

# **South Logistics Joint Stock Company**

Consolidated financial statements

For the year ended 31 December 2025

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# South Logistics Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

South Logistics Joint Stock Company ("the Company") was originally a State-owned enterprise established in Vietnam in accordance with Decision No. 612TM/TCCB issued by the Ministry of Trade and Business (currently known as the Ministry of Industry and Trade) on 28 May 1993. The Company's original Business Registration Certificate ("BRC") No. 102783 was issued by the Economic Arbitration Board on 16 June 1993 and subsequently amended through BRC No. 4106000166 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 22 May 2006.

On 27 September 2006, the Company was equitized in accordance with Decision No. 1546/QĐ-BTM issued by the Ministry of Trade and Business. This equitization was formalized by the DPI of Ho Chi Minh City through the issuance of Enterprise Registration Certificate ("ERC") No. 0300645369 on 29 December 2006, and with its most recent 16<sup>th</sup> amendment on 19 May 2023.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") in accordance with Decision No. 22/QĐ-SGDHCM issued by the HOSE on 4 February 2010.

The current principal activities of the Company are to provide inland cargo transport services; warehousing, bonded warehousing, ports, factories, offices; cargo handling, international freight forwarding services, sea, air and multimodal transport services; shipping agent, trans-shipment services, logistics services, customs services, courier services, CFS (collection, delivery), ICD (inland port), logistics centre, forwarding services for goods in transit and trans-shipment; and fuel agent services and oil/gasoline and chemical trading (except noxious chemical); and to trade, renew and repair iron or plastic barrels, and to trade in transport equipment.

The head office of the Company is located at 1B Hoang Dieu, Xom Chieu Ward, Ho Chi Minh City, Vietnam.

### BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Tran Tuan Anh	Chairman
Mr. Nguyen Quoc Thuc	Deputy Chairman
Mr. Dang Vu Thanh	Member
Mr. Do Le Hung	Member
Mr. Lee Kian Huat (Peter)	Member
Mr. Kelvin Lim Chia Siong	Member
Ms. Seow Hwee	Member

### AUDIT COMMITTEE

Members of the Audit Committee during the year and at the date of this report are:

Mr. Do Le Hung	Head
Mr. Nguyen Quoc Thuc	Member

## **MANAGEMENT**

Members of the Board of Management during the year and at the date of this report are:

Mr. Dang Vu Thanh	Chief Executive Officer
Mr. Kelvin Lim Chia Siong	Deputy Chief Executive Officer

## **LEGAL REPRESENTATIVE**

The company's legal representative during the year and at the date of this report is Mr. Dang Vu Thanh.

**CONSOLIDATED BALANCE SHEET**

as at 31 December 2025

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>1,270,879,727,778</b>	<b>1,127,107,316,081</b>
110	I. Cash and cash equivalents	5	458,002,834,914	507,906,898,731
111	1. Cash		138,002,834,914	108,806,898,731
112	2. Cash equivalents		320,000,000,000	399,100,000,000
<b>120</b>	<b>II. Short-term investments</b>	6	<b>101,517,434,943</b>	<b>86,485,928,093</b>
121	1. Held-for-trading securities	6.1	683,872,558	683,872,558
122	2. Provision for diminution in value of held-for-trading securities	6.1	(117,944,465)	(117,944,465)
123	3. Held-to-maturity investments	6.2	100,951,506,850	85,920,000,000
<b>130</b>	<b>III. Current accounts receivable</b>	7	<b>598,648,932,769</b>	<b>478,504,724,498</b>
131	1. Short-term trade receivables		477,714,695,870	412,094,746,818
132	2. Short-term advances to suppliers		75,850,510,202	36,084,994,598
136	3. Other short-term receivables		142,668,751,877	129,686,273,075
137	4. Provision for doubtful debts		(97,585,025,180)	(99,361,289,993)
<b>140</b>	<b>IV. Inventories</b>	8	<b>33,767,193,062</b>	<b>36,288,014,193</b>
141	1. Inventories		34,473,501,032	36,288,014,193
149	2. Provision for obsolete inventories		(706,307,970)	-
<b>150</b>	<b>V. Other current assets</b>		<b>78,943,332,090</b>	<b>17,921,750,566</b>
151	1. Short-term prepaid expenses	9	6,782,688,852	6,416,900,968
152	2. Value-added tax deductible	18	53,133,270,991	11,496,849,592
153	3. Tax and other receivables from the State	18	19,027,372,247	8,000,006

**CONSOLIDATED BALANCE SHEET (continued)**

as at 31 December 2025

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	<b>B. NON-CURRENT ASSETS</b>		<b>2,359,095,699,951</b>	<b>1,925,076,024,255</b>
210	<b>I. Non-current receivables</b>		<b>3,704,190,640</b>	<b>3,469,969,752</b>
216	1. Other long-term receivables	10	3,704,190,640	3,469,969,752
220	<b>II. Fixed assets</b>		<b>1,159,872,932,858</b>	<b>1,105,000,074,764</b>
221	1. Tangible fixed assets	11	1,100,814,804,678	981,511,829,319
222	Cost		2,548,119,559,348	2,274,344,251,132
223	Accumulated depreciation		(1,447,304,754,670)	(1,292,832,421,813)
224	2. Finance lease	13	12,935,914,205	74,445,133,924
225	Cost		16,685,454,545	94,544,645,726
226	Accumulated depreciation		(3,749,540,340)	(20,099,511,802)
227	3. Intangible fixed assets	12	46,122,213,975	49,043,111,521
228	Cost		97,337,963,300	97,269,951,300
229	Accumulated amortisation		(51,215,749,325)	(48,226,839,779)
240	<b>IV. Long term assets in progress</b>	14	<b>199,909,268,331</b>	<b>149,289,926,305</b>
242	1. Long term construction in progress		199,909,268,331	149,289,926,305
250	<b>V. Long-term investments</b>	15	<b>680,164,906,367</b>	<b>606,195,211,847</b>
252	1. Investments in associates	15.1	678,535,781,728	604,566,087,208
253	2. Investment in other entities	15.2	1,629,124,639	1,629,124,639
260	<b>IV. Other long-term assets</b>		<b>315,444,401,755</b>	<b>61,120,841,587</b>
261	1. Long-term prepaid expenses	9	296,560,834,640	33,490,320,019
262	2. Deferred tax assets		15,697,509,958	14,193,896,010
269	3. Goodwill	4	3,186,057,157	13,436,625,558
270	<b>TOTAL ASSETS</b>		<b>3,629,975,427,729</b>	<b>3,052,183,340,336</b>

**CONSOLIDATED BALANCE SHEET (continued)**  
as at 31 December 2025

VND

Note	RESOURCES	Notes	Ending balance	Beginning balance
<b>300</b>	<b>C. LIABILITIES</b>		<b>943,498,925,095</b>	<b>652,348,496,098</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>525,887,530,313</b>	<b>526,500,411,542</b>
311	1. Short-term trade payables	16	126,397,929,206	127,521,300,017
312	2. Short-term advances from customers	17	28,231,869,589	3,448,810,660
313	3. Statutory obligations	18	45,382,702,300	26,063,209,516
314	4. Payables to employees		35,965,249,152	31,972,375,091
315	5. Short-term accrued expenses		44,147,844,012	25,314,153,944
318	6. Short-term unearned revenues	19	38,936,812,503	37,594,234,725
319	7. Other short-term payables	20	132,156,711,127	127,660,305,327
320	8. Short-term loan and finance lease	21	66,487,094,493	135,964,190,631
321	9. Short-term provision		-	1,063,675,238
322	10. Bonus and welfare fund		8,181,317,931	9,898,156,393
<b>330</b>	<b>II. Non-current liabilities</b>		<b>417,611,394,782</b>	<b>125,848,084,556</b>
337	1. Other long-term liabilities	20	40,341,820,000	41,772,916,501
338	2. Long-term loans and finance lease obligations	21	371,721,634,392	78,515,219,488
341	3. Deferred tax liabilities	31	2,415,025,705	2,425,514,382
342	4. Other long-term provisions	22	3,132,914,685	3,134,434,185
<b>400</b>	<b>D. OWNERS' EQUITY</b>	<b>23</b>	<b>2,686,476,502,634</b>	<b>2,399,834,844,238</b>
<b>410</b>	<b>I. Capital</b>		<b>2,686,476,502,634</b>	<b>2,399,834,844,238</b>
411	1. Contributed charter capital/Share capital		982,533,570,000	982,533,570,000
411a	- Shares with voting rights		982,533,570,000	982,533,570,000
412	2. Share premium		(2,033,034,900)	(2,033,034,900)
414	3. Other owners' capital		(56,911,927,829)	(54,497,407,794)
418	4. Investment and development fund		5,240,445,412	2,849,526,349
421	5. Undistributed earnings		1,628,455,913,363	1,344,221,277,119
421a	- Undistributed earnings up to prior year-end		1,335,383,832,197	1,151,205,822,308
421b	- Net profit after tax this period		293,072,081,166	193,015,454,811
429	6. Non-controlling interests	24	129,191,536,588	126,760,913,464
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>3,629,975,427,729</b>	<b>3,052,183,340,336</b>

