PORT OF HAI PHONG JOINT STOCK COMPANY

No.: 2512 /TB-CHP
Re: Disclosure of the Reviewed Semi-Annual Financial Statements 2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hai Phong, August 28, 2026

PERIODIC DISCLOSURE ON FINANCIAL STATEMENTS

Respectfully to: Hanoi Stock Exchange

Pursuant to Clause 2, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Port of Hai Phong Joint Stock Company discloses the reviewed semi-annual financial statements for 2026 to the Hanoi Stock Exchange as follows:

1. Name of organization: Port of Hai Phong Joint Stock Company

- Stock code: PHP

- Address: No. 8A Tran Phu Street, Ngo Quyen Ward, Hai Phong City, Vietnam

- Telephone: 0225.3859945 Fax: 0225.3552049

- E-mail: congbothongtin@haiphongport.com.vn

- Website: https://haiphongport.com.vn

2. Contents of disclosure: Reviewed semi-annual financial statements for 2026

- Separate financial statements;

- Consolidated financial statements;

- Cases subject to explanation:

+ The auditing organization issues an opinion other than an unqualified opinion on the financial statements (for reviewed 6-month financial statements 2026):

Yes ☐ No ☒

Written explanation in case of "Yes":

Yes ☐ No ☐

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

Yes ☐ No ☒

Written explanation in case of "Yes":

Yes ☐ No ☐

+ Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period last year:

Yes ☒ No ☐

Written explanation in case of "Yes":

Yes ☒ No ☐

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

Yes ☐ No ☒

Written explanation in case of "Yes":

Yes ☐ No ☐

This information has been disclosed on the company's website on August 28, 2026 at the link: https://haiphongport.com.vn/vi/bao-cao-tai-chinh

Attached documents:

- Separate and consolidated reviewed semi-annual financial statements 2026.

- Official Letter No. 2504/CHP-TCKT dated 28/8/2026 of Port of Hai Phong Joint Stock Company explanation of changes in business results for the six-month period of 2026.

Recipients:
- As above;
- State Securities Commission (for reporting);
- Archives: Administration Dept., Finance & Accounting Dept.

LEGAL REPRESENTATIVE
GENERAL DIRECTOR

M.S.D.N: 0200236845-CTCP
CÔNG TY CỔ PHẦN CẢNG HẢI PHÒNG
P. NGÔ QUYỀN - T.P HẢI PHÒNG

Le Hong Quan

PORT OF HAI PHONG JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 126/NQ-CHP

Hai Phong, August 28th 2026

RESOLUTION

On the Disclosure of the Reviewed Semi-Annual Financial Statements for 2026 of Port of Hai Phong Joint Stock Company

BOARD OF MANAGEMENT
PORT OF HAI PHONG JOINT STOCK COMPANY

Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and subsequent amendments and supplements;

Pursuant to the Charter of organization and operation of Port of Hai Phong Joint Stock Company;

Pursuant to Decision No. 1080/QD-CHP dated April 23, 2026 of the Board of Management of Port of Hai Phong Joint Stock Company promulgating the Internal Corporate Governance Regulations of Port of Hai Phong Joint Stock Company;

Pursuant to Decision No. 1081/QD-CHP dated April 23, 2026 of the Board of Management of Port of Hai Phong Joint Stock Company promulgating the Operational Regulations of the Board of Management of Port of Hai Phong Joint Stock Company;

Upon consideration of the proposal of the General Director in Proposal No. 2497/TTr-CHP dated August 27, 2026 on the disclosure of the Semi-Annual Financial Statements for 2026;

Pursuant to the Summary of Opinions of Members of the Board of Management of Port of Hai Phong Joint Stock Company No. 169/THYK-HDQT dated August 28, 2026,

RESOLVED:

Article 1. The Board of Management of Port of Hai Phong Joint Stock Company (Port of Hai Phong) hereby approves the contents of and consents to the disclosure of the reviewed Semi-Annual Financial Statements for 2026 of Port of Hai Phong (comprising the separate financial statements and consolidated financial statements), together with the explanation of the fluctuations in business results for the first six months of 2026, as proposed by the General Director in Proposal No. 2497/TTr-CHP dated August 27, 2026.

Article 2. The Board of Management assigns the General Director of the Company, based on the functions, duties, and powers stipulated in the Charter, the Company's Regulations, and the prevailing laws, to implement this Resolution of the Board of Management./.

Recipients:
- As Article 2;
- Board Member;
- Board of Supervisors;
- Internal Audit Department;
- Finance and Accounting Department
- Filing: Secretary to the Board of Management.

ON BEHALF OF BOARD OF MANAGEMENT
CHAIRMAN

M.S.D.N: 0200236845 - CTCP
CÔNG TY
CỔ PHẦN
CẢNG HẢI PHÒNG
P. NGÔ QUYỀN - T.P HẢI PHÒNG

Pham Hong Minh

Deloitte.

PORT OF HAI PHONG JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

TABLE OF CONTENTS

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of Port of Hai Phong Joint Stock Company (referred to as the "Company") presents this report together with the interim consolidated financial statements of the Company and its subsidiaries (referred to as the "Company") for the 6-month period ended 30 June 2026.

THE BOARD OF DIRECTORS, BOARD OF EXECUTIVE OFFICERS AND BOARD OF SUPERVISORS

The members of the Board of Directors, Board of Executive Officers and Board of supervisors of the Company during the period and to the date of this report are as follows:

Board of Directors

Mr. Pham Hong Minh	Chairman cum Legal representative
Mr. Nguyen Tuong Anh	Vice Chairman
Mr. Le Hong Quan	Member (appointed on 23 April 2026)
Mr. Ly Quang Thai	Member
Ms. Nguyen Thi Yen	Member
Mr. Le Dong	Member
Ms. Tran Thi Ngoc Bien	Member (appointed on 23 April 2026)
Mr. Vu Duc Bien	Independent member (resigned on 23 April 2026)
Ms. Le Thi Ngoc Dung	Independent member (resigned on 23 April 2026)

Board of Executive Officers and Chief Accountant

Mr. Le Hong Quan	Chief Executive Officer cum Legal representative (appointed on 23 April 2026)
Mr. Nguyen Tuong Anh	Chief Executive Officer cum Legal representative (resigned on 23 April 2026)
Mr. Chu Minh Hoang	Deputy Chief Executive Officer
Mr. Ha Vu Hao	Deputy Chief Executive Officer
Ms. Dao Thi Thu Ha	Chief Accountant

Board of Supervisors

Ms. Tran Thi Thanh Hai	Head of the Board
Ms. Vu Thi Thanh Duyen	Member (appointed on 23 April 2026)
Ms. Nguyen Thi Minh Nguyet	Member (appointed on 23 April 2026)
Ms. Nguyen Thi Hang	Member (resigned on 23 April 2026)
Mr. Nguyen Tuan Anh	Member (resigned on 23 April 2026)

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS (Continued)

THE BOARD OF EXECUTIVE OFFICERS' STATEMENT OF RESPONSIBILITY

The Board of Executive Officers of the Company is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as at 30 June 2026, and its consolidated financial performance and its consolidated cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. In preparing these interim consolidated financial statements, the Board of Executive Officers is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements;
- Prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim consolidated financial statements so as to minimize errors and frauds.

The Board of Executive Officers is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the interim consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. The Board of Executive Officers is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Executive Officers confirms that the Company has complied with the above requirements in preparing these interim consolidated financial statements.

For and on behalf of the Board of Executive Officers,

M.S.D.N: 0200236845 - C.T.C.P
CÔNG TY CỔ PHẦN CẢNG HẢI PHÒNG
P. NGÔ QUYỀN - T.P HẢI PHÒNG

Le Hong Quan
Chief Executive Officer
Legal representative

28 August 2026

Deloitte.

Deloitte Vietnam Audit Co. Ltd
12th Floor, Diamond Park Plaza
16 Lang Ha, Giang Vo Ward
Hanoi
Vietnam
Tel: +84 24 710 50000
www.deloitte.com/vn

No.:0304/VN1A-HN-BC

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: **The shareholders**
The Board of Directors and Board of Executive Officers
Port of Hai Phong Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Port of Hai Phong Joint Stock Company (referred to as "the Company"), approved on 28 August 2026 as set out from page 06 to page 55, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated statement of income, and interim consolidated statement of cash flows for the period then ended, and a summary of significant accounting policies and other explanatory information.

The Board of Executive Officers' Responsibility

The Board of Executive Officers is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting and for such internal control as the Board of Executive Officers determines is necessary to enable the preparation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of interim financial information performed by the independent auditor of the entity.

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Company as at 30 June 2026 and of its consolidated financial performance and its consolidated cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.

Deloitte.

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Emphasis of matters

We draw readers' attention to the following matters in the consolidated financial statements:

1. As disclosed in Note 39 of the Notes to the interim consolidated financial statements, the Company has provisionally recognised increases in assets, receivables, payables and other related balances arising from the Hai Phong Port Rehabilitation and Upgrading Project (Phase II) relating to Berths No. 4 and No. 5 and the container yard at Chua Ve Port. This project was previously undertaken by the Ministry of Transport (currently the Ministry of Construction) as the project owner and financed by Japanese ODA loans together with counterpart funding from the Government of Vietnam.

   As at the date of approval of these interim consolidated financial statements, the competent State authorities have not yet issued an official decision regarding the management arrangement for these assets and the corresponding borrowing and debt repayment mechanism. Accordingly, the Company will make any adjustments, if necessary, to the recognition of these assets, receivables, payables and other related balances upon issuance of a decision by the competent State authorities.

2. As disclosed in Note 2 of the Notes to the interim consolidated financial statements, the accompanying interim consolidated financial statements have not included any adjustments that may be required in connection with the finalisation of the Company's equitisation, as such equitisation finalisation had not been approved by the competent authorities as at the date the Company was officially converted into a joint stock company.

Our conclusion is not modified in respect of these matters.

Deloitte.

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Other matters

The Company's interim consolidated financial statements for the 6-month period ended 30 June 2025 were reviewed by another auditor who expressed a qualified conclusion on those statements on 27 August 2025. The basis for qualified conclusion was that (i) the auditors were unable to obtain sufficient appropriate evidence to determine the costs associated with the Company's use of Berths No. 04 and No. 05 and the container yard at Chua Ve Port for the period from 01 January 2020 to 30 June 2025, and (ii) the auditors were unable to obtain the necessary documents to assess the effects of the absence of formal approval from the competent authorities of the finalisation of the value of State capital at the time of the Company's equitization.

The Company's consolidated financial statements for the financial year ended 31 December 2025 were audited by another auditor who expressed an unmodified opinion on those statements on 24 February 2026, included an emphasis of matters regarding: (i) the official recognition of the assets and related expenses of Berths No. 04 and No. 05 and the container yard at Chua Ve Port, which will be recorded when the competent State authorities issue a decision on the management arrangement applicable to these assets; and (ii) upon obtaining official approval from the competent authorities regarding the finalization of the State capital value at the time of the Company's equitization, the Company will make the necessary adjustments, if any, to the consolidated financial statements.

M.S.D.N:0100112500-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN DELOITTE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Pham Quynh Hoa
Audit Partner
Audit Practising Registration Certificate
No. 0910-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

28 August 2026
Hanoi, S.R. Vietnam

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassified)
A.	**CURRENT ASSETS**	**100**		**3,388,207,480,929**	**3,069,783,422,453**
I.	**Cash and cash equivalents**	**110**	**6**	**555,903,920,587**	**390,290,204,796**
1.	Cash	111		201,767,276,752	188,190,204,796
2.	Cash equivalents	112		354,136,643,835	202,100,000,000
II.	**Short-term financial investments**	**120**	**7**	**1,681,504,848,606**	**1,570,260,515,840**
1.	Short-term held-to-maturity investments	123		1,681,504,848,606	1,570,260,515,840
III.	**Short-term receivables**	**130**		**669,577,385,407**	**634,527,682,935**
1.	Short-term trade receivables	131	8	298,969,418,247	260,234,096,808
2.	Short-term advances to suppliers	132	9	152,954,802,882	81,010,186,734
3.	Other short-term receivables	135	10	258,302,588,084	332,423,379,105
4.	Provision for short-term doubtful debts	136	11	(40,649,423,806)	(39,139,979,712)
IV.	**Inventories**	**140**	**12**	**137,686,419,899**	**127,433,056,745**
1.	Inventories	141		137,686,419,899	127,433,056,745
V.	**Other short-term assets**	**160**		**343,534,906,430**	**347,271,962,137**
1.	Short-term prepayments	161	13	61,741,774,105	29,299,441,994
2.	Value added tax deductibles	162		278,446,552,371	313,421,280,121
3.	Taxes and other receivables from the State budget	163	19	3,346,579,954	4,551,240,022

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassified)
B.	**NON-CURRENT ASSETS**	**200**		**6,851,002,566,368**	**6,844,008,559,952**
I.	**Long-term receivables**	**210**		**44,486,000**	**51,986,000**
1.	Other long-term receivables	215	10	44,486,000	51,986,000
II.	**Fixed assets**	**220**		**1,708,871,757,385**	**1,942,941,677,607**
1.	Tangible fixed assets	221	14	1,699,889,664,820	1,932,738,807,921
	- Cost	*222*		*6,936,205,450,287*	*7,078,742,427,850*
	- Accumulated depreciation	*223*		*(5,236,315,785,467)*	*(5,146,003,619,929)*
2.	Intangible assets	227	15	8,982,092,565	10,202,869,686
	- Cost	*228*		*50,702,800,051*	*50,553,800,051*
	- Accumulated amortisation	*229*		*(41,720,707,486)*	*(40,350,930,365)*
III.	**Investment property**	**240**	**16**	**3,112,892,081,905**	**2,156,734,481,585**
	- Cost	*241*		*3,197,217,313,296*	*2,190,318,205,122*
	- Accumulated depreciation	*242*		*(84,325,231,391)*	*(33,583,723,537)*
IV.	**Long-term assets in progress**	**250**	**17**	**164,957,583,224**	**1,292,106,498,642**
1.	Long-term construction in progress	252		164,957,583,224	1,292,106,498,642
V.	**Long-term financial investments**	**260**		**1,773,932,818,916**	**1,362,557,417,618**
1.	Investments in joint ventures, associates	262	7	1,772,252,818,916	1,360,877,417,618
2.	Equity investments in other entities	263		2,181,131,012	2,181,131,012
3.	Provision for impairment of long-term investments in other entities	264		(501,131,012)	(501,131,012)
VI.	**Other long-term assets**	**270**		**90,303,838,938**	**89,616,498,500**
1.	Long-term deferred	271	13	77,528,004,484	75,467,302,834
2.	Deferred tax assets	272	21	12,775,834,454	14,149,195,666
	TOTAL ASSETS (280=100+200)	**280**		**10,239,210,047,297**	**9,913,791,982,405**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

