,000,000, representing 95% of Gantry's charter capital. Gantry has been reclassified from the Associate to the Subsidiary of the Group.

Details of the fair value of the subsidiaries' assets and liabilities at the time of business combination are as follows:

Assets	***244,752,087,937***
Cash	4,610,972,713
Short-term held-to-maturity investments	14,941,142,745
Short-term trade receivables	38,117,986,887
Short-term prepayments to suppliers	10,208,770,896
Other short-term receivables	2,624,666,009
Inventories	136,510,320,039
Short-term deferred expenses	354,470,113
Deductible VAT	8,384,937,655
Historical costs of tangible fixed assets	36,392,121,670
Accumulated depreciation of tangible fixed assets	(7,970,901,610)
Historical costs of intangible fixed assets	483,367,200
Accumulated amortization of intangible fixed assets	(198,717,627)
Long-term deferred expenses	292,951,247

Liabilities	***183,473,881,568***
Short-term trade payables	46,641,143,508
Short-term advances from customers	30,933,000,000
Payable for dividends and profit distributions	3,375,000,000
Short-term taxes and other obligations to the State Budget	437,245,542
Payables to employees	617,993,199
Short-term accrued expenses	1,150,000,000
Other short-term payables	3,874,588,939
Short-term borrowings and finance leases	68,840,139,670
Bonus and welfare funds	1,271,437,374
Long-term borrowings and finance leases	26,333,333,336
Fair value of net assets	***61,278,206,369***
Non-controlling interests ("NCI") (5%)	***3,063,910,319***
Fair value of the Group's net assets (95%) (a)	***58,214,296,050***
Consideration transferred (b) [(i)]	***59,556,911,090***
Goodwill [(b) – (a)]	**1,342,615,040**

(i) Consideration transferred in two phases is determined as follows:

Costs of investments in the associate (45%), which are reflected at fair value at the date of obtaining control (*)	28,891,385,211
Costs of additional investments to increase proportion of ownership interest from 45% to 95%	30,665,525,879
Total	**59,556,911,090**

(*) See Note V.2b

Net cash outflow for the acquisition of the subsidiary:

Payment in cash	30,665,525,879
Cash and cash equivalents of the subsidiary as of the acquisition date	(4,610,972,713)
Net cash outflow	**26,054,553,166**

Change in the proportion of ownership interest in the subsidiary

During the period, other shareholders of Tan Cang Lach Huyen JSC. ("TCLH") continued to contribute additional charter capital, amounting to VND 10 billion. At the end of the accounting period, TCLH's charter capital stood at VND 300 billion, corresponding to 30 million shares (Beginning balance: VND 220 billion, corresponding to 22 million shares), of which the Company held 21 million shares, representing 70.00% of TCLH's charter capital (Beginning balance: 72.73%).

5b. List of consolidated subsidiaries

Company Name	Headquarters Address	Principal Business Activities	Proportion of beneficial interest		Proportion of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Direct subsidiaries						
Tan Cang Offshore Travel and Flight Services Joint Stock Company ("TCOTS")	No. 52–54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Food supply, travel agency, hotel business; retail of food and beverage; lease of machinery and equipment	51.00%	51.00%	51.00 %	51.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
These Notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements

Company Name	Headquarters Address	Principal Business Activities	Proportion of beneficial interest		Proportion of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Tan Cang Kien Giang Joint Stock Company ("TCKG")	No. 39 Tran Hung Dao, Kien Tan Quarter, Kien Luong Commune, An Giang Province, Vietnam	Other support services related to transportation	66.67%	66.67%	66.67 %	66.67%
Tan Cang Northern Maritime Joint Stock Company ("TCM")	No. 52-54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Direct support services for waterway transportation	54.00%	54.00%	54.00 %	54.00%
Tan Cang Dredging and Salvage Joint Stock Company ("TCDG")	No. 52-54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Direct support services for waterway transportation	51.00%	51.00%	51.00 %	51.00%
Tan Cang Industrial Infrastructure Investment Joint Stock Company (formerly known as Vietnam YICO Investment JSC.) ("TCI")	NQ 10-15, Nguyet Que 10, Vinhome Star City Urban Area, Hac Thanh Ward, Thanh Hoa Province, Vietnam	Trading real estate, land use right held by owner, user or lessee	51.00%	51.00%	51.00 %	51.00%
Tan Cang Lach Huyen Joint Stock Company ("TCLH")	Newport Saigon Corporation Building, No. 808 Le Hong Phong Road, Hai An Ward, Hai Phong City, Vietnam	Warehousing and goods storage	70,00%	72.73%	70,00 %	72.73%
Tan Cang - Gantry Joint Stock Company	3rd Floor, No. 52–54 Truong Van Bang Road , Binh Trung Ward, Ho Chi Minh City, Vietnam	Manufacturing of other transport equipment and vehicles not elsewhere classified	95.00%	45.00%	95.00 %	45.00%
Indirect subsidiaries						
TCOTS - Cat Lai Supply Joint Stock Company (*) ("TCOTS Cat Lai")	No. 25 Road 4B, Group 7 Quarter 2, Long Truong Ward, Ho Chi Minh City, Vietnam	Supermarket retail activities, rendering of food and beverage services	26.01%	28.42%	51.00 %	51.00%
Hong Son Tan Cang Joint Stock Company. (**)	No. 132-134-136 Ngo Tat To Street, Thanh My Tay Ward, Ho Chi Minh City.	Short-term accommodation services	35,7%	0%	51,00 %	0%
Tan Cang	No. 96/7 Vo Thi	Other	38.25%	38.25%	51.00	51.00%

Company Name	Headquarters Address	Principal Business Activities	Proportion of beneficial interest		Proportion of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
					%	
Offshore Engineering Construction Joint Stock Company (***) ("TCOEC)	Sau, Tan Dinh Ward, Ho Chi Minh City, Vietnam	construction projects. Details: Hydraulic engineering construction				

(*) This is the subsidiary of TCOTS.
(**) This is the subsidiary of TCOTS.
(***) This is the subsidiary of TCDG.

Tan Cang Kien Giang JSC., Tan Cang Industrial Infrastructure Investment JSC., and Tan Cang Lach Huyen JSC. have been in the phase of construction, and have not yet commenced operation. Other subsidiaries have been operating normally, have not experienced any significant change compared to the previous year.

5c. *List of associates reflected in the Consolidated Financial Statements in accordance with the owner's equity method*

Company Name	Headquarters Address	Principal Business Activities	Proportion of beneficial interest		Proportion of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Tan Cang Que Vo Joint Stock Company	Kieu Luong Hamlet, Phu Lang Commune, Bac Ninh Province, Vietnam	Warehousing and goods storage	31%	31%	31%	31%
Tan Cang Mermaid Subsea Services Co., Ltd.	No. 52-54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Coastal and ocean freight transport services	50%	50%	50%	50%
Tan Cang Maritime Support and Offshore Services Joint Stock Company	No. 52-54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Coastal and ocean passenger transport services	36%	36%	36%	36%
Tan Cang Shipping Joint Stock Company	No. 722 Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City, Vietnam	Other support services related to transportation	43.785 %	43.785%	43.785 %	43.785%

6. Number of employees

As at 30 September 2026, the Group had 1,660 employees (as at 1 January 2026: 1,683 employees).

7. Statement on information comparability in the Interim Consolidated Financial Statements

The corresponding figures of the previous period are comparable to those of the current period.

During the period, the Group applied for Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99") for the first time, which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") on guidelines for the Vietnamese Enterprise Accounting System, and Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance ("Circular 43") amending and supplementing Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") giving guidance on the preparation and presentation of Consolidated Financial Statements. Accordingly, certain items in the Interim Consolidated Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" and "Previous period" columns of the Interim Consolidated Financial Statements have been restated in accordance with the new classifications and terminology set out in Circular 99 and Circular 43 to ensure comparability. These changes do not affect the Group's total assets, total liabilities, owners' equity or profit after tax.

8. Other information

The Company's shares have been listed for trading on the UPCOM market (Unlisted Public Company Market) of the Hanoi Stock Exchange under the stock code "TOS" pursuant to Decision No. 406/QD-SGDHN dated 3 August 2021 issued by the Hanoi Stock Exchange. The first date of transaction was 8 September 2021. The number of shares registered for trading at the end of accounting period was 74,999,691 shares, with a face value of VND 10,000 per share.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

1. Accounting period

The fiscal year of the Group is from 1 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnam Dong (VND) because payments and receipts of the Group are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Group applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"), The methods for the preparation and presentation of Consolidated Financial Statements are issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") and amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43"), as well as the Ministry of Finance's guiding circulars giving guidance on the preparation and presentation of Interim Consolidated Financial Statements.

Adoption of the New Enterprise Accounting System

The fiscal year ended 31 December 2026 is the first year in which the Group adopts the Enterprise Accounting System under Circular 99, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to Circular 99 is carried out using the following methods:

- For changes in accounting policies for which Circular 99 provides specific transition guidance, the Group follows that guidance.
- For changes in accounting policies for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Group applies the non-retrospective method.

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

The Board of Management ensures the compliance with all the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular 99, the methods for the preparation and presentation of Consolidated Financial Statements are issued under Circular 202 and amended and supplemented by Circular 43, as well as the Ministry of Finance's circulars giving guidance on the preparation and presentation of Interim Consolidated Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of preparation of the Interim Consolidated Financial Statements

The Interim Consolidated Financial Statements are prepared on the accrual basis accounting (except for information related to cash flows) in accordance with the historical cost convention and on the going-concern basis.

The Consolidated Financial Statements have been prepared in both Vietnamese and English, in which the Consolidated Financial Statements in Vietnamese are the official statutory financial statements of the Group. The Consolidated Financial Statements in English have been translated from the Vietnamese version. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

2. Basis of consolidation

The Interim Consolidated Financial Statements include the Interim Financial Statements of the Parent Company and its subsidiaries. A subsidiary is a business 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 share call options, debt or equity instruments that are convertible into ordinary shares at the end of the accounting period shall be taken into consideration.

The business performance results of the subsidiaries that are acquired or disposed of during the period are included in the Interim Consolidated Statement of Income from the date of acquisition or until the date of disposal of those subsidiaries.