**Hoang Thi Anh Thu**  
Preparer

29 January 2026

**Nguyen Mai Khanh Trinh**  
Financial Director cum  
Chief Accountant



**Đang Vũ Thanh**  
General Director

**CONSOLIDATED INCOME STATEMENT**  
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	4th Quarter		Accumulated to the end of the year	
			Current period	Previous period	Current year	Previous year
1	1. Revenue from sale of goods and rendering of services	25	693,006,576,008	706,173,207,584	2,588,977,722,637	2,454,337,015,222
2	2. Deductions of sale	25	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	25	693,006,576,008	706,173,207,584	2,588,977,722,637	2,454,337,015,222
11	4. Cost of goods sold and services rendered	26	(541,160,022,952)	(586,833,272,216)	(2,067,795,223,039)	(2,060,409,625,650)
20	5. Gross profit/(loss) from sale of goods and rendering of services		151,846,553,056	119,339,935,368	521,182,499,598	393,927,389,572
21	6. Finance income	25	8,359,530,787	9,248,556,322	26,373,397,424	24,733,759,355
22	7. Finance expenses	27	(8,461,388,196)	(6,734,326,963)	(30,096,650,768)	(17,305,883,833)
23	- In which: Interest expense		(7,654,848,680)	(5,765,465,691)	(22,814,998,655)	(14,220,756,579)
24	8. Shares of profit/(loss) of associates, joint-ventures		27,819,357,317	21,541,934,303	107,719,694,520	85,164,713,458
25	9. Selling expenses	28	(30,973,724,511)	(21,832,880,627)	(110,469,807,933)	(81,741,508,107)
26	10. General and administrative expenses	28	(44,560,780,877)	(61,224,633,339)	(137,824,656,942)	(151,591,616,913)
30	11. Operating profit/(loss)		104,029,547,576	60,338,585,064	376,884,475,899	253,186,853,532
31	12. Other income	29	780,218,786	8,967,365,196	9,583,994,707	19,644,442,072
32	13. Other expenses	29	(2,474,610,127)	(338,274,725)	(5,512,654,881)	(8,041,232,554)
40	14. Other profit/ (loss)		(1,694,391,341)	8,629,090,471	4,071,339,826	11,603,209,518
50	15. Accounting profit/ (loss) before tax		102,335,156,235	68,967,675,535	380,955,815,725	264,790,063,050
51	16. Current corporate income tax expense	31.1	(21,822,614,871)	(19,121,880,925)	(70,290,141,214)	(59,581,158,291)
52	17. Deferred income tax income/ (expense)	31.3	1,518,153,836	4,673,662,498	1,514,102,625	(1,379,662,836)
60	18. Net profit/ (loss) after tax		82,030,695,200	54,519,457,108	312,179,777,136	203,829,241,923
61	19. Net profit/ (loss) after tax attributable to shareholders of the parent		76,839,121,887	51,658,169,514	293,768,081,166	192,558,114,651
62	20. Net profit/ (loss) after tax attributable to non-controlling interests	24	5,191,573,313	2,861,287,594	18,411,695,970	11,271,127,272
70	21. Basic earnings per share	23.4	782	526	2,990	1,960
71	22. Diluted earnings per share	23.4	782	526	2,990	1,960

**Hoang Thi Anh Thu**  
Preparer

29 January 2026

**Nguyen Mai Khanh Trinh**  
Financial Director cum  
Chief Accountant



**Dang Vu Thanh**  
General Director

**CONSOLIDATED CASH FLOW STATEMENT (continued)**  
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	Accumulated to the end of the year	
			Current year	Previous year
	<b>I, CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1	1. Income/(loss) before tax		380,955,815,725	264,790,063,050
2	2. Adjustments for:			
		4,11,		
2	Depreciation and amortisation	12,13	153,779,127,367	135,347,860,368
3	Provisions		(2,135,151,581)	27,844,960,020
4	Foreign exchange (gains)/losses arising from revaluation of monetary accounts denominated in monetary currency		837,229,586	(1,682,012,307)
5	(Profits)/losses from investing activity/fixed assets disposal		(125,157,520,896)	(104,798,606,000)
6	Interest expenses	27	22,814,998,655	14,220,756,579
8	<b>3, Operating income/(loss) before changes in working capital</b>		<b>428,679,978,821</b>	<b>335,723,021,710</b>
9	(Increase)/decrease in receivables		(189,606,864,650)	113,953,622,592
10	(Increase)/decrease in inventories		1,814,513,161	21,674,568,484
11	Increase/(decrease) in payables (excluding interest payable, CIT payables)		52,288,623,423	(302,158,233,322)
12	(Increase)/decrease in prepaid expenses		(3,706,908,680)	5,275,341,267
14	Interest paid		(22,850,493,574)	(14,198,231,535)
15	Enterprise income tax paid	18	(55,148,069,351)	(78,706,378,663)
17	Other cash outflows from operating activities		(4,107,757,525)	(7,360,574,110)
20	<b>Net cash from/(used in) operating activities</b>		<b>207,363,021,625</b>	<b>74,203,136,423</b>
	<b>II, CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase of fixed assets and other long-term assets		(461,320,217,042)	(165,445,115,689)
22	Proceeds from disposals of fixed assets and other long-term assets		109,090,909	18,354,000,000
23	Loans to other entities and payments for purchase of debt instruments of other entities		(26,431,506,850)	(34,211,219,178)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		11,400,000,000	15,611,219,178
25	Payments for investments in other entities (net of cash acquired)		(54,444,255,310)	(101,249,906,000)
27	Interest and dividends received		66,715,255,426	46,745,682,886
30	<b>Net cash from/(used in) investing activities</b>		<b>(463,971,632,867)</b>	<b>(220,195,338,803)</b>

**CONSOLIDATED CASH FLOW STATEMENT (continued)**  
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	Accumulated to the end of the year	
			Current year	Previous year
	<b>III, CASH FLOWS FROM FINANCING ACTIVITIES</b>			
33	Drawdown of borrowings	21	476,621,743,886	152,778,243,907
34	Repayment of borrowings	21	(245,708,773,964)	(93,915,761,680)
35	Payment of principal of finance lease liabilities		(8,790,440,000)	(12,074,680,000)
36	Dividends paid		(15,662,500,000)	-
40	Net cash from/(used in) financing activities		206,460,029,922	46,787,802,227
50	Net increase/(decrease) in cash		(50,148,581,320)	(99,204,400,153)
60	Cash and cash equivalents at beginning of year		507,906,898,731	606,879,728,298
61	Impact of exchange rate fluctuation		244,517,503	231,570,586
70	Cash and cash equivalents at end of year	5	458,002,834,914	507,906,898,731



**Hoang Thi Anh Thu**  
Preparer

29 January 2026



**Nguyen Mai Khanh Trinh**  
Financial Director cum  
Chief Accountant



**Dang Vu Thanh**  
General Director

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

as at 31 December 2025 and for the year ended 31 December 2025

**1. CORPORATE INFORMATION**

The Group consists of South Logistics Joint Stock Company (“the Company”) and its subsidiaries, jointly-controlled entities and associates as follows:

***The Company***

The Company was originally a State-owned enterprise established in Vietnam in accordance with Decision No. 612TM/TCCB issued by the Ministry of Trade and Business (currently known as the Ministry of Industry and Trade) dated 28 May 1993. The Company’s original Business Registration Certificate (“BRC”) No. 102783 was issued by the Economic Arbitration Board on 16 June 1993 and subsequently amended through BRC No. 4106000166 issued by the Department of Planning and Investment (“DPI”) of Ho Chi Minh City on 22 May 2006.