	RESOURCES	Codes	Notes	Closing balance	Opening balance (Reclassified)
C.	**LIABILITIES**	**300**		**3,112,249,984,437**	**3,096,910,334,460**
I.	**Current liabilities**	**310**		**1,309,375,280,676**	**1,251,334,656,191**
1.	Short-term trade payables	311	18	178,316,766,162	355,409,941,830
2.	Short-term advances from customers	312		23,998,882,735	8,601,618,474
3.	Dividends and profit payable	313	19	296,713,794,980	2,441,084,980
4.	Short-term taxes and amounts payable to the State budget	314	20	182,267,319,818	245,661,996,946
5.	Payables to employees	315		141,972,895,287	223,040,036,504
6.	Short-term accrued expenses	316	22	276,875,015,783	245,681,607,927
7.	Short-term unearned revenue	319	26	2,741,299,470	2,730,857,220
8.	Other current payables	320	23	90,452,708,588	99,219,074,763
9.	Short-term loans and obligations under finance leases	321	24	23,130,873,266	24,562,190,653
10.	Bonus and welfare funds	323		92,905,724,587	43,986,246,894
II.	**Long-term liabilities**	**330**		**1,802,874,703,761**	**1,845,575,678,269**
1.	Long-term unearned revenue	337	26	115,766,257,437	95,307,634,428
2.	Long-term loans and obligations under finance leases	339	25	1,683,786,854,721	1,747,193,557,470
3.	Deferred tax liabilities	342	21	3,321,591,603	3,074,486,371

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

	RESOURCES	Codes	Notes	Closing balance	Opening balance (Reclassified)
D.	**EQUITY**	**400**	**27**	**7,126,960,062,860**	**6,816,881,647,945**
1.	Owners' contributed capital	411		3,269,600,000,000	3,269,600,000,000
	- Ordinary shares carrying voting rights	*411a*		*3,269,600,000,000*	*3,269,600,000,000*
2.	Share premium	412		(166,066,396)	(166,066,396)
3.	Other owners' capital	414		52,543,979,727	52,543,979,727
4.	Assets revaluation reserve	416		(613,301,691,109)	(613,301,691,109)
5.	Investment and development fund	418		2,573,993,342,057	2,104,600,026,656
6.	Retained earnings	420		1,069,411,741,876	1,212,061,506,690
	- Retained earnings accumulated to the prior year end	*420a*		*334,688,627,618*	*391,368,736,042*
	- Retained earnings of the current period/current year	*420b*		*734,723,114,258*	*820,692,770,648*
7.	Non-controlling interests	429		774,878,756,705	791,543,892,377
	TOTAL RESOURCES (440=300+400)	**440**		**10,239,210,047,297**	**9,913,791,982,405**

CÔNG TY CỔ PHẦN CẢNG HẢI PHÒNG
M.S.D.N: 0200236845 - CTCP
P. NGÔ QUYỀN - T.P HẢI PHÒNG

Nguyen Thi Quyen	**Dao Thi Thu Ha**	**Le Hong Quan**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		Legal representative
		Approved on 28 August 2026

PORT OF HAI PHONG JOINT STOCK COMPANY
No. 8A Tran Phu, Ngo Quyen Ward,
Hai Phong City, Vietnam

FORM B 02a-DN/HN
Circular No. 43/2026/TT-BTC
dated 20 April 2026 of the Ministry of Finance

INTERIM CONSOLIDATED INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Notes	Current period	Prior period
1.	**Gross revenue from goods sold and services rendered**	**01**	**30**	**1,694,567,038,887**	**1,235,868,834,717**
2.	**Net revenue from goods sold and services rendered (10=01-02)**	**10**		**1,694,567,038,887**	**1,235,868,834,717**
3.	Cost of sales	11	31	765,225,962,714	703,657,748,842
4.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**929,341,076,173**	**532,211,085,875**
5.	Financial income	22	33	71,049,400,616	32,954,164,102
6.	Financial expenses	23	34	43,053,181,006	17,115,478,645
	- In which: Borrowing costs	*24*		*34,608,583,696*	*2,295,124,529*
7.	Selling expenses	25		-	274,412,000
8.	General and administration expenses	26	36	131,299,339,368	100,104,087,674
9.	Sharing of profit from associates, joint ventures	27		157,449,228,455	27,721,876,519
10.	**Operating profit (30=20+21+(22-23)-(25+26)+27)**	**30**		**983,487,184,870**	**475,393,148,177**
11.	Other income	31	35	29,872,952,445	50,945,291,471
12.	Other expenses	32		2,260,517,178	532,944,569
13.	**Profit from other activities (40=31-32)**	**40**		**27,612,435,267**	**50,412,346,902**
14.	**Accounting profit before tax (50=30+40)**	**50**		**1,001,249,816,827**	**525,805,495,079**
15.	Current corporate income tax expense	51	37	172,928,935,468	109,142,822,256
16.	Deferred corporate tax expense	52	21	1,620,466,444	655,721,166
17.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**836,550,218,225**	**416,006,951,657**
18.	Net profit after tax attributable to the parent entity	61		734,723,114,258	335,107,191,675
19.	Net profit after tax attributable to non-controlling interests	62		101,827,103,967	80,899,759,982
20.	Basic earnings per share	70	38	2,247	835

M.S.D.N: 0200236845 C.T.C.P
CÔNG TY CỔ PHẦN CẢNG HẢI PHÒNG
P. NGÔ QUYỀN - T.P HẢI PHÒNG

Nguyen Thi Quyen
Preparer

Dao Thi Thu Ha
Chief Accountant

Le Hong Quan
Chief Executive Officer
Legal representative

Approved on 28 August 2026

The accompanying notes are an integral part of these interim consolidated financial statements

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Current period	Prior period
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***Profit before tax***	***01***	***1,011,099,620,137***	***525,805,495,079***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets and investment properties	02	151,566,811,462	116,400,499,456
	Provisions	03	1,509,444,094	(17,352,673,074)
	Foreign exchange (gain)/loss arising from translating foreign currency-denominated monerary items	04	(3,729,168,704)	12,770,487,198
	(Gain) from investing activities	05	(160,948,541,478)	(54,844,782,711)
	Borrowing costs	06	34,608,583,696	2,295,124,529
3.	***Operating profit before movements in working capital***	***08***	***1,034,106,749,207***	***585,074,150,477***
	(Increase)/decrease in receivables	09	(133,556,998,699)	15,565,540,661
	Increases in inventories	10	(10,253,363,154)	(858,848,980)
	Increase/(decrease) in payables (excluding accrued loan interest and corporate income tax payable)	11	61,525,463,419	(274,213,874,597)
	(Increase)/decrease in deferred expenses	12	(34,503,033,761)	20,675,562,183
	Borrowing costs paid	14	(23,290,129,601)	(974,380,748)
	Corporate income tax paid	15	(249,888,787,588)	(50,859,632,373)
	Other cash inflows	16	127,700,000	62,940,000
	Other cash outflows	17	(75,406,222,307)	(106,796,736,638)
	Net cash generated by operating activities	***20***	***568,861,377,516***	***187,674,719,985***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(492,328,395,778)	(1,386,162,818,978)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22	3,619,000,000	1,352,951,818
3.	Cash outflow for lending, buying debt instruments of other entities	23	(1,544,200,000,000)	(1,287,100,000,000)
4.	Cash recovered from lending, selling debt instruments of other entities	24	1,441,300,000,000	1,246,906,000,000
5.	Equity investments in other entities	25	(15,757,200,000)	(36,730,729,805)
6.	Interest earned, dividends and profits received	27	80,421,675,880	78,665,241,460
	Net cash used in investing activities	***30***	***(526,944,919,898)***	***(1,383,069,355,505)***

INTERIM CONSOLIDATED CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Current period	Prior period
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Proceeds from share issue and owners' contributed capital (including contributed capital from non-controlling shareholders)	31	-	500,000,000
2.	Proceeds from borrowings	33	234,299,287,490	1,792,776,378,957
3.	Repayment of borrowings	34	(12,887,648,949)	(560,898,734,555)
4.	Dividends and profit distributions paid	36	(98,160,000,000)	(137,081,200,566)
	Net cash (used in)/generated by financing activities	***40***	***123,251,638,541***	***1,095,296,443,836***
	Net increase/(decrease) in cash (50=20+30+40)	**50**	**165,168,096,159**	**(100,098,191,684)**
	Cash and cash equivalents at the beginning of the period	**60**	**390,290,204,796**	**493,962,154,581**
	Effects of changes in foreign exchange rates	61	445,619,632	(350,800,971)
	Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**555,903,920,587**	**393,513,161,926**

CÔNG TY CỔ PHẦN CẢNG HẢI PHÒNG

Nguyen Thi Quyen	**Dao Thi Thu Ha**	**Le Hong Quan**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		Legal representative

Approved on 28 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
These notes form an integral part of and should be read in conjunction with the accompanying interim consolidated financial statements

1. GENERAL INFORMATION

Structure of ownership

Port of Hai Phong Joint Stock Company (hereinafter referred to as "the Company") was formerly Hai Phong Port Company – One Member Limited Liability, a stated-owned enterprise under Vietnam Maritime Corporation. The Company was converted into Joint Stock Company in accordance with the Enterprise Law and Enterprise Registration Certificate No. 0200236845 dated 01 July 2014, issued by Hai Phong Department of Planning and Investment (currently known as Hai Phong Department of Finance) and amended for the 14th time on 24 April 2026.

The parent company of the Company is Vietnam Maritime Corporation – Joint Stock Company.

The Company's shares have been traded on the Unlisted Public Company Market (UPCoM) since 14 September 2022, under the stock code PHP.

The Company's head office is located at No. 8A Tran Phu, Ngo Quyen Ward, Hai Phong City, Vietnam.

The number of employees of the Company and its subsidiaries as at 30 June 2026 was 2,209 (31 December 2025: 2,239).

Operating industry and principal activities

Principal activities: port operations, warehousing services, logistics services, and other activities.

The Company's operating industry includes:
- Cargo handling, forwarding, and warehousing;
- Railway transport, road freight transport, and inland waterway;
- Real estate business, warehouse and office leasing;
- Ship chartering brokerage, ship agency services, sea transport agency services, freight forwarding services, lift-on/lift-off services, customs declaration services;
- Import and export services; warehousing and storage of goods;
- Container repair and container cleaning services;
- Towing and maritime support services;
- Hospital and healthcare facility operations;
- Vocational education;
- Other activities in accordance with the Enterprise Registration Certificate.

Normal production and business cycle

The normal production and business cycle of the Company is carried out for a time period of 12 months or less.

The Company' structure

As at 30 June 2026, the Company had one dependent entity as follows:

No.	Name	Address	Principal activity
1	Tan Vu Port Branch	Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City	Cargo handling, forwarding, transportation, container repair

Details of the Company' subsidiaries and joint venture, associates as at 30 June 2026 are as follows:

Name	Place of incorporation and registration of operations	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activity
Subsidiaries				
Dinh Vu Port Investment & Development Joint Stock Company	Dinh Vu Port, Dong Hai Ward, Hai Phong City	51.00%	51.00%	Cargo handling services; warehouse business; transportation; maritime services and logistic business
Hai Phong Port Tugboat and Transport Joint Stock Company	Lot 15, Le Hong Phong street, Hai An Ward, Hai Phong City	60.28%	60.28%	Supporting ships; cargo handling; warehousing; forwarding and transportation of goods; towage, salvage, rescue, and freight agency activities
Hoang Dieu Chua Ve Port One Member Limited Company	No. 03, Le Thanh Tong street, Ngo Quyen Ward, Hai Phong City	100.00%	100.00%	Cargo handling and forwarding services; warehouse business; transhipment and storage of goods; transport services and related support activities
Hai Phong Port Medical Center One Member Limited Company	No. 23, Luong Khanh Thien street, Gia Vien Ward, Hai Phong City	100.00%	100.00%	Medical examination and treatment, health check-ups, and issuance of health certificates; provision of sanitation and preventive healthcare services
Hai Phong Port Training and Technical Services Joint Stock Company	No. 05, Cu Chinh Lan, Hong Bang Ward, Hai Phong City	90.00%	90.00%	Vocational training in freight forwarding, operation of cargo handling equipment for port operations
Joint venture, associates				
Hai Phong Port Investment Development Service Joint Stock Company	No. 03, Le Thanh Tong street, Ngo Quyen Ward, Hai Phong City	30.52%	30.52%	Real estate business
Hai Phong Maritime Investment and Trading Joint Stock Company	No. 13, Nguyen Trai street, Ngo Quyen Ward, Hai Phong City	27.61%	27.61%	Construction of work and road transport
HPH Logistics Joint Stock Company	Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City	38.81%	38.81%	Warehouse and storage of goods, other transportation-related assistance services

Name	Place of incorporation and registration of operations	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activity
Dong Do - Hai Phong Port Container Lines Joint Stock Company (i)	No. 21, Vo Thi Sau, May To Ward, Hai Phong City	32.24%	32.24%	Road freight transport, sea freight transport, warehousing, cargo handling, shipping agency, and marine transportation
Northeast Vinalines Joint Stock Company (ii)	No. 1, Cai Lan street, Bai Chay Ward, Quang Ninh Provice	25.00%	25.00%	Wholesales of of machinery, equipment and spare parts
Sai Gon Port Logistics Joint Stock Company	No. 79 Doan Nhu Hai, Xom Chieu Ward, Ho Chi Minh City	20.00%	20.00%	Warehouse, storage and transportation of goods
SITC - Dinh Vu Logistics Company Limited (iii)	Dinh Vu Port, Dong Hai Ward, Hai Phong City	24.99%	50.00%	Towage, warehouse services, cargo handling
KM Cargo Services Hai Phong Company Limited	Lot KB 2.3 and KB 3.3, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City	36.00%	36.00%	Logistics and transport of goods, transportation-related assistance services
Smart Logistics Service (Hai Phong) Company Limited	Lot CN2A Hai Phong International Gateway Port Industrial Park, Cat Hai Special Zone, Hai Phong City	28.75%	37.5%	Warehouse, storage and transportation of goods
Hai Phong Port TIL International Terminal Company Limited	Don Luong Quarter, Cat Hai Special Zone, Hai Phong City	51.00%	50.00%	Direct support service activities for waterway transport

(i) The Company has suspended its operations since 2018.

