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REPORT

Regarding the implementation of the "Investment project to build container terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong City" in 2024 and the implementation plan in 2025

To: the General Meeting of Shareholders of Port of Hai Phong Joint Stock Company

Pursuant to Decision No. 1215/QD-DHDCD dated April 29, 2021 of the General Meeting of Shareholders of Port of Hai Phong Joint Stock Company on approving the "Investment project to build container terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong city";

Pursuant to Decision No. 1875/QD-CHP dated July 1, 2021 of the General Meeting of Shareholders of Port of Hai Phong Joint Stock Company on approving the authorization to decide on matters under the authority of the General Meeting of Shareholders during the implementation of the Investment Project to build container terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong city;

The Board of Management of Port of Hai Phong Joint Stock Company would like to report to the General Meeting of Shareholders on the implementation of the "Investment project to build container terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong City" in 2024 and the implementation plan for 2025 as follows:

A. COMPLETED WORK

I. Tasks performed by the Board of Management under the authorization of the General Meeting of Shareholders

Pursuant to Decision No. 1875/QD-CHP dated July 1, 2021 of the General Meeting of Shareholders of Port of Hai Phong Joint Stock Company on approving the authorization to decide on matters under the authority of the General Meeting of Shareholders during the implementation of the Investment Project to build container terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong City, the Board of Management has performed the following authorized tasks from 2023 to present:

1. Approve implementation plans:

- Implementation plan for consulting on re-evaluating the investment efficiency of the project (Decision No. 1155/QD-CHP dated April 12, 2024).

- Implementation plan of the Item: Procurement of software and application for container management and operation (TOS) (Decision No. 1589/QD-CHP dated May 16, 2024).

- Implementation plan for consulting on procedures for announcing the opening of seaports (Decision No. 1637/QD-CHP dated May 23, 2024).

- Implementation plan for consulting on preparing dossiers for environmental licensing - phase 1 (Decision No. 2721/QD-CHP dated August 9, 2024).

- Implementation plan of the Project: Procurement of goods, equipment, internal database software and construction of information technology infrastructure (Decision No. 1644/QD-CHP dated May 25, 2024).

- Plan for implementing Environmental monitoring and supervision during construction phase - phase 2 (Decision No. 2681/QD-CHP dated August 5, 2024).

- Plan to implement Construction Insurance during the construction of the remaining project items (Decision No. 3158/QD-CHP dated September 17, 2024).

- Plan to conduct a survey to establish a depth map and search for obstacles in the water area in front of berth 3 (Decision No. 3385/QD-CHP dated October 2, 2024).

- Implementation plan for Oil Spill Response Plan (Decision No. 4025/QD-CHP dated November 11, 2024).

- Implementation plan for installing D100 electromagnetic meter for clean water supply at Terminals No. 3 and No. 4 (Decision No. 4089/QD-CHP dated November 12, 2024).

- Plan to implement Security Services to protect 08 RTG cranes at Terminals No. 3 and No. 4 Lach Huyen (Decision No. 4247/QD-CHP dated November 25, 2024).

- Implementation plan for Acceptance of energizing the 22 kV underground cable line supplying power to Berth No. 3 and No. 4 Lach Huyen in the period of 2023 - 2025 at Berth No. 3 and No. 4 Lach Huyen (Decision No. 4457/QD-CHP dated December 5, 2024).

- Implementation plan for the Survey and Measurement, establishing cadastral measurement excerpts at a scale of 1/2000 (Decision No. 4560/QD-CHP dated December 5, 2024).

- Implementation plan for Customs clearance and goods inspection services for package TB01 (Decision No. 4718/QD-CHP dated December 13, 2024).

- Implementation plan for renting containers as offices and warehouses to serve the

supervision and trial operation of Lach Huyen Berth 3 and 4 projects (Decision No. 552/QD-CHP dated February 20, 2025).