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The Company’s normal course of business cycle is 12 months

The head office of the Company is located at No. 1B Hoang Dieu street, Xom Chieu Ward, Ho Chi Minh City, Vietnam.

The number of the Group’s employees as of 31 December 2025 was 1,173 (31 December 2024: 1,170).

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**1. CORPORATE INFORMATION (continued)****Corporate structure**

As of 31 December 2025, the Group's corporate structure included ten (10) direct and indirect subsidiaries and five (5) jointly-controlled entities and associates. Details are as follows:

**Subsidiaries**

Name	Head office	Business activity	Ending balance		Beginning balance	
			Percentage of the ownership of the Company (%)	Voting rights of the Company (%)	Percentage of the ownership of the Company (%)	Voting rights of the Company (%)
(1) Sotrans Infrastructure Investment One Member Company Limited	Ho Chi Minh City	Logistics	100.00	100.00	100.00	100.00
(2) Vietransimex Multimodal Transport Holding Company	Ho Chi Minh City	Logistics	93.17	93.17	93.17	93.17
(3) Sotrans Logistics One Member Company Limited	Ho Chi Minh City	Logistics	100.00	100.00	100.00	100.00
(4) South Port Joint Stock Company	Ho Chi Minh City	Petroleum Trading	99.99	99.99	99.99	99.99
(5) Southern Waterborne Transport Corporation	Ho Chi Minh City	Port services	93.34	93.34	93.34	93.34
(6) Engineering Construction Joint Stock Company	Ho Chi Minh City	Building civil engineering work	92.43	99.02	92.43	99.02
(7) Can Tho Shipyard Joint Stock Company	Can Tho City	Shipbuilding and float components	65.34	70.00	65.34	70.00
(8) Southern Waterway Mechanic and Engineering Services Joint Stock Company	Ho Chi Minh City	Building civil engineering work	47.60	51.00	47.60	51.00
(9) Sowatco Tri Phuong Joint Stock Company	Bac Ninh	Port services	93.34	99.997	93.34	99.997
(10) Mekong - Can Tho Port Joint Stock Company	Ho Chi Minh City	Port services	93.33	99.99	-	-

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**1. CORPORATE INFORMATION (continued)**

*Corporate structure (continued)*

*Jointly controlled-entities and associates*

Name	Head office	Business activity	Ending balance		Beginning balance	
			Percentage of ownership (%)	Voting rights (%)	Percentage of ownership (%)	Voting rights (%)
(1) The Pier Real Estate Development Corporation ("The Pier")	Ho Chi Minh city	Real estate	50.00	50.00	50.00	50.00
(2) SORECO Real Estate Development Company Limited ("SORECO")	Ho Chi Minh city	Real estate	50.00	50.00	50.00	50.00
(3) First Logistics Development Joint Venture Company ("VICT")	Ho Chi Minh city	Logistics	34.54	37.00	34.54	37.00
(4) Southern Waterways General Service Joint Stock Company ("SOWATCOSER")	Ho Chi Minh city	Logistics	24.52	26.27	24.52	26.27
(5) Dong Nai Port Joint Stock Company ("PDN")	Dong Nai Port services Province		18.90	20.25	18.90	20.25

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

## **2. BASIS OF PREPARATION**

### **2.1 *Accounting standards and system***

The consolidated financial statements of the Group, expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

### **2.2 *Applied accounting documentation system***

The Group's applied accounting documentation system is the General Journal system.

### **2.3 *Fiscal year***

The Group's fiscal year applicable for the preparation of its financial statement starts on 1 January and ends on 31 December.

### **2.4 *Accounting currency***

The financial statements are prepared in VND which is also the Group's accounting currency.

### **2.5 *Basis of consolidation***

The Group's consolidated financial statements comprise the financial statements of the Company and its subsidiaries.

A subsidiary is fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continues to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting year as the Company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group's shareholders and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without loss of control, is recorded in undistributed earnings.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

**3.2 Inventories**

Inventories are measured at their historical costs. The costs of inventories comprise cost of purchase and cost of conversion (including raw materials, direct labor cost, other directly related cost and manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

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

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories mainly including raw material, merchandise goods and work-in process, which are valued as follows:

- |                                     |  |
|-------------------------------------|--|
| Raw materials and merchandise goods | - cost of purchase on a first in first out basis.  |
| Work-in process                     | - cost of direct materials and labour on a first in first out basis, cost of sub-contracts on specific identification basis. |

**Provision for obsolete inventories**

An inventory provision is created for the estimated loss arising due to the impairment (through diminution, damage, obsolescence, etc.) of merchandise goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the balance sheet date. Increases and decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

**3.3 Receivables**

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful receivables.

The provision for doubtful receivables represents outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded into the general and administration expense account in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions and improvements are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.5 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions and improvements are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

**3.6 Leased assets**

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

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

*Where the Group is the lessee*

Assets held under finance leases are capitalised in the interim consolidated balance sheet at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the interim consolidated income statement over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

Capitalised financial leased assets are depreciated using straight-line basis over the shorter of the estimated useful live of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

*Where the Group is the lessor*

Assets subject to operating leases are included as the Company's fixed assets in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

**3.7 Intangible assets**

Depreciation and amortisation of fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	6 - 40 years
Machinery and equipment	6 - 10 years
Means of transportation	6 - 10 years
Office equipment	3 - 5 years
Computer software	5 years
Website	5 years
Land lease advantage	2 - 38 years

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.8 Construction in progress**

Construction in progress represents tangible fixed assets under construction and is stated at cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into use.

**3.9 Borrowing costs**

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of loans and are recorded as expense during the year in which they are incurred.

**3.10 Prepaid expenses**

Prepaid expenses are reported either as short-term or long-term prepaid expenses in the consolidated balance sheet and amortised over the year for which the amounts are paid or the year in which economic benefits are generated in relation to these expenses.

Expenditures on fixed asset overhaul arising with large value are recorded as long-term prepaid expense and amortised to the consolidated income statements over three years.

The prepaid land rental represents the unamortised balance of advance payment made in accordance with the lease contract signed with Department Natural Resources and Environment of Ho Chi Minh City on 31 January 2008 and on 1 July 2008 for a period of 3 years. Such prepaid rental is recognised as a long-term prepaid expense for allocation to the consolidated income statement over the remaining lease period according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 providing guidance on management, use and depreciation of fixed assets.

**3.11 Investments**

The Group's investment in associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence and which is neither a subsidiary nor a joint venture. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associates.

The share of post-acquisition profit (loss) of the associate is presented on the face of the consolidated income statement and its share of post-acquisition movements in reserves is recognized in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend or profit sharing received or receivable from associate reduce the carrying amount of the investment.

The financial statements of the associate are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

*Investment in jointly-controlled entities*

The Group's investment in jointly controlled entity is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post joint venture changes in the Group's share of net assets of the jointly controlled entity. The consolidated income statement reflects the share of the post-acquisition results of operation of the jointly controlled entity.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

The share of profit (loss) of the jointly controlled entity is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from jointly controlled entities reduces the carrying amount of the investment.