(ii) The Company has suspended its operations since 2014 and has not yet completed the tax deregistration procedures.

(iii) The Company indirectly holds these investments through Dinh Vu Port Investment and Development Joint Stock Company – the Company's subsidiary.

Disclosure of information comparability in the interim consolidated financial statements

Corresponding figures on the interim consolidated statement of financial position and related notes are the figures of the audited interim consolidated financial statements for the financial year ended 31 December 2025. Certain figures were reclassified as presented in Note 44.

Corresponding figures of the interim consolidated income statement, interim consolidated cash flow statement, and related notes are the figures of the reviewed interim consolidated financial statements for the 6-month period ended 30 June 2025.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying interim consolidated financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.

The accompanying interim consolidated financial statements are not intended to present the consolidated financial position, consolidated results of operation and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Finalisation of equitisation

The interim consolidated financial statements for the 6-month period ended 30 June 2026 have not reflected any adjustments that may be required in connection with the finalisation of the equitisation of the Company. As the Company had not yet received from the competent authorities the approval decision on the equitisation finalisation as at the date the Company was officially converted into a joint stock company on 01 July 2014.

Accounting period

The Company' financial year begins on 01 January and ends on 31 December.

The interim consolidated financial statements have been prepared for the 6-month period ended 30 June 2026.

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

New guidance on the accounting regime for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"). This circular is effective from 1 January 2026 and applies for financial years beginning on or after 1 January 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 providing guidance on the corporate accounting regime, except for contents relating to accounting guidance for the equitization of State-owned enterprises, and the circulars amending and supplementing Circular 200.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective from the date of issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 01 January 2026.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 and Circular 43 for financial period beginning on 01 January 2026 on a prospective basis. Certain corresponding figures have been reclassified to conform with the presentation requirements of Circular 99 and Circular 43, as disclosed in Note 43.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these interim consolidated financial statements, are as follows:

Estimates

The preparation of interim consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting requires the Board of Executive Officers to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the Board of Executive Officers' best knowledge, actual results may differ from those estimates.

Basis of consolidation

The interim consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) for the 6-month period ended 30 June 2026. Control is achieved where the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition.

Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill.

Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, any excess of the cost of the investment over the Company's share of the fair value of the associate's identifiable net assets is recognised as goodwill and is included in the carrying amount of the investment. Any excess of the Company's share of the fair value of the associate's identifiable net assets over the cost of the investment, after reassessment, is recognised immediately in the consolidated income statement in the period in which the investment is acquired.

The results of operations, assets and liabilities of associates are incorporated in the consolidated financial statements using the equity method. Under the equity method, an investment in an associate is initially recognised in the consolidated statement of financial position at cost and subsequently adjusted for changes in the Company's share of the net assets of the associate after the date of acquisition. The consolidated income statement reflects the Company's share of the results of operations of the associate. Losses of an associate in excess of the Company's interest in that associate are not recognised, except to the extent that the Company has incurred legal or constructive obligations or has made payments on behalf of the associate to settle obligations for which the Company has guaranteed or committed to provide support, in such cases, the Company undertakes to absorb losses of the associate or allows the associate not to indemnify the Company for the liabilities settled on its behalf. If the associate subsequently reports profits, the Company resumes recognizing its share of those profits only after its share of the profits equals the share of losses not previously recognised.

When group entities enter into transactions (upstream and downstream) with an associate, any resulting gains or losses from such transactions are adjusted in accordance with applicable accounting regulations.

Joint ventures under joint control (jointly controlled entities)

Joint venture arrangements involving the establishment of a new entity to carry out economic activities, where such activities are jointly controlled by the venturers in accordance with contractual agreements among the parties, are referred to as jointly controlled entities. Joint control is the contractually agreed sharing of control by the venturers over the financial and operating policies of the economic activities.

The Company accounts for its interests in jointly controlled entities using the equity method.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments

Held-to-maturity investments

Held-to-maturity investments are investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks.

Held-to-maturity investments are initially recognised at cost.

Held-to-maturity investments are measured at cost less provision for held-to-maturity investments.

Provision for held-to-maturity investments is recognised when there is any indication or objective evidence that part or all of the Company's held-to-maturity investments may not be recoverable.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Costs comprise costs of purchases and other directly attributable expenses that have been incurred in bringing the inventories to their present location and condition.

The Company determines the cost of inventories issued on a per-transaction basis for accounting inventory.

Cost is calculated using the first in first out method. Net realisable value represents the estimated selling price less all estimated costs to completion and estimated costs necessary to make the sale.

The evaluation of necessary provision for inventory obsolescence follows the prevailing accounting regulations, which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the date of the interim statement of financial position.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for them to be capable of operating as intended. The costs of tangible fixed assets formed from construction investment by contractual mode or self-construction or self-generating process are the settled costs of the invested construction projects in accordance with the prevailing State's regulations on management of investment construction costs, directly-related expenses and registration fee (if any). In the event the construction project has been completed and brought to its working conditions and location for it to be capable of operating as intended but the settled costs thereof have not been approved, the cost of tangible fixed assets is recognised at the estimated cost based on the actual cost incurred together with reliably estimated costs that will necessarily be incurred to acquire the fixed asset. The estimated cost will be adjusted according to the settled costs approved by competent authorities.

Tangible fixed assets are depreciated using the straight-line method over the following estimated useful lives:

	Years
Buildings and structures	5 - 40
Machinery and equipment	5 - 20
Motor vehicles	6 - 20
Management equipment and tools	3 - 13
Others	8

Tangible fixed assets are revalued in accordance with the State's decisions. The cost and accumulated depreciation of tangible fixed assets are adjusted based on the revaluation value approved by competent authorities as regulated.

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the interim consolidated income statement.

Intangible assets and amortisation

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

The costs of intangible assets comprise all expenditures incurred by the Company to acquire such assets up to the point at which the asset is in a condition capable of operating in the manner intended by management.

Intangible assets include computer software which is amortised on a straight-line basis over its estimated useful lives of 3 to 8 years.

Investment properties

Investment properties are composed of infrastructures held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finalised construction cost or directly attributable costs of the properties.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives of 10 to 40 years.

Construction in progress

Properties in the course of construction for production, rental and administrative purposes or for other purposes are carried at cost including any costs that are necessary to form the asset including construction cost, equipment cost, other directly attributable costs in accordance with the Company's accounting policies. Such costs will be included in the estimated costs of the fixed assets (if settled costs have not been approved) when they are put into use.

According to the legal regulations on the management of construction investment, the settled costs of completed construction projects are subject to approval by appropriate level of competent authorities. Therefore, the final costs of these completed construction projects may vary depending on the final approval by competent authorities.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

<u>The Company as a lessor</u>

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the interim consolidated income statement when incurred.

<u>The Company as a lessee</u>

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the interim consolidated income statement on a straight-line basis over the term of the relevant lease.

Deferred expenses

Deferred expenses are actual expenses which have already been incurred but relate to results of operations of multiple accounting periods, including insurance expenses; costs of tools and supplies issued for consumption; costs of fixed assets repair, dredging costs; deferred land rental, and other types of deferred expenses.

Deferred land rental represents land rental paid in advance. These rentals are charged to the interim consolidated income statement using the straight-line method over the lease term.

Cost of fixed assets repair, dredging costs represent recurring repair and maintenance dredging expenses. These expenses are charged to the interim consolidated income statement using the straight-line method over the lease term.

Other types of deferred expenses comprise costs of small tools, supplies, insurance costs, repair expenses and other expenses which are expected to provide future economic benefits to the Company. These expenditures are allocated to the interim consolidated income statement using the method in accordance with the current prevailing accounting regulations.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Company's business. Trade payables are stated at historical cost.

Dividends and profit payable

Dividends and profit payable represent dividends payable to shareholders. Dividends payable are recognised when the Company no longer has the right to avoid the obligation to make such dividends distributions to shareholders in accordance with applicable laws and regulations.

Accrued expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet paid due to the absence of sufficient supporting documentation, and are recognised in the interim consolidated income statement in the accounting period.

Unearned revenue

Unearned revenue is the amounts received in advance for rentals relating to multiple accounting periods and gains arising from contributions of assets to joint ventures. The Company recognises unearned revenue in proportion to its obligations that the Company will have to fulfill in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognised in the interim consolidated income statement for the period corresponding to the portion that meets the revenue recognition conditions. For gains arising from contributions of assets to joint ventures, unearned revenue is recognised in the interim consolidated income statement on a straight-line basis over the useful lives of the contributed assets.

Payable provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the Board of Executive Officers' best estimate of the consideration required to settle the present obligation at the end of accounting period.

Borrowings

Borrowings and finance lease liabilities are recognised at cost, being the proceeds received net of directly attributable costs incurred in connection with the borrowings.

Borrowing costs

Borrowing costs comprise interest expense and other costs directly attributable to the Company's borrowings.

Borrowing costs are recognised in profit or loss in the period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Equity

Ordinary shares

Ordinary shares with voting rights are recognised at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognised based on the actual proceeds received corresponding to the par value of successfully issued shares.

Share premium

Share premium represents the difference between the par value and the issuance price of ordinary shares, net of costs directly attributable to the share issuance.

Costs directly attributable to the share issuance are allocated between successfully issued shares and unsuccessfully issued shares as follows:
- The portion allocated to successfully issued shares is offset against share premium.
- The portion related to unsuccessfully issued shares is recognised as financial expenses for the period.

Profit distribution

The Company's net profit after tax is available for appropriation to shareholders as dividends upon approval by the Company's General Meeting of Shareholders.

Dividends are declared and paid from retained earnings based on the approval of shareholders at the Company's Annual General Meeting of Shareholders.

Bonus and welfare fund

Bonus and welfare fund is deducted from the profit after corporate income tax of the Company to be used for rewarding and encouraging physical benefits, serving the needs of the public, improving and enhancing mental and physical life of employees as approved by the resolution of the Company's Annual General Meeting of Shareholders. The appropriation and use of the bonus and welfare fund must comply with current prevailing accounting and financial regulations.

Investment and development fund

Investment and development fund is deducted from profits after corporate income tax of the Company to be used to invest in expanding the scale of production, business or in-depth investment of the enterprise. The appropriation and use of the investment and development fund are carried out in accordance with the Resolution of the General Meeting of Shareholders and applicable regulations.

Revenue and other income recognition

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the date of the interim consolidated statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) The amount of revenue can be measured reliably;
(b) It is probable that the economic benefits associated with the transaction will flow to the Company;
(c) The percentage of completion of the transaction at the date of the interim consolidated statement of financial position can be measured reliably; and
(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income is recognised on an accrual basis, by reference to the outstanding and at the applicable interest rate.

Dividend income from investment is recognised when the Company's right to receive payment has been established.

Other income comprises income from non-recurring activities that are not part of the Company's ordinary revenue-generating activities.

Cost of services rendered

Cost of services rendered comprises the cost of services rendered during the period and is recorded in line with the related revenue recognised during the period.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Company, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the date of interim consolidated statement of financial position are retranslated at the the average bank transfer buying and selling exchange rates of commercial bank where the Company usually transacts on the same date, except for demand deposits denominated in foreign currencies, which are translated at the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains such deposit accounts. Exchange differences arising from the translation of these accounts are recognised in the interim consolidated income statement.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable includes current corporate income tax expenses in accordance with the Corporate Income Tax Law and the top-up tax expenses under the global minimum tax regulations. The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on differences between carrying amounts of assets and liabilities in the interim consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised only to the extent that it is probable that the Company will have future taxable profit against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

5. KEY ASSUMPTIONS AND ESTIMATES

Key assumptions and estimates concerning the future, which give rise to estimation uncertainty at the reporting date and may result in a significant risk of material adjustments to the carrying amounts of assets and liabilities in the next financial year, are presented below.

Estimated useful lives of tangible fixed assets and investment properties (Note 14, Note 15 and Note 16).

Tangible fixed assets and investment properties are stated at cost less accumulated depreciation. Depreciation expense is recognised to allocate the cost of property, plant and equipment and investment properties over their estimated useful lives using the straight-line method.

The determination of the useful lives of property, plant and equipment and investment properties requires significant judgement and estimation by the Board of Executive Officers. These estimates are based on the expected technical lives of the assets, actual operating conditions, maintenance schedules and other relevant factors, where applicable. Any changes in these estimates are accounted for prospectively.

The uncertainty associated with the estimation of useful lives is influenced by the actual utilisation and operating conditions of the respective assets.

6. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
	VND	VND
Cash on hand	348,735,791	493,778,025
Bank demand deposits	201,418,540,961	187,696,426,771
In which:		
Vietnam Maritime Commercial Joint Stock Bank	*148,865,424,717*	*112,091,081,057*
Vietnam Joint Stock Commercial Bank for Industry and Trade	*12,262,454,739*	*6,109,774,218*
Other banks	*40,290,661,505*	*69,495,571,496*
Cash equivalents (i)	354,136,643,835	202,100,000,000
In which:		
Vietnam Maritime Commercial Joint Stock Bank	*148,000,000,000*	*71,500,000,000*
Joint Stock Commercial Bank for Investment and Development of Vietnam	*130,000,000,000*	*34,000,000,000*
Joint Stock Commercial Bank for Foreign Trade of Vietnam	*70,000,000,000*	*30,000,000,000*
Other banks	*6,136,643,835*	*66,600,000,000*
	555,903,920,587	**390,290,204,796**

(i) As at 30 June 2026, cash equivalents represent term deposits with the original maturity of three months or less at commercial banks at an annual interest rate from 4.0% to 4.75% per annum (as at 31 December 2025: from 4.0% to 4.75% per annum).

7. FINANCIAL INVESTMENTS

a. Short-term held-to-maturity investments

	Closing balance		VND	Opening balance (Reclassified)		VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Term deposits						
Vietnam Joint Stock Commercial Bank for Industry and Trade	428,000,000,000	428,000,000,000	-	384,000,000,000	384,000,000,000	-
Vietnam Maritime Commercial Joint Stock Bank	424,282,737,502	424,282,737,502	-	403,582,737,502	403,582,737,502	-
Asia Commercial Joint Stock Bank	342,000,000,000	342,000,000,000	-	562,000,000,000	562,000,000,000	-
Saigon - Hanoi Commercial Joint Stock Bank	205,000,000,000	205,000,000,000	-	26,000,000,000	26,000,000,000	-
Other banks	254,950,000,000	254,950,000,000	-	175,750,000,000	175,750,000,000	-
Accrued interest income	27,272,111,104	27,272,111,104	-	18,927,778,338	18,927,778,338	-
	1,681,504,848,606	**1,681,504,848,606**	**-**	**1,570,260,515,840**	**1,570,260,515,840**	**-**

Term deposits with the original maturity from 6 months to 12 months at commercial banks in Vietnamese Dong earn interest rates ranging from 5.5% to 8.8% per annum (as at 31 December 2025: from 4.8% to 7.6% per annum).

b. Investments in joint ventures, associates

	Opening balance	Capital contribution	Profit in the period	Profit distribution	Other adjustments	Closing balance
	VND	VND	VND	VND	VND	VND
Hai Phong Port Investment Development Service Joint Stock Company	34,578,028,522	-	2,441,516,569	(907,052,806)	-	36,112,492,285
Hai Phong Maritime Investment and Trading Joint Stock Company	25,622,499,382	-	468,626,869	-	-	26,091,126,251
HPH Logistics Joint Stock Company	15,346,710,801	-	1,656,853,891	(2,733,683,256)	-	14,269,881,436
Dong Do - Hai Phong Port Container Lines Joint Stock Company	-	-	-	-	-	-
Northeast Vinalines Joint Stock Company	-	-	-		-	-
Saigon Port Logistics Joint Stock Company	541,645,221	-	(190,741,290)	-	1,886,400,000	2,237,303,931
SITC - Dinh Vu Logistics Company Limited	170,661,098,874	-	43,900,104,544	-	-	214,561,203,418
KM Cargo Services Hai Phong Company Limited	24,861,836,361	-	3,928,638,281	(7,116,120,001)	-	21,674,354,641
Smart Logistics Service (Hai Phong) Company Limited (i)	84,433,441,461	15,757,200,000	(1,517,316,680)	-	184,717	98,673,509,498
Hai Phong Port TIL International Terminal Company Limited (ii)	1,004,832,156,996	248,018,776,153	106,761,546,271	(979,531,964)	-	1,358,632,947,456
	1,360,877,417,618	**263,775,976,153**	**157,449,228,455**	**(11,736,388,027)**	**1,886,584,717**	**1,772,252,818,916**

The Company has not assessed the fair value of its financial investments as at the end of the reporting period due to the absence of specific guidance under current regulations on the determination of the fair value of these financial investments in unlisted entities.

The operation status of joint ventures, associates is as follows:

	Current period	Prior period
Hai Phong Port Investment Development Service Joint Stock Company	Operating at profit	Operating at profit
Hai Phong Maritime Investment and Trading Joint Stock Company	Operating at profit	Operating at profit
HPH Logistics Joint Stock Company	Operating at profit	Operating at profit
Dong Do - Hai Phong Port Container Lines Joint Stock Company	The Company has suspended its operations since 2018	The Company has suspended its operations since 2018
Northeast Vinalines Joint Stock Company	The Company has suspended its operations since 2014	The Company has suspended its operations since 2014
Saigon Port Logistics Joint Stock Company	Operating at loss	Operating at loss
SITC - Dinh Vu Logistics Company Limited	Operating at profit	Operating at profit
KM Cargo Services Hai Phong Company Limited	Operating at profit	Operating at profit
Smart Logistics Service (Hai Phong) Company Limited	Operating at loss	Operating at loss
Hai Phong Port TIL International Terminal Company Limited	Operating at profit	Operating at profit

(i) The investment under Joint Venture Cooperation Contract No. 01/HDHTKD with SITC (HK) Limited and SITC-Dinh Vu Logistics Co., Ltd. for the establishment of Smart Logistics Service (Hai Phong) Co., Ltd., specializing in warehousing and logistics services in Cat Hai Special Zone, Hai Phong City, with a total investment of USD 20,000,000, in which the Company contributes USD 4,000,000, equivalent to 20% of charter capital. As at 30 June 2026, the Company has made four capital contributions with a total amount of USD 4,000,000.

(ii) The investment under the Members' Agreement dated 02 May 2024 between Port of Hai Phong Joint Stock Company and Global Terminal Limited S.À.R.L. for the establishment of Hai Phong Port TIL International Terminal Co., Ltd., in which the Company holds a 51% equity interest and both parties have equal rights in deciding important issues of Hai Phong Port TIL International Terminal Co., Ltd. As at 30 June 2026, the Company had contributed VND 1,238,112,773,242, comprising cash contributions of VND 1,314,929,805 and contributions in kind for the remaining amount. During the period, the Company made capital contributions in the form of property, plant and equipment (Notes 14 and 15), transferred the related loan obligations (Note 25), and recognised income arising from the revaluation of the contributed assets (Note 36).

The valuation of the contributed assets was carried out in accordance with the principles agreed upon in the Members' Agreement, whereby the value of the contributed assets will be re-determined and approved by the parties upon the finalisation of the investment project for the construction of Container Terminals No. 3 and No. 4 at Hai Phong International Gateway Port (Lach Huyen Port Area), Hai Phong City.

The significant transactions between the Company and its joint ventures, associates are presented in Note 41.

8. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	VND	VND	VND	VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
SITC Container Lines Co., Ltd	23,813,228,721	-	31,175,891,730	-
Maersk A/S	23,781,003,261	-	19,150,108,288	-
Other customers	237,967,968,787	(40,249,179,445)	195,652,248,500	(38,461,443,585)
Trade receivables from related parties (Note 41)	13,407,217,478	-	14,255,848,290	-
	298,969,418,247	**(40,249,179,445)**	**260,234,096,808**	**(38,461,443,585)**

9. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance	Opening balance
	VND	VND
Sany Marine Heavy Industry Co., Ltd	102,171,179,600	-
Vietnam Steel Structures and Lifting Equipment JSC	29,484,000,000	-
Thanh Dong Construction and Architecture Joint Stock Company	6,165,867,820	-
Binh Minh Consulting Investment and Assembling JSC	3,934,739,487	47,121,457,607
Phu Xuan Construction and Consultant Joint Stock Company	-	11,703,000,000
Others	11,199,015,975	22,185,729,127
	152,954,802,882	**81,010,186,734**

10. OTHER RECEIVABLES

	Closing balance		Opening balance (Reclassified)	
	VND	VND	VND	VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
a. Short-term				
- Depreciation and interest on assets of Berths No. 4 and No. 5 and container yard at Chua Ve Port (i)	194,218,263,761	-	194,218,263,761	-
- Dividends and profits receivable	-	-	30,511,419,254	-
- Advances	717,043,460	-	440,154,687	-
- Deposits	1,635,000,000	-	44,245,575,000	-
- Receivable related to services rendered without issuance of invoices	15,148,930,032	-	19,006,933,807	-
- Other receivables	46,583,350,831	(400,244,361)	44,001,032,596	(400,244,361)
In which:				
Other receivables from related parties (Note 41)	-	-	*30,511,419,254*	-
	258,302,588,084	**(400,244,361)**	**332,423,379,105**	**(400,244,361)**
b. Long-term				
- Other receivables	44,486,000	-	51,986,000	-
	44,486,000	**-**	**51,986,000**	**-**

(i) Representing the amount paid by the Company to the State budget in respect of depreciation and interest expenses relating to Berths No. 4 and No. 5 at Chua Ve Port for the period from 2014 (during the equitisation process) to 31 December 2018, as required by the Ministry of Finance under Official Letter No. 3910/BTC-TTr dated 03 April 2020. (Note 39).

11. BAD DEBTS

	Closing balance			Opening balance		
	Cost	Recoverable amount	Overdue period	Cost	Recoverable amount	Overdue period
	VND	VND		VND	VND	
Nam Trieu Shipping One Member Co., Ltd	9,930,305,723	-	Over 3 years	9,930,305,723	-	Over 3 years
Vinashin Ocean Shipping One Member Co., Ltd	6,628,866,818	-	Over 3 years	6,628,866,818	-	Over 3 years
Thanh Trang Investment, Trading and Transportation Joint Stock Company	5,050,795,970		Over 3 years	5,050,795,970		Over 3 years
Dong Do - Hai Phong Port Container Lines Joint Stock Company	3,713,511,896	-	Over 3 years	3,713,511,896	-	Over 3 years
Others	20,412,321,036	5,086,377,637	From 6 months to over 3 years	16,173,998,628	2,357,499,323	From 6 months to over 3 years
	45,735,801,443	**5,086,377,637**		**41,497,479,035**	**2,357,499,323**	

12. INVENTORIES

	Closing balance VND		Opening balance VND	
	Cost	Provision	Cost	Provision
Raw materials	116,320,250,671	-	103,126,039,002	-
Tools and supplies	17,155,949,619	-	17,228,482,716	-
Work in progress	248,200,000	-	252,630,000	-
Merchandise	3,962,019,609	-	6,825,905,027	-
	137,686,419,899	**-**	**127,433,056,745**	**-**

13. DEFERRED EXPENSES

	Closing balance VND	Opening balance VND
a. Current		
Insurance expenses	2,446,503,930	5,293,461,741
Tools and supplies	7,695,130,076	11,030,398,430
Fixed asset repair and dredging expenses	43,140,334,007	8,505,586,583
Others	8,459,806,092	4,469,995,240
	61,741,774,105	**29,299,441,994**
b. Non-current		
Repair costs	27,002,882,634	34,855,735,240
Tools and supplies	22,114,836,315	15,735,703,008
Land rental expense at MP Dinh Vu Industrial Park (i)	23,744,934,850	24,126,890,908
Others	4,665,350,685	748,973,678
	77,528,004,484	**75,467,302,834**

(i) According to the land lease contract No. 27/2015/HDTD - MP signed on 12 June 2015 between Minh Phuong Real Estate Investment Joint Stock Company and Dinh Vu Port Investment and Development Joint Stock Company (a subsidiary of the Company), Dinh Vu Port Investment and Development Joint Stock Company has leased 44,417 square meters of land in Minh Phuong Industrial Zone for a lease term of 43 years, from the contract signing date until 30 June 2057.

14. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings, structures VND	Machinery and equipment VND	Management equipment and tools VND	Motor vehicles VND	Others VND	Total VND
COST						
Opening balance	**1,943,027,401,543**	**851,817,892,093**	**131,980,205,725**	**3,565,034,152,703**	**126,400,000**	**6.491.986.052.064**
Purchases	314,614,198	56,798,135	35,378,181,339	479,446,053,941	-	515,195,647,613
Transfer from construction in progress	86,307,781	-	-	91,966,296,451	1,009,341,008	93,061,945,240
Reclassification	305,462,591,516	-	126,400,000	-	(126,400,000)	305.462.591.516
Disposals	(429,445,254)	-	-	(8,833,602,672)	-	(9,263,047,926)
Decrease due to capital contribution	-	-	(19,523,687,579)	(440,714,050,641)	-	(460,237,738,220)
Closing balance	**2,248,461,469,784**	**851,874,690,228**	**147,961,099,485**	**3,686,898,849,782**	**1,009,341,008**	**6,936,205,450,287**
ACCUMULATED DEPRECIATION						
Opening balance	**1,314,217,887,381**	**689,361,102,923**	**85,409,896,219**	**2,895,474,033,171**	**-**	**4,984,462,919,694**
Charge for the period	25,845,484,909	14,575,253,659	5,702,664,459	53,311,095,522	21,027,938	99,455,526,487
Reclassification	161,540,700,235	-	-	-	-	161,540,700,235
Disposals	(309,758,277)	-	-	(8,833,602,672)	-	(9,143,360,949)
Closing balance	**1,501,294,314,248**	**703,936,356,582**	**91,112,560,678**	**2,939,951,526,021**	**21,027,938**	**5,236,315,785,467**
NET BOOK VALUE						
Opening balance	**628,809,514,162**	**162,456,789,170**	**46,570,309,506**	**669,560,119,532**	**126,400,000**	**1,507,523,132,370**
Closing balance	**747,167,155,536**	**147,938,333,646**	**56,848,538,807**	**746,947,323,761**	**988,313,070**	**1,699,889,664,820**

As at 30 June 2026, the cost of the Company's tangible fixed assets includes VND 2,790,509,789,353 (31 December 2025: VND 2,661,958,598,663) of assets which have been fully depreciated but are still in use.

There were no tangible fixed assets currently in existence with a value equal to or greater than 10% of the total tangible fixed assets.

As at 30 June 2026, the carrying amount of the Company's tangible fixed assets pledged and mortgaged as security for bank loans amounted to VND 91,193,611,586 (31 December 2025: VND Nil).