- Implementation plan of the Package: Environmental protection works serving phase 1 operation at Lach Huyen Berth 3, 4 project (Decision No. 836/QD-CHP dated March 14, 2025).

2. Approve construction drawing design and estimate of items:

- Design of construction drawings and estimates (construction design implemented after basic design) Items: Remaining construction items (Except for EC Package) and office furniture items (Decision No. 2346/QD-CHP dated July 12, 2024).

- Design of construction drawings and estimates (construction design implemented after basic design) Items: Power supply system of the project Investment project to build Container Terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong city (Decision No. 2779/QD-CHP dated August 15, 2024).

- Detailed design and estimate of Item: Information technology system of the Investment Project for construction of Container Terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong city (Decision No. 4083/QD - CHP dated November 30, 2023)

- Design of construction drawings and estimates for the Project: Fire Prevention and Fighting System (Decision No. 2348/QD-CHP dated July 12, 2024).

II. Perform tasks under the authority of the Board of Management.

During the period from 2024 to present, the Board of Management has performed the following tasks under its authority:

1. Conduct contractor selection for bid packages:

- Package TV36: Consulting on re-evaluating the investment efficiency of the project.

- Package TV37: Consulting on reviewing and re-evaluating the investment efficiency of the project.

- Package TB06: Procurement of software and applications for container management and exploitation

- Package TV33: Supervision consultancy for package TB06.

- Package TV35: Construction supervision consultancy for package PC.

- PC package: Purchase of goods, equipment, internal database software and construction of information technology infrastructure.

- Package TV38: Consulting on procedures for announcing the opening of seaports.

- Package TV39: Consulting on preparing documents for environmental licensing -

phase 1.

- Package TV40: Consulting on environmental monitoring and supervision during construction phase - phase 2.

- Package XL01: Construction of power supply system.

- Package XL02: Construction and installation of internal road and yard projects, operator's house, worker's dormitory, workshop and overhead crane, gate and fence, fire protection system and infrastructure and auxiliary items.

- Package TV42: Construction supervision consultancy for the remaining items of the Project.

- Package TB03: Equip 50 tractors and semi-trailers.

- Package: Survey to create depth map, search for obstacles in the water area in front of berth number 3.

- PTV03 Package: Construction Insurance for the Remaining Project Construction Items.

- Package: Installation of D100 electromagnetic meter for clean water supply at Terminals No. 3 and No. 4.

- Package TB02: Equip 02 RSD forklifts and 01 empty forklift.

- Package TV43: Oil spill response plan.

- Package PTV04: Security service for 08 RTG devices at Terminals 3 and 4.

- Package TV44A: Surveying, measuring, and establishing cadastral maps at a scale of 1/2000.

- Package TV44B: Inspection and acceptance of land cadastral survey.

- Package TV45: Customs clearance and goods inspection services for package TB01.

- Package PTV06: Rent containers for office and warehouse purposes to serve the supervision and trial operation of Lach Huyen Terminal 3 and 4 project.

- Package: Environmental protection works serving phase 1 exploitation at Lach Huyen Berth 3, 4 project.

2. General information about bid packages with value over 35% of total assets of Port of Hai Phong Joint Stock Company.

2.1. EC Package: Survey the entire project; design and construction of berth, dredging, embankment behind the berth, leveling, and road in stage 1

- Package price: 3,108,286,377,000 VND.

- Form of contractor selection: Open domestic bidding, no pre-qualification.

- Contractor selection method: One stage, two envelopes.