The Interim Financial Statements of the Parent Company and its subsidiaries used for consolidation are prepared for the same accounting period and apply consistent accounting policies for similar transactions and events in similar circumstances. In case the subsidiaries's accounting policies are different from those that are applied consistently within the Group, the appropriate adjustments should be made to the subsidiaries's Financial Statements before they are used to prepare the Interim Consolidated Financial Statements.

Intra-group balances in the Statement of Financial Position and intra-group transactions and unrealized intra-group gains resulting from these transactions are eliminated when preparing the Interim Consolidated Financial Statements. Unrealized losses resulting from intra-group transactions are also eliminated unless costs that cause those losses cannot be recovered.

Non-controlling interests ("NCI") include the gains or losses of the subsidiary's operating results and net assets that are not held by the Group and are presented in a specific item in the Interim Consolidated Statement of Income and the Interim Consolidated Statement of Financial Position (as a part of the owner's equity). NCI include the value of NCI at the date of initial business combination and those in the changes of owner's equity commencing from that date. Losses arising in the subsidiaries are allocated to NCI based on the non-controlling shareholders' ownership rate in the subsidiaries, even if those losses excess the non-controlling shareholders' ownership in the net assets of the subsidiary.

Where a subsidiary raises additional capital from its owners, if the proportion of the additional capital contributed by the parties does not correspond to the current ownership ratio, the difference between the Group's additional capital contribution and the corresponding increase in its share of the subsidiary's net assets is recognized in 'Retained earnings' in the Interim Consolidated Statement of Financial Position.

3. Foreign currency transactions

Foreign currency transactions are translated at the actual exchange rate on the date of transaction. The ending balances of monetary items in foreign currencies at the end of the accounting period (excluding foreign currency-denominated accounts receivable for which an allowance for doubtful debts has been established) are revalued at the average transfer exchange rate of the Bank where the Group frequently conducts transactions.

Foreign exchange rate differences incurred during the period from foreign currency transactions are recognized as 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 end of the accounting period are presented as the net amount of total gains and total losses arising from the revaluation of such items and are recognized as financial income (if a gain) or financial expenses (if a loss).

4. Cash and cash equivalents

Cash includes cash on hand, demand deposits and cash in transit. Cash equivalents are short-term investments with maturities not exceeding 3 months from the date of investment that are readily convertible into known amounts of cash and are subject to an insignificant risk of change in value at the end of the accounting period. Cash and cash equivalents subject to restrictions on use are not presented under this line item but are presented under "Other Current Assets" or "Other Non-Current Assets", depending on the duration of the restriction.

5. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments when the Group has the intent and ability to hold them until the maturity date. Held-to-maturity investments include: term deposits and loans held to maturity for the purpose of earning periodic interest.

A provision for impairment of held-to-maturity investments is recognized when there is evidence that part or all of the investment may not be recoverable and the amount of the loss can be reliably measured. Increases or decreases in provisions for impairment of held-to-maturity investments at the end of the accounting period are recognized in "Financial expenses".

Investments in associates

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

Investments in associates are recognized using the equity method. Accordingly, the investments in associates are presented in the Interim Consolidated Financial Statements at their initial costs and adjusted for changes in the associates' net assets after the investment date. If the Group's share of
losses in an associate exceeds or equals the carrying amount of the investment, the carrying value of the investment presented in the Interim Consolidated Financial Statements will be reduced to zero, unless the Group has an obligation to make payments on behalf of the associate.

The Financial Statements of the associates are prepared for the same accounting period with the Interim Consolidated Financial Statement of the Group. In case the accounting policies of an associate are different from those that are applied consistently within the Group, the Financial Statements of that associate will be suitably adjusted before being used to prepare the Interim Consolidated Financial Statements.

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

Investments in equity instruments of other entities

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

Investments in equity instruments of other entities are initially recognized at cost, including the cost of purchase or capital contributions plus other directly attributable costs (transaction costs, brokerage fees, consulting fees, audit fees, duties, taxes, and bank charges, etc.). Specifically, when the Group borrows funds to invest in the equity instruments of other entities, interest expenses are recognized as financial expenses and are not capitalized. Where an investment is made using non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date. Subsequent to initial recognition, these investments are carried at cost.

Dividends and profit distributions of the previous periods prior to the acquisition of the investment are deducted from the cost of the investment. Dividends and profit distributions of the periods after the acquisition date are recognized as financial income. Stock dividends received are tracked only in terms of the additional number of shares received, and the value of such shares is not recognized as income.

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

- For investments in listed shares or investments where the fair value can be reliably measured, provisions are established based on the market value of the shares.
- For investments where fair value cannot be determined at the reporting date, provisions are established based on the losses incurred by the investees, with the amount calculated as the Group's ownership interest in each investee's actual contributed charter capital at the end of the accounting period, multiplied by the difference between the investee's actual contributed charter capital and its owners' equity at the same date.

Increases or decreases in provisions for impairment of investments in equity instruments of other entities at the end of the accounting period are recognized in "Financial expenses".

6. Receivables

Receivables are presented at their carrying amount less allowance for doubtful debts.

Receivables are classified as trade receivables or other receivables based on the following principles:

- Trade receivables represent amounts of a commercial nature arising from purchase and sale transactions between the Group and customers that are independent of the Group.
- Other receivables represent amounts of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in detail by debtor, maturity, and original currency.

Trade receivables and other receivables are classified as short-term or long-term in the Statement of Financial Position based on their remaining maturity at the end of the accounting period.

An allowance for doubtful debts is made for each doubtful receivable after offsetting against the corresponding payable, if any. The amount of the allowance is determined based on the ageing of overdue receivables or the estimated loss that may be incurred, as follows:

- For overdue receivables:
  - 30% of the receivable amount overdue from 6 months to less than 1 year;
  - 50% of the receivable amount overdue from 1 year to less than 2 years;
  - 70% of the receivable amount overdue from 2 years to less than 3 years; and
  - 100% of the receivable amount overdue from 3 years or more.
- For receivables that are not yet overdue but are considered unlikely to be recovered, the allowance is made based on the estimated loss.

7. Inventories

Inventories are recognized at the lower of cost and net realizable value

Costs of inventories are determined as follows:

- Raw materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Work in progress: Costs comprise main materials, labour and other directly attributable costs.

The cost of inventories is determined using the weighted average method and recorded in accordance with the perpetual inventory system.

Net realizable value is the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses to make the sale.

An allowance for devaluation of inventories is made for each inventory item or work-in-progress service whose original costs exceed its net realizable value. Increases or decreases in the allowance at the end of the accounting period are recognized in "Costs of sales".

8. Deferred expenses

Deferred expenses represent actual expenses incurred, including both prepaid and non-prepaid expenses, that relate to the results of production and business activities over multiple accounting periods and are allocated to the production and business expenses of the relevant accounting periods.

Deferred expenses are classified in the Statement of Financial Position as short-term when the allocation period does not exceed 12 months or falls within one normal operating cycle, and as long-term when the allocation period exceeds 12 months or is longer than one normal operating cycle. Long-term deferred expenses are not reclassified as short-term deferred expenses when preparing the Financial Statements.

Allocation for deferred expenses to production and business expenses is performed for each period based on the nature and extent of each type of expense to select the appropriate allocation method and criteria. The timing and methods for allocating the Group's deferred expenses are as follows:

Expenses for tools

The tools issued for use in connection with business operations over multiple accounting periods are recognized as deferred expenses and are allocated into operation costs on a straight-line basis over their estimated useful lives (not exceeding 36 months).

Expenses for fixed asset repairs

Major repairs of fixed assets are amortized using the straight-line method over an allocation period not exceeding 36 months.

Insurance premiums
Insurance premiums are amortized to expenses over the period specified in the insurance contract.

Expenses for periodic ship repairs and maintenance
Expenses for periodic ship repairs and maintenance arising once with high value are amortized using the straight-line method over an allocation period not exceeding 36 months.

Expenses for port and container yard maintenance
Expenses for port and container yard maintenance arising once with high value are amortized using the straight-line method over 24 months.

Bank guarantee fee
The guarantee fee is amortized to expenses over the term of the Letter of Guarantee.

Land rental
Land rental costs are amortized to expenses over the lease term.

9. Tangible fixed assets

Tangible fixed assets are stated at historical costs less accumulated depreciation.

The historical costs of a tangible fixed asset include all costs incurred by the Group to acquire the asset up to the date it is ready for use.

Subsequent expenditures are capitalized as part of the cost of fixed assets only when it can be clearly demonstrated that the expenditures will result in future economic benefits expected to flow to the entity from the use of such assets. Those that do not meet these criteria are recognized as operating expenses during the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, significant periodic repair and maintenance costs are recognized as deferred expenses and amortized to production and operating expenses until the next scheduled repair and maintenance.

When a tangible fixed asset is sold or disposed of, its historical costs and accumulated depreciation are written off, and any gain or loss arising from disposal is recognized in profit or loss 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 if necessary. The number of years and depreciation rates for various classes of tangible fixed assets are as follows:

Class of fixed assets	Number of years
Buildings and structures	05–25
Machinery and equipment	03–15
Means of transportation	06–15
Office equipment	03–10
Other fixed assets	04–05

10. Finance leased assets

A lease is classified as a finance lease if substantially all the risks and rewards associated with the ownership of the asset are transferred to the lessee.

Finance lease assets are stated at historical costs less accumulated depreciation.

The historical cost of a finance lease asset is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments. The 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 rate specified in the lease agreement or the Group's incremental borrowing rate at the inception of the lease is used.

Finance lease assets are depreciated on a straight-line basis over their estimated useful lives. When there is no reasonable certainty that the Group will obtain ownership of the asset by the end of the lease term, the asset is depreciated over the shorter of the lease term and its estimated useful life. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted if necessary.

The Group's finance lease assets include transport vehicles, with the depreciation period of 5 – 6 years.

11. Intangible fixed assets

Intangible fixed assets are stated at historical costs less accumulated amortization.

The historical costs of an intangible fixed asset include all costs incurred by the Group to acquire the asset up to the date it is ready for use.