The financial statements of the jointly-controlled entity is prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

*Held-for-trading securities and investment in other entities*

Held-for-trading securities and investment in other entities are stated at their acquisition costs.

**3.12 Payables and accruals**

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

**3.13 Accrual for severance pay**

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at Group/Corporation. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation is adjusted at the end of each reporting year following the average monthly salary of the last 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 46 of the Labour Code.

**3.14 Foreign currency transactions**

Transactions in currencies other than the Group's reporting currency of VND are recorded at the actual exchange rates at transaction dates, determined as follows:

- Transactions resulting in receivables are recorded at the buying exchange rate of the commercial bank designated for collection; and
- Transactions resulting in liabilities are recorded at the selling exchange rate of the commercial bank designated for payment.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet date, determined as follows:

- Monetary assets are translated at the buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- Monetary liabilities are translated at the selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement:

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.15 Appropriation of net profits**

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Group's Charter and Vietnamese regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit after tax as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting.

*Investment and development fund*

This fund is set aside for use in the Group's expansion or upgrading of its operation or in-depth investments.

*Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability in the consolidated balance sheet.

*Dividends*

Dividends are recognised as a liability in the consolidated balance sheet upon approval by the shareholders at the Annual General Meeting and subsequent declaration by the Group's Board of Directors.

**3.16 Earnings per share**

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Group (after adjusting for bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

**3.17 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

*Sale of goods*

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

*Rendering of services*

Revenue is recognised when the services had been performed and completed.

*Interest*

Revenue is recognised as the interest accrues unless collectability is in doubt.

*Rental income*

Rental income arising from operating leases is accounted in the consolidated income statement on a straight-line basis over the lease term.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)***Dividends*

Income is recognised when the Group's entitlement as an investor to receive the dividend is established

**3.18 Taxation***Current income tax*

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

*Deferred tax*

Deferred income tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences and carried forward unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences and carried forward unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Group intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.19 Business combination and goodwill**

Business combinations are accounted for using the purchase method. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of acquisition, irrespective of the extent of any non-controlling shareholders.

Goodwill is initially measured at cost being the excess of the cost of the business combination over the Group's share in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

After initial recognition, goodwill is measured at cost less accumulated amortisation. Amortisation of goodwill is calculated on a straight-line basis over ten (10) years during which the source embodying economic benefits are recovered by the Group. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

**3.20 Related parties**

Parties are considered to be related parties of the Group if one party has the ability, direct or indirect to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**4. GOODWILL**

Goodwill is amortised on a straight-line basis over ten years from the acquisition date, as follows:

	<i>Sowatco</i>	<i>Vietranstimex</i>	<i>VND Total</i>
<b>Cost</b>			
Beginning balance	<u>77,569,081,610</u>	<u>24,936,602,386</u>	<u>102,505,683,996</u>
Ending balance	<u>77,569,081,610</u>	<u>24,936,602,386</u>	<u>102,505,683,996</u>
<b>Accumulated amortisation</b>			
Beginning balance	(67,872,946,408)	(21,196,112,030)	(89,069,058,438)
Amortisation for the year	(7,756,908,161)	(2,493,660,239)	(10,250,568,400)
Ending balance	<u>(75,629,854,569)</u>	<u>(23,689,772,269)</u>	<u>(99,319,626,838)</u>
<b>Net carrying amount</b>			
Beginning balance	<u>9,696,135,202</u>	<u>3,740,490,356</u>	<u>13,436,625,558</u>
Ending balance	<u>1,939,227,041</u>	<u>1,246,830,117</u>	<u>3,186,057,157</u>

**5. CASH AND CASH EQUIVALENTS**

	<i>Ending balance</i>	<i>VND Beginning balance</i>
Cash on hand	831,450,656	3,443,862,055
Cash in banks	137,171,384,258	105,363,036,676
Cash equivalents	320,000,000,000	399,100,000,000
<b>TOTAL</b>	<u><b>458,002,834,914</b></u>	<u><b>507,906,898,731</b></u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**6. SHORT-TERM INVESTMENTS**

**6.1 Held-for-trading securities**

	Ending balance		Beginning balance		VND
	Cost	Provision	Cost	Provision	
		Fair value		Fair value	
Simco Song Da Joint Stock Company	126,752,447	(117,469,247)	126,752,447	(117,469,247)	12,764,400
Other shares	1,120,111	(475,218)	1,120,111	(475,218)	1,141,250
Phong Phu Corporation	556,000,000	-	556,000,000	-	1,015,238,095
<b>TOTAL</b>	<b>683,872,558</b>	<b>(117,944,465)</b>	<b>683,872,558</b>	<b>(117,944,465)</b>	<b>1,029,143,745</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**6. SHORT-TERM INVESTMENTS (continued)**

**6.2 Held-to-maturity investment**

This comprises bank deposits at Vietnam Joint Stock Commercial Bank For Industry and Trade – Ho Chi Minh Branch with twelve (12) months maturity and interest at rates ranging from 2.3% to 5.3% per annum. A term deposit amounting to VND 50,000,000,000 was placed as collateral for the Group's long-term bank loans.

**7. SHORT-TERM ACCOUNTS RECEIVABLE**

	<i>Ending balance</i>	<i>Beginning balance</i>
		VND
<b>Short-term trade receivables</b>		
Due from related parties	21,482,949,591	30,719,773,938
Due from customers	<u>456,231,746,279</u>	<u>381,374,972,880</u>
	<u>477,714,695,870</u>	<u>412,094,746,818</u>
<b>Short-term advances to suppliers</b>		
Cam Anh Trading Construction		
One Member Company Limited	8,773,817,614	8,773,817,614
Due from others customers	<u>67,076,692,588</u>	<u>27,311,176,984</u>
	<u>75,850,510,202</u>	<u>36,084,994,598</u>
<b>Other short-term receivables</b>		
Staff advance	8,139,320,694	8,841,137,396
Deposits	7,910,888,382	15,535,118,202
Receivables from agencies for payroll and social insurance of crew members	1,438,140,774	1,438,140,774
Interest receivable from bank term deposits	2,641,254,645	1,674,821,917
Due from related parties	144,000,000	23,722,880,676
Paid on behalf	100,711,166,950	52,745,626,217
Others	<u>21,683,980,432</u>	<u>25,728,547,893</u>
	<u>142,668,751,877</u>	<u>129,686,273,075</u>
Provision for doubtful short-term accounts receivable	<u>(97,585,025,180)</u>	<u>(99,361,289,993)</u>
<b>NET</b>	<u><b>598,648,932,769</b></u>	<u><b>478,504,724,498</b></u>

Movements of provision for doubtful short-term receivables were as follows:

	<i>Current year</i>	<i>Previous year</i>
		VND
Beginning balance	99,361,289,993	71,870,969,662
Provision created during the year	2,736,092,361	30,412,053,831
Utilisation and reversal of provision during the year	<u>(4,512,357,174)</u>	<u>(2,921,733,500)</u>
Ending balance	<u>97,585,025,180</u>	<u>99,361,289,993</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**8. INVENTORIES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Work in process	18,596,538,786	17,976,741,167
Raw materials	13,907,812,104	16,268,936,432
Goods in transit	857,777,777	964,454,546
Merchandise goods	980,808,365	936,625,409
Tools and supplies	130,564,000	141,256,639
<b>TOTAL</b>	<b><u>34,473,501,032</u></b>	<b><u>36,288,014,193</u></b>
Provision for obsolete inventories	(706,307,970)	-
<b>TOTAL</b>	<b><u>33,767,193,062</u></b>	<b><u>36,288,014,193</u></b>