- Items in the bid package:

TT	Project categories	Unit	Scale and volume of implementation
1	Berth (750x50m)	m2	37,500
2	Vessel and 160Teus barge berth	m2	6,000
3	Public service berth	m2	4,003
4	Dredging of the water area for ships	m3	855,191
-	<i>100,000DWT ship mooring area</i>		
-	<i>Barge waiting area</i>		
5	Embankment	md	708
6	Cargo area (in Stage 1)		165,860
-	<i>Laden Container yard</i>	<i>m2</i>	<i>144,562</i>
-	<i>Reefer container yard</i>	<i>m2</i>	<i>8,820</i>
-	<i>Cargo + unstuffing yard</i>	<i>m2</i>	<i>9,620</i>
-	<i>Inspection site</i>	<i>m2</i>	<i>2,858</i>
7	Surface drainage system (<i>Stage 1 volume only</i>)	<i>Ctr</i>	<i>1</i>
8	Internal road (belongs to Stage 1)	m2	54,830
9	Gate Area Road (Stage 1)	m2	2,400
10	Landfill, embankment to protect the beach		
-	<i>Embankment for landfill</i>	<i>Ctr</i>	<i>1</i>
-	<i>Landfill</i>	<i>m3</i>	<i>1,682,808</i>
-	<i>Official road</i>	<i>Ctr</i>	<i>1</i>
-	<i>Yard protection embankment</i>	<i>md</i>	<i>360</i>
11	Ground processing (belongs to Stage 1)	m2	236,462

- Contractor: Joint venture of Phu Xuan Construction and Consultant Joint Stock Company – Waterway Construction Consultants Joint Stock Company.

- Contract number: 116/2022/HD-TK&TC dated January 12, 2022, Contract Appendix No. 01 dated December 30, 2022, No. 02 dated March 15, 2023, No. 03 dated October 16, 2023, No. 04 dated October 3, 2024, No. 05 dated November 28, 2024, No. 06 dated January 10, 2025, No. 07 dated January 21, 2025, No. 08 dated February 19, 2025.

- Contract /contract appendix price: VND 3,032,510,685,784.

- Contract term: 28 months, excluding time for examination, appraisal, approval of construction drawing design, estimate and holidays (including: Time for survey, construction drawing design and estimate preparation: 03 months; Construction time: completed on May 25, 2025).

- Contract type: Combined unit price contract (Lump sum contract for construction drawing design and estimate; Fixed unit price contract for survey and construction).

2.2. Package TB01 “Equipment and installation of 06 Ship-to-Shore cranes at the main berth (STS) and 24 RTG cranes”

- Package price: 2,237,141,264,000 VND.

- Form of contractor selection: International open bidding, no pre-qualification.

- Contractor selection method: One stage, two envelopes.

- Items in the bid package:

STT	Category goods	Unit	Bidding volume
1	STS Mobile Shore Crane	unit	06
2	RTG Wheeled Gantry Crane	unit	24
3	Spare spreaders for STS Mobile Shore Crane	unit	01
4	Spare spreaders for RTG Rubber Tyre Gantry Crane	unit	01

- Contractor: Mitsui E&S Machinery Co., Ltd.

- Contract No.: 2366/CHP-MES dated June 2, 2023.

- Contract price: Total 13,061,554,132 JPY and 54,152,046,842 VND.

- Contract term: 28 months from the date of signing the Contract and the Seller receives the Contract advance payment.

- Contract type: Lump sum contract.

3. Status and progress of main tasks:

The progress of main packages as of March 24, 2025 is as follows:

*** EC Package: Project survey; design and construction of berth, dredging, embankment behind the berth, leveling, and road in stage 1:** Total construction volume reached about 88%:

- Container terminals 3 and 4: Completed
- Berth embankment: Completed.
- Barge berth: Completed.
- Service berth: Completed.
- Leveling: Completed.
- Container yard behind berth 3: Completed.
- Cargo yard after berth 4:

+ *Sand leveling is about 70% complete, hilly land is about 60% complete, crushed stone is about 50% complete, crushed stone reinforced with cement is about 40%.*

+ *Construction of drainage ditches and technological trenches is about 40% complete.*

+ *RTG track construction is about 30% complete.*

- Dredging: about 580,000 m³ (Completed about 95%).