In 2014, the Company temporarily recognised an increase in tangible fixed assets under "Buildings and structures" for Berths No. 4 and No. 5 and the container yard located behind the berths at Chua Ve Port, Hai Phong Port, together with the related equipment packages, with a total historical cost of VND 279.7 billion and a carrying amount of VND 129.6 billion as at 30 June 2026 (31 December 2025: VND 133.81 billion). The management and operation of these assets are currently subject to certain outstanding matters which are still being resolved (Note 39).

From 2024, the Company has temporarily provided depreciation for Berths No. 04 and No. 05 in accordance with Resolution No. 168/NQ-CHP dated 27 December 2024 of the Board of Directors, based on an estimated annual depreciation charge of VND 8.33 billion per annum.

15. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Computer software
	VND
COST	
Opening balance	**50,553,800,051**
Purchases	25,123,777,761
Other increase	15,000,000
Decrease due to capital contribution	(24,989,777,761)
Closing balance	**50,702,800,051**
ACCUMULATED AMORTISATION	
Opening balance	**40,350,930,365**
Charge for the period	1,369,777,121
Closing balance	**41,720,707,486**
NET BOOK VALUE	
Opening balance	**10,202,869,686**
Closing balance	**8,982,092,565**

As at 30 June 2026, the cost of intangible assets includes VND 34,140,792,782 (31 December 2025: VND 32,870,677,327) of assets which have been fully amortised but are still in use.

Detailed list of intangible assets currently in existence with a value equal to or greater than 10% of the total tangible assets:

Name	Cost (VND)
Container management software system	18,798,062,725

16. INCREASES, DECREASES IN INVESTMENT PROPERTY

	Buildings, structures VND
COST	
Opening balance	**2,777,074,580,908**
Additions	725,605,323,904
Reclassification	(305,462,591,516)
Closing balance	**3,197,217,313,296**
ACCUMULATED DEPRECIATION	
Opening balance	**195,124,423,772**
Charge for the period	50,741,507,854
Reclassification	(161,540,700,235)
Closing balance	**84,325,231,391**
NET BOOK VALUE	
Opening balance	**2,581,950,157,136**
Closing balance	**3,112,892,081,905**

Detailed list of investment properties currently in existence with a value equal to or greater than 10% of the total investment properties:

Name	Cost (VND)
Berth No. 3, Lach Huyen Port	832,494,158,875
Berth No. 4, Lach Huyen Port	771,557,904,317
Expanded Cargo Yard Area – Rear Cargo Yard of Berth No. 3 (Lach Huyen Port)	736,894,814,143

The Company has pledged all infrastructure assets relating to the Hai Phong International Gateway Port Container Terminals No. 3 and No. 4 Construction Investment Project (at Lach Huyen Port), Hai Phong City as collateral for a loan obtained from the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Note 25).

Revenue and expenses arising from the leasing of investment properties (all investment properties are leased out under operating lease arrangements) are presented in detail in Notes 30 and 31.

According to VAS No. 05 - *Investment Properties*, fair value of investment property as at 30 June 2026 is required to be disclosed. However, the Company could not determine the fair value as at 30 June 2026; therefore, no information about the fair value is disclosed in the notes to the interim consolidated financial statements.

17. CONSTRUCTION IN PROGRESS

	Closing balance VND	Opening balance VND
- Investment Project for the Construction of Container Terminals No. 3 and No. 4 at Hai Phong International Gateway Port (Lach Huyen Port), Hai Phong City (i)	155,214,851,288	1,183,973,593,202
- New Azimuth Tugboat Construction Project	189,467,840	91,192,271,637
- Others	9,553,264,096	16,940,633,803
	164,957,583,224	**1,292,106,498,642**

The total interest expense which had been capitalised into the cost of construction in progress during the period was VND 19,706,350,038.

(i) The investment project for the construction of Container Terminals No. 3 and No. 4 at Hai Phong International Gateway Port in the Lach Huyen port area, Dinh Vu - Cat Hai Economic Zone, Cat Hai Special Zone, Hai Phong City, was carried out to meet the progress requirements for the implementation of investment projects relating to the development of economic and social infrastructure in Hai Phong City. The project has a total investment of VND 6,946 billion, comprising the construction of two berths for vessels of up to 100,000 DWT and the related port infrastructure system.

As at 30 June 2026, the project had substantially completed its major components. The remaining items were being finalized, while the Company was carrying out the necessary procedures for the inspection, acceptance and handover of the assets for commissioning and operation.

The Company has pledged the entire Hai Phong International Gateway Port Container Terminals No. 3 and No. 4 Construction Investment Project (located in the Lach Huyen Port area, Hai Phong City) as collateral for borrowings from the Joint Stock Commercial Bank for Investment and Development of Vietnam (Note 25).

18. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
	VND	VND
Phu Xuan Construction and Consultant JSC	61,158,532,276	95,733,944,544
Other suppliers	110,953,886,594	259,659,797,286
Payables to related parties (Note 41)	6,204,347,292	16,200,000
	178,316,766,162	**355,409,941,830**

19. DIVIDENDS AND PROFIT PAYABLE

	Closing balance	Opening balance (Reclassified)
	VND	VND
Dividends payable relating to prior years	2,449,794,980	-
Dividends payable for the current period	294,264,000,000	2,441,084,980
	296,713,794,980	**2,441,084,980**

20. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening balance	Receivables/ payables during the period	Received/paid during the period	Closing balance
	VND	VND	VND	VND
a. Receivables				
Corporate income taxes	2,486,628	-	-	2,486,628
Personal income taxes	2,356,572,694	985,520,632	-	3,342,093,326
Land and housing tax, land rental	2,190,180,700	-	2,190,180,700	-
Other taxes	2,000,000	-	-	2,000,000
	4,551,240,022	**985,520,632**	**2,190,180,700**	**3,346,579,954**
b. Payables				
Value added taxes	7,426,639,373	55,623,815,444	57,939,409,823	5,111,044,994
Corporate income taxes	188,883,663,579	172,928,935,468	249,888,787,588	111,923,811,459
Personal income taxes	587,193,616	29,863,263,200	25,179,283,087	5,271,173,729
Land rental expense at Hoang Dieu Port	48,764,500,378	12,656,914,958	1,460,125,700	59,961,289,636
Other taxes		708,456,400	708,456,400	-
	245,661,996,946	**271,781,385,470**	**335,176,062,598**	**182,267,319,818**

21. DEFERRED TAX ASSETS AND LIABILITIES

Deferred tax assets

	Closing balance	Opening balance
	VND	VND
Corporate income tax rates used for determination of value of deferred tax assets	20%	20%
Deferred tax assets related to unused tax losses (ODA loan interest expenses relating to Berths No. 4 and No. 5, container yard and equipment package)	16,232,951,250	15,833,117,396
Deferred tax assets related to the revaluation difference of assets contributed as capital	(3,457,116,796)	(1,683,921,730)
Deferred tax assets	**12,775,834,454**	**14,149,195,666**

Deferred tax liabilities

	Closing balance	Opening balance
	VND	VND
Corporate income tax rates used for determination of value of deferred tax liabilities	20%	20%
Deferred tax liabilities arising from taxable temporary differences	3,321,591,603	3,074,486,371
Deferred tax liabilities	**3,321,591,603**	**3,074,486,371**

22. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
Interest expense related to berths No. 4 and No. 5 and the container yard at Chua Ve Port (i)	182,515,816,097	182,515,816,097
Interest expenses	62,512,060,791	51,193,606,696
Others	31,847,138,895	11,972,185,134
	276,875,015,783	**245,681,607,927**

(i) Interest expense relating to the loan for Berths No. 4 and No. 5 and the container yard at Chua Ve Port. From 1 January 2020, the Company has temporarily suspended the accrual of interest expense relating to Berths No. 4 and No. 5 and the container yard at Chua Ve Port. The provisionally estimated interest payable for the period from 01 January 2014 to 31 December 2019 amounted to VND 182,515,816,097 (Note 39).

23. OTHER SHORT-TERM PAYABLES

	Closing balance	Opening balance (Reclassified)
	VND	VND
Trade union fee	1,367,827,033	1,942,384,032
Social insurance, health insurance, unemployment insurance	52,557,003	17,402,408
Shift meal	2,135,131,000	14,390,110,000
Compensation relating to the relocation of assets in Hai Phong City (i)	73,656,708,400	73,656,708,400
Others	13,240,485,152	9,212,469,923
	90,452,708,588	**99,219,074,763**

(i) According to Decisions No. 3983/QD-UBND and 3984/QD-UBND dated 22 December 2023 of the People's Committee of Ngo Quyen District on land recovery; Decisions No. 3982/QD-UBND dated 22 December 2023, 4274/QD-UBND dated 28 December 2023 and 347/QD-UBND dated 15 March 2024 of the People's Committee of Ngo Quyen District on approving the Compensation and Support Plan for Hai Phong Port Joint Stock Company, as at 31 December 2025, the People's Committee of Ngo Quyen District paid Hai Phong Port Joint Stock Company VND 331,269,792,422 to ensure the Company's relocation of Hoang Dieu Port, in which the compensation for the relocation of assets amounted to VND 94,435,813,821. As at 30 June 2026, the outstanding balance of the compensation for the relocation of Hoang Dieu Port was VND 73,656,708,400.

24. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		In the period	Closing balance
	VND		VND	VND
	Amount	Increases	Decreases	Amount
Current portion of long-term loans	**24,562,190,653**	**12,230,901,183**	**13,662,218,570**	**23,130,873,266**
Current portion of long-term ODA loan phase II (i)	24,562,190,653	12,230,901,183	13,662,218,570	23,130,873,266
	24,562,190,653	**12,230,901,183**	**13,662,218,570**	**23,130,873,266**

25. LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		In the period	Closing balance
	VND		VND	VND
	Amount	Increases	Decreases	Amount
Long-term loans	**1,771,755,748,123**	**234,299,287,490**	**299,137,307,626**	**1,706,917,727,987**
Long-term ODA loans phase II (i)	101,360,799,540	-	15,858,212,371	85,502,587,169
Long-term ODA loan for berths No. 4 and No. 5 and container yard at Chua Ve Port	342,110,245,728	-	-	342,110,245,728
Additional long-term ODA loan phase II (ii)	41,219,984,859	-	-	41,219,984,859
Joint Stock Commercial Bank for Foreign Trade of Vietnam -Hai Phong Southern Branch (iii)	30,120,105,250	-	103,827,899	30,016,277,351
Loan for the construction of berth 3 and 4 of Lach Huyen Port (iv)	1,256,944,612,746	234,299,287,490	283,175,267,356	1,208,068,632,880
	1,771,755,748,123	**234,299,287,490**	**299,137,307,626**	**1,706,917,727,987**
- Amount due for settlement within 12 months	24,562,190,653	-	-	23,130,873,266

Details of loans of the Company are as follows:

(i) Outstanding loan balance under loan contract No. 02/2004/TDNN dated 21 December 2004, signed between Hai Phong Branch of the Development Support Fund and Hai Phong Port (currently known as Port of Hai Phong Joint Stock Company), for the purpose of investing in equipment for the project "Hai Phong Port Renovation and Upgrading Phase II", with no collateral, an interest rate of 1.3% per annum, and the final principal and interest repayment due on 20 August 2029.

As at 30 June 2026, the outstanding original loan balance in Japanese Yen is JPY 548,998,450 (equivalent to VND 85,502,587,169), of which the current portion of long-term loan is JPY 156,856,700 (equivalent to VND 23,130,873,266).

(ii) The debt value relating to Berths No. 4 and No. 5 and the container yard at Chua Ve Port, Hai Phong Port, together with other cost items allocated to the value of the equipment package, was recognised based on Decision No. 4196/QD-BGTVT dated 25 November 2015 issued by the Ministry of Transport ("Decision No. 4196/QD-BGTVT") (refer to Note 39).

Up to the present moment, the loan and debt repayment plan (including loan tenure, repayment plan, interest rate and term of guarantee), as well as the debt recognition currency (Vietnam Dong or Japanese Yen), have not yet been approved by the competent authorities at the time of debt recognition. Accordingly, the Company temporarily recognised these loans in Vietnam Dong and made an accrual of borrowing costs for the period from 01 July 2014 to 31 December 2019, at an interest rate of 9.5% per annum, plus a re-borrowing fee cost rate of 0.2% per annum. In 2020, according to Resolution No. 71/NQ-CHP dated 12 June 2020 issued by the Board of Directors of Port of Hai Phong Joint Stock Company, the Company temporarily suspended appropriating interest expense from the beginning of 2020.

Upon obtaining the official approval from the competent authorities regarding the borrowing and debt repayment plan, the Company will make appropriate adjustments to the financial statements, if necessary.

(iii) Loan according to the investment project loan contract No. 25772786/2024/HDCVDADT signed on 02 August 2024 between Vietcombank - Hai Phong Southern Branch and Hai Phong Tugboat and Port Transportation Joint Stock Company (the Company's subsidiary).

Loan term: 120 months from the day after the first loan disbursement date.

Loan purpose: Financing legitimate, reasonable, and valid credit needs related to the investment project of building a new AZIMUTH tugboat, approved by the competent authority according to the law. The loan does not include interest incurred during the project implementation period.

Loan interest rate: The interest rate is stipulated in the contract and the debt receipt.

Loan security: Future assets formed from the loan and the customer's own capital under the AZIMUTH tugboat construction project.

(iv) Representing borrowings under the credit facility agreement No. 01/2023/203183/HDTD dated 24 November 2023 between the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hai Phong Branch and the Company, with a total credit limit of VND 3,820,347,800,000, not exceeding 55% of the total project investment.

Loan purpose: Financing the investment costs of the project for the construction of Container Terminals No. 3 and No. 4 at Hai Phong International Gateway Port (located in the Lach Huyen port area, Hai Phong City).

Loan term: 180 months from the date following the date of the first loan disbursement, including a principal grace period of 36 months from the date of the first disbursement. The availability period for drawdown is 36 months from the date of this agreement.