**9. PREPAID EXPENSES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>		
Land and office rental	100,605,489	144,385,714
Insurance fee	1,242,217,306	1,281,215,700
Tools and equipment	3,342,578,177	2,314,756,494
Others	2,097,287,880	2,676,543,060
	<b><u>6,782,688,852</u></b>	<b><u>6,416,900,968</u></b>
<b>Long-term</b>		
Land and warehouse rental	9,020,908,030	12,698,973,832
Infrastructure usage fee	270,995,587,339	-
Office renovation	2,435,564,159	9,128,603,196
Tools and equipment	12,168,454,620	11,134,503,389
Others	1,940,320,492	528,239,602
	<b><u>296,560,834,640</u></b>	<b><u>33,490,320,019</u></b>

**10. OTHER LONG-TERM RECEIVABLE**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Long-term deposits	3,704,190,640	3,469,969,752
<b>TOTAL</b>	<b><u>3,704,190,640</u></b>	<b><u>3,469,969,752</u></b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**11. TANGIBLE FIXED ASSETS**

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other assets	Total
<b>Cost</b>						VND
Beginning balance	870,427,105,767	208,471,859,912	1,188,703,964,906	6,741,320,547	-	2,274,344,251,132
Consolidation entry	(92,186,536)	-	-	-	-	(92,186,536)
New purchases	98,661,088,564	732,763,543	95,281,099,003	-	1,340,155,238	196,015,106,348
Disposals	-	-	(1,506,677,184)	-	-	(1,506,677,184)
Reclassification	2,175,054,842	77,859,191,181	(675,180,435)	-	-	79,359,065,588
<b>Ending balance</b>	<b>971,171,062,637</b>	<b>287,063,814,636</b>	<b>1,281,803,206,290</b>	<b>6,741,320,547</b>	<b>1,340,155,238</b>	<b>2,548,119,559,348</b>
<i>In which:</i>						
Fully depreciated	59,572,036,535	45,975,459,946	403,012,492,242	3,198,974,745	-	511,758,963,468
<b>Accumulated depreciation</b>						
Beginning balance	(329,249,094,075)	(140,171,431,848)	(817,271,102,337)	(6,140,793,553)	-	(1,292,832,421,813)
Depreciation for the year	(45,825,657,493)	(22,833,445,596)	(67,508,413,528)	(232,234,332)	(175,805,305)	(136,575,556,254)
Reclassification	236,847,323	(20,315,481,545)	675,180,435	-	-	(19,403,453,787)
Disposals	-	-	1,506,677,184	-	-	1,506,677,184
<b>Ending balance</b>	<b>(374,837,904,245)</b>	<b>(183,320,358,989)</b>	<b>(882,597,658,246)</b>	<b>(6,373,027,885)</b>	<b>(175,805,305)</b>	<b>(1,447,304,754,670)</b>
<b>Net carrying amount</b>						
Beginning balance	541,178,011,692	68,300,428,064	371,432,862,569	600,526,994	-	981,511,829,319
<b>Ending balance</b>	<b>596,333,158,392</b>	<b>103,743,455,647</b>	<b>399,205,548,044</b>	<b>368,292,662</b>	<b>1,164,349,933</b>	<b>1,100,814,804,678</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**12. INTANGIBLE ASSETS**

	Land use rights	Computer softwares	Land lease advantage	VND Total
<b>Cost</b>				
Beginning balance	37,648,585,981	21,530,532,475	38,090,832,844	97,269,951,300
Buying subsidiaries	-	68,012,000	-	68,012,000
<b>Ending balance</b>	<b>37,648,585,981</b>	<b>21,598,544,475</b>	<b>38,090,832,844</b>	<b>97,337,963,300</b>
<b>Accumulated depreciation</b>				
Beginning balance	(2,397,359,065)	(9,118,729,300)	(36,710,751,414)	(48,226,839,779)
Depreciation for the year	(521,859,189)	(2,413,190,056)	(52,443,385)	(2,987,492,630)
Buying subsidiaries	-	(1,416,916)	-	(1,416,916)
<b>Ending balance</b>	<b>(2,919,218,254)</b>	<b>(11,533,336,272)</b>	<b>(36,763,194,799)</b>	<b>(51,215,749,325)</b>
<b>Net carrying amount</b>				
Beginning balance	35,251,226,916	12,411,803,175	1,380,081,430	49,043,111,521
<b>Ending balance</b>	<b>34,729,367,727</b>	<b>10,065,208,203</b>	<b>1,327,638,045</b>	<b>46,122,213,975</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**13. FINANCE LEASES**

	<i>Means of transportation</i>	<i>VND Total</i>
<b>Cost</b>		
Beginning balance	94,544,645,726	94,544,645,726
New purchases	-	-
Reclassification	(77,859,191,181)	(77,859,191,181)
<b>Ending balance</b>	<u>16,685,454,545</u>	<u>16,685,454,545</u>
<b>Accumulated depreciation</b>		
	(20,099,511,802)	(20,099,511,802)
Depreciation for the year	(3,965,510,083)	(3,965,510,083)
Reclassification	20,315,481,545	20,315,481,545
<b>Ending balance</b>	<u>(3,749,540,340)</u>	<u>(3,749,540,340)</u>
<b>Net carrying amount</b>		
Beginning balance	74,445,133,924	74,445,133,924
<b>Ending balance</b>	<u>12,935,914,205</u>	<u>12,935,914,205</u>

**14. CONSTRUCTION IN PROGRESS**

	<i>Ending balance</i>	<i>VND Beginning balance</i>
Warehouse renovation and upgrade fee	9,174,535,520	9,201,808,247
New ship building and conversion	-	41,617,241,537
Warehouse construction	143,200,928,943	98,382,024,621
Port construction costs	47,533,803,868	88,851,900
<b>TOTAL</b>	<u>199,909,268,331</u>	<u>149,289,926,305</u>

**15. LONG-TERM INVESTMENTS**

**15.1 Investment in jointly-controlled entities and associates**

	<i>Carrying value</i>			
	<i>Ending balance VND</i>	<i>Interest %</i>	<i>Beginning balance VND</i>	<i>Interest %</i>
SORECO	9,920,837,041	50.00	9,920,837,041	50.00
THE PIER	9,935,541,268	50.00	9,935,541,268	50.00
VICT	146,450,945,678	34.54	127,129,860,909	34.54
SOWATCOSER	2,940,307,568	24.49	2,940,307,568	24.49
PDN	509,288,150,173	18.90	454,639,540,422	18.90
<b>TOTAL</b>	<u>678,535,781,728</u>		<u>604,566,087,208</u>	

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**15. ĐẦU TƯ TÀI CHÍNH DÀI HẠN (tiếp theo)**

**15.1 Investment in jointly-controlled entities and associates (continued)**

The carrying values of the Group's respective investment in jointly controlled entities and associates were as follows:

	<b>SORECO</b>	<b>The Pier</b>	<b>SOWATCOSER</b>	<b>VICT</b>	<b>Dong Nai Port</b>	<b>Total</b>
<b>Cost of investment</b>						
Beginning balance	10,000,000,000	10,000,000,000	3,039,240,000	155,730,813,876	293,737,601,250	472,507,655,126
Ending balance	<u>10,000,000,000</u>	<u>10,000,000,000</u>	<u>3,039,240,000</u>	<u>155,730,813,876</u>	<u>293,737,601,250</u>	<u>472,507,655,126</u>
<b>Accumulated share in profit (loss) of jointly controlled entities and associates</b>						
Beginning balance	(79,162,959)	(64,458,732)	(98,932,432)	(28,600,952,967)	160,901,939,172	132,058,432,082
Share in (loss)/ profit during the year				19,321,084,769	88,398,609,751	107,719,694,520
Dividends received					(33,750,000,000)	(33,750,000,000)
Ending balance	<u>(79,162,959)</u>	<u>(64,458,732)</u>	<u>(98,932,432)</u>	<u>(9,279,868,198)</u>	<u>215,550,548,923</u>	<u>206,028,126,602</u>
<b>Carrying amount</b>						
Beginning balance	9,920,837,041	9,935,541,268	2,940,307,568	127,129,860,909	454,639,540,422	604,566,087,208
Ending balance	<u>9,920,837,041</u>	<u>9,935,541,268</u>	<u>2,940,307,568</u>	<u>146,450,945,678</u>	<u>509,288,150,173</u>	<u>678,535,781,728</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**15. LONG-TERM INVESTMENTS (continued)****15.2 Investment in other entities**