*** Package TB01: “Equipment and installation of 06 Main Terminal Container Loading Cranes (STS) and 24 RTG Cranes”:** Complete the fabrication of all equipment according to the contract, transport to the project site 06 STSs and 16 RTGs. Conduct training and transfer of transported equipment.

*** Information Technology System:**

- “Package TB06 Procurement of software and applications for container management and operation (TOS)”: Complete contractor selection. Conduct training and trial operation of TOS and ePort software to serve phase 1 operation.

- “PC Package: Procurement of goods, equipment, internal database software and construction of information technology infrastructure”: Complete contractor selection. Complete installation, setup, and trial operation to serve phase 1 operation, including the following items:

- Core management system (firewall system; core network system; server system);
- Wifi network system for quay/yard/RTG;
- Camera system to monitor the berth/yard;
- Computer systems on RTGs, RSs;

- Temporary office computer and printer systems;
- Smart Gate system (sub-gate);
- Checking point system No. 1.

* **Package XL01: Construction of power supply system** : Complete contractor selection, complete construction, install equipment for phase 1 operation including the following main items:

- Import equipment, electrical cables.
- Construction of electric cables, cutting station equipment, stations T1, T2, T2.1, T4, T6.
- High mast lighting: 06 poles.

* **Package XL02: Construction and installation of internal road and yard works, office building, workers' dormitory, work shop and overhead cranes, gate and fence, fire protection system and infrastructure and auxiliary items: Completed** contractor selection, completed construction of about 25% of the package, specifically:

- Ground treatment: Loading areas
- Office building:
 - + *Wall construction reached 100%.*
 - + *Wall plastering is 100% complete and painting is about 80%.*
 - + *Air conditioning and elevator installation reached 100%.*
 - + *Outdoor ladders, glass wall frames, and interior production have been assembled. Construction and installation are about 70% complete.*
- 100% completion of foundation treatment.
- Workers' dormitory: completed concrete and construction work.
- Sub-gate: completed.
- Main gate: completed piling and concrete traffic separator.
- Fire protection system: completed construction stage 1.
- Fence in front of the terminal: Construction of pillar foundations (cumulatively about 120 foundations).
- Wastewater treatment system: complete phase 1 of wastewater treatment system (Equipment installation, station operation, installation of wastewater collection pipeline, discharge pipeline, restroom).

***Package TB02 - Supply of 02 RSD forklifts and 01 empty forklift:** Complete contractor selection, handover of all equipment in February 2025:

*** Package TB03 - Equipping 50 tractors and semi-trailers:** Complete contractor selection, handover of 30 tractors and semi-trailers in March 2025:

4. Total disbursed value:

- At the time of reporting: 3,554,723,224,306 VND.
- 2024: VND 1,058,587,340,020.

5. Signing a contract for leasing the seaport infrastructure formed from the Investment Project to build Container Terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen port area), Hai Phong city

Pursuant to the Resolution of the General Meeting of Shareholders, Port of Hai Phong has studied and selected Global Terminal Limited Sàrl - GTL as a partner to cooperate in establishing a joint venture company to lease the seaport infrastructure formed from the Investment Project to build container terminals No. 3 and 4 of Hai Phong International Gateway Port (at Lach Huyen Port area), Hai Phong city and some other assets of Port of Hai Phong .

GTL is a company owned by Terminal Investment Limited Holding SA (TIL - MSC Group's terminal operating arm) (holding 100% of the charter capital). Currently, MSC is the world's leading container shipping line according to Alphaliner's transport capacity ranking. The shipping line has a fleet capacity of over 23 million TEUs/year, accounting for 18% of the total transport capacity of the world's fleet with service routes connecting to more than 500 global seaports. MSC has been present in Vietnam since 2000 and has services to the container port system in Hai Phong, Da Nang, Cai Mep - Thi Vai, etc. Every year, the MSC fleet transports more than 1 million TEU of import and export goods from Vietnam connecting to major markets such as the US, Europe, China, Japan, Australia, Southeast Asia, etc. Cooperation with MSC, TIL, GTL will help attract service routes of MSC Shipping Line and MSC's partners through the Hai Phong area, especially large intra-Asia ships and ships on European and American routes calling at berths 3 and 4. At the same time, the new port can take advantage of the experience, advanced management level, financial potential, and technology of partners applied in management and operation.