Expenses relating to intangible fixed assets incurred subsequent to initial recognition are recognized as production and operating expenses during the period, unless such expenses are directly attributable to a specific intangible fixed asset and increase the future economic benefits generated by that asset.

When an intangible fixed asset is sold or disposed of, its historical costs and accumulated amortization are written off, and any gain or loss arising from disposal is recognized in profit or loss during the period.

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

The Group's intangible fixed assets include:

Land use right

Land use right includes all the actual expenses incurred by the Group directly attributable to the land being used such as expenses to obtain the land use right, expenses for site clearance compensation and ground leveling, registration fees and other directly attributable costs. Indefinite land use rights are not amortized.

Computer software

Costs related to computer software that is not an integral part of the related hardware are capitalized. The historical costs of computer software are the total of all costs that the Group has incurred up to the date the software is put in use. Computer software is amortized using the straight-line method over 2 years.

12. Construction-in-progress

Construction-in-progress represents costs directly attributable to assets under construction and machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs ("VAS 16"). Assets in the progress of construction and installation are stated at cost and are not depreciated until construction or installation is completed and the assets are handed over and put in use. Upon completion, all costs are transferred to the appropriate asset category based on their actual intended use, including tangible fixed assets, intangible fixed assets, investment properties or inventories, and depreciation or amortization commences when the assets are put in use.

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

Routine repair and maintenance costs incurred periodically to maintain fixed assets in normal operating condition are recognized as production and operating expenses during the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, such costs are transferred to deferred expenses and amortized to production and operating expenses until the next scheduled maintenance.

13. Accounting for sale and leaseback transactions of fixed assets

For sale and leaseback transactions of fixed assets, the difference between the fair value and the carrying amount of the fixed asset is recognized as income or an expense in the year.

In the case of the sale and leaseback of operating leased assets:

- If the selling price is lower than the fair value of the fixed assets, the difference between the selling price and the fair value is recorded as a prepaid expense and amortized to expenses over the lease term.
- If the selling price is higher than the fair value of the fixed assets, the difference between the selling price and the fair value is recorded as unearned revenue and offset against lease expenses over the lease term.

14. Business combinations and goodwill

The business combination is accounted for using the purchase method. Costs of business combination include the fair value at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree plus any costs directly attributable to the business combination. The assets acquired, identifiable liabilities and contingent liabilities in a business combination are recognized at fair value as of the date of obtaining control.

For a business combination achieved in stages, the costs of the business combination include the consideration transferred at the date of obtaining control of the subsidiary and the previous consideration transferred which have been revaluated at fair value on the above-mentioned date. The difference between the investment's revaluated cost and its historical cost is recognized as the profit or loss if before the date of obtaining control, the Group does not have a significant influence on the investee, and the investment is accounted for using the cost method. If before the date of obtaining control, the Group has

a significant influence on the investee, and the investment is accounted for using the equity method, the difference between the investment's revaluated cost and its value under the equity method is recognized into the profit or loss, and the difference between its value under the equity method and its historical cost is recognized directly into "Retained earnings" in the Interim Consolidated Statement of Financial Position.

The excess of the business combination cost over the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities at the date of obtaining control of the subsidiary is recorded as goodwill. If the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities at the date of obtaining control of the subsidiary exceeds the cost of the business combination, the difference is recorded in the Consolidated Income Statement.

Goodwill is amortized over 120 months using the straight-line method. If there are indicators that the goodwill is impaired with the impairment loss exceeds the annually allocated amount, the higher amount will be recorded in the Consolidated Income Statement.

Non-controlling interests at the date of initial business combination are determined on the basis of the non-controlling shareholders' ownership in the net fair value of assets, liabilities and contingent liabilities recognized.

15. Business cooperation contract

A business cooperation contract ("BCC") is a contractual arrangement between two or more parties to jointly undertake an economic activity without establishing a separate legal entity. The accounting method applied is determined based on the substance of each contract, particularly whether joint control exists. Joint control exists when decisions about the relevant activities of the BCC require the unanimous consent of all parties sharing control, regardless of their capital contribution ratios or the legal form of the contract.

In all cases, when the Group is the party receiving cash or other assets contributed by the other parties to the BCC, the amounts received are recognized as liabilities and are not recognized as equity.

The Group's BCCs comprise only BCCs without joint control. The Group accounts for these in accordance with the economic substance of each contract. Specifically:

- Where the Group is a capital contributor to a BCC and the parties are only entitled to share in profits if the joint venture makes a profit and must bear losses if the joint venture incurs a loss, this capital contribution is recognized as a financial investment and classified as either short-term or long-term based on its remaining term at the end of the accounting period. Profit distributions from the BCC are recognized as financial income when the Group's right to receive such distributions is established. A provision for impairment losses, if any, is recognized in accordance with the requirements applicable to provisions for impairment losses on investments in other entities (see Note IV.3).

- Where the Group receives contribution capital from the joint venture participants and is obliged to conduct profit distribution at a fixed rate regardless of business performance, the BCC contract is recognized in substance as a loan. If the Group is responsible for the accounting and tax settlement for BCC, the transaction is accounted for as a borrowing; if the Group is not responsible for the accounting and tax settlement for BCC, the transaction is accounted for as a loan given.

16. 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, or other payables based on the following principles:

- Trade payables represent payables of a commercial nature arising from purchases of merchandise, services and assets from suppliers that are independent of the Group.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers during the period but not yet paid because the supporting accounting documents and records are not yet complete; amounts payable to employees for vacation pay; and other operating expenses to be accrued, such as expenses incurred during seasonal production shutdowns and accrued interest expenses).
- Other payables represent payables of a non-commercial nature that do not arise from purchases, sales or the provision of merchandise and services.

Payables and accrued expenses are classified as current and non-current in the Statement of Financial Position based on their remaining settlement periods at the end of the accounting period.

17. Payable for dividends and profit distributions

Dividends are recognized as payables when the Group has no discretion to avoid the obligation to pay dividends to shareholders in accordance with securities laws.

18. Deferred revenue

Deferred revenue includes: amounts prepaid by customers for one or more accounting periods for the lease of assets.

Deferred revenue does not include advance payments received from customers for which the Group has not yet delivered products, merchandise or services; nor does it include revenue from asset leasing or services provided over multiple accounting periods for which payment has not yet been received.

19. Owners' equity

Owners' contribution capital

Owners' contribution capital is recognized at the actual amount of capital contributed by the shareholders.

Other equity

Other sources of capital arise from additional source from financial performance.

20. Profit distribution

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

The distribution of profits to the shareholders takes into account non-monetary items included in retained earnings that may affect cash flows and the ability to pay dividends, such as: gains from revaluation of assets invested in other entities, gains from revaluation of monetary items, financial instruments, and other non-monetary items.

21. Recognition of revenue and income

Revenue from sales of merchandise

Revenue from sales of merchandise shall be recognized when the Group satisfies its performance obligation under the contract by transferring control of the merchandise, finished goods to the customer and all of the following conditions are satisfied:

- The Group has transferred substantially all the risks and rewards incidental to ownership of the merchandise and finished goods to the customer;
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise and finished goods sold;
- Revenue can be measured reliably;
- It is probable that the economic benefits associated with the sale transaction will flow to the Group; and
- The costs incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services shall be recognized when the Group satisfies its performance obligation under the contract and all of the following conditions are satisfied:

- Revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services rendered under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services rendered;
- It is probable that the economic benefits associated with the rendering of services will flow to the Group;
- The stage of completion of the transaction at the end of reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion at the end of the accounting period.

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 allocated to revenue in consistence with the lease term.

Revenue from construction contracts

A construction contract is a contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of their design, technology and function or their ultimate purpose or use.

Construction contract revenue comprises the initial amount agreed in the contract and variations arising during contract performance that are mutually agreed by the parties, including changes in the scope of work, additional work requests, incentive payments for early completion, and claims for reimbursement of costs incurred in excess of the contract price, provided that such amounts can be measured reliably and it is probable that they will be approved.

When the outcome of a construction contract can be estimated reliably: revenue and costs relating to the contract are recognized in proportion to the stage of completion, as confirmed by customers and reflected on the invoices issued.

Increases or decreases in the volume of construction work, claims for compensation and other amounts receivable are recognized as revenue only when they have been agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably:
- Revenue is recognized only to the extent of contract costs incurred that are probable of recovery.
- Contract costs are recognized as expenses when they are incurred.

When the projected total contract costs exceed the total contract revenue, the expected loss is recognized immediately as an expense during the period in which it is identified.

The difference between cumulative construction contract revenue recognized and cumulative amounts billed in accordance with the contract's scheduled payment progress is recognized as a receivable or payable relating to the scheduled progress of construction contracts.

Interest income
Interest income is recognized on a time-proportion basis using the effective interest rate for each period.

Dividend income
Dividends and distributed profits are recognized when the Group has the right to receive dividends or profits from its investments. For investments in entities whose securities are registered and centrally deposited with the Vietnam Securities Depository and Clearing Corporation, dividend income is recognized on the record date. For investments in other entities, the recognition date is determined in accordance with the Law on Enterprises and the charter of the investee. Only the portion of dividends or profits attributable to the period after the investment date is recognized as financial income. The portion attributable to the period before the investment date is deducted from the cost of the investment. For stock dividends received, only the additional number of shares is tracked. The value of such shares is neither recognized as financial income nor included in the carrying amount of the investment.

22. Revenue deductions

Revenue deductions comprise trade discounts, sales allowances and sales returns. These items are accounted for separately and offset against revenue from sales of merchandise and rendering of services in determining net revenue for the reporting period.

When products, merchandise and services were sold in prior periods but trade discounts, sales allowances or sales returns arise in a subsequent period, the Group recognizes the resulting reduction in revenue as follows:
- If the revenue deductions arise before the Financial Statements are authorized for issue, they are treated as adjusting events after the reporting date and recognized as a reduction in revenue in the financial statements for the reporting period.
- If the revenue deductions arise after the Financial Statements are authorized for issue, they are recognized as a reduction in revenue during the period in which they arise.

23. Borrowing costs

Borrowing costs include interest expenses and other expenses incurred directly in connection with the borrowings.

