

No : 28/2026/CBTT

Da Nang, October 29th, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To : Hanoi Stock Exchange

To implement the provisions at Clause 3, Article 14 of the Circular No. 96/2020/TT-BTC dated November 16, 2020 of Ministry of Finance guides information disclosure on the stock market, Central Container JSC discloses financial statements (FS) for third quarter of 2026 with HNX as below :

1. Company Name : **CENTRAL CONTAINER JOINT STOCK COMPANY**

- Stock code : VSM

- Add : 75 Quang Trung street, Hai Chau ward, Da Nang city, Viet Nam .

- Tel: 0236.3822.922

Fax: 0236.3826.111

- Email: viconshipdanang@viconship.com

Website: <https://www.viconshipdanang.com>

2. Content of published information:

- Financial statements for third quarter of 2026

☒ Separate financial statements (Listed company has no subsidiaries and the superior accounting unit has affiliated units);

☐ Consolidated financial statements most (Listed company has subsidiaries);

☐ General combination financial statements (Listed company has an accounting unit directly under the organization of its own accounting apparatus.)

- Cases that must explain the cause:

+ The audit organization gives an opinion other than an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes

☐ No

Explanatory text in case of Yes:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2022)

☐ Yes

☐ No

Explanatory text in case of Yes:

☐ Yes

☐ No

+ Profit after corporate income tax in the business results report of the reporting period



changes by 10% or more compared to the same period report of the previous year.:



Yes



No

Explanatory text in case of Yes:



Yes



No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:



Yes



No

Explanatory text in case of Yes:



Yes



No

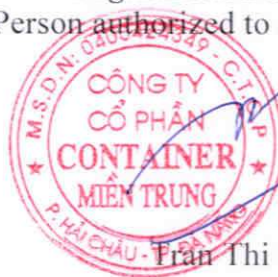
This information was published on the company's website on: 29/10/2026 at the link:
<https://viconshipdanang.com/quan-he-co-dong>

Attachement:

- Financial statements
for third quarter of
2026;

Organization representative

Person authorized to disclose information



Trần Thị Phuoc



Form No. B 01a-DN

Issued together with Circular No. 99/2025/TT-BTC dated October 27, 2025 of
the Minister of Finance**MID - YEAR STATEMENT OF FINANCIAL POSITION**

(Full Form)

As at September 30st 2026

Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
1	2	3	4	5
A - SHORT- TERM ASSETS	100		103.248.530.686	87.421.850.429
I. Cash and cash equivalents	110	5	25.201.732.850	39.040.441.412
1. Cash	111		25.201.732.850	18.969.590.728
2. Cash equivalents	112			20.070.850.684
II. Short-term financial investments	120		19.080.977.669	4.044.604.814
1. Securities trading	121			
2. Provision for devaluation of trading securities (*)	122			
3. Short-term held to maturity investments	123	6	19.080.977.669	4.044.604.814
4. Provision for short-term held to maturity investments	124			
5. Other short-term investments	125			
6. Provision for impairment of other short-term	126			
III. Short-term Accounts receivable	130		53.370.583.772	42.361.785.302
1. Accounts receivable from customers	131	7	30.551.618.179	29.170.454.004
2. Short-term advances to suppliers	132	8	3.192.595.307	889.111.050
3. Short-term internal receivables	133			
4. Receivables based on construction contract progress	134			
5. Other receivables	135	9	20.776.038.392	13.430.491.288
6. Provision for short-term doubtful debts (*)	136	10	(1.149.668.106)	(1.128.271.040)
7. Shortage of assets pending resolution	137			
IV. Inventories	140		4.227.863.532	1.828.805.217
1. Inventory	141		4.227.863.532	1.828.805.217
2. Provision for devaluation of inventories	142			
V. Short-term biological assets	150			
1. Short-term livestock for single-use products	151			
2. Seasonal crops or short-term crops for single-use	152			
3. Provision for impairment of short-term biological	153			
VI. Other short-term assets	160		1.367.372.863	146.213.684
1. Short-term prepaid expenses	161	15	1.367.372.863	84.771.101
2. VAT deductibles	162			
3. Tax and other receivables from the State	163			61.442.583
4. Government bond trading transaction	164			
5. Other current assets	165			

CENTRAL CONTAINER JOINT STOCK COMPANY

Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

B - LONG-TERM ASSETS	200		23.267.926.071	29.598.055.178
I. Long-term receivables	210		300.000.000	300.000.000
1. Long-term accounts receivable	211			
2. Long-term advances to suppliers	212			
3. Business capital of affiliated units	213			
4. Long-term internal receivables	214			
5. Other receivables	215		300.000.000	300.000.000
6. Provision for long-term doubtful debts (*)	216			
II. Fixed assets	220		17.432.351.071	21.136.080.836
1. Tangible fixed assets	221	13	16.944.484.405	21.037.643.336
- Historical cost	222		95.907.050.770	95.952.005.315
- Accumulated depreciation (*)	223		(78.962.566.365)	(74.914.361.979)
2. Financial lease fixed assets	224			
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	14	487.866.666	98.437.500
- Historical cost	228		645.250.000	198.750.000
- Accumulated depreciation (*)	229		(157.383.334)	(100.312.500)
III. Long-term biological assets	230			
1. Livestock for recurring products	231			
a) Immature livestock for recurring products	232			
b) Mature livestock for recurring products	233			
- Historical cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock for single-use products	236			
3. Seasonal crops or long-term crops for single-use	237			
4. Provision for impairment of long-term biological	238			
IV. Investment property	240			
- Historical cost	241			
- Accumulated depreciation (*)	242			
V. Long-term unfinished assets	250		43.000.000	413.200.000
1. Cost of work in progress	251			
2. Cost of construction in progress	252	12	43.000.000	413.200.000
VI. Long-term financial investments	260		4.609.000.000	6.503.736.842
1. Equity in subsidiaries	261		4.609.000.000	4.609.000.000
2. Investment in joint-venture	262			
3. Other capital investments	263			
4. Provision for financial investments (*)	264			
5. Long-term held-to-maturity investments	265			1.894.736.842
6. Provision for long-term held-to-maturity investments (*)	266			