	<i>Carrying value</i>			
	<i>Ending balance</i> VND	<i>Interest</i> %	<i>Beginning balance</i> VND	<i>Interest</i> %
Sai Gon - Hiep Phuoc JSC	440,000,000	0.18%	440,000,000	0.18%
BNX Vietranstimex Co., Ltd. Southern Waterways Transportation and Labour Export JSC	816,000,000	12.50%	816,000,000	12.50%
	<u>373,124,639</u>	0.00%	<u>373,124,639</u>	0.00%
<b>TOTAL</b>	<b><u>1,629,124,639</u></b>		<b><u>1,629,124,639</u></b>	

**16. SHORT-TERM TRADE PAYABLES**

	<i>Ending balance</i>	<i>Beginning balance</i>
		VND
Due to related parties	589,598,549	3,003,044,356
Due to others	<u>125,808,330,657</u>	<u>124,518,255,661</u>
<b>TOTAL</b>	<b><u>126,397,929,206</u></b>	<b><u>127,521,300,017</u></b>

**17. SHORT-TERM ADVANCES FROM CUSTOMERS**

	<i>Ending balance</i>	<i>Beginning balance</i>
		VND
Due to related parties	18,142,649	310,249,623
Due to others	<u>28,213,726,940</u>	<u>3,138,561,037</u>
<b>TOTAL</b>	<b><u>28,231,869,589</u></b>	<b><u>3,448,810,660</u></b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**18. STATUTORY OBLIGATIONS**

	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>VND Ending balance</i>
<b>Receivables</b>				
Deductible value-added tax	11,496,849,592	56,932,700,658	(15,296,279,259)	53,133,270,991
Others	8,000,006	19,020,304,574	(932,333)	19,027,372,247
<b>TOTAL</b>	<b>11,504,849,598</b>	<b>75,953,005,232</b>	<b>(15,297,211,592)</b>	<b>72,160,643,238</b>
<b>Payables</b>				
Personal income tax	1,973,693,265	14,677,822,826	(14,203,434,253)	2,448,081,838
Corporate income tax	16,422,018,518	70,290,141,214	(55,148,069,351)	31,564,090,381
Value-added tax	7,759,592,253	67,671,000,105	(63,964,967,756)	11,465,624,602
Others	(92,094,520)	(34,809,291,820)	34,806,291,819	(95,094,521)
<b>TOTAL</b>	<b>26,063,209,516</b>	<b>117,829,672,325</b>	<b>(98,510,179,541)</b>	<b>45,382,702,300</b>

**19. SHORT-TERM UNEARNED REVENUES**

	<i>Ending balance</i>	<i>VND Beginning balance</i>
Income from reallocation support (*)	36,050,598,364	36,050,598,364
Others	2,886,214,139	1,543,636,361
<b>TOTAL</b>	<b>38,936,812,503</b>	<b>37,594,234,725</b>

(\*) This comprises income received in accordance with the relocation support agreements for the clearance and handover of the land located at Km9, Hanoi Highway, Truong Tho Ward, Thu Duc City, Ho Chi Minh City and 1B Hoang Dieu and 117A Nguyen Tat Thanh, Ward 13, District 4, Ho Chi Minh City.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

as at 31 December 2025 and for the year ended 31 December 2025

**20. OTHER PAYABLES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>		
Advances received for relocation support (i)	40,000,000,000	40,000,000,000
Advances received for disposal of investment (ii)	39,940,000,000	39,940,000,000
Deposits received	11,202,831,897	4,302,507,386
Payable to crew members	-	6,159,413,938
Others	41,013,879,230	37,258,384,003
	<u>132,156,711,127</u>	<u>127,660,305,327</u>
<b>Long-term</b>		
Deposit received from Vietnam Electrical Equipment Joint Stock Corporation ("VEE") (iii)	30,000,000,000	30,000,000,000
Other deposits received	10,341,820,000	11,772,916,501
	<u>40,341,820,000</u>	<u>41,772,916,501</u>

- (i) These are advances received from SORECO in accordance with the Relocation Support Agreements for the clearance and handover of the land located at Km9, Hanoi Highway, Truong Tho Ward, Thu Duc City, Ho Chi Minh City.
- (ii) These are advances received from R.C Real Estate Development and Finance Corporation in accordance with Investment Cooperation Agreement No. 01/2016/HDHT/REFICO&SOTRANS for the transfer of shares of The Pier that belongs to the Group.
- (iii) Deposit was received from VEE under the Deposit Contract dated 10 September 2020 to jointly implement all related works and procedures as well as maintain the right and benefits to property rights at 1B Hoang Dieu, Ward 13, District 4, Ho Chi Minh City, 117A Nguyen Tat Thanh, Ward 13, District 4, Ho Chi Minh City, Km9, Hanoi Highway, Truong Tho Ward, Thu Duc City, Ho Chi Minh City, and No. 2B, Street 13, Long Binh Ward, District 9, Thu Duc City, Ho Chi Minh City.

**21. LOANS**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term loans</b>	<b>66,487,094,493</b>	<b>135,964,190,631</b>
Bank loan	48,991,001,837	63,363,927,685
Personal loan	-	1,400,000,000
Loans from related party	-	43,803,961,996
Current portion of long-term loans	17,496,092,656	27,396,300,950
<b>Long-term loans</b>	<b>371,721,634,392</b>	<b>78,515,219,488</b>
Bank loans	371,721,634,392	78,515,219,488
<b>TOTAL</b>	<u><b>438,208,728,885</b></u>	<u><b>214,479,410,119</b></u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**21. LOANS (continued)**

Movements of loans were as follows:

	<i>Short-term loans</i>	<i>Long-term loans</i>	<i>VND</i> <i>Total</i>
<b>Beginning balance</b>	<b>135,964,190,631</b>	<b>78,515,219,488</b>	<b>214,479,410,119</b>
Drawdowns from banks	162,217,743,886	314,404,000,000	476,621,743,886
Current portion of long-term loans	17,804,373,940	(17,804,373,940)	-
Repayment of borrowings	(205,695,251,968)	(5,000,000,000)	(210,695,251,968)
Repayment of interco-loans	(43,803,961,996)	-	(43,803,961,996)
<b>Ending balance</b>	<b><u>66,487,094,493</u></b>	<b><u>371,721,634,392</u></b>	<b><u>438,208,728,885</u></b>

**21.1 Short-term bank loan**

The Group obtained bank loan to finance its working capital requirements, with details as follows:

<i>Bank</i>	<i>Ending balance</i> <i>VND</i>
SHB	28,942,878,123
Vietcombank	20,048,123,714
	<b><u>48,991,001,837</u></b>

**21.2 Long-term bank loans**

The Group obtained long-term loans from banks to finance its working capital and long-term loans under the framework financing agreements (Loan Agreement No. 2613-VIE and No. 2614-VIE) between the Vietnamese Government and Asian Development Bank ("ADB") to finance the projects under the State-owned Enterprise Reform and Corporate Governance Facilitation Program, with details as follows.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