Borrowing costs are recognized as expenses when incurred, unless they qualify for capitalization.
Borrowing costs directly related to the construction or production of qualifying assets that take a substantial period of time (more than 12 months) to be ready for their intended use or for sale are capitalized as part of the asset's cost when the entity is certain to derive future economic benefits from the asset and the borrowing costs can be reliably measured.

The capitalization of borrowing costs begins when all three of the following conditions are met simultaneously:

- Costs related to the construction or production of the asset have been incurred;
- Borrowing costs have been incurred; and
- The activities necessary to prepare the assets for its intended use or sale are in progress.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization ceases when the major activities necessary to prepare the asset for use or sale have been completed.

For borrowings made specifically for the construction or production of a qualifying asset, the amount of borrowing costs eligible for capitalization is the actual borrowing costs incurred, less any investment income earned on the temporary investment of such borrowings.

For general borrowings used for the construction or production of a qualifying asset, the amount of borrowing costs eligible for capitalization is determined by applying a capitalization rate to the weighted average of expenditures incurred on that asset. The capitalization rate is the weighted-average borrowing cost applicable to the outstanding general borrowings during the period, excluding borrowings made specifically for the purpose of obtaining a qualifying asset.

24. Expenses

Expenses are decreases in economic benefits and are recognized when transactions occur or when it is probable that they will arise in the future, regardless of whether payment has been made. Expenses are recognized even when they are not yet due for payment, provided that it is probable that they will be incurred, in order to comply with the principles of prudence and capital maintenance.

When the Group recognizes revenue, it also recognizes the corresponding expenses incurred in generating that revenue. Such expenses include expenses incurred during the period in which the revenue is generated, expenses incurred in prior periods, and accrued expenses attributable to the revenue of that period. When the matching principle conflicts with the principle of prudence, expenses are recognized based on the substance of the transaction and the Vietnamese Accounting Standards to ensure that the transaction is presented faithfully and fairly.

25. Corporate income tax

The Group's corporate income tax accounting policy is applied in accordance with Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/ND-CP dated 15 December 2025 issued by the Government, providing detailed guidance on the implementation of certain articles of the Corporate Income Tax Law, relevant guidance issued by the Ministry of Finance, and other applicable laws and regulations.

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

Current corporate income tax

Current income tax expense is the amount of corporate income tax payable calculated based on taxable income for the year and the current corporate income tax rate. The

difference between taxable income and accounting profit results from adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carried forward.

Each quarter, the Group determines and records the estimated corporate income tax payable based on its provisional corporate income tax return. At the end of the accounting period, the Group determines the actual corporate income tax payable based on its annual corporate income tax finalization return and adjusts for any differences from the amounts provisionally recorded during the year.

Deferred income tax

Deferred income tax represents corporate income tax payable or recoverable in future periods as a result of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their respective tax bases.

Deferred income tax liabilities are recognized for all taxable temporary differences, except those arising from the initial recognition of an asset or a liability in a transaction that, at the time of the transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that it is probable that sufficient future taxable profits will be available against which such temporary differences can be utilized. Deferred tax assets are also recognized for unused tax losses and unused tax credits to the extent that sufficient future taxable profits will be available against which they can be utilized. Deferred tax assets and deferred tax liabilities arising from transactions recognized directly in equity are not recognized in deferred corporate income tax expense.

The carrying amount of deferred tax assets is reviewed at the end of each accounting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be recovered.

Deferred tax assets and deferred tax liabilities are measured at the tax rates expected to apply in the financial year in which the assets are recovered or the liabilities are settled, based on the tax rates and tax laws enacted at the end of the accounting period.

When preparing the Statements of Financial Position, deferred income tax assets and deferred income tax liabilities shall be offset when:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- The deferred tax assets and deferred tax liabilities relate to corporate income taxes levied by the same taxation authority:
  - For the same taxable entity; or
  - The Group intends to settle current income tax liabilities and current income tax assets on a net basis, or to recover the tax assets and settle the tax liabilities simultaneously, in each future period in which significant amounts of deferred income tax liabilities or deferred income tax assets are settled or recovered.

26. Related parties

Parties are considered to be related when one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered to be related when they are subject to common control.

The related parties of the Group include:

- Shareholders that are organizations with direct or indirect voting rights that result in significant influence over the Group, including subsidiaries, associates of these shareholders;
- The Group's associates;
- Individuals with direct or indirect voting rights that result in significant influence over the Company, including the members of Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, direct, and control the Company's operations, including the key management personnel, and their close family members;
- Enterprises in which individuals belonging to the above groups directly or indirectly hold a sufficiently large voting interest to exercise significant influence over those enterprises, including enterprises owned by key management personnel or major shareholders of the Company and enterprises that have key management personnel in common with the Company.

Close family members of an individual are those who can influence or be influenced by that individual when transacting with the Group, including their parents, spouse, children, and siblings.

Transactions between related parties are transfers of resources or obligations between such parties, regardless of whether they involve consideration.
In considering related party relationships, the substance of the relationship is given greater consideration than its legal form.

27. Segment reporting

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

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

The nature of risks and returns is the primary basis for determining whether the primary segment reporting format is based on business segments or geographical segments. If risks and rates of return are affected mainly by differences in products and services, the primary segment reporting format is based on business segments and the secondary segment reporting format is based on geographical segments. Conversely, if risks and rates of return are affected mainly by differences in geographical areas, the primary segment reporting format is based on geographical segments and the secondary segment reporting format is based on business segments. The Group's organizational and management structure and internal financial reporting system are the principal basis for determining the primary and secondary segment reporting formats.

A segment is required to be reported if the majority of its revenue is derived from sales of merchandise and rendering of services to external customers and it meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments; or

- The segment result accounts for 10% or more of the combined results of all profitable segments or the combined losses of all loss-making segments, whichever is greater in absolute amount; or
- The segment's total assets account for 10% or more of the total assets of all segments.

28. The segment information is prepared and presented in conformity with the accounting policies applied for the preparation and presentation of the Group's Consolidated Financial Statements.

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

1. Cash and cash equivalents

	As at 30.09.2026	As at 01.01.2026
Cash on hand	15.124.150.802	4.521.214.550
Cash at bank	344.657.246.441	375.323.178.180
Cash equivalents	708.525.191.062	514.015.180.155
Total	**1.068.306.588.305**	**893.859.572.885**

2. Financial investments

2.a Held-to-maturity investments

Short-term

	As at 30.09.2026	As at 01.01.2026
Deposit	451.719.209.764	444.835.215.635
Accrued interest income on term deposits	4.614.460.374	5.392.536.406
Loans to individuals	163.866.050	242.866.050
Total	**456.497.536.188**	**450.470.618.091**

Long-term

	As at 30.09.2026	As at 01.01.2026
12-month fixed deposits		156.450.000.000
The loan to Tan Cang - Gantry JSC	-	9.000.000.000
Accrued interest income on loans	-	1.925.506.852
Total	**-**	**167.375.506.852**

2.b Investments in associates

The Group's financial investments comprise investments in associates. Information regarding the Group's financial investments is as follows:

	As at 30.9.2026			As at 01.01.2026		
	Original costs	Profit after investment date	Total	Original costs	Profit after investment date	Total
Tan Cang Shipping JSC.	218.925.000.000	26.201.286.480	245.126.286.480	218.925.000.000	19.018.571.256	237.943.571.256
Tan Cang Que Vo JSC.	121.249.370.000	9.430.639.870	130.680.009.870	121.249.370.000	11.488.351.617	132.737.721.617
Tan Cang - Gantry JSC.	-	-	-	22.275.000.000	7.909.384.918	30.184.384.918
Tan Cang Mermaid Subsea Services Co., Ltd	17.767.500.000	11.386.521.409	29.154.021.409	17.767.500.000	17.150.986.500	34.918.486.500
Tan Cang Maritime Support and Offshore Service JSC.	18.000.000.000	3.296.394.001	21.296.394.001	18.000.000.000	3.096.022.043	21.096.022.043
Cộng	**375.941.870.000**	**50.314.841.760**	**426.256.711.760**	**398.216.870.000**	**58.663.316.334**	**456.880.186.334**

The number of shares and the ownership rate of the Company in these entities are as follows:

Company	As at 30.09.2026		As at 01.01.2026	
	Number of shares	Ownership rate	Number of shares	Ownership rate
Tan Cang Que Vo JSC.	3.911.270 shares	31,0%	3.911.270 shares	31,0%
Tan Cang Shipping JSC.	8.757.000 shares	43,785%	8.757.000 shares	43,785%
Tan Cang - Gantry JSC.	-	-	2.025.000 shares	45,0%
Tan Cang Maritime Support and Offshore Service JSC.	1.800.000 shares	36,0%	1.800.000 shares	36,0%
Tan Cang Mermaid Subsea Services Co., Ltd	VND 17.767.500.000	50,0%	VND 17.767.500.000	50,0%

The ownership value of the Group in the associates is as follows:

	Tan Cang Shipping JSC.	Tan Cang Que Vo JSC.	Tan Cang - Gantry JSC.	Tan Cang Mermaid Subsea Services Co., Ltd	Tan Cang Maritime Support and Offshore Service JSC.	Total
As at 01.01.2026	**237.943.571.256**	**132.737.721.617**	**30.184.384.918**	**34.918.486.500**	**21.096.022.043**	**456.880.186.334**
Transactions during the period	-	-	-	-	-	-
Profit during the period	7.681.719.460	9.120.639.870	2.141.904.852	1.702.789.909	2.910.601.475	23.557.655.566
Distribution of profits during the period	-	(11.178.351.617)	-	(7.467.255.000)	(2.520.000.000)	(21.165.606.617)
Allocation to funds	(499.004.236)	-	-	-	(190.229.517)	(499.004.236)
Transfer to the subsidiary			(32.326.289.770)			(32.326.289.770)
As at 30.09.2026	**245.126.286.480**	**130.680.009.870**	**-**	**29.154.021.409**	**21.296.394.001**	**426.446.941.277**

Fair value
The Group has not determined the fair value of unquoted investments as there are no specific guidelines on determining fair value.

Operation of associates
The associates have been operating normally, with no significant changes compared to the previous year.