CENTRAL CONTAINER JOINT STOCK COMPANY

Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

VII. Other long-term assets	270		883.575.000	1.245.037.500
1. Long-term prepayments	271	15	883.575.000	1.245.037.500
2. Deferred income tax assets	272			
3. Instrument and tool for replacement	273			
4. Other long-term assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		126.516.456.757	117.019.905.607

RESOURCES	Code	Note	30/09/2026	01/01/2026
1	2	3	4	5
C - LIABILITIES	300		28.358.138.601	26.824.555.928
I. Short-term liabilities	310		28.358.138.601	26.824.555.928
1. Trade payables	311	16	14.165.254.302	12.779.446.577
2. Advances from customer	312	17	214.110.013	1.517.881
3. Dividends and profit payable	313			
4. Short-term tax and other payables to State budget	314	18	1.460.938.296	1.232.367.081
5. Payable to employees	315		2.447.725.425	10.927.004.607
6. Short-term accrued expenses	316	19	7.607.500.000	
7. Short-term internal payables	317			
8. Short-term construction contract progress payment due to suppliers	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320	20	1.539.787.795	1.862.094.512
11. Short-term borrowings and financial lease liabilities	321			
12. Short-term provisions	322			
13. Bonus and welfare fund	323		922.822.770	22.125.270
14. Price stabilization fund	324			
15. Government bond repurchase transactions	325			
II. Long-term liability	330			
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term tax and other payables to State budget	333			
4. Long-term accrued expenses	334			
5. Internal payables for business capital	335			
6. Long term internal payables	336			
7. Long-term unearned revenue	337			
8. Other long-term payables	338			
9. Long-term borrowings and financial lease liabilities	339			
10. Convertible bonds	340			
11. Preferences shares	341			
12. Deferred tax payables	342			
13. Provision for long-term payables	343			
14. Science and technology development fund	344			
D - OWNER'S EQUITY	400		98.158.318.156	90.195.349.679
1. Equity	411	21	50.324.750.000	50.324.750.000

CENTRAL CONTAINER JOINT STOCK COMPANY
Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

- Ordinary shares with voting rights	411a		50.324.750.000	50.324.750.000
- Preferred shares	411b			
2. Surplus in equity	412			
3. Right to convert bonds	413			
4. Other capital of the owner	414			
5. Treasury shares (*)	415			
6. Difference on revaluation of assets	416			
7. Exchange rate differences	417			
8. Investment and development fund	418	21	38.191.599.679	28.385.397.675
9. Other funds belonging to equity	419			
10. Undistributed profit after tax	420		9.641.968.477	11.485.202.004
- Undistributed profit after tax brought forward	420a			50.337.059
- Undistributed profit after tax for the current period	420b		9.641.968.477	11.434.864.945
TOTAL RESOURCES (440 = 300 + 400)	440		126.516.456.757	117.019.905.607

 Da Nang, October 28th 2026

Prepared by



Nguyen Thi Ngoc Thi

Chief Accountant



Tran Thi Phuoc

Director



Dang Tran Gia Thoai

MID - YEAR INCOME STATEMENTS

(Full Form)

Third quarter of 2026

Unit: VND

ITEMS	Code	Note	Third Quarter		Cumulative from the beginning of the year to the end of this quarter		
			This year	Last year	This year	Last year	Last year
1	2	3	4	5	6	7	7
1. Revenue from sales of goods and rendering of services	01	23	68.207.562.003	65.453.166.016	214.059.718.805	190.826.008.075	
2. Sales reductions	02						
3. Net revenue from sales of goods and rendering services (10 = 01 - 02)	10		68.207.562.003	65.453.166.016	214.059.718.805	190.826.008.075	
4. Cost of goods sold	11	24	59.731.007.093	58.145.687.462	186.998.309.131	169.652.385.918	
5. Gross profit (20 = 10 - 11)	20		8.476.554.910	7.307.478.554	27.061.409.674	21.173.622.157	
6. Gain/loss from disposal and liquidation of investment property	21						
7. Revenue from financial activities	22	25	772.917.549	160.859.191	1.280.375.412	761.729.366	
8. Financial expenses	23	26	14.608.974	287.441	35.008.532	36.965.669	
- In which, interest payable:	24					13.808.219	
9. Selling expenses	25	29	3.146.999.334	1.187.052.000	8.966.765.186	3.745.156.000	
10. General and administrative expenses	26	29	2.083.276.008	2.489.047.937	6.775.806.603	7.510.911.469	
11. Net profit from operating activities {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		4.004.588.143	3.791.950.367	12.564.204.765	10.642.318.385	
12. Other income	31	27	304.502.400	48.621.554	524.829.434	173.493.987	
13. Other expenses	32	28	1.652.460	86	74.512.007	90.972.350	
14. Other profits (40 = 31 - 32)	40		302.849.940	48.621.468	450.317.427	82.521.637	
15. Profit/loss before tax (50 = 30 + 40)	50		4.307.438.083	3.840.571.835	13.014.522.192	10.724.840.022	
16. Current corporate income tax expenses	51	30	816.104.060	832.829.267	3.372.553.715	2.375.696.392	
17. Deferred corporate income tax expenses	52						
18. Profit/loss after CIT (60 = 50 - 51 - 52)	60		3.491.334.023	3.007.742.568	9.641.968.477	8.349.143.630	

Prepared by



Nguyen Thi Ngoc Thi

Chief Accountant



Tran Thi Phuoc

Da Nang, October 28 th 2026



Dang Tran Gia Thoai

Form No. B 03a-DN

Issued together with Circular No. 99/2025/TT-BTC dated October 27, 2025 of
the Minister of Finance**MID - YEAR CASH FLOW STATEMENTS**

(Full Form)

(Indirect method)