Loan interest rate: The loan bears a floating interest rate, which is subject to repricing every six months. Interest is payable on a quarterly basis.

Loan security (Note 16 and Note 17):

- All structures located on, or attached to, the land plot (including underground structures), together with all other immovable properties subsequently constructed, installed, extended, replaced, added, upgraded, renovated, improved or repaired on, or attached to, the land plot; and all rights, benefits and rental income arising from such assets.

- Machinery and equipment, together with all rights of the Company in its capacity as the project owner, including but not limited to: rights to receivables and other debts; rights to claim other payments; rights to operate, exploit and manage the investment project; rights to lease and sublease assets; rights to enjoy fruits, income and other benefits measurable in monetary terms arising from the contracts; rights to compensation for damages; and other rights capable of being valued in monetary terms arising from the Construction Contracts, Service Agreements, Machinery and Equipment Procurement Contracts, and other agreements relating to the project.

To secure the obligations during the period in which the above-mentioned collateral assets have not yet been issued with certificates of land use rights and ownership of assets attached to land by the competent authorities, the Company has pledged all rights, title and interests relating to the following land plot:

- A land plot of 436,460 square metres located in Hai An Ward, Hai Phong City.

- A land plot of 4,083.2 square metres located at No. 8A Tran Phu, Ngo Quyen Ward, Hai Phong City.

Pursuant to a debt obligation transfer agreement entered into among the Company, the Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") and HTIT International Port of Hai Phong Company Limited ("HTIT"), the Company transferred a portion of its debt obligations under Credit Facility Agreement No. 01/2023/203183/HDTD dated 24 November 2023 between the Company and BIDV in connection with the implementation of the joint venture cooperation arrangement for the operation and management of Container Terminals No. 3 and No. 4 at Hai Phong International Gateway Port (located in the Lach Huyen port area, Hai Phong City). As at 30 June 2026, the debt obligations transferred by Hai Phong Port to HTIT amounted to VND 1,433,832,413,068.

As at 30 June 2026, long-term loans are repayable as follows:

	Closing balance	Opening balance
	VND	VND
In the first year	23,130,873,266	24,562,190,653
From the second to fifth year inclusive	76,597,936,004	87,326,808,887
After fifth years	15,790,055,250	19,591,905,250
Repayment term not yet determined (*)	1,591,398,863,467	1,640,274,843,333
	1,706,917,727,987	**1,771,755,748,123**
Less: Amount due for settlement within 12 months (shown under current loans)	23,130,873,266	24,562,190,653
Amount due for settlement after 12 months	**1,683,786,854,721**	**1,747,193,557,470**

(*) As at the date of this report, the repayment terms of the ODA loan for container berths No. 4 and No. 5 at Chua Ve container yard, additional long-term ODA loan phase II, loan for the construction of berth 3 and 4 of Lach Huyen Port were not yet determined.

26. UNEARNED REVENUE

	Closing balance VND	Opening balance VND
a. Short-term		
Unearned revenue	2,741,299,470	2,730,857,220
	2,741,299,470	**2,730,857,220**
b. Long-term		
Unearned revenue arising from contribution of assets to a joint venture	115,766,257,437	95,307,634,428
	115,766,257,437	**95,307,634,428**

27. OWNERS' EQUITY

Movement in owners' equity

	Owner's contributed capital VND	Other owners' capital VND	Investment and development fund VND	Share premium VND	Assets revaluation reserve VND	Retained earnings VND	Non-controlling interests VND	Total VND
Prior period's opening balance	**3,269,600,000,000**	**52,543,979,727**	**1,803,205,604,913**	**-**	**(613,301,691,109)**	**1,043,583,234,828**	**805,162,214,745**	**6,360,793,343,104**
Capital increase	-	-	-	(166,066,396)	-	-	(109,433,604)	(275,500,000)
Profit for the period	-	-	-	-	-	823,192,770,648	161,281,724,971	984,474,495,619
Appropriation to investment and development fund	-	-	301,394,421,743	-	-	(301,394,421,743)	-	-
Appropriation to bonus and welfare fund	-	-	-	-	-	(146,093,724,928)	(21,299,520,000)	(167,393,244,928)
Dividends declared	-	-	-	-	-	(196,176,000,000)	(157,448,000,000)	(353,624,000,000)
Other increase/decrease	-	-	-	-	-	(11,050,352,115)	3,956,906,265	(7,093,445,850)
Current period's closing balance	**3,269,600,000,000**	**52,543,979,727**	**2,104,600,026,656**	**(166,066,396)**	**(613,301,691,109)**	**1,212,061,506,690**	**791,543,892,377**	**6,816,881,647,945**
Profit for the period	-	-	-	-	-	734,723,114,258	101,827,103,965	836,550,218,223
Appropriation to investment and development fund (i)	-	-	469,393,315,401	-	-	(469,393,315,401)	-	-
Appropriation to bonus and welfare fund (i)	-	-	-	-	-	(103,865,760,363)	(20,332,239,637)	(124,198,000,000)
Dividends declared (ii)	-	-	-	-	-	(294,264,000,000)	(98,160,000,000)	(392,424,000,000)
Other decrease	-	-	-	-	-	(9,849,803,308)	-	(9,849,803,308)
Current period's closing balance	**3,269,600,000,000**	**52,543,979,727**	**2,573,993,342,057**	**(166,066,396)**	**(613,301,691,109)**	**1,069,411,741,876**	**774,878,756,705**	**7,126,960,062,860**

(i) According to the Resolutions of the General Meeting of Shareholders and the Board of Directors of the Company and its subsidiaries, the Company and its subsidiaries approved the appropriation of the development investment fund and the bonus and welfare funds from the profit of 2025.

(ii) Dividends reducing undistributed earnings represent dividends declared by the parent company. According to Resolution No. 01/2026/NQ-DHDCD dated 23 April 2026, the Annual General Meeting of Shareholders of the Company approved the profit distribution plan. Accordingly, dividends were declared at a rate of 9% of par value, equivalent to VND 294,264,000,000. According to Resolution No. 86/NQ-CHP dated 23 June 2026, the Board of Directors of the Company approved the above dividend payment. The declared dividends will be paid on 31 July 2026.

Shares	**Closing balance**	**Opening balance**
	VND	**VND**
Number of shares issued to the public	326,960,000	326,960,000
Ordinary shares	*326,960,000*	*326,960,000*
Number of outstanding shares in circulation	326,960,000	326,960,000
Ordinary shares	*326,960,000*	*326,960,000*

An ordinary share has a par value of VND 10,000 per shares.

Charter capital

In accordance with the 14th amended Investment Certificate dated 24 April 2026, the Company's authorised investment and charter capital is VND 3,269,600,000,000 (31 December 2025: VND 3,269,600,000,000). As at 30 June 2026, the charter capital has been fully contributed by the shareholders as follows:

	Contributed capital			
	Closing balance		**Opening balance**	
	VND	**%**	**VND**	**%**
Vietnam Maritime Corporation – Joint Stock Company	3,026,410,000,000	92.56%	3,026,410,000,000	92.56%
Other shareholders	243,186,000,000	7.44%	243,186,000,000	7.44%
Total	**3,269,596,000,000**	**100.00%**	**3,269,596,000,000**	**100.00%**

The Company has one major shareholder holding 92.56% of the voting power. Therefore, the Company no longer fully meets the conditions of a public company as prescribed by the Law on Securities No. 54/2019/QH14 and the relevant guiding regulations, as it does not satisfy the requirement that at least 10% of the voting shares be held by a minimum of 100 investors other than major shareholders. On 12 January 2026, the Company submitted an official letter to the State Securities Commission of Vietnam requesting the consideration of an appropriate mechanism for the Company to continue maintaining its public company status. As of the date of these interim consolidated financial statements, the Company is in the process of developing a plan to meet the conditions for maintaining its public company status.

28. OFF INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEM

Operating lease assets

The Company entered into land lease agreements for the land plot located at No. 8A Tran Phu Street, May To Ward, Hai Phong City (currently known as No. 8A Tran Phu Street, Ngo Quyen Ward, Hai Phong City) for use as the Company's office from 1993 to 2043. The leased land area is 4,083.2 m2. Under these agreements, the Company is required to pay annual land rental until the expiry date of the lease agreements in accordance with prevailing regulations of the State.

The Company was allocated a land plot by the Hai Phong City People's Committee under Decision No. 2024/QD-UBND dated 22 October 2007 at No. 23 Luong Khanh Thien Street, Hai Phong City (currently known as No. 23 Luong Khanh Thien Street, Ngo Quyen Ward, Hai Phong City) for use as the head office of Hai Phong Port Medical Center One-Member Limited Liability Company to provide health examination services for employees. The land area is 1,022 m2. This land plot is exempt from annual land rental payments as it is used for public utility purposes.

The Company entered into land lease agreements for the land plot located at No. 15 Ngo Quyen Street, Van My Ward, Hai Phong City (currently known as Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City) for use as a warehouse and storage yard from 1993 to 2043. The leased land area is 6,472.7 m2. Under these agreements, the Company is required to pay annual land rental until the expiry date of the lease agreements in accordance with prevailing regulations of the State.

The Company was allocated a land plot at Lot 15, Le Hong Phong Street, Dang Lam Ward, Hai An District, Hai Phong City (currently known as Lot 15, Le Hong Phong Street, Hai An Ward, Hai Phong City) pursuant to Decision No. 1226/QD-UBTP dated 12 July 2010 for use as an office building. The land area is 777 m2. Under the relevant land lease arrangements, the Company is required to pay annual land rental in accordance with prevailing regulations of the State.

The land plot located at No. 5 Chua Ve Street, Dong Hai I Ward, Hai An District (currently known as No. 5 Chua Ve Street, Dong Hai Ward), which is the location of Chua Ve Port Branch, has a total land area of 236,820.2 m2. Under the relevant land lease arrangements, the Company is required to pay annual land rental in accordance with prevailing regulations of the State.

The Company entered into land lease agreements for the land plot located at No. 5 Cu Chinh Lan Street, Minh Khai Ward, Hong Bang District, Hai Phong City (currently known as No. 5 Cu Chinh Lan Street, Hong Bang Ward, Hai Phong City) for use as the head office of Hai Phong Port Technical Training One-Member Limited Liability Company (currently known as Hai Phong Port Technical Services and Training Joint Stock Company) from 1993 to 2043. The leased land area is 1,225.4 m2. Under these agreements, the Company is required to pay annual land rental until the expiry date of the lease agreements in accordance with prevailing regulations of the State.

The Company entered into land lease agreements for the land plot located in Dinh Vu Industrial Zone Phase II, Dong Hai II Ward, Hai An District, Hai Phong City (currently known as Dinh Vu Industrial Zone, Dong Hai Ward, Hai Phong City) for use by Tan Vu Port Branch under Land Use Right Certificate No. BB538580 issued on 10 April 2012. The leased land area is 436,460 m2. This land plot is located within the Dinh Vu - Cat Hai Economic Zone and is entitled to land rental incentives.

The land plot located in Dinh Vu Industrial Zone Phase III, Dong Hai II Ward, Hai An District, Hai Phong City (currently known as Dinh Vu Industrial Zone, Dong Hai Ward, Hai Phong City) has an area of 74,244.3 m2. Pursuant to Notification No. 220/TB-UBND dated 25 June 2010 of the Hai Phong City People's Committee regarding land recovery for the Dinh Vu Port Phase III investment project, the Company is currently submitting the relevant dossier to the Department of Natural Resources and Environment for reporting to the Hai Phong City People's Committee for issuance of the land allocation decision.

Under Contract No. 03/HDTD dated 09 January 2006, the People's Committee of Hai Phong City leased to the Company a land plot located in Dong Hai Ward, Hai Phong City with an area of 221,415 m^2 for a term of 40 years (from 19 August 2002 to 19 August 2042). Pursuant to Decision No. 4120/QD-CT issued by the Hai Phong Tax Department on 03 December 2014, the Company was exempted from land rental relating to the above land plot for a period of 15 years (from March 2005 to the end of February 2020). After the expiry of the land rental exemption period, the Company pays land rental in accordance with the annual notices.

Foreign currencies

	Units	Closing balance	Opening balance
United States Dollar	USD	3,388,034.15	2,797,271.28
Euro	EUR	5.14	5.14
Japanese Yen	JPY	1,593	1,593

Bad debts written off

	Closing balance	Opening balance
	VND	VND
Bad debts written off in accordance with the Resolutions and Decisions of the Board of Directors	4,264,424,959	4,264,424,959

29. BUSINESS AND GEOGRAPHICAL SEGMENTS

Business segments

For management purposes, the Company is currently organized into two business divisions: Port services segment and Leasing services segment. The Company prepares segment results of operations reports for these two business segments. The principal activities of the above business segments are as follows:

- Port services segment: cargo handling and forwarding; freight transportation; import and export of goods, warehousing and storage of goods; towing and maritime support services; etc.

- Leasing services segment: leasing of investment properties, warehouses and office premises.

Interim consolidated Income Statement for the 6-month period ended 30 June 2026

Items	Port services	Leasing services	Total
	VND	VND	VND
1. Gross revenue	1,458,724,806,376	235,842,232,511	1,694,567,038,887
2. Cost of sales	719,270,831,632	45,955,131,082	765,225,962,714
3. Gross profit	739,453,974,744	189,887,101,429	929,341,076,173
4. Unallocated income			228,498,629,071
5. Unallocated expense			174,352,520,374
6. Operating profit			983,487,184,870

Interim consolidated Statement of Financial Position as at 30 June 2026

1. Segment assets	3,101,701,194,774	2,831,598,297,635	5,933,299,492,409
2. Unallocated assets			4,305,910,554,888
Total assets			**10,239,210,047,297**
3. Segment liabilities	1,187,000,025,282	1,208,068,632,880	2,395,068,658,162
4. Unallocated liabilities			717,181,326,275
Total liabilites			**3,112,249,984,437**

Interim consolidated Income Statement for the 6-month period ended 30 June 2025

Items	Port services	Leasing services	Total
	VND	VND	VND
1. Gross revenue	1,205,855,257,516	30,013,577,201	1,235,868,834,717
2. Cost of sales	697,635,735,923	6,022,012,919	703,657,748,842
3. Gross profit	508,219,521,593	23,991,564,282	532,211,085,875
4. Unallocated income			60,676,040,621
5. Unallocated expense			117,493,978,319
6. Operating profit			475,393,148,177

Interim consolidated Statement of Financial Position as at 31 December 2025

1. Segment assets	3,676,611,971,206	2,581,950,157,136	6,258,562,128,342
2. Unallocated assets			3,655,229,854,063
Total assets			**9,913,791,982,405**
3. Segment liabilities	1,321,761,870,019	1,256,944,612,746	2,578,706,482,765
4. Unallocated liabilities			518,203,851,695
Total liabilites			**3,096,910,334,460**

Geographical segments

During the period, the Company operated only within the territory of Vietnam. Therefore, the Company did not have any geographical segment.