2.c *Investments in other entities*

The BCC capital contributions of the subsidiary – Tan Cang Offshore Travel and Flight Services JSC ("TCOTS") under Business Cooperation Contract No. 1801/IDI-KHKD dated 18 January 2016 between TCOTS, Tan Cang Investment and Infrastructure Development JSC. and Tan Cang Song Than ICD JSC. for the purpose of investing in the construction and operation of a warehouse at Tan Cang Song Than ICD. The term of the cooperation is 49 years from the date on which Tan Cang Saigon Corporation hands over the infrastructure. The total investment capital is VND 146,298,243,128, with TCOTS's proportion of capital contribution being 50%, equivalent to VND 73,149,121,564. The capital contribution is gradually recovered annually through the depreciation of assets arising from BCC. Operating profits are distributed in proportion to the capital contribution. The BCC contract is proceeding normally, with profits distributed annually.

3. Short-term trade receivables

	As at 30.09.2026	As at 01.01.2026
Receivables from related parties	***503.926.157.415***	***243.636.842.740***
Vietnam People's Navy	302.246.545.457	29.222.000.000
Tan Cang Hai Phong International Container Terminal Co., Ltd.	27.394.690.135	9.320.307.960
Saigon Newport One Member Limited Liability Corporation	116.152.395.833	131.698.610.290
Tan Cang Shipping JSC	6.202.994.500	3.937.162.806
Tan Cang - Cai Mep Thi Vai One Member LLC	10.958.531.946	5.949.632.820
Asia Shipping JSC	-	8.248.277.284
Tan Cang Mermaid Subsea Services Co., Ltd	13.069.850.687	7.010.295.583
Asia Investment and Asset Management JSC.	25.442.807.435	5.687.104.749
Tan Cang - Gantry JSC.	-	1.490.651.010
Tan Cang Warehousing JSC.	360.254.127	-
Tan Cang Hiep Phuoc Port JSC.	584.705.899	273.828.044
Tan Cang - Cai Mep International Terminal Co., Ltd	365.614.436	54.000.000
Tan Cang Maritime Support And Offshore Services JSC	990.909.960	145.094.930
Tan Cang Logistics and Stevedoring JSC.	144.726.000	-
Tan Cang Warehousing JSC.	-	436.844.355
Tan Cang Construction JSC.	-	39.658.684.909
Tan Cang Overland Transport JSC.	12.131.000	24.626.000
Tan Cang Maritime Services JSC.	-	289.332.000
Tan Cang - Cai Mep JSC.	-	162.000.000
Newport Pilot Co.,Ltd	-	28.390.000
Receivables from other customers	***1.161.343.865.228***	***523.650.026.376***
Vietsovpetro	400.414.274.658	98.428.079.500
SC Management Co., Ltd	117.359.416.859	131.308.154.485
Other customers	643.570.173.711	293.913.792.391
Total	**1.665.270.022.643**	**767.286.869.116**

4. Short-term prepayments to suppliers

	As at 30.09.2026	As at 01.01.2026
Prepayments to related parties	***3.017.747.372***	***376.747.594***
Tan Cang Technical Services JSC.	3.017.747.372	376.747.594
Prepayments to other suppliers	***578.047.572.931***	***248.276.298.983***
Compensation, Support and Resettlement Council of Tan Cang Industrial Park in Quang Binh Commune	158.110.749.400	-
PetroVietNam Coating JSC.	77.617.888.009	-
Oceaner Marine (Tianjin).,Ltd	150.217.800.000	-
PV Coating	60.356.711.862	120.713.423.724
PV PIPE	21.754.158.302	87.016.633.203
Other suppliers	109.990.265.358	40.546.242.056
Total	**581.065.320.303**	**248.653.046.577**

5. Other receivables

	As at 30.9.2026		As at 01.01.2026	
	Book value	Provision	Book value	Provision
Receivables from related parties	***12.244.423.646***	-	***1.015.219.694***	-
Tan Cang IDI :	1.066.072.029	-	1.015.219.694	-
+ Profit shared from business cooperation	*1.066.072.029*	-	*1.015.219.694*	-
Tan Cang - Que Vo JSC	11.178.351.617		-	
Receivables from other organizations and individuals	***132.763.677.801***	-	***350.894.055.067***	-
Vietnam People's Navy - Receivables for work construction collected on behalf	-	-	290.184.201.922	-
Receivables for compensation for sunk fixed assets, awaiting insurance company's resolution	24.785.259.259		24.785.259.259	-
Advances	27.923.154.618		19.034.175.223	-
Mortgages and deposits	70.378.495.811		13.602.352.302	-
Other short-term receivables	9.676.768.113		3.288.066.361	-
Total	**145.008.101.447**	-	**351.909.274.761**	-

6. Doubtful debts

	At as 30.9.2026		At as 01.01.2026	
	Original costs	Allowance	Original costs	Allowance
Other Organizations and Individuals	**3.757.784.017**	**(3.738.304.337)**	**3.757.784.017**	**(3.738.304.337)**
Hospitla 30-4	2.087.820.000	(2.087.820.000)	2.087.820.000	(2.087.820.000)
Other customers	1.669.964.017	(1.650.484.337)	1.669.964.017	(1.650.484.337)
Total	**3.757.784.017**	**(3.738.304.337)**	**3.757.784.017**	**(3.738.304.337)**

7. Inventories

	As at 30.09.2026	As at 01.01.2026
Work-in-process	1.358.428.426.968	798.753.655.236
Fuel	56.657.476.714	45.466.433.189
Materials and supplies	101.225.584.992	152.491.362.153
Merchandises	8.138.075.449	3.463.961.453
Finished goods	5.886.126	17.381.867
Tools	491.943.359	504.185.093
Total	**1.524.947.393.608**	**1.000.696.978.991**

8. Prepaid expenses

8.a Short-term prepaid expenses

	As at 30.09.2026	As at 01.01.2026
Insurance premiums	12.526.609.280	10.149.364.743
Expenses of tools	57.834.043.698	22.635.497.104
Expenses of asset repair	9.174.251.543	5.255.750.501
Other short-term prepaid expenses	4.537.392.703	746.164.592
Total	**84.072.297.224**	**38.786.776.940**

8.b Long-term prepaid expenses

	As at 30.09.2026	As at 01.01.2026
Expenses of repair and maintenance of vessels and other assets	55.055.377.354	61.164.912.358
Expenses of tools	45.053.681.675	59.670.312.716
Expenses of hiring equipment to rescue oil spill incident	414.779.567.262	419.047.895.246
Other long-term prepaid expenses	1.962.466.863	3.345.314.336
Total	**516.851.093.154**	**543.228.434.656**

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical cost						
As at 1 January 2026	514.572.534.026	1.332.669.728.797	2.543.866.827.553	2.158.755.156	24.277.882.150	**4.417.545.727.682**
New purchases	-	140.848.561.789	39.989.998.617	195.333.333	25.450.000.000	**206.483.893.739**
Transfers from construction in progress	402.162.648.029	-	403.567.503.644	-	-	**805.730.151.673**
Increase arising from business combination	-	34.589.068.034	1.455.700.000	347.353.636	-	**36.392.121.670**
Disposals	-	(30.274.967.905)	(4.600.000.000)	-	-	**(34.874.967.905)**
As at 30 September 2026	916.735.182.055	1.477.832.390.715	2.984.280.029.814	2.701.442.125	49.727.882.150	**5.431.276.926.859**
In which:						
Assets fully depreciated but still in use	418.253.705.055	729.108.049.620	29.221.759.276	1.781.159.293	1.228.220.255	**1.179.592.893.499**
Accumulated depreciation						
As at 1 January 2026	439.457.323.384	1.129.211.616.779	856.652.943.557	1.945.341.484	8.518.820.685	**2.435.786.045.889**
Charge for the period	8.964.507.259	84.990.575.995	241.523.756.775	114.632.891	6.776.036.755	**342.369.509.675**
Increase arising from business combination	-	7.188.049.744	1.200.427.598	178.261.133	-	**8.566.738.475**
Disposals	-	-	(22.526.438.130)	-	-	**(22.526.438.130)**
As at 30 September 2026	448.421.830.643	1.221.390.242.518	1.076.850.689.800	2.238.235.508	15.294.857.440	**2.764.195.855.909**
Net book value						
As at 1 January 2026	75.115.210.642	203.458.112.018	1.687.213.883.996	213.413.672	15.759.061.465	**1.981.759.681.793**
As at 30 September 2026	468.313.351.412	256.442.148.197	1.907.429.340.014	463.206.617	34.433.024.710	**2.667.081.070.950**
In which:						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

10. Financial leased assets

Vehicles	Historical costs buildings	Accumulated depreciation	Net book value
As at 1 January 2026	2.848.326.044	992.725.899	**1.855.600.145**
New purchases	3.131.471.036	563.230.182	**2.568.240.854**
Repurchase of leased assets	-	-	-
As at 30 September 2026	**5.979.797.080**	**1.555.956.081**	**4.423.840.999**

11. Intangible fixed assets

	Land use right	Computer software	Copyright, Patent	Total
Initial costs				
Beginning balance	218.443.235.186	1.476.044.000		**219.919.279.186**
New purchases	41.528.176.600	805.300.000		**42.333.476.600**
Acquisition during the year	-	-	483.367.200	**483.367.200**
Ending balance	259.971.411.786	2.281.344.000	483.367.200	**262.736.122.986**
Amortization				
Beginning balance	-	1.416.201.000		**1.416.201.000**
Charge for the period	-	83.884.268		**83.884.268**
Acquisition during the year			214.829.867	**214.829.867**
Ending balance	-	1.500.085.268	214.829.867	**1.714.915.135**
Net book value				
As at 1 January 2026	218.443.235.186	59.843.000	-	**218.503.078.186**
As at 30 June 2026	259.971.411.786	781.258.732	268.537.333	**261.021.207.851**

12. Construction-in-progress

	At as 30.09.2026	At as 01.01.2026
Acquisition of fixed assets	684.823.475.076	551.392.626.934
Construction-in-progress	27.567.862.365	18.764.413.956
Major repair of fixed assets	4.121.497.771	2.533.154.550
Total	**716.512.835.212**	**572.690.195.440**