Third quarter of 2026

Unit: VND

ITEMS	Code	Note	Cumulative from the beginning of the year to the end of this quarter	
			This year	Last year
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		13.014.522.192	10.724.840.022
2. Adjustments for:			2.854.342.147	4.527.029.115
- Depreciation of fixes assets	02		4.150.229.765	4.991.771.290
- Provisions	03		21.397.066	450.332.920
- (Gain)/loss unrealized exchange rate differences	04		(36.909.272)	(167.153.948)
- (Gain)/ loss from investing activities	05		(1.280.375.412)	(761.729.366)
- Borrowing costs	06			13.808.219
- Other adjustments	07			
3. Operating profits before movements in working capital	08		15.868.864.339	15.251.869.137
- (Increase)/ decrease in receivables	09		(11.182.609.428)	(16.038.648.586)
- (Increase)/ decrease in inventories	10		(2.399.058.315)	916.779.090
- Increase/ (decrease) in accounts payable (excluding interest payables, CIT payables)	11		516.589.124	(4.660.177.654)
- (Increase)/ decrease in prepaid expenses	12		(921.139.262)	(1.157.823.391)
- Increase/decrease in trading securities	13			
- Borrowing costs paid	14			(13.808.219)
- Corporate income tax paid	15		(3.407.289.958)	(2.465.936.941)
- Other revenues from business activities	16			
- Other payments from operating activities	17		(778.302.500)	(1.647.790.000)
Net cash flow from operating activities	20		(2.302.946.000)	(9.815.536.564)
II. Cash flow from investing activities				
1. Cash paid for purchase or construction of fixed assets	21			(68.864.000)
2. Proceeds from the liquidation, sale of assets and other assets	22		290.000.000	
3. Cash outflow for lending, buying debt instrument of	23		(16.000.000.000)	
4. Cash recovered from lending, selling debt instrument of	24		2.842.105.263	2.947.368.420
5. Investment in other entities	25			
6. Cash recovered from investment in other entities	26			
7. Proceeds from loan interest, dividends	27		1.280.375.412	761.729.366
Net cash flow from investing activities	30		(11.587.519.325)	3.640.233.786
III. Cash flow from financing activities				
1. Proceeds from issuing shares, receiving capital	31			
2. Payments for return of capital to owners and repurchase of issued shares	32			

CENTRAL CONTAINER JOINT STOCK COMPANY

Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

3. Proceeds from borrowings	33		
4. Payment of loan principal	34		
5. Payments of principal on finance lease obligations	35		
6. Dividends and profits paid to the owner	36		
<i>Net cash flows from financing activities</i>	<i>40</i>		
Net cash flows during the period (50 = 20 + 30 + 40)	50	(13.890.465.325)	(6.175.302.778)
Cash and cash equivalents - opening balance	60	39.040.441.412	34.183.127.348
Impact of foreign exchange differences	61	51.756.763	167.153.948
Cash and cash equivalents - closing balance (70 = 50 +	70	25.201.732.850	28.174.978.518

Da Nang, October 28th 2026

Prepared by

Chief Accountant

Director



Nguyen Thi Ngoc Thi



Tran Thi Phuoc



Dang Tran Gia Thoai

NOTES TO COLECTED THE MID - YEAR FINANCIAL STATEMENTS

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

Form B09-DN
(Issued together with Circular No.
99/2025/TT-BTC dated 27 October 2025 of
the Minister of Finance)

1. Operating Characteristics

1.1. Form of Ownership

Central Container Joint Stock Company (hereinafter referred to as the “Company”) was converted from Central Container Limited Liability Company (the Limited Liability Company was initially granted its Business Registration Certificate by the Da Nang Department of Planning and Investment on 13 June 2002). Since its establishment, the Company has amended its Business Registration Certificate ten (10) times. Its current Enterprise Registration Number is 0400424349, with the most recent amendment made on 03 July 2025. The Company is an independent accounting entity and operates in accordance with the Law on Enterprises, the Company's Charter, and other applicable laws and regulations.

The Company's shares have been listed on the Hanoi Stock Exchange under the stock ticker VSM. The first trading date was 17 July 2017.

1.2. Principal Business Activities: Support service activities related to transportation.

1.3. Business Lines

- Warehouse operation and management;
- Container agency services, shipping agency services, multimodal freight forwarding agency services, and organization of consolidated transportation for import-export and transit goods;
- International multimodal transportation;
- Airline ticket agency services;
- Maritime brokerage for domestic and international shipping lines;
- Container cleaning services.

1.4. Normal Operating Cycle: The Company's normal operating cycle is 12 months.

1.5. Enterprise structure

The Company has one dependent branch and one subsidiary, i.e. Qui Nhon Container Joint Stock Company, as detailed below:

Branch/Subsidiary	Address	Business Sector	Ownership and voting rights
Branch in Quy Nhon	83 Hai Ba Trung Street, Quy Nhon Ward, Gia Lai Province, Vietnam	Provision of transportation-related support services	
Qui Nhon Container Joint Stock Company – Subsidiary	83 Hai Ba Trung Street, Quy Nhon Ward, Gia Lai Province, Vietnam	Provision of transportation-related support services	83,8%

1.6. Comparability of Information Presented in the Financial Statements::

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime (effective from 1 January 2026 and applicable to accounting periods beginning on or after 1 January 2026), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and its amendments and supplements.

NOTES TO COLECTED THE MID - YEAR FINANCIAL STATEMENTS

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

Except for cases where Circular No. 99/2025/TT-BTC requires retrospective application, other items presented in the accompanying Financial Statements have been applied by the Company on a non-retrospective basis. Material changes in the Company's accounting policies and their impacts on the Financial Statements, if any, are presented in the following Notes to the Financial Statements:

Foreign currency transactions (Note 4.1)

Investments held to maturity (Note 4.3)

2. Accounting Period and Accounting Currency Used

The Company's annual accounting period begins on 1 January and ends on 31 December every year.

The currency used for accounting records and presentation of the Financial Statements is Vietnamese Dong (VND).