30. REVENUE

	Current period VND	Prior period VND
Revenue from port operations	1,458,724,806,376	1,205,855,257,516
Revenue from leasing	235,842,232,511	30,013,577,201
	1,694,567,038,887	**1,235,868,834,717**
In which		
Revenue from related parties (Details stated in Note 41)	251,086,500,779	39,169,335,249

31. COST OF SALES

	Current period VND	Prior period VND
Cost of port operations	719,270,831,632	697,635,735,923
Cost of leasing activities	45,955,131,082	6,022,012,919
	765,225,962,714	**703,657,748,842**

32. PRODUCTION COSTS BY NATURE

	Current period VND	Prior period VND
Raw materials and consumables	135,978,836,006	96,289,243,358
Labour	412,908,556,445	392,528,462,944
Depreciation and amortisation of fixed assets and investment properties	151,566,811,462	116,396,204,812
Out-sourced services	40,352,737,421	59,621,141,276
Other expenses	155,718,360,748	139,201,196,126
	896,525,302,082	**804,036,248,516**

33. FINANCIAL INCOME

	Current period VND	Prior period VND
Bank and loan interest	58,254,589,392	25,769,954,374
Realized foreign exchange gain	8,490,281,991	6,954,757,425
Unrealized foreign exchange gain	4,113,721,483	137,563,294
Interest on instalment sales, settlement discounts	190,807,750	91,889,009
	71,049,400,616	**32,954,164,102**

34. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expense	34,608,583,696	2,295,124,529
Realized foreign exchange loss	8,444,597,310	1,692,303,624
Unrealized foreign exchange loss	-	12,908,050,492
Provision for impairment of investments	-	220,000,000
	43,053,181,006	**17,115,478,645**

35. GENERAL AND ADMINISTRATION EXPENSES

	Current period	Prior period
	VND	VND
Labor	86,094,043,340	59,040,505,212
Depreciation and amortisation	6,193,598,096	3,863,501,437
Provision for doubtful debts	1,509,444,094	527,326,926
Material costs	386,215,573	719,318,987
Out-sourced services	5,719,006,579	5,594,298,904
Other monetary expenses	31,397,031,686	30,359,136,208
	131,299,339,368	**100,104,087,674**

36. OTHER INCOME

	Current period	Prior period
	VND	VND
Asset revaluation on capital contribution	25,507,904,519	48,422,981,303
Sale, disposal of fixed assets	3,536,822,222	1,352,951,818
Others	828,225,704	1,169,358,350
	29,872,952,445	**50,945,291,471**

37. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period	Prior period
	VND	VND
Current corporate income tax expense		
Port of Hai Phong Joint Stock Company	116,409,531,329	71,474,236,456
Dinh Vu Port Investment and Development JSC	39,589,762,046	33,149,855,012
Hai Phong Port Tugboat and Transport JSC	1,447,099,955	1,137,778,092
Hoang Dieu Chua Ve Port One Member Limited Company	13,395,737,575	2,826,228,270
Hai Phong Port Training and Technical Services JSC	2,086,804,563	554,724,426
	172,928,935,468	**109,142,822,256**

38. BASIC EARNINGS PER SHARE

The calculation of basic earnings per share attributable to ordinary shareholders of the Company is based on the following data:

	Current period	Prior period (Restated)
Accounting profit after corporate income tax (VND)	734,723,114,258	335,107,191,675
Appropriation to Bonus and welfare funds (VND)	-	(62,099,000,000)
Profit after corporate income tax attributable to ordinary shareholders (VND)	**734,723,114,258**	**273,008,191,675**
Average ordinary shares in circulation for the period (shares)	326,960,000	326,960,000
Basic earnings per share (VND/shares)	**2,247**	**835**

Basic earnings per share for the 6-month period ended 30 June 2025 have been restated due to the impact of the appropriation of the 2025 profit after tax in accordance with Resolution No. 01/2026/NQ-ĐHĐCĐ of the Company's General Meeting of Shareholders dated 23 April 2026, as follows:

	Prior period (Restated)	Prior period (As previously reported)
	VND	VND
Accounting profit after corporate income tax (VND)	**335,107,191,675**	**335,107,191,675**
Appropriation to Bonus and welfare funds (VND)	*(62,099,000,000)*	-
Profit after corporate income tax attributable to ordinary shareholders (VND)	**273,008,191,675**	**335,107,191,675**
Average ordinary shares in circulation for the period (shares)	326,960,000	326,960,000
Basic earnings per share (VND/shares)	**835**	**1,025**

39. OTHER INFORMATION

Berths No. 04 and No. 05 at Chua Ve Port – Port of Hai Phong

The Company has temporarily recognised increases in assets, receivables, payables and other related balances in connection with the Hai Phong Port Rehabilitation and Upgrading Project Phase II, including Berths No. 4 and No. 5 and the Chua Ve Container Yard, which was previously invested by the Ministry of Transport (now the Ministry of Construction) and financed by a Japanese Government ODA loan and counterpart funding from the Government of Vietnam. Details are as follows:

Chua Ve Terminal of Hai Phong Port is part of the port system of Hai Phong Port Joint Stock Company and comprises five berths with a total length of 848 metres. Most of the facilities in the Chua Ve area were invested in by Hai Phong Port from its own funds prior to equitization, including power and water supply systems, operation and security systems, transport infrastructure and service facilities.

The Hai Phong Port Renovation and Upgrading Project Phase II (2000-2011) was a continuation of the preceding Emergency Rehabilitation Project, which commenced in April 1994 and was financed by Japanese ODA loans. The technical design of the Project was approved by the Ministry of Transport under Decision No. 99/QD-BGTVT dated 11 January 2002.

The assets resulting from the ODA-funded project in the Chua Ve area were commissioned and brought into operation in 2006. In particular, Berth No. 4 was handed over and put into operation on 18 January 2006 under Decision No. 37/QD-CHHVN issued by the Vietnam Maritime Administration. Berth No. 5 was handed over and officially put into use on 25 December 2006 under Decision No. 914/QD-CHHVN issued by the Vietnam Maritime Administration.

On 30 June 2014, the Ministry of Transport issued Decision No. 2484/QD-BGTVT approving the final settlement of investment capital for the completed Hai Phong Port Renovation and Upgrading Project Phase II, with an approved final settlement value of VND 338.3 billion. The Decision also noted that the repayment of loan principal and interest under the agreements entered into with the foreign donor, which financed the formation of Berths No. 4 and No. 5, should be reported to the competent authorities for consideration and resolution.

In addition, the Ministry of Transport assigned the Company to report to the Ministry of Finance regarding the on-lending arrangement for the portion of other costs allocated to the equipment package of the Project, amounting to VND 55.3 billion. However, the Company submitted correspondence to the Ministry of Finance stating that this amount of VND 55.3 billion already included borrowing costs relating to the equipment package of VND 14.1 billion. The Company had settled such interest amount, as confirmed by the Hai Phong Branch of the Development Bank on 16 November 2010. Accordingly, the Company recognised only VND 41.14 billion as other costs relating to the equipment package.

From 01 July 2014, Hai Phong Port completed its equitization process and commenced operations as a joint stock company with an approved charter capital of VND 3,269.6 billion.

On 25 November 2015, the Ministry of Transport issued Decision No. 4196/QD-BGTVT ("Decision 4196") approving the final settlement of the completed Hai Phong Port Renovation and Upgrading Project Phase II and requiring the Company to complete the loan formalities in respect of the final settled value of the above two facilities amounting to VND 342.1 billion. The Ministry also assigned the Company to report to the Ministry of Finance on the on-lending of the portion of other costs allocated to the equipment package of the Project, amounting to VND 55.3 billion. However, according to the Company's correspondence with the Ministry of Finance, this amount of VND 55.3 billion included borrowing costs relating to the equipment package of VND 14.1 billion, which had already been paid by the Company and confirmed by the lending bank. Accordingly, the Company recognised only VND 41.2 billion as other costs relating to the equipment package.

Pursuant to the above-mentioned Decision No. 4196, the Company engaged an independent consultant to re-determine the value of the relevant assets, retrospectively adjust its financial statements, and recognise the source of funding of such assets as borrowings in accordance with the requirements set out in Decision No. 4196. Accordingly, the Company recognised the re-determined final settled cost of Berths No. 4 and No. 5 and the container yard at VND 279.7 billion (compared to the final settled value of VND 342.1 billion approved under Decision No. 4196/QD-BGTVT). As at 30 June 2026, the carrying amount of these assets was VND 129.6 billion (refer to Note 14).

At the same time, the Company provisionally recognised a loan liability amounting to VND 383.3 billion, comprising VND 342.1 billion being the final settled value approved under Decision No. 4196 and VND 41.2 billion being other costs allocated to the equipment package of the Project, with effect from 1 July 2014, the date on which the Company was officially converted into a joint stock company (refer to Note 24).

Receivables and payables arising from the Project

According to Conclusion No. 1134/KL-TTr dated 6 December 2019 and Official Letter No. 3910/BTC-TTr dated 3 April 2020 issued by the Ministry of Finance regarding the treatment of provisional payments of depreciation and accrued interest expenses relating to Berths No. 4 and No. 5 and the container yard of Hai Phong Port, the Company provisionally remitted to the State Budget amounts relating to the Project, including depreciation of the assets comprising Berths No. 4 and No. 5 and the container yard at Chua Ve Port incurred during the period from 1 July 2014 to 31 December 2018 amounting to VND 44.8 billion, and accrued borrowing costs amounting to VND 149.3 billion. Accordingly, the Company recorded:

- Other receivables in respect of the depreciation of these assets for the period from 2014 to 31 December 2018 amounting to VND 44.8 billion (*); and

- A reduction in accrued interest expenses payable amounting to VND 149 billion.

According to Notification No. 1101/TB-KTNN dated 22 June 2022 issued by the State Audit Office of Vietnam regarding the Company's 2021 financial statements, the Board of Management decided to retrospectively adjust the 2021 financial statements by increasing accrued interest expenses payable in respect of provisionally accrued borrowing costs by VND 149.0 billion, with a corresponding increase in other receivables (*).

(*) Accordingly, the total balance of other receivables relating to the above-mentioned assets was VND 194.0 billion (refer to Note 10).

Project operation and management mechanism and debt repayment plan

In implementing the directions of the Prime Minister, the Ministry of Transport and Vietnam National Shipping Lines, the Company prepared a borrowing and debt repayment plan for Berths No. 4 and No. 5 and the Chua Ve container yard for the 2016-2020 period. This plan was approved by the Ministry of Transport and Vietnam National Shipping Lines and submitted to the Ministry of Finance for consideration and approval. Following discussions among the relevant authorities, the Ministry of Finance issued Official Letter No. 8715/BTC-QLN dated 23 July 2018 to the Prime Minister regarding the accounting treatment of the assets and the borrowing and debt repayment plan for Berths No. 4 and No. 5 and the container yard at Chua Ve Port. In this Official Letter, the Ministry of Finance proposed a review of the legal regulations relating to the borrowing and debt repayment arrangement applicable to Hai Phong Port (i.e. the transfer of public assets to corporate assets).

Subsequently, in accordance with the Prime Minister's direction under Official Letter No. 10582/VPCP-KTTH dated 1 November 2018, the Ministry of Transport issued Notice No. 638/TB-BGTVT dated 5 December 2018 requiring Hai Phong Port to develop a leasing and operating plan for Berths No. 4 and No. 5 and the Chua Ve container yard. Accordingly, the Company developed a leasing and operating plan for these assets as follows:

- Prior to 01 July 2014 (being the period before the equitization of Hai Phong Port One Member Limited Liability Company), Berths No. 4 and No. 5 and the container yard at Chua Ve Port were managed and operated by Hai Phong Port One Member Limited Liability Company, a state-owned enterprise.

- From 01 July 2014 to 31 December 2019, Port of Hai Phong Joint Stock Company was designated as the lessee to manage and operate Berths No. 4 and No. 5 and the container yard. The lease rental was determined in accordance with decisions of the competent state authorities and approved by the Ministry of Transport and the Ministry of Finance.

- From 01 January 2020, the management and operation of the assets have been carried out in accordance with Decree No. 43/2018/ND-CP, under which the Company applies the asset leasing mechanism for the operation of State-invested maritime infrastructure assets, including Berths No. 4 and No. 5 and the container yard at Chua Ve Port.

On 20 February 2020, the Ministry of Transport issued Notice No. 56/TB-BGTVT announcing its conclusion on the management and operation plan for Berths No. 4 and No. 5 and the container yard at Chua Ve Port. The Ministry of Transport is currently carrying out procedures to report the matter to the Prime Minister.

Accordingly, the Board of Directors approved Resolution No. 71/NQ-CHP dated 12 June 2020, pursuant to which the Company temporarily ceased recognising depreciation and borrowing costs in respect of the above-mentioned assets from 1 January 2020 pending approval of the official management plan by the competent authorities.