13. Short-term trade payables

	As at 30.09.2026	As at 01.01.2026
Payables to related parties	***53.695.541.769***	***72.966.100.383***
Asia Investment and Asset Management JSC.	3.014.978.035	16.364.603.281
Tan Cang Maritime Services JSC.	-	3.078.972.000
Truong Sa Marine Products One Member LLC	-	6.338.475.055
Tan Cang - Gantry JSC.	-	17.613.073.223
Tan Cang Technical Services JSC.	2.893.195.648	477.817.147
Tan Cang - Petro Cam Ranh Co., Ltd.	6.733.200.000	2.509.900.000
Tan Cang Maritime Support And Offshore Services Jsc	4.710.442.301	14.225.684.474
Saigon Newport One Member Limited Liability Corporation	236.089.375	678.710.237
Tan Cang Hai Phong International Container Terminal Co., Ltd.	359.057.517	157.108.477
Tan Cang Mermaid Subsea Services Co., Ltd.	32.554.690.772	3.809.579.785
Tan Cang Hiep Phuoc JSC.	-	11.022.900
Tan Cang Shipping JSC.	1.893.952.245	1.893.952.245
Cat Lai Logistics JSC.	1.299.935.876	5.773.226.400
Tan Cang-Cai Mep Thi Vai One Member Limited Liability Company	-	33.975.159
Payables to other suppliers	***1.184.389.635.618***	***650.041.760.194***
Aussie Offshore Services Limited	60.255.749.420	81.549.974.267
PetroVietNam Coating JSC.	205.242.301.843	-
PV PIPE	221.283.953.217	-
Asia Shipping JSC	22.392.995.938	21.288.494.155
Quang Hải Transport Co., Ltd.	90.543.106.873	22.720.700.738
Hai Long JSC	71.008.863.977	-
Haduco	65.315.726.344	62.844.426.111
Other suppliers	448.346.938.006	461.638.164.923
Total	**1.238.085.177.387**	**723.007.860.577**

14. Advances from customers

14.a Short-term advances from customers

	As at 30.09.2026	As at 01.01.2026
Vietnam People's Navy	895.368.569.641	614.795.575.343
Saigon Newport One Member Limited Liability Corporation	37.300.000.000	-
SGC Investment and contruction JSC.	-	7.564.450.500
Vietsovpetro	130.863.764.734	51.329.723.726
Rosemary Overseas Ltd	21.446.526.662	-
Huynh Thy Trading Services Co., Ltd.	8.923.233.200	8.923.233.200
Other customers	20.638.991.786	33.288.152.683
Total	**1.114.541.086.023**	**715.901.135.452**

14.b Long-term advances from customers

	As at 30.09.2026	As at 01.01.2026
Advances from related parties	-	***17.300.000.000***
Saigon Newport One Member Limited Liability Corporation	-	17.300.000.000
Advances from other customers	***591.948.853.808***	***703.356.147.882***
Vietnam People's Navy	414.009.000.000	434.767.672.700
SWPOC (i)	177.939.853.808	268.588.475.182
Total	**591.948.853.808**	**720.656.147.882**

(i) This represents a prepayment related to Joint Venture Contract No. SWPOC-TM-CA-CON-PC2-041 dated 27 June 2025 between the Company and its partners, including the PetroVietnam Southwest Pipeline Operating Co., the Vietnam-Russia Joint Venture Contractors - Vietsopetro, and PT Timas Suplindo, for the construction and installation of Block B O Mon oil pipeline, with a term of 880 days. The total contract value for the scope of work performed by the Company is VND 2,685,884,751,818. As at the reporting date, the Company had only received 10% advances equivalent to VND 268,588,475,182.

15. Taxes and other obligations to the State Budget

	As at 30.09.2026	As at 01.01.2026
Corporate income tax	156.645.383.387	254.629.111.294
VAT on local sales	4.829.296.932	1.252.755.682
Personal income tax	3.793.491.827	2.900.230.231
Other taxes	2.356.678.897	1.898.955.313
Total	**167.624.851.043**	**260.681.052.520**

Value added tax (VAT)

The Group has to pay VAT in accordance with the deduction method. The VAT rate applied is as follows:

- Export goods, international provision of services 0%
- Pre-processed or unprocessed farm products sold to army units and retail customers 5%
- Other goods, services 10%

Corporate income tax (CIT)

In 2014, the Holding Company additionally invested in the terminal field and started to have taxable income. According to the regulations in Articles 19 and 20, Circular No. 78/2014/TT-BTC dated 18 June 2014, for the income from this operation, the Company is exempted from CIT in 4 years (from 2014 to 2017) and benefits a reduction of 50% of tax payable in the next 9 years (from 2018 to 2026). Besides, the income from the terminal operation enjoys incentive tax rate of 10% in 15 years from 2014 to 2028.

The subsidiaries in the Group have to pay CIT at the rate of 20%.

The determination of corporate income tax payable of the Group is based on the prevailing regulations on taxes. However, these regulations change for each period and the regulations on taxes for various transactions can be explained in various ways. Therefore, the tax amount presented in the Consolidated Financial Statements could change when being examined by the Tax Office.

Other taxes

The Group has declared and paid these taxes in line with the prevailing regulations.

16. Short-term accrued expenses

	As at 30.09.2026	As at 01.01.2026
Accrued expenses to related parties	***8.940.632.000***	***12.390.889.034***
Saigon Newport One Member Limited Liability Corporation – Land rental	8.940.632.000	8.940.632.000
Saigon Newport One Member Limited Liability Corporation - Office rental	-	6.954.545
Tan Cang Maritime Support and Offshore Services JSC. - Ship agency costs	-	2.876.599.689
Tan Cang Technical Services JSC. - Equipment installation costs	-	566.702.800
Accrued expenses to other organizations and individuals	***124.766.925.309***	***64.202.422.866***
Loan interest expenses	17.383.743.978	22.616.935.534
Vessel rental	22.629.006.621	225.000.000
Fuel expenses	14.609.198.850	7.746.651.745
Expenses for foreign crews	-	6.782.407.827
Accrued costs of technical infrastructure rental		21.198.461.933
Expenses for external services		4.206.184.622
Other short-term accrued expenses	70.144.975.860	1.426.781.205
Total	**133.707.557.309**	**76.593.311.900**

17. Unearned revenue

17.a Short-term unearned revenue

	As at 30.09.2026	As at 01.01.2026
Unrealized gain from sale-and-leaseback transactions for the sale and leaseback of fixed assets (i)	53.459.800.000	106.919.600.000
Other short-term deferred revenue	21.659.698.900	21.721.538.905
Total	**75.119.498.900**	**128.641.138.905**

(i) In 2025, the Company sold Mv. TC Royal to Asia Investment and Asset Management Joint Stock Company (a related party/"Ashico") for a pre-tax price of VND 363,779,200,000. Concurrently, the Company signed an agreement dated 31 March 2025 to lease Mv. Royal back from Ashico. The lease term is 24 months with an option to extend for an additional 12 months (if applicable), effective from the transport date on 31 March 2025. At the time of the transfer, Mv. TC Royal had a carrying amount of VND 43,016,725,364 and a fair value of VND 149,940,000,000 (determined based on the valuation certificate issued by Hoa Sen Appraisal and Financial Investment Joint Stock Company - Southern Branch dated 20 March 2025). The difference between the fair value and the carrying amount of the asset, amounting to VND 106,923,274,636, was recognized as other income. The difference between the selling price and the fair value, amounting to VND 213,839,200,000, was recognized as deferred revenue and will be allocated to reduce lease expenses over the 24-month lease term.

17.b Long-term unearned revenue

	As at 30.09.2026	As at 01.01.2026
Unrealized gain from sale-and-leaseback transactions for the sale and leaseback of fixed assets	-	26.729.900.000
Other long-term deferred revenue	1.787.878.788	17.878.787.880
Total	**1.787.878.788**	**44.608.687.880**

18. Other payables

18a. Other short-term payables

	As at 30.09.2026	As at 01.01.2026
Payables to related parties	***2.235.871.490***	***81.027.083.354***
Saigon Newport One Member Limited Liability Corporation:	75.871.490	152.970.242
+ Social insurance and receipts on behalf	*75.871.490*	*152.970.242*
Tan Cang Construction JSC. - Receipts on behalf	2.160.000.000	80.874.113.112
Payables to other organizations and individuals	***46.951.980.317***	***11.631.700.409***
Trade Union's expenditure	343.870.524	1.418.776.708
Social insurance, health insurance, unemployment insurance premiums	2.633.623.632	196.433.714
Receipt of short-term deposits and mortgages	2.322.808.300	2.260.808.300
Other short-term payables	41.651.677.861	7.755.681.687
Total	**49.187.851.807**	**92.658.783.763**

18b. Other long-term payables

	30.9.2026	31.12.2025
Deposits received	2.886.422.000	-
Marine Energy Construction and Installation Joint Stock Company – Capital contributed to fixed assets [(i)]	14.713.891.681	14.713.891.681
Total	**17.600.313.681**	**14.713.891.681**

(*) This represents entrusted funds received from Offshore Energy Installation JSC. ("OEI") to implement the project "Investment in Non-Self-Propelled Sea Barge – Hao Yi 11 Sea Barge" pursuant to the Entrusted Investment Agreement No. 01/2024/HDUT/TCO dated 12 December 2024. The estimated total investment value of the project is VND 80,187,500,000, which the Company and OEI will each contribute 17.5% of the total project value, equivalent to VND 14,093,750,000, and the remaining will be financed by loan. Profit is distributed based on the contribution rate. The barge has been operational and generating revenue since May 2025. Profit distribution is carried out at the end of each year and is expected to commence at the end of this year.