3. Accounting Standards and Accounting Regime Applied

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

4. Accounting Policies, Accounting Estimates and Applicable Relevant Legal Regulations

4.1 Foreign Exchange Rates Applied in Accounting

Foreign currency transactions are translated into Vietnamese Dong using the actual transaction exchange rate (the average of the bank's transfer buying and selling rates) at the transaction date of the commercial bank where the Company regularly conducts transactions.

At the end of the accounting period, monetary assets and liabilities denominated in foreign currencies (except for a portion of receivables for which bad debt provisions have been made, non-term bank deposits, and loans for which foreign exchange risk provisions have been made through financial instruments) are revalued using the average of the transfer buying and selling rates of the commercial bank where the Company regularly conducts transactions. Foreign currency non-term bank deposits are revalued using the average of the transfer buying and selling rates of the commercial bank where the Company opens such foreign currency deposit accounts.

Foreign exchange differences arising during the period and foreign exchange differences arising from the revaluation of foreign currency monetary items at the end of the period are recognized in the statement of income during the period.

4.2 Cash and Cash Equivalents

Cash includes cash on hand and demand deposits.

Cash equivalents are short-term investments with a maturity of no more than three months from the investment date, which are readily convertible into a known amount of cash and subject to insignificant risk of changes in value at the end of the accounting period.

4.3 Demand deposits and cash equivalents are only recognized under the item "Cash and Cash Equivalents" when the Company is not restricted from using such funds.

4.4 Financial Investments

Investments Held to Maturity

NOTES TO COLECTED THE MID - YEAR FINANCIAL STATEMENTS

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

Investments held to maturity are investments held until maturity for the purpose of earning periodic interest income, including: term deposits, valuable papers (such as treasury bills, promissory notes, certificates of deposit), bonds, preferred shares classified as liabilities, loans, other investments held to maturity or investments with similar characteristics, and excluding derivative instruments.

Investments held to maturity are initially recognized at the actual amount paid to acquire the investment. In cases where discounts/premiums arise upon acquisition, the Company allocates such discounts/premiums to financial income using the straight-line method over the investment term. In cases where the periodic allocation of the premium of an investment held to maturity is greater than the periodic interest income calculated based on the investment's nominal interest rate, the difference is recognized as financial expenses.

Provision for investments held to maturity is made at the end of the accounting period when there are indications or evidence that the Company's investments held to maturity may be impaired.

Investments in Subsidiaries

A subsidiary is an entity controlled by the Company. The control relationship is generally demonstrated through the Company's direct or indirect ownership of more than 50% of voting rights and the ability to govern the financial and operating policies of the subsidiary in order to obtain economic benefits from its activities.

Investments in subsidiaries are initially recognized at cost less provisions. Dividends and profits distributed in cash or in non-cash form relating to the period before the investment date are deducted from the carrying value of the investment.

Provision

Provision for investments in subsidiaries is made when such investments are impaired or when the subsidiaries incur losses resulting in the possibility of loss of the Company's invested capital.

For investees that are required to prepare consolidated financial statements, impairment provisions are made based on the consolidated financial statements. In other cases, provisions are made based on the financial statements of the investee companies.

4.5 Receivables

Receivables include: Trade receivables and other receivables.

- Trade receivables are receivables of a commercial nature arising from purchase and sale transactions between the Company and buyers;
- Other receivables are receivables of a non-commercial nature and are not related to purchase and sale transactions or internal transactions.

Receivables are recognized at an amount not exceeding their recoverable value, which is determined as the original value less provision for doubtful debts. Provision for doubtful debts represents the estimated loss arising at the end of the accounting period for receivables that are overdue or not yet due but there is evidence indicating that the receivables may be impaired due to the debtor's death, disappearance, absconding, or inability/lack of ability to repay debts; being in bankruptcy status; undergoing bankruptcy or dissolution procedures; being prosecuted, detained, or tried; being subject to enforcement of judgments; suffering from serious illness; having requested enforcement of judgment but such enforcement cannot be carried out; having initiated legal proceedings for debt recovery but the case has been suspended; or for other reasons,...

For overdue receivables, the Company estimates the provision amount based on a specific aging analysis as follows:

NOTES TO COLECTED THE MID - YEAR FINANCIAL STATEMENTS

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

- 30% of the value for receivables overdue from 6 months to less than 1 year.
- 50% of the value for receivables overdue from 1 year to less than 2 years.
- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables overdue for 3 years or more.

4.6 Inventories

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

The cost of inventories comprises purchase costs, processing costs, and other directly attributable costs incurred to bring the inventories to their present location and condition.

Net realizable value is the estimated selling price less estimated costs to complete the inventories and estimated costs necessary for their sale.

Inventories issued are determined in terms of quantity and value for each transaction and accounted for using the weighted average method.

Provision for decline in value of inventories is made for each item when its net realizable value is lower than its cost.

4.7 Tangible Fixed Assets

Historical Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost comprises the purchase price and all costs incurred by the Company to acquire the tangible fixed asset and bring it to the location and condition necessary for it to be capable of operating in the manner intended by the Company.

Subsequent expenditures incurred after initial recognition are added to the cost of tangible fixed assets only when it is probable that such expenditures will increase future economic benefits from the use of the asset beyond its originally assessed standard of performance. Other expenditures that do not meet the above conditions are recognized as production and business expenses.

Depreciation

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The depreciation periods are in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance. Details are as follows:

<u>Type of Asset</u>	<u>Depreciation Period (Years)</u>
Buildings and Structures	8 - 25
Machinery and Equipment	5 - 10
Transportation Vehicles	5 - 10
Management Equipment and Tools	4 - 10

4.8 Intangible Fixed Assets

Historical Cost

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises all costs incurred by the Company to acquire the intangible fixed asset up to the time the asset is ready for use in the manner intended by the Company.

NOTES TO COLECTED THE MID - YEAR FINANCIAL STATEMENTS

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

Subsequent expenditures related to intangible fixed assets after initial recognition are capitalized as an increase in the asset's cost when it is probable that such expenditures will increase the future economic benefits of the intangible fixed asset beyond its originally assessed level of performance. Other subsequent expenditures related to intangible fixed assets are recognized as production and business expenses.