On 28 October 2020, the Ministry of Transport submitted Official Letter No. 10855/BGTVT-KCHT to the Government and the Prime Minister regarding the recognition of the assets and the development of a loan principal and interest repayment plan for Berths No. 4 and No. 5 of Chua Ve Terminal, Hai Phong Port. In 2022, the Ministry of Transport continued to submit correspondence to the Government Office requesting an early submission to the Prime Minister for consideration and direction on the debt repayment plan as proposed in Official Letter No. 10855. Following the Government's instructions, the Ministry of Transport will coordinate with relevant authorities and organisations to implement the approved plan in accordance with the applicable regulations.

On 11 November 2022, the Government Office issued Official Letter No. 7642/VPCP-CN requesting the Ministry of Transport to take the lead, in coordination with the Ministry of Finance and other ministries and agencies, in studying and reviewing the available options and reaching agreement on a single option for the handling, management and operation of Berths No. 4 and No. 5 and the container yard at

Chua Ve Port, ensuring consistency with the actual status of the assets, the conditions for management and operation of the berths, and compliance with the relevant legal regulations.

On 8 June 2023, the Company submitted Official Letter No. 1674/CHP-TCKT to the Ministry of Transport proposing that it continue to manage and operate Berths No. 4 and No. 5 and the container yard at Chua Ve Port in accordance with Official Letter No. 2313/TTg-KTN dated 25 December 2013 of the Prime Minister. At the same time, the Ministry of Transport and the Ministry of Finance studied a proposal for submission to the Government through amendments to Decree No. 43/2018/ND-CP to address issues relating to the management and operation of these assets.

On 27 December 2024, the Board of Directors issued Resolution No. 168/NQ-CHP regarding the continuation of depreciation for assets at Berths No. 4 and No. 5 and the container yard at Chua Ve Port Branch. Accordingly, the Company reviewed and reassessed the depreciation charge and resumed depreciation from 01 January 2024, with the depreciation period extending to April 2043. Annual depreciation expense from 2024 onwards is VND 8.3 billion, compared with VND 6.74 billion per annum applied prior to 2020.

On 04 April 2025, the Government issued Decree No. 84/2025/ND-CP on the management, use and operation of maritime infrastructure assets. The Company reviewed the relevant regulations and proposed solutions regarding the operation mechanism and the form of disposition of Berths No. 4 and No. 5 at Chua Ve Port to the competent authorities and relevant entities.

On 19 June 2026, pursuant to Official Letter No. 9293/BXD-KHTC addressed to relevant authorities, Vietnam Maritime Corporation - JSC and Port of Hai Phong Joint Stock Company, the Ministry of Construction requested the relevant authorities and entities to study and provide comments on the proposed plan for the operation and disposition of Berths No. 4 and No. 5 at Chua Ve Port. The draft submission includes the following proposals:

- *Proposed disposition plan: to assign Berths No. 4 and No. 5 at Chua Ve Port (including Berths No. 4 and No. 5 and the container yard) to Hai Phong Port for management and operation. Hai Phong Port shall recognise the assets as an increase in the enterprise's assets.*

- *Legal basis: Clause 7, Article 18 of Government Decree No. 84/2025/ND-CP.*

- *Authority: the Prime Minister.*

- *Following approval by the Prime Minister of the management and operation plan for Berths No. 4 and No. 5 at Chua Ve Port, Vietnam Maritime Corporation shall carry out the finalisation of State capital at Hai Phong Port as of the date on which Hai Phong Port was officially converted into a joint stock company. In the event of any difference between the amount determined upon finalisation and the amount previously recorded on a provisional basis, it is proposed that the Ministry of Finance provide guidance to Vietnam Maritime Corporation and/or Hai Phong Port for implementation. Hai Phong Port shall be responsible for fulfilling its payment and/or transfer obligations in accordance with the prevailing regulations and the guidance of the competent authorities.*

As of the date of approval of these condensed interim consolidated financial statements, the competent State authorities had not yet issued an official decision on the management arrangement for these assets and the corresponding borrowing and debt repayment plan. Accordingly, the Company will make any necessary adjustments to the recognition of these assets, debt obligations and related expenses upon the issuance of a decision by the competent State authorities.

Provision for site restoration and reinstatement of leased land

As at 30 June 2026, the Company had entered into land lease agreements and constructed buildings and infrastructure on the leased land plots. These agreements stipulate that the treatment of assets attached to the land and the handover of the site upon expiry of the land lease term shall be carried out in accordance with applicable laws and regulations. Based on the prevailing regulations, the Company may have future obligations relating to the dismantling and removal of its assets from the leased land

and the restoration of the land to its original condition. In the opinion of the Board of Executive Officers, such obligations can only be determined with certainty depending on future events, such as supplementary agreements with the lessors or the issuance of additional regulations by the relevant authorities clarifying the obligations of lessees in cases where the land lease agreements do not specifically provide for site restoration obligations. Accordingly, the Board of Executive Officers has not recognised any provision for site restoration in the Company's condensed interim consolidated financial statements for the 6-month period ended 30 June 2026.

40. COMMITMENTS

Capital commitments

On 23 April 2026, the Annual General Meeting of Shareholders approved the investment plan for procurement and capital construction with a total approved budget of VND 724 billion. During the period, the Company incurred procurement and capital construction expenditures with a total value of VND 492 billion.

41. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the period:

Related party	Relationship
Vietnam Maritime Corporation - Joint Stock Company	Parent company
HPH Logistics Joint Stock Company	Associate
SITC - Dinh Vu Logistics Company Limited	Associate
Haiphong Port Investment Development Service Joint Stock Company	Associate
Hai Phong Port TIL International Terminal Company Limited	Joint venture
VIMC Dinh Vu Port Joint Stock Company	Affiliate
VIMC Logistics Joint Stock Company	Affiliate
Viet Nam Ocean Shipping Agency Corporation	Affiliate
Vietnam - Japan International Transport Co., Ltd	Affiliate
Vietnam Hi-Tech Transportation Company Limited	Affiliate
Vietnam Container Operation Company Limited	Affiliate
Vietnam Maritime Development Joint Stock Company	Affiliate
Vietnam Ocean Shipping Joint Stock Company (Vosco)	Affiliate
VIMC Container Lines Joint Stock Company	Affiliate

During the period, the Company entered into the following significant transactions with its related parties:

	Current period VND	Prior period VND
Revenue from services rendered	**7,913,564,732**	**10,176,458,485**
HPH Logistics Joint Stock Company	4,625,950,590	4,515,371,869
VIMC Dinh Vu Port Joint Stock Company	874,495,492	3,392,162,466
VIMC Logistics Joint Stock Company	1,235,963,000	793,955,000
Viet Nam Ocean Shipping Agency Corporation	17,440,000	-
SITC - Dinh Vu Logistics Company Limited	769,320,650	1,331,976,150
Vietnam - Japan International Transport Co., Ltd	314,410,000	120,195,000
Vietnam Hi-Tech Transportation Company Limited	72,705,000	12,060,000
Vietnam Container Operation Company Limited	3,280,000	10,738,000
Purchases of services	**23,954,099,147**	**415,992,466**
Vietnam Maritime Development Joint Stock Company	15,037,424,351	-
HPH Logistics Joint Stock Company	4,550,364,500	415,992,466

Vietnam Maritime Corporation	4,366,310,296	-
Capital contribution by assets	**460,237,738,220**	**367,094,809,449**
Hai Phong Port TIL International Terminal Company Limited	460,237,738,220	367,094,809,449
Property leasing	**235,842,232,511**	**30,013,577,201**
Hai Phong Port TIL International Terminal Company Limited	235,842,232,511	30,013,577,201

Significant related party balances as at the date of the interim consolidated statement of financial position were as follows:

	Closing balance VND	Opening balance VND
Trade receivables	**13,407,217,478**	**14,255,848,290**
SITC - Dinh Vu Logistics Company Limited	266,048,280	544,599,234
HPH Logistics Joint Stock Company	2,369,991,679	52,734,332
Dong Do - Hai Phong Port Container Lines Joint Stock Company	-	3,713,511,896
Vietnam Ocean Shipping Joint Stock Company (VOSCO)	3,035,631,142	-
VIMC Dinh Vu Port Joint Stock Company	-	1,494,834,145
Viet Nam Ocean Shipping Agency Corporation	5,874,800,739	-
Northeast Vinalines Joint Stock Company	-	449,819,578
VIMC Container Lines Joint Stock Company	1,860,745,638	13,357,440
Hai Phong Port TIL International Terminal Company Limited	-	7,896,991,665
Trade payables	**6,204,347,292**	**16,200,000**
Vietnam Maritime Development Joint Stock Company	6,198,947,292	-
Viet Nam Ocean Shipping Agency Corporation	5,400,000	16,200,000

Income of the Board of Executive Officers, Chief Accountant, the Board of Directors and the Board of Supervisors

Salaries of the Board of Executive Officers, Chief Accountant, other management personnel and remunerations paid to the Company's Board of Directors and the Board of Supervisors during the year were as follows:

	Current period	Prior period
	VND	VND
Board of Directors		
Mr. Pham Hong Minh	921,193,535	851,123,070
Mr. Nguyen Tuong Anh	708,005,078	180,000,000
Mr. Le Hong Quan (appointed on 23 April 2026)	79,333,332	-
Ms. Nguyen Thi Yen	210,000,000	180,000,000
Mr. Ly Quang Thai	210,000,000	60,000,000
Mr. Le Dong	210,000,000	180,000,000
Ms. Trinh Thi Ngoc Bien (appointed on 23 April 2026)	79,333,333	120,000,000
Mr. Vu Duc Bien (resigned on 23 April 2026)	130,666,667	180,000,000
Ms. Le Thi Ngoc Dung (resigned on 23 April 2026)	130,666,667	60,000,000
Mr. Do Vu Linh (resigned on 23 April 2026)	-	120,000,000
	2,635,941,153	**1,931,123,070**
Board of Supervisors		
Ms. Tran Thi Thanh Hai	595,123,732	516,861,335
Ms. Vu Thi Thanh Duyen (appointed on 23 April 2026)	45,333,333	-
Ms. Nguyen Thi Minh Nguyen (appointed on 23 April 2026)	45,333,333	-
Mr. Nguyen Tuan Anh (resigned on 23 April 2026)	74,666,667	30,000,000
Ms. Nguyen Thi Hang (resigned on 23 April 2026)	74,666,667	90,000,000
	835,123,732	**636,861,335**
Board of Executive Officers and Chief Accountant		
Mr. Le Hong Quan	340,233,223	-
Mr. Nguyen Tuong Anh	278,034,054	836,393,806
Mr. Chu Minh Hoang	700,132,758	620,976,629
Mr. Ha Vu Hao	696,296,849	618,745,843
Ms. Dao Thi Thu Ha	635,312,692	559,824,875
	2,650,009,576	**2,635,941,153**

42. SUPPLEMENTAL DISCLOSURES OF INTERIM CONSOLIDATED CASH FLOW INFORMATION

Non-cash transactions affecting interim consolidated cash flow statement in the future:

	Current period	Prior period
	VND	VND
Capital contribution by assets	460,237,738,220	372,391,221,479
Settlement of loan obligations through asset transfers	283,175,267,356	548,747,830,289

43. SUBSEQUENT EVENTS

There were no material events occurring after the end of the reporting period that require adjustments or disclosures in the Company's interim consolidated financial statements.

44. CORRESPONDING FIGURES

As presented in Note 03, the Company has adopted Circular No. 99 and Circular 43 on a prospective basis. Certain corresponding figures have been reclassified to conform with the current period's presentation requirements under Circular 99 and Circular 43, details are as follows:

	Reported amount	Reclassification amount	Amount after reclassification amount
	VND	VND	VND
Short-term held-to-maturity investments	1,551,332,737,502	18,927,778,338	1,570,260,515,840
Other short-term receivables	351,351,157,443	(18,927,778,338)	332,423,379,105
Dividends and profit payable	-	2,441,084,980	2,441,084,980
Other current payables	101,660,159,743	(2,441,084,980)	99,219,074,763

CÔNG TY CỔ PHẦN CẢNG HẢI PHÒNG

Nguyen Thi Quyen **Preparer**	**Dao Thi Thu Ha** **Chief Accountant**	**Le Hong Quan** **Chief Executive Officer** **Legal representative**

Approved on 28 August 2026

PORT OF HAI PHONG
JOINT STOCK COMPANY

No: 2504 /CHP-TCKT

Re.: Explanation of changes in business results for the six-month period of 2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Haiphong, 28 August 2026

Attention: - State Securities Commission of Vietnam
- Hanoi Stock Exchange

In accordance with the obligation to disclose information relating to financial statements as stipulated in Clause 3, Article 14, of Circular No. 96/2020/TT-BTC on information disclosure by listed companies, Port of Hai Phong Joint Stock Company (Hai Phong Port – Stock Code: PHP) hereby provides an explanation of the fluctuations in business performance in the Separate Financial Statements and the Consolidated Financial Statements for the six-month period ò 2026, as follows:

No.	Item	Six months 2026 (VND)	Six months 2025 (VND)	Change (VND)	Rate
1	Profit after tax Separate financial statements	566,836,419,890	463,792,388,731	103,044,031,159	22.22%
2	Profit after tax Consolidated financial statements	836,550,218,225	416,006,951,657	420,543,266,568	101.09%

1. Explanation of the change in Profit after tax in the Separate Financial Statements

Profit after tax for the six-month period of 2026 increased significantly compared with the same period of the previous year, mainly due to an increase in revenue from the Company's principal business activities compared with the same period of 2025.

2. Explanation of the change in Profit after tax in the Consolidated Financial Statements

Profit after tax for the six-month period of 2026 increased compared with the same period of the previous year, mainly due to an increase in revenue from principal business activities and an increase in profit from investments in joint ventures and associates compared with the same period of 2025.

Best regards,

Recipients:
- As stated above;
- Management Board;
- Archive: Admin Dept, Finance-Accounting Dept.

GENERAL DIRECTOR

M.S.: 0200236845 CÔNG TY CỔ PHẦN CẢNG HẢI PHÒNG P.NGÔ QUYỀN-T.P HẢI PHÒNG

Le Hong Quan