19. Borrowings and financial leases

19.a Short-term borrowings and financial leases

	At as 30.09.2026	As at 01.01.2026
Short-term loans from banks	***1.041.165.731.603***	***757.419.099.477***
MBBank – Dong Ho Chi Minh Branch	32.666.277.911	14.648.375.565
MBBank – Transaction Office 2 Branch	126.930.747.753	319.414.935.833
Vietcombank – Ho Chi Minh City Branch	174.027.251.308	111.845.247.670
SHBVN	136.521.297.167	105.128.872.862
Vietinbank – Dong Da Branch	306.629.577.506	41.778.099.375
MSB – Do Thanh Branch	146.779.830.558	164.603.568.172
VPBank - Thanh Hoa Branch	102.610.749.400	-
Vietcombank –Thanh Hoa North Branch	15.000.000.000	-
Current portions of long-term loans (See Note V.19b)	***308.796.733.401***	***326.764.868.406***
Vietinbank – Dong Da Branch	102.007.594.157	132.835.458.900
SHBVN	130.427.094.035	101.859.450.092
VRB – Vung Tau Branch	11.472.052.067	9.831.557.680
HSBC	7.894.969.458	-
MBBank – Transaction Office An Phu Branch	-	8.636.987.958
MBBank – Transaction Office 2 Branch	38.163.330.984	48.492.490.176
MSB – Do Thanh Branch	18.831.692.700	25.108.923.600
Short-term loans from individuals	***8.000.000.000***	-

Tan Cang Maritime Support And Offshore Services Jsc	8.000.000.000	-
Current portions of financial leases	***656.952.345***	***464.347.908***
Total	**1.358.619.417.349**	**1.084.648.315.791**

Additional information on short-term borrowings is as follows:

Bank/ Loan Agreement	*Loan purpose/Limit*	*Term*	*Interest rate*	*Collaterals*
Vietcombank – Ho Chi Minh City Branch				
Agreement dated 23 July 2025	Supplement working capital, guarantee, open L/C for business production, the limit of VND 100 bilion	12 months	7,2% - 8%/ year	Demand deposits at the same bank; 02 RTG 6+1 cranes and 01 Kocks 73013 crane; Property rights arising from service provision contracts
MBBank – Dong Ho Chi Minh Branch				
Agreement dated 25 August 2025	Supplement working capital, guarantee, open L/C for business production, the limit of VND 80 bilion	12 months	7,5%/ year	02 KOCKS container cranes
Agreement dated 24 September 2024	Supplement working capital for business production, the limit of VND 40 bilion	8 months	5,5%/ year	Credit
MBBank – Transaction Office 2 Branch				
Agreement dated 05 August 2025	Issue payment guarantee, LC, disburse for project implementation, the limit of VND 500 billion	6 - 9 months	8% - 8,9/ year	Goods, debt collection right, assets formed from the construction contract
MSB – Do Thanh Branch				
Agreement dated 25 February 2025	Issue payment guarantee, LC, disburse for project implementation, the limit of VND 180 billion	6 - 9 months	6,0% - 9,3%/ year	Goods, debt collection right, assets formed from the construction contract
Agreement dated 07 August 2025	Issue payment guarantee, LC, disburse for project implementation, the limit of VND 92 billion	6 - 9 months	8,1%-9,3%/ year	Goods, debt collection right, assets formed from the construction contract
VPBank - Thanh Hoa Branch				
Agreement dated 25 August 2026	Payment for site clearance compensation	3 months	10,3%/ year	Demand deposits at the same bank
Vietcombank –Thanh Hoa North Branch				
Agreement dated 29 September 2026	Payment for site clearance compensation	2 months	7,4/ year	Demand deposits at the same bank
Vietinbank				

Bank/ Loan Agreement	*Loan purpose/Limit*	*Term*	*Interest rate*	*Collaterals*
Credit Agreement dated 20/05/2026	Supplement working capital, guarantee, open L/C for business production, the limit of VND 100 bilion	12 months	7,9%/ year	Fixed assets are machinery, equipment, and transportation vehicles.
Agreement dated 5 Febuary 2026	Issue payment guarantee, LC, disburse for project implementation, the limit of VND 400 billion	6 months	7,7% - 8%/ year	Goods, debt collection right, assets formed from loan capital
Agreement dated 14 August 2024	Issue payment guarantee, LC, disburse for project implementation, the limit of VND 40 billion	12 months	4,6%/ year	Mv. Tan Cang 86
BIDV				
Agreement dated 06 May 2025	Supplement working capital, guarantee, open L/C for business production, the limit of VND 50 bilion	12 months	8%/ year	02 KOCKS container cranes
Tan Cang Maritime Support And Offshore Services Jsc				
Agreement no 01/2026/HĐ VT/TCOS-TCDG	Supplement working capital	12 months	8%/ year	Credit
SHBVN				
Credit Agreement dated 10/02/2025	Supplement working capital, guarantee, open L/C for business production, the limit of VND 133,62 bilion	12 months	5% - 7,2%/ year	Demand deposits at the same bank
Agreement dated 5 September 2024	Supplement working capital for business production, the limit of VND 20 bilion	12 months	4%/ year	Term deposit contract in Bank
Agreement dated 31 October 2024	Supplement working capital for business production, the limit of VND 30 bilion	12 months	3,8%/ year	Kocks QC-30
Credit Agreement dated 11/12/2024	Supplement working capital, guarantee, open L/C for business production, the limit of VND 100 bilion or its USD equivalent	12 months	USD 4,2%/year	Land use right and assets attached to land

19.b Long-term borrowings and financial leases

	At as 30.09.2026	As at 01.01.2026
Long-term loans from banks	***2.043.757.922.857***	***1.292.736.835.638***
Vietinbank	388.737.672.349	358.435.453.670
VCB - Hai Phong Branch	528.876.023.879	333.664.225.511
MBBank – An Phu Branch	65.150.892.862	68.491.964.290
MBBank – Transaction Office 2 Branch	120.888.614.736	138.951.156.496
VRB – Vung Tau Branch	188.174.689.292	9.413.000.939
SHBVN	616.170.303.968	344.703.075.480
MSB – Do Thanh Branch	67.190.214.452	39.077.959.252
HSBC	68.569.511.319	-
Long-term loans from other individuals	***225.800.000.000***	***138.800.000.000***
Financial leases	***2.773.145.552***	***992.769.114***
Total	**2.272.331.068.409**	**1.432.529.604.752**
In which:		
Long-term loans from organizations (i)	2.043.757.922.857	1.292.736.835.638
Long-term loans from individuals in the Holding Company *(ii)*	39.800.000.000	39.800.000.000
Long-term loans from individuals in the subsidiary	186.000.000.000	99.000.000.000
Financial leases *(i)*	2.773.145.552	992.769.114

Additional information on long-term borrowings is as follows:

Bank/Loan Agreement	*Loan purpose/ Limit*	*Term*	*Interest rate*	*Collaterals*
MBBank – Dong Ho Chi Minh Branch				
Agreement dated 22 August 2024	Purchase Land use right and assets on the land (Hanoi Golden Hotel)/ Credit limit: VND 85,2 bilion	152 months	7,5%/ year	Assets formed from loan capital
Loan Agreements signed in 2016 and 2020	Invest in warehouse construction at Tan Cang Song Than ICD/Credit limit: VND 56 bilion	5 years to 10 years	6,8% - 6,95% / year	Assets formed from loan capital and rights on infrastructure exploitation
VCB - Hai Phong Branch				
Agreement dated 22 August 2025	Investment in the logistics center project/ Limit: VND 746,098 bilion	12 years	5,2%/ year	Assets formed from loan capital and rights on infrastructure exploitation
SHBVN				

Bank/Loan Agreement	*Loan purpose/ Limit*	*Term*	*Interest rate*	*Collaterals*
Agreement dated 26 April 2021	Invest in Mv. TC Dolphin/ Limit: VND 65 bilion	05 years	7,0%/ year	Assets formed from loan capital
Agreement dated 8 November 2021	Invest in Dredger 650/ Limit: VND 129.92 bilion	07 years	7,29%/ year	Assets formed from loan capital
Agreement dated 4 July 2023	Invest in Office Building at 52 Truong Van Bang/ Loan limit: VND 77 bilion	07 years	7,9%/ year	Assets formed from loan capital
Agreement dated 20 January 2025	Invest in Barge Tan Cang 375/ Loan limit of VND 52.000.000.000	5 years	7,9%/ year	Assets formed from loan capital
Agreement dated 24 September 2025	Invest in TC Princess/ Loan limit of VND 163.592.800.000	7 years	7,6%/ year	Assets formed from loan capital
Agreement dated 11 September 2025	Invest in TC Apollo/ Loan limit of VND 121.646.000.000	5 years	7,6%/ year	Assets formed from loan capital
Agreement dated 09 June 2026	Invest in AHTS SOM03/ Loan limit of VND 356.000.000.000	5 years	8,65%/ year	Assets formed from loan capital
Agreement dated 22 April 2022	Purchase ASD Tug 2813/ Credit limit: VND 108,844 bilion	07 years	7,29%/ year	Assets formed from loan capital
Agreement dated 14 July 2021	Invest in Mv. TC Vigour/ Credit limit: VND 30,054 bilion	54 months	6,8%/ year	Assets formed from loan capital
MBBank – Transaction Office 2 Branch				
Agreement dated dated 19 May 2022	Purchase barge and crawler crane	60 months	10,4%/ year	Assets formed from loan capital
Agreement dated 6 July 2023	Purchase Tolak 11 tugboat and Bestla dredger	120 months	10,3%-10,8%/ year	Assets formed from loan capital
Agreement dated 27 March 2024	Invest in equipment and facilities to serve construction projects in 2023 and 2024, and subsequent years	60 months	9,8% - 10,4%/ year	Assets formed from loan capital
VRB – Vung Tau Branch				
Agreement dated 4 May 2021	Invest in purchasing Mv. TC Eagle	09 years	6,5%/ year	Assets formed from loan capital
Agreement dated 20 September 2023	Invest in purchasing Mv. TC Saturn	05 years	8,8%/ year	Assets formed from loan capital
Vietinbank				
Agreement dated 12 June	Invest in 02 Mitsui cranes	106 months	8,4%/ year	Assets formed from loan capital