Depreciation

Amortization of intangible fixed assets is calculated using the straight-line method based on the estimated useful lives of the assets. The amortization periods are in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance.

<u>Type of Asset</u>	<u>Depreciation Period (Years)</u>
Computer Software	2 - 5

4.9 Prepaid Expenses

Prepaid expenses are classified into short-term prepaid expenses and long-term prepaid expenses. These are actual costs incurred by the Company that are related to the operating results of multiple accounting periods; therefore, such costs are allocated appropriately to each accounting period. The main prepaid expenses of the Company include:

- Land rental expenses are allocated using the straight-line method over the lease term.
- Tools and equipment that have been put into use are allocated using the straight-line method over a maximum period of up to 3 years.
- Other prepaid expenses: Based on the nature and amount of expenses, the Company selects appropriate allocation methods and criteria over the period during which the related economic benefits are expected to be generated.

4.10 Liabilities

Liabilities include: Trade payables and other payables.

- Trade payables are liabilities of a commercial nature arising from purchase and sale transactions between suppliers and the Company;
- Other payables are liabilities of a non-commercial nature and are not related to purchase and sale transactions or internal transactions.

Liabilities are recognized at cost, not lower than the amount of obligation to be settled, and are classified into current liabilities and non-current liabilities based on the remaining repayment term at the end of the accounting period.

The Company monitors liabilities in detail by individual creditor, original maturity, remaining repayment term, and currency.

4.11 Leases

Operating leases are leases of fixed assets whereby substantially all risks and rewards incidental to ownership of the assets remain with the lessor. Lease payments under operating leases are recognized in the statement of income on a straight-line basis over the lease term.

NOTES TO COLECTED THE MID - YEAR FINANCIAL STATEMENTS

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

4.12 Accrued Expenses

Accrued expenses are recognized for amounts payable in the future relating to goods or services received from suppliers or provided to customers during the reporting period but not yet actually paid due to the lack of sufficient accounting documents, records, or supporting materials.

4.13 Equity

Owners' Contributed Capital

Owners' contributed capital reflects the actual amount of capital contributed by shareholders.

Profit distribution

Undistributed after-tax profit reflects the Company's business results (profit or loss) after corporate income tax and the situation of profit distribution or loss settlement of the Company.

After-tax profit is appropriated to funds and distributed to shareholders in accordance with the Company's Charter or resolutions of the General Meeting of Shareholders.

Dividends and profits distributed to shareholders shall not exceed the undistributed after-tax profit and shall take into consideration non-cash items included in undistributed after-tax profit that may affect cash flows and the Company's ability to pay dividends.

4.14 Revenue and Other Income

- Revenue from sale of goods and rendering of services is recognized when the Company has obtained or will obtain economic benefits, and the revenue amount can be measured reliably, while the following conditions are satisfied:
 - ✓ Revenue from sale of goods is recognized when significant risks and rewards of ownership of the products have been transferred to the buyer, and there is no longer any significant uncertainty that may affect the decisions of both parties regarding the selling price or the possibility of product returns;
 - ✓ Revenue from rendering of services is recognized when the services have been completed. In cases where services are performed over multiple accounting periods, revenue recognized in each period is determined based on the percentage of completion of the service at the end of the accounting period.
- Financial income is recognized when the amount can be measured reliably and it is probable that economic benefits will be obtained from the transaction:
 - ✓ Interest income is recognized on a time basis using the actual interest rate;
 - ✓ Dividends and distributed profits are recognized when the Company has the right to receive dividends or profits from its capital contribution. Dividends received in the form of shares are not recognized as financial income. Dividends received relating to the period before the investment date are recorded as a reduction in the carrying amount of the investment.
- Other income represents income arising outside the Company's production and business activities, which is recognized when it can be measured reliably and it is probable that economic benefits will be obtained.

4.15 Cost of Goods Sold

The cost of products, goods, and services sold is recognized in the appropriate accounting period, in accordance with the matching principle with revenue and the prudence principle.

NOTES TO COLECTED THE MID - YEAR FINANCIAL STATEMENTS

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

Abnormal costs of inventories and services provided are recognized immediately in cost of goods sold in the period and are not included in the cost of products or services.

The value of inventory shortages and losses, after deducting any compensation received (if any), is recognized in cost of goods sold in the period.

4.16 Financial Expenses

Financial expenses reflect financial operating costs, including expenses or losses related to financial investment activities, costs of purchasing trading securities, borrowing costs that are not capitalized in accordance with regulations, losses from the disposal of financial investments, transaction costs for the sale of financial investments; the difference between the repurchase price of issued bonds before maturity and the carrying amount of such bonds; provisions for impairment of trading securities and provisions for losses on investments in other entities; foreign exchange losses arising from the sale of foreign currencies or the revaluation of monetary items denominated in foreign currencies at the end of the period; payment discounts granted to customers, and other related expenses.

4.17 Selling Expenses and General and Administrative Expenses

Selling expenses reflect actual expenses incurred during the process of selling products, goods, and rendering services.

General and administrative expenses reflect actual expenses incurred relating to the general administration and management of the Company.

4.18 Corporate Income Tax Expenses

Corporate income tax expenses comprise current corporate income tax expenses and deferred corporate income tax expenses.

Current corporate income tax expenses include current corporate income tax expenses in accordance with the Law on Corporate Income Tax and additional corporate income tax expenses in accordance with the Global Minimum Tax regulations.

Deferred corporate income tax expenses represent the amount of corporate income tax payable in the future arising from the recognition of deferred income tax liabilities during the period or the reversal of deferred income tax assets recognized in previous periods.

4.19 Tax Rates and Fees Payable to the State Budget Applied by the Company

- Value Added Tax (VAT): A tax rate of 10% is applied to transportation services. From 1 January 2026 to 30 September 2026, this activity is subject to a reduced VAT rate of 8% in accordance with Resolution No. 174/2024/QH15 dated 30 November 2024 and Resolution No. 204/2025/QH15 dated 17 June 2025 issued by the National Assembly.
- Corporate Income Tax (CIT): A tax rate of 20% is applied.
- Other taxes and fees: Payable in accordance with current regulations.