The joint venture between Port of Hai Phong Joint Stock Company and Global Terminal Limited S.À.RL (GTL) was granted Investment Registration Certificate No. 5860086333 by Hai Phong Economic Zone Management Board on November 14, 2024. On December 20, 2024, the joint venture legal entity, Hai Phong Port TIL International Terminal Limited (HTIT), was established under Business Registration Certificate No. 0202267038. The joint venture has an initial registered charter capital of VND 2,500,000,000, with Port of Hai Phong holding 51% of the charter capital and the joint venture term is 51 years.

Based on the cooperation agreement between Port of Hai Phong Joint Stock

Company and GTL, on March 18, 2025, Port of Hai Phong signed a contract for leasing the seaport infrastructure formed from the Investment Project for the construction of Container Terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port area), Hai Phong city with Haiphong Port TIL International Terminal. The basic contents of the lease contract for the seaport infrastructure are as follows:

- Leased assets: The terminals are built and located at Lach Huyen port area in Dinh Vu - Cat Hai Economic Zone, Cat Hai District, Hai Phong City, including: 02 container terminals with a total length of 750m, width of 50m; Barge terminal with a total length of 250m (including the width of 50m of the main terminal), width of 15m; Service terminal. The system integrates cargo yards, roads, auxiliary works, technical infrastructure and other infrastructures, construction works, buildings, repairs, maintenance or similar works that are implemented or will be implemented on the land and sea area, with an area of 47 hectares. The coastal area is 48.60 hectares and the land area is 67,420.5m². The location and boundary of the land area are designated according to the Official Geographical Extract No. 323/2022-TL.

- Lease term: Expected for fifty (50) years.

- Lease: Lease fee (excluding VAT) is VND 689,310,000,000 per annum and will be paid quarterly in advance with each quarterly payment due at the beginning of each quarter.

- Delivery time: Delivery in 3 phases according to the progress of infrastructure construction, equipment supply and IT system. The specific phases are expected as follows: Phase 1 is expected on April 1, 2025, Phase 2 is expected on June 30, 2025, Phase 3 is expected on December 31, 2025.

B. PLAN TO IMPLEMENT THE NEXT ITEMS IN 2025 .

1. Plan for implementing bid packages.

* EC Package : project survey; design and construction of berth, dredging, embankment behind the berth, leveling, and road in stage 1: Complete construction of the package.

- Package TB01 "Equipment and installation of 06 Container Ship to Shore Cranes at the main berth (STS) and 24 RTG tire cranes": Package completed.

* Information Technology System: Complete all items.

* **Package XL01: Construction of power supply system** : Construction of items serving phase 2 operation.

* **Package XL02: Construction and installation of internal road and yard works, office building, worker dormitory, workshop and over head crane, gate and fence, fire protection system and infrastructure and auxiliary works:** Complete construction of the package.

*** Package TB03 - Equipping 50 tractors and semi-trailers:** Package completed.

2. Other jobs.

- Complete procedures to put phase 1 into operation in March 2025.
- Complete the bidding packages in 2025.
- Estimated disbursement value in 2025 is about 3,050 billion VND.

Above is the report on the work implemented in the Investment Project to build container terminals No. 3 and No. 4 of Hai Phong International Gateway Port (at Lach Huyen Port Area), Hai Phong city in 2024 and the implementation plan in 2025.

Respectfully report and submit to the General Meeting of Shareholders for approval the implemented works and the next implementation plan./.

Recipient:

- As above;
- Board of Management, Supervisory Board
- Archived: Secretary to the Board of Management.

**PP. BOARD OF MANAGEMENT
CHAIRMAN**

Pham Hong Minh