21. LOANS (continued)	Bank	Ending balance		Payment Terms	Interest rate % p.a
		VND	USD		
21.2	<i>Long-term bank loans</i> (continued)				
	<b>Vietnam Development Bank – Headquarters II</b>				
	Ordinary Operations Loan Agreement ("OCR Loan") (i)	40,133,019,202	1,597,779	Principal and interest are payable in semi-annual installments on May 15 and November 15 each year, commencing from 2015 through 2034	1.5
	Special Operation Loan Agreement ("ADF Loan") (ii)	5,292,399,272	210,701	Principal and interest shall be paid in semi-annual installments on May 15 and November 15 each year, commencing from 2018 through 2041	1.0
	<b>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh Branch</b>				
	Loan 1	15,856,298,051	-	The principal shall be repaid on January 31, 2020. Interest is payable on the 25th of each month	7-8
	<b>HSBC Bank Vietnam Limited</b>				
	Loan 1	5,684,210,523	-	From December 28, 2024, to December 28, 2026	6.4-6.43
	<b>Asia Commercial Bank Leasing Company Limited</b>				
	Loan 1	12,847,800,000	-	From 26 April 2024 to 25 December 2026	8.7
	<b>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hai Phong Branch</b>				
	Loan 1	309,404,000,000	-	From 26 April 2025 to 25 April 2026	4
	<b>TOTAL</b>	<b>389,217,727,048</b>			

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

*In which:*

<i>Long-term loan</i>	371,721,634,392
<i>Current portion of long-term loans</i>	17,496,092,656

According to the Subordination Loan Agreement dated 8 October 2010 between the Ministry of Finance of Vietnam ("MOF") and the Group, the MOF will make available to the Group the proceeds of the loans provided for herein upon terms and conditions satisfactory to ADB, with details as follows:

- (i) OCR Loan under Loan Agreement No. 2613-VIE was used to finance the Group's financial and corporate restructuring projects. This loan will be repaid after 25 years with a LIBOR interest rate plus the difference at each time announced by ADB. The principal and interest are payable on a semi-annual basis falling on 15 May and 15 November starting from 15 May 2015 to 15 November 2034.
- (ii) ADF Loan is under Loan Agreement No. 2614-VIE was used to finance the Group's operational restructuring and strengthening projects. This loan will be repaid after 32 years with an interest rate at 1% per annum for the first 8 years and 1.5% per annum for subsequent years. The principal and interest are payable on a semi-annual basis falling on 15 May and 15 November starting from 15 May 2018 to 15 November 2041.

**22. PROVISIONS**

Short-term provision represents the accrual for project warranty provision for warranty period of not more than 12 months.  
Long-term provision represents accrual for severance allowance pay to employees.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**23. OWNERS' EQUITY**

**23.1 Movements in owners' equity**

	Issued share capital	Share premium	Investment and development fund	Other owners' capital	Undistributed earnings	VND Total
<b>Previous year</b>						
Beginning balance	982,533,570,000	(2,033,034,900)	2,849,526,349	-	1,155,002,843,216	2,138,352,904,665
Net profit for the year	-	-	-	-	192,558,114,651	192,558,114,651
Transferred to fund	-	-	-	-	(1,439,673,347)	(1,439,673,347)
Allowance for the Board of Directors	-	-	-	-	(2,357,347,562)	(2,357,347,562)
Acquiring from NCI	-	-	-	-	457,340,161	457,340,161
Acquiring a subsidiary	-	-	-	(54,497,407,794)	-	(54,497,407,794)
<b>Ending balance</b>	<b>982,533,570,000</b>	<b>(2,033,034,900)</b>	<b>2,849,526,349</b>	<b>(54,497,407,794)</b>	<b>1,344,221,277,119</b>	<b>2,273,073,930,774</b>
<b>Current year</b>						
Beginning balance	982,533,570,000	(2,033,034,900)	2,849,526,349	(54,497,407,794)	1,344,221,277,119	2,273,073,930,774
Net profit for the year	-	-	-	-	293,768,081,166	293,768,081,166
Appropriation for Investment and development fund	-	-	2,390,919,063	-	(2,390,919,063)	-
Appropriation for bonus and welfare fund	-	-	-	-	(2,299,558,991)	(2,299,558,991)
BOD's remuneration	-	-	-	-	(696,000,000)	(696,000,000)
Allowance for the Board of Directors	-	-	-	-	(4,146,966,868)	(4,146,966,868)
Acquiring a subsidiary	-	-	-	(2,414,520,035)	-	(2,414,520,035)
<b>Ending balance</b>	<b>982,533,570,000</b>	<b>(2,033,034,900)</b>	<b>5,240,445,412</b>	<b>(56,911,927,829)</b>	<b>1,628,455,913,363</b>	<b>2,557,284,966,046</b>

# South Logistics Joint Stock Company

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 31 December 2025 and for the year ended 31 December 2025

### 23. OWNERS' EQUITY (continued)

#### 23.2 Shares

	<i>Shares</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Ordinary shares authorized to be issued	98,253,357	98,253,357
Ordinary shares issued and fully paid	98,253,357	98,253,357

The par value of each outstanding share: VND 10,000. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Group. Each ordinary share carries one vote per share without restriction.

#### 23.3 Earnings per share

Basic and diluted earnings per share are calculated as follows:

	<i>Current year</i>	<i>Previous year</i>
Net profit after tax attributable to the shareholders of parent (VND)	293,768,081,166	192,558,114,651
Net profit after tax attributable to ordinary shares (VND)	293,768,081,166	192,558,114,651
Weighted average number of ordinary shares	98,253,357	98,253,357
Earnings per share (VND)		
- <i>Basic</i>	2,990	1,960
- <i>Diluted</i>	2,990	1,960

There are no potential dilutive ordinary shares during the year and up to the date of these consolidated financial statements.

### 24. NON-CONTROLLING INTERESTS

	<i>Current year</i>	<i>Previous year</i>
Beginning balance	126,760,913,464	116,292,189,226
Net profit for the year	18,411,695,970	11,271,127,272
Shares acquisition of non-controlling interests	1,993,754	(535,800,442)
Dividends paid	(15,662,500,000)	-
Others	(320,566,600)	(266,602,592)
<b>Ending balance</b>	<b><u>129,191,536,588</u></b>	<b><u>126,760,913,464</u></b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**25. REVENUES**

**25.1 Net revenue from sale of goods and rendering of services**

	4th Quarter		Accumulated to the end of the year	
	Current period	Previous period	Current year	Previous year
<b>Revenues</b>	<b>693,006,576,008</b>	<b>706,173,207,584</b>	<b>2,588,977,722,637</b>	<b>2,454,337,015,222</b>
<i>In which:</i>				
Sale of goods	43,450,819,519	33,181,720,121	154,828,377,094	158,152,716,502
Rendering of services	649,555,756,489	672,991,487,463	2,434,149,345,543	2,296,184,298,720
Deduction	-	-	-	-
<b>Net revenues</b>	<b>693,006,576,008</b>	<b>706,173,207,584</b>	<b>2,588,977,722,637</b>	<b>2,454,337,015,222</b>
<i>In which:</i>				
Sale of goods	43,450,819,519	33,181,720,121	154,828,377,094	158,152,716,502
Rendering of services	649,555,756,489	672,991,487,463	2,434,149,345,543	2,296,184,298,720

**25.2 Finance income**

	4th Quarter		Accumulated to the end of the year		VND
	Current period	Previous period	Current year	Previous year	
Dividend income	60,006,700	24,006,000	135,995,700	84,006,000	
Interest income	5,003,544,069	5,315,861,585	17,192,739,767	17,350,194,878	
Foreign exchange gains	3,295,980,018	3,908,688,737	9,044,661,957	7,299,558,477	
<b>TOTAL</b>	<b>8,359,530,787</b>	<b>9,248,556,322</b>	<b>26,373,397,424</b>	<b>24,733,759,355</b>	

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**26. COST OF GOODS SOLD AND SERVICES RENDERED**

	4th Quarter		Accumulated to the end of the year		VND
	Current period	Previous period	Current year	Previous year	
Cost of merchandise sold	41,089,547,988	31,203,722,632	145,886,419,683	148,908,546,423	
Cost of services rendered	500,070,474,964	555,629,549,584	1,921,908,803,356	1,911,501,079,227	
<b>TOTAL</b>	<b>541,160,022,952</b>	<b>586,833,272,216</b>	<b>2,067,795,223,039</b>	<b>2,060,409,625,650</b>	

**27. FINANCE EXPENSES**

	4th Quarter		Accumulated to the end of the year		VND
	Current period	Previous period	Current year	Previous year	
Interest expense	7,654,848,680	5,765,465,691	22,814,998,655	14,220,756,579	
Provision for diminution in value of investments	-	3,977,557	-	5,231,000	
Foreign exchange losses	806,539,516	964,883,715	7,281,652,113	3,079,896,254	
<b>TOTAL</b>	<b>8,461,388,196</b>	<b>6,734,326,963</b>	<b>30,096,650,768</b>	<b>17,305,883,833</b>	

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

	4th Quarter			Accumulated to the end of the year		VND
	Current period	Previous period	Current year	Previous year		
<b>Selling expenses</b>	<b>30,973,724,511</b>	<b>21,832,880,627</b>	<b>110,469,807,933</b>	<b>81,741,508,107</b>		
Labour costs	20,729,755,354	15,216,942,862	74,040,041,021	57,506,863,280		
External services	6,954,756,169	5,073,178,350	25,823,926,120	17,297,463,515		
Depreciation and amortisation	23,578,737	37,944,805	125,913,072	185,489,344		
Others	3,265,634,251	1,504,814,610	10,479,927,720	6,751,691,968		
<b>General and administrative expenses</b>	<b>44,560,780,877</b>	<b>61,224,633,339</b>	<b>137,824,656,942</b>	<b>151,591,616,913</b>		
Labour costs	26,221,851,900	23,553,424,761	87,354,536,485	81,542,720,080		
Tax expense	-	-	16,500,000	10,000,000		
External services	7,982,197,543	5,735,497,942	22,603,135,258	18,253,383,377		
Amortization of goodwill	3,054,530,074	3,628,779,039	12,182,588,296	12,995,790,599		
Provision for doubtful short-term receivables						
Others	(203,719,786)	25,516,262,431	(1,534,702,061)	27,490,320,331		
	7,505,921,146	2,790,669,166	17,202,598,964	11,299,402,526		
<b>TOTAL</b>	<b>75,534,505,388</b>	<b>83,057,513,966</b>	<b>248,294,464,875</b>	<b>233,333,125,020</b>		

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**29. OTHER INCOME AND OTHER EXPENSES**

	4th Quarter		Accumulated to the end of the year		VND
	Current period	Previous period	Current year	Previous year	
Income from reallocation support	-	6,032,738,682	-	15,894,685,172	
Gain on disposal of assets	-	2,099,691,664	109,090,909	2,199,691,664	
Others	780,218,786	834,934,850	9,474,903,798	1,550,065,236	
<b>TOTAL OTHER INCOME</b>	<b>780,218,786</b>	<b>8,967,365,196</b>	<b>9,583,994,707</b>	<b>19,644,442,072</b>	

	4th Quarter		Accumulated to the end of the year		VND
	Current period	Previous period	Current year	Previous year	
Others	2,474,610,127	338,274,725	5,512,654,881	8,041,232,554	
<b>TOTAL OTHER EXPENSE</b>	<b>2,474,610,127</b>	<b>338,274,725</b>	<b>5,512,654,881</b>	<b>8,041,232,554</b>	

**30. OPERATING COSTS**

	4th Quarter		Accumulated to the end of the year		VND
	Current period	Previous period	Current year	Previous year	
Merchandise and raw materials	65,201,890,224	58,795,102,077	227,271,649,998	236,023,009,942	
External services	120,512,514,992	297,390,753,431	522,079,959,067	1,374,925,892,631	
Depreciation and amortisation	38,394,355,624	36,071,990,587	153,779,127,367	135,347,860,368	
Labour costs	82,429,883,933	79,165,670,695	289,468,091,432	290,166,958,170	
Others	308,369,782,888	224,630,588,033	1,110,432,961,553	257,279,029,559	
<b>TOTAL</b>	<b>614,908,427,661</b>	<b>696,054,104,823</b>	<b>2,303,031,789,417</b>	<b>2,293,742,750,670</b>	

# South Logistics Joint Stock Company

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 31 December 2025 and for the year ended 31 December 2025

### 31. CORPORATE INCOME TAX

The Group has the obligation to pay corporate income tax ("CIT") at 20% of taxable income.

The tax returns filed by the Group are subject to examination by the tax authorities. As the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

#### 31.1 CIT expense

	Current year	VND Previous year
Current CIT expense	(67,730,247,710)	(59,581,158,291)
Adjustment of under-accrued CIT for previous years	(2,559,893,504)	-
Deferred tax income/ (expense)	1,514,102,625	(1,379,662,836)
<b>TOTAL</b>	<b>(68,776,038,589)</b>	<b>(60,960,821,127)</b>

Reconciliation between CIT expense and the accounting profit multiplied by CIT rate is presented below:

	Current year	VND Previous year
<b>Accounting profit before tax</b>	<b>380,955,815,725</b>	<b>264,790,063,050</b>
At CIT rate of 20%	76,191,163,145	52,958,012,610
<i>Adjustments:</i>		
Non-deductible expenses	2,339,102,326	7,774,345,471
Tax losses carried forward	-	-
Amortization of goodwill	2,050,113,680	2,050,113,680
Other adjustments	444,902,638	14,971,292,058
Share in profit from associates	(14,793,938,904)	(16,772,942,691)
Dividend	(15,197,800)	(12,000,000)
<b>CIT after adjustments</b>	<b>66,216,145,085</b>	<b>60,960,821,127</b>
Adjustment of under-accrued CIT for previous years	2,559,893,504	-
<b>CIT expense</b>	<b>68,776,038,589</b>	<b>60,960,821,127</b>

#### 31.2 Current CIT

The current tax payable is based on taxable income for the current year. Taxable income differs from profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted at the balance sheet date.

# South Logistics Joint Stock Company

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) as at 31 December 2025 and for the year ended 31 December 2025

### 31. CORPORATE INCOME TAX (continued)

#### 31.3 Deferred tax

The deferred tax assets and liabilities recognised by the Group and their movements are as follows:

VND

	<i>Balance sheet</i>		<i>Income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Consolidated Unrealised profit	16,706,435,425	253,823,501 14,479,542,138	2,226,893,287	253,823,501 (1,279,177,812)
Provision for diminution in value	(26,000,621)	(27,382,028)	1,381,407	(1,381,407)
Provision for severance allowance	626,582,937	626,886,837	(303,900)	(109,795,750)
Depreciation	(1,538,466,130)	(1,067,932,785)	(470,533,345)	(253,620,045)
Accrual expense	-	-	-	-
Provision for doubtful short-term receivables	(71,041,653)	(71,041,653)	-	-
Gain from revalued assets	(2,415,025,705)	(2,425,514,382)	10,488,677	10,488,677
Others	-	253,823,501	(253,823,501)	-
<b>TOTAL</b>	<b>13,282,484,253</b>	<b>11,768,381,628</b>	<b>1,514,102,625</b>	<b>(1,379,662,836)</b>

## South Logistics Joint Stock Company

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### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) as at 31 December 2025 and for the year ended 31 December 2025

#### 32. RELATED PARTY DISCLOSURES

Significant transactions with related parties were as follows:

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>Current year</i>	<i>Previous year</i>
First Logistics Development Joint Venture Company ("VICT")	Jointly controlled entity	Rendering of services Sale of merchandise Purchase of services Dividends received	44,789,770,686 14,266,983,824 408,185,340 -	41,514,002,720 15,006,545,441 495,980,482 15,910,000,000
The Pier Real Estate Development Corporation	Jointly controlled entity	Rendering of services	11,377,262,702	6,537,456,985
Dong Nai Port Joint Stock Company	Jointly controlled entity	Rendering of services Dividends received	108,953,704 33,750,000,000	32,689,813 17,250,000,000
ITL Corporation	Parent company	Rendering of services Loan repayment Buying of subsidiary Purchase of services	- 43,803,961,996 57,307,916,000 -	2,105,303,559 - 101,049,906,000 638,528,295

VND

## South Logistics