5. CASH

	Closing balance VND	Opening balance VND
Cash in hands	565.510.937	183.821.662
Bank demand deposits	24.636.221.913	18.785.769.066
- Bank demand deposits - VND	11.663.149.058	10.791.687.860
+ VND deposit at bank - VCB	7.604.364.131	6.272.168.204
+ VND deposit at bank - Eximbank	291.668.560	76.798.860
+ VND deposit at bank - Techcombank	195.730.175	501.767.337
+ VND deposit at bank - BIDV	3.571.386.192	3.940.953.459
- Bank demand deposits in foreign currency - USD	12.973.072.855	7.994.081.206
+ USD deposit at bank - VCB	9.959.992.527	2.307.694.546
+ USD deposit at bank - BIDV	3.013.080.328	5.686.386.660
Cash and cash equivalents	-	20.070.850.684
- Term deposits with maturity ≤ 3 months at Eximbank	-	20.070.850.684
Total	25.201.732.850	39.040.441.412

6. HELD TO MATURITY SHORT-TERM INVESTMENTS

a. Short-term	Closing balance VND			Opening balance VND		
	Historical cost	Recoverable	Provision	Historical cost	Recoverable	Provision
- 12-month term deposit at BIDV	206.098.630	206.098.630		201.933.151	201.933.151	
- Six-month term deposit at Eximbank	16.000.000.000	16.000.000.000		-	-	
- Short-term lending to Qui Nhon Container JSC	2.874.879.039	2.874.879.039		3.842.671.663	3.842.671.663	
Total	19.080.977.669	19.080.977.669	-	4.044.604.814	4.044.604.814	-

b. Long-term

	VND			VND		
	Historical cost	Recoverable	Provision	Historical cost	Recoverable	Provision
- Long-term lending to Qui Nhon Container JSC	-	-		-	1.894.736.842	
Total	-	-	-	-	1.894.736.842	-

7. ACCOUNTS RECEIVABLES FROM CUSTOMERS

a. Short-term	Closing balance		Opening balance	
	Book value	Provision	Book value	Provision
- Carlsberg Vietnam Beer Co., Ltd	30.551.618.179	1.149.668.106	29.170.454.004	1.128.271.040
- Maersk A/S	4.963.638.498		3.962.079.520	
	3.099.412.930		304.050.660	

CENTRAL CONTAINER JOINT STOCK COMPANY

Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

- Others	22,488.566.751	1.149.668.106	24.904.323.824	1.128.271.040
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b. Long-term**Total****30.551.618.179****1.149.668.106****29.170.454.004****1.128.271.040****c. Trade receivables with related parties**

	Relationship	Closing balance VND	Opening balance VND
Vietnam Container JSC	Parent company	16.000.000	-
Da Nang Port Logistics JSC	Common key management personnel	165.780.000	212.295.000
Viconship HCM One Member Co., LTD	Same parent company	21.152.260	-
Viconship HCM One Member Co., LTD Ha Noi Branch	Same parent company	67.901.759	82.524.799
VIP Green Port JSC	Same parent company	21.100.000	16.850.000
VSC Green Logistics JSC	Same parent company	28.920.000	23.130.000
Total		320.854.019	334.799.799

8. PREPAID FOR SUPPLIERS

	Closing balance VND	Opening balance VND
a. Short-term	3.192.595.307	889.111.050
VETC Automatic Tolling Co., Ltd	-	-
En Viet JSC	914.778.153	59.101.269
Xuan Trung Viet Co., LTD	440.000.000	500.000.000
Viconship HCM One Member Co., LTD	1.251.673.000	-
Others	586.144.154	330.009.781
b. Long-term		
Total	3.192.595.307	889.111.050

9. OTHER RECEIVABLES

Unit: VND

	Closing balance		Opening balance	
	Book value	Provision	Book value	Provision
a. Short-term	20.776.038.392	-	13.430.491.288	-
Advances	1.396.524.816	-	488.381.153	-
Others	9.244.513.576		2.767.110.135	
- Baosteel Can Making Co., LTD	2.220.169.869		344.987.166	
- Vietnam Container JSC	5.446.066.127		723.799.213	
- Others	1.578.277.580		1.698.323.756	
Collaterals, deposits	10.135.000.000		10.175.000.000	
b. Long-term	300.000.000	-	300.000.000	-
Collaterals, deposits	300.000.000		300.000.000	
Total	21.076.038.392		13.730.491.288	

10. PROVISION FOR DOUBTFUL SHORT-TERM DEBTS

	Closing balance		Opening balance	
	Historical cost	Amount receivable	Historical cost	Amount receivable
Provision for overdue receivables	1.203.160.772	53.492.666	1.203.160.772	74.889.732
- Khanh Huy private enterprise	35.705.100		35.705.100	
- VBL Da Nang Company Limited	6.200.000		6.200.000	
- Hai Ha Company Limited	36.500.000		36.500.000	
- Truong Vo Production and Trading Co., Ltd.	30.986.600		30.986.600	
- Phuong Bac Shipping Trading Service JSC	16.247.000		16.247.000	
- Tan Thuan Transportation Trading Co., LTD	900.665.840		900.665.840	
- Thua Thien Hue Wood Processing JSC	106.985.331	53.492.666	106.985.331	74.889.732
- Others	69.870.901		69.870.901	
Total	1.203.160.772	53.492.666	1.203.160.772	74.889.732

11. INVENTORIES

Unit: VND

	Closing balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
Material	4.227.863.532		1.828.805.217	
Goods	-	-		-
Total	4.227.863.532	-	1.828.805.217	-

- Inventory value of stagnant, inferior, deteriorated quality at the end of the year: VND 0.

- Inventory value used for mortgaging, pledging and securing debts payable at the end of the year: VND 0.

12. LONG-TERM UNFINISHED ASSETS

	Closing balance	Opening balance
	VND	VND
- Transportation Management	-	413.200.000
- Procurement of a Forklift	43.000.000	-
Total	43.000.000	413.200.000

13. INCREASE / DECREASE IN TANGIBLE FIXED ASSETS

Items	Building and Machinery and Transportation Management architecture	Machinery and Equipment	Transportation	Management tools	Unit: VND Total
Historical costs					
Opening balance	11.820.769.112	33.000.000	83.890.805.112	207.431.091	95.952.005.315
- Purchases	-	-	-	-	-
- Investment in capital construction	-	-	-	-	-
- Liquidation	-	-	(44.954.545)	-	(44.954.545)
- Other decreases	-	-	-	-	-
Closing balance	11.820.769.112	33.000.000	83.845.850.567	207.431.091	95.907.050.770
Accumulated depreciation					
Opening balance	8.717.997.045	33.000.000	66.025.366.191	137.998.743	74.914.361.979
- Depreciation	352.162.233		3.719.389.573	21.607.125	4.093.158.931
- Liquidation			(44.954.545)		(44.954.545)
- Other decreases					
Closing balance	9.070.159.278	33.000.000	69.699.801.219	159.605.868	78.962.566.365
Remaining value					
Opening of the year	3.102.772.067	-	17.865.438.921	69.432.348	21.037.643.336
Closing of the year	2.750.609.834	-	14.146.049.348	47.825.223	16.944.484.405

- The remaining value at the end of the period of tangible fixed assets under mortgage:

- Tangible fixed assets at the end of the period that have been fully depreciated but still in use:

VND
VND

-
46.884.993.080

Unit: VND

14. INCREASE /DECREASE IN INTANGIBLE FIXED ASSETS

Items	Accounting Software	Transportation Management Software	Total
Historical costs			
Opening balance	198.750.000		198.750.000
- Purchases			-
- Completed Capital Construction Projects		446.500.000	446.500.000
- Liquidation			-
- Other increases			-
Closing balance	198.750.000	446.500.000	645.250.000
Accumulated depreciation			
Opening balance	100.312.500		100.312.500
- Depreciation	42.187.500	14.883.334	57.070.834
- Liquidation			-
- Other increases			-
Closing balance	142.500.000	14.883.334	157.383.334
Remaining value			
Opening of the year	98.437.500	-	98.437.500
Closing of the year	56.250.000	431.616.666	487.866.666
- The remaining value at the end of the period of intangible fixed assets under mortgage:	VND		
- Intangible fixed assets at the end of the period that have been fully depreciated but still in use:	VND	30.000.000	

15. PREPAID EXPENSES

	Closing balance VND	Opening balance VND
a. Short-term	1.367.372.863	84.771.101
- Infrastructure usage cost	84.105.000	-
- Land rental cost	1.200.000.000	-
- Insurance expense	83.267.863	-
- Costs for upgrading the ICD Hoa Cam container yard	-	84.771.101
b. Long-term	883.575.000	1.245.037.500
- Land rental cost	883.575.000	1.245.037.500
Total	2.250.947.863	1.329.808.601

16. TRADE PAYABLES

	Closing balance		Opening balance	
	Book value	Amount payable	Book value	Amount payable
Short-term	14.165.254.302	14.165.254.302	12.779.446.577	12.779.446.577
- Petrolimex Danang One Member Co.,	2.633.818.417	2.633.818.417	2.203.887.307	2.203.887.307
- Da Nang Port JSC	1.769.961.851	1.769.961.851	1.481.578.695	1.481.578.695
- Marine Connections Viet Nam Co., Ltd	1.608.844.110	1.608.844.110	1.843.474.110	1.843.474.110
- Hiep Vinh An Co., Ltd	2.055.406.400	2.055.406.400	1.463.540.400	1.463.540.400
- Others	6.097.223.524	6.097.223.524	5.786.966.065	5.786.966.065

Long-term**d. Trade payables with related parties**

	Relationship	Closing balance VND	Opening balance VND
Viconship HCM One Member Co., LTD Ha Noi Branch	Same Parent company	22.572.000	9.558.000
Da Nang Port Logistics JSC	Common key management personnel	135.630.075	30.733.365
Total		158.202.075	40.291.365

CENTRAL CONTAINER JOINT STOCK COMPANY

Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

17. ADVANCES FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
Short-term	214.110.013	1.517.881
Others	214.110.013	1.517.881

18. TAXES AND OTHER PAYABLES TO STATE

Unit: VND

	Opening balance		Payable	Paid	Closing balance	
	Receivable	Payable			Receivable	Payable
Value added tax		327.533.970	5.032.099.656	4.793.004.387		566.629.239
Corporate income tax		904.833.111	3.324.577.023	3.407.289.958		822.120.176
Personal income tax			1.280.759.568	1.280.759.568		-
Land tax and rent fee	61.442.583		211.001.889	149.559.306		-
Other taxes			196.300.895	124.112.014		72.188.881
Total	61.442.583	1.232.367.081	10.044.739.031	9.754.725.233	-	1.460.938.296

The tax finalization of the Company will be subject to examination by the tax authorities. Because the application of tax laws and regulations to many different types of transactions can be explained in various ways, the amount which is presented in the Financial statements may be changed based on the decision of Tax authorities.

19. ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Short-term	7.607.500.000	-
- Employee bonus expense	5.500.000.000	-
- Customer event organization expenses	900.000.000	-
- Asset repair expense	600.000.000	-
- Others	607.500.000	-
b. Long-term	-	-
Total	7.607.500.000	-

20. OTHER PAYABLES

	Closing balance	Opening balance
	VND	VND
a. Short-term	1.539.787.795	1.862.094.512
Union funds	236.833.548	434.428.048
Short-term collateral, deposits	271.500.000	230.500.000
Other Payable, Credit in other accounts receivable	1.031.454.247	1.197.166.464
b. Long-term	-	-
Total	1.539.787.795	1.862.094.512

21. OWNER'S EQUITY

a. Owner's equity fluctuation table

	Owner's equity	Investment and Development fund	Undistributed profit after tax	Total	Unit: VND
Opening balance in last year	33,549,960.000	28,385,397.675	18,453,127.059	80,388,484.734	
- Increases	16,774,790.000			16,774,790.000	
- Gain			11,434,864.945	11,434,864.945	
- Increase due to consolidation				-	
- Appropriation for Investment and Development fund				-	
- Dividend					
- Appropriation for Bonus and Welfare fund			(16,774,790.000)	(16,774,790.000)	
- Conversion of profits into contributed capital			(1,150,000.000)	(1,150,000.000)	
- Bonus allocation to the Board of Directors (BOD) and Supervisory Board (SB)			(478,000.000)	(478,000.000)	
- Other decreases				-	
Opening balance in this year	50,324,750.000	28,385,397.675	11,485,202.004	90,195,349.679	
- Increases				-	
- Gain			9,641,968.477	9,641,968.477	
- Increase due to consolidation				-	
- Appropriation for Investment and Development fund		9,806,202.004	(9,806,202.004)	-	
- Dividend				-	
- Appropriation for Bonus and Welfare fund			(1,179,000.000)	(1,179,000.000)	
- Capitalization of profits into equity				-	
- Bonus allocation to the Board of Directors (BOD) and Supervisory Board (SB)			(500,000.000)	(500,000.000)	
- Other decreases				-	
Closing balance	50,324,750.000	38,191,599.679	9,641,968.477	98,158,318.156	
	50,324,750.000	38,191,599.679	9,641,968.477	98,158,318.156	
	-	-	-	-	

b. Details of owner's equity

	Closing balance	Opening balance
	VND	VND
Viet Nam Container JSC	32.711.250.000	32.711.250.000
Others	17.613.500.000	17.613.500.000
Total	50.324.750.000	50.324.750.000

c. Other transaction on equity

	This period	Last period
	VND	VND
- Paid in capital		
+ Beginning of year	50.324.750.000	33.549.960.000
+ Increases		16.774.790.000
+ End of year	50.324.750.000	50.324.750.000
- Dividends and profits distributed		10.064.988.000

d. Shares

	Closing balance	Opening balance
- Number of issued stocks	5.032.475	5.032.475
- Number of sold stocks	5.032.475	5.032.475
+ <i>Common stocks</i>	5.032.475	5.032.475
- Number of redeemed shares (treasury shares)	-	-
- Number of outstanding stocks	5.032.475	5.032.475
+ <i>Common stocks</i>	5.032.475	5.032.475

* Par value of outstanding stock: VND 10,000

f. Company funds

	Closing balance	Opening balance
	VND	VND
- Investment and Development fund	38.191.599.679	28.385.397.675

22. OFF-BALANCE SHEET ITEMS

	Closing balance	Opening balance
	VND	VND
Foreign currencies of various types		
- USD	494.415,32	305.508,21

23. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	This period	Last period
	VND	VND
a. Total revenue		
- Revenue from service providers	68.207.562.003	65.453.166.016
Total	68.207.562.003	65.453.166.016

24. COST OF GOODS SOLD

	This period	Last period
	VND	VND
- The cost of services provided	59.731.007.093	58.145.687.462
Total	59.731.007.093	58.145.687.462

CENTRAL CONTAINER JOINT STOCK COMPANY

Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

25. REVENUE FROM FINANCIAL ACTIVITIES

	This period	Last period
	VND	VND
- Interest from deposits, loans	172.477.405	160.573.395
- Dividends distributed profit	599.170.000	-
- Exchange rate difference	1.270.144	285.796
Total	772.917.549	160.859.191

26. FINANCIAL EXPENSES

	This period	Last period
	VND	VND
- Interest expenses	-	0
- Exchange rate difference	14.608.974	287.441
- Other expenses	-	-
Total	14.608.974	287.441

27. OTHER INCOME

	This period	Kỳ trước
	VND	VND
- Others	304.502.400	48.621.554
Total	304.502.400	48.621.554

28. OTHER EXPENSES

	This period	Last period
	VND	VND
- Others	1.652.460	86
Total	1.652.460	86

29. SELLING EXPENSES, GENERAL & ADMINISTRATION EXPENSES

	This period	Last period
	VND	VND
a. Selling expenses	3.146.999.334	1.187.052.000
- Employment expenses	2.704.765.000	1.187.052.000
- Commission expense	22.700.000	-
- Other expenses by cash	419.534.334	-
b. General and administrative expenses	2.083.276.008	2.489.047.937
- Raw material expenses	85.244.580	142.868.346
- Employment expenses	1.262.207.500	1.192.480.500
- Assets accumulated depreciation expenses	180.180.214	165.296.883
- Tax, fee	25.417.316	30.686.203
- External service expenses	361.985.102	596.787.030
- Other expenses by cash	168.241.296	90.729.223
- Provision	-	270.199.752
Total	5.230.275.342	3.676.099.937

CENTRAL CONTAINER JOINT STOCK COMPANY
Mid - Year Financial Statements

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Third quarter of 2026

30. CURRENT CORPORATE INCOME TAX EXPENSES
This period
Last period

Corporation Tax expense calculated on current taxable income this period

816.104.060

832.829.267

Adjust the corporate income tax expense of the previous years to the current income tax expense this year

-

-

Total Current corporate income tax expenses
816.104.060
832.829.267
VII. Other Information

Certain line items have been reclassified to conform with the requirements of Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance on the corporate accounting regime, as follows:

	31/12/2025	01/01/2026 Reclassified	Difference
	VND	VND	VND
- Cash equivalents	20.000.000.000	20.070.850.684	70.850.684
- Short-term held to maturity investments	200.000.000	4.044.604.814	3.844.604.814
- Short-term loan receivables	3.789.473.685		(3.789.473.685)
- Other receivables	13.556.473.101	13.430.491.288	(125.981.813)
- Long-term held-to-maturity investments	-	1.894.736.842	1.894.736.842
- Long-term loan receivables	1.894.736.842		(1.894.736.842)

 Da Nang, October 28th 2026

Prepared by

Chief Accountant

Director



Nguyen Thi Ngoc Thi



Tran Thi Phuoc



Dang Tran Gia Thoai