Bank/Loan Agreement	*Loan purpose/ Limit*	*Term*	*Interest rate*	*Collaterals*
2018 Agreement dated 15 June 2022	Invest in Mv. TC Venus	60 months	8,8%/ year	Assets formed from loan capital
Agreement dated 10 March 2025	Invest in Tan Cang 63	5 years	8,2%/ year	Assets formed from loan capital
Agreement dated 25 August 2022	Pay legal investment costs of ASD Tug 2811 Investment Project to serve production and business activities/ Credit limit: VND 112,838 bilion	84 months	7,3%/ year	Assets formed from loan capital
Agreement dated 23 September 2025	Investment in a CSD 650 cutter suction dredger	84 months	7,5%/ year	Assets formed from loan capital
Agreement dated 26 March 2026	Loans for offsetting payments for machinery and equipment used in production and business operations	48 months	8,5% - 9,5%/ year	Assets formed from loan capital
MSB – Do Thanh Branch				
Agreement dated 30 December 2022	Pay investment costs for new purchase of Dredger TCDG CSD02	84 months	11,7%/ year	Assets formed from loan capital
Agreement dated 28 November 2023	Pay for purchase of machinery and equipment for business and production activities	48 months	11,7%/ year	Assets formed from loan capital
Agreement dated 06 Febuary 2024	My An 28 Barge	48 months	11,7%/ year	Assets formed from loan capital
Agreement dated 24 August 2026	Invest in purchasing TC Core	60 months	11%/ year	Assets formed from loan capital
HSBC				
Agreement dated 26 June 2026	Investment in 02 eRTG cranes (6+1)	5 years	8,4%/ year	Assets formed from loan capital
Agreement dated 29 June 2026	Investment in 01 ROV system	5 years	8,4%/ year	Assets formed from loan capital
VCBL – Ho Chi Minh City Branch				
Agreement dated 20 February 2019	02 KIA trucks branded Thaco Frontier K200-DL	72 months	6.7%/ year	Assets formed from loan capital
Agreement dated 29 November 2022	01 Toyota Fortuner car 2.7G 4x2 AT	60 months	7.2%/ year	Assets formed from loan capital

(ii) Additional information on long-term loans from individuals is as follows:

The long-term loans from individuals are to increase capital for offshore operation (the term of 5 years, automatically extended), invest in purchasing Mv. TC89, invest in ROV equipment and Kocks crane project (the term according to the project's operation period, 10 years, 7 years and 8 years respectively). Details are as follows:

	At as 30.09.2026	As at 01.01.2026
Invest in Mv. TC 89 and serve offshore operation (interest rate 8,5% - 9.0%/year)	***8.000.000.000***	***8.000.000.000***
Other individuals	8.000.000.000	8.000.000.000
Invest in ROV ATOM equipment and Kocks crane (interest rate of 25.0%/year)	**31.800.000.000**	**31.800.000.000**
Related parties	1.000.000.000	1.000.000.000
Company's employees	200.000.000	200.000.000
Other individuals	30.600.000.000	30.600.000.000
Total	**39.800.000.000**	**39.800.000.000**

The Group has solvency to pay long-term borrowings and financial leases.

20. Bonus and welfare funds

	As at 01.01.2026	Increase due to appropriation from profit	Increase arising from business combination	Disbursement during the year	As at 30.9.2026
Bonus fund, Welfare fund	107.311.357.353	4.389.362.106	2.116.578.743	(21.445.405.574)	92.371.892.628
Bonus fund for Executive Officers	4.052.554.608	18.035.057.953	-	-	22.087.612.561
Total	**111.363.911.961**	**22.424.420.059**	**2.116.578.743**	**(21.445.405.574)**	**114.459.505.189**

21. Owner's equitysssss

21.a Statement on fluctuations in owner's equity

	Capital capital	Investment & development fund	Retained earnings	Other funds	Interest of non-controlling shareholders shares	Total
Previous year						
Beginning balance of the previous year	309.998.860.000	340.479.752.983	562.481.973.988	27.361.586.772	284.340.573.065	1.524.662.746.808
Increase in capital from the investment and development fund	139.997.950.000	(139.997.950.000)	-	-	-	-
Increase due to business combination	-	-	4.077.601.570	-	205.044.281.776	209.121.883.346
Appropriation to funds from profit of the previous year	-	118.118.285.542	(127.376.311.257)	185.709.781	(1.217.672.023)	(10.289.987.957)
Profit for the period	-	-	1.021.934.623.404	-	101.766.782.692	1.123.701.406.096
Appropriation to funds from profit of the current year	-	-	(90.175.289.768)	-	-	(90.175.289.768)
Dividends declared	-	-	(92.999.658.000)	-	(15.530.640.000)	(108.530.298.000)
Other decrease	-	-	(116.533)	-	(58.267)	(174.800)
Other fund disbursement in the Subsidiary	-	-	-	(135.000.000)	(115.000.000)	(250.000.000)
Ending balance of the previous year	**449.996.810.000**	**318.600.088.525**	**1.277.942.823.404**	**27.412.296.553**	**574.288.267.243**	**2.648.240.285.725**
Current year						
Beginning balance of the current year	449.996.810.000	318.600.088.525	1.277.942.823.404	27.412.296.553	574.288.267.243	**2.648.240.285.725**
Increase arising from business combination	-	-	-	-	21.594.441.570	**21.594.441.570**
Capital increased during the period	300.000.100.000	(300.000.100.000)	-	-	10.000.000.000	10.000.000.000
Appropriation to funds from profit of the previous year	-	800.958.033.364	(823.013.801.428)	245.218.172	(2.798.744.362)	(24.609.294.254)
Profit for the period	-	-	672.780.191.817	-	71.421.901.036	744.202.092.853
Dividends declared	-	-	(112.499.202.500)		(34.313.140.000)	(146.812.342.500)
Other fund disbursement in the Subsidiary	-	-	-	(135.000.000)	(115.000.000)	(250.000.000)
Other decrease	-	-	336.056.819	-	(336.056.819)	-
As at 30 September 2026	**749.996.910.000**	**819.558.021.889**	**1.015.546.068.112**	**27.522.514.725**	**639.741.668.668**	**3.252.365.183.394**

21.b Details of capital contribution of the owners

	As at 30.9.2026	As at 01.01.2026
Saigon Newport One Member Limited Liability Corporation	270.000.960.000	162.000.580.000
Other shareholders	479.995.950.000	287.996.230.000
Number of shares	**749.996.910.000**	**449.996.810.000**

21.c Shares

	As at 30.9.2026	As at 01.01.2026
Number of ordinary shares registered to be issued	74.999.691	44.999.681
Number of ordinary shares issued	74.999.691	44.999.681
Number of outstanding ordinary shares	74.999.691	44.999.681

Face value of outstanding shares: VND 10.000.

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

1. Sales

	Current year	Previous year
Sales of offshore services	2.769.380.219.210	1.761.214.982.972
Sales of construction contracts	1.500.084.679.502	1.174.785.429.100
Sales of leasing infrastructure and facilities	347.093.735.104	292.234.714.759
Sales of goods	220.630.173.337	160.761.198.590
Sales of business cooperation	9.859.236.805	9.912.087.268
Sales of other services	189.708.507.363	154.152.834.303
Total	**5.036.756.551.321**	**3.553.061.246.992**

2. Costs of sales

	Current year	Previous year
Costs of offshore services	2.100.141.144.502	1.147.406.246.923
Costs of construction contracts	1.309.645.351.869	1.025.492.942.811
Costs of leasing infrastructure and facilities	65.592.044.194	65.448.263.157
Costs of goods sold	190.442.674.363	137.112.908.325
Costs of business cooperation	6.111.586.250	5.806.145.585
Costs of other services	175.702.790.771	129.630.380.087
Total	**3.847.635.591.949**	**2.510.896.886.888**

3. Financial income

	Current year	Previous year
Interest income from deposits and loans	41.907.986.835	15.701.214.577
Exchange gain due to revaluation of monetary items in foreign currencies	1.317.769.715	-
Exchange gain	5.229.489.665	7.785.614.517
Other financial income	179.586.983	59.065.000
Total	**48.634.833.198**	**23.545.894.094**

4. Financial expenses

	Current year	Previous year
Interest expenses	137.174.886.956	90.485.828.575
Exchange loss	2.787.418.321	4.198.434.085
Exchange loss due to revaluation of monetary items in foreign currencies	-	1.455.313.943
Other financial expenses	16.846.709.680	16.584.457.514
Total	**156.809.014.957**	**112.724.034.117**

5. Selling expenses

	Current year	Previous year
Employees	8.028.040.249	7.429.095.249
Materials, packaging	107.403.178	79.629.703
Tools	976.892.831	1.014.777.725
Depreciation/(amortization) of fixed assets	2.386.898	3.004.032
External services hired	2.853.404.577	2.867.396.834
Other expenses in cash	2.003.119.085	4.824.379.291
Total	**13.971.246.818**	**16.218.282.834**

6. General and administration expenses

	Current year	Previous year
Employees	93.982.380.282	75.109.746.560
Materials, supplies	3.267.766.950	1.904.381.058
Depreciation/ (amortization) of fixed assets	5.258.991.648	3.078.334.420
Taxes, fees and legal fees	362.088.819	446.221.833
Allowance for doubtful debts	-	-
External services hired	31.288.785.748	30.154.835.790
Other expenses in cash	37.504.439.855	16.937.359.833
Total	**171.664.453.302**	**127.630.879.494**

7. Other income

	Current year	Previous year
Proceeds from liquidation of fixed assets	6.527.557.107	104.101.667.664
Other income	338.679.967	912.250.478
Total	**6.866.237.074**	**105.013.918.142**

8. Earning per share ("EPS")

	Current year	Previous year (**)
Net profit attributable to shareholders (VND)	672.780.191.817	711.327.620.183
Less amount allocated to bonus and welfare funds (VND) (*)	(71.239.174.042)	(75.320.874.115)
Profit used to calculate basic EPS	**601.541.017.775**	**636.006.746.068**
Weighted average number of ordinary shares in issue (shares)	47.197.507	32.435.762
Basic earnings per share (VND)	**12.745**	**19.608**

(*) The appropriated amounts are estimated based on the appropriation rates as specified in the Resolutions of the Annual General Meeting of Shareholders of the Parent Company and its subsidiaries.

VII. EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

The Board of Management affirms that there are no events arising after the end of the accounting period up to the date of this report that have not been considered for adjustments or disclosures in the Financial Statements.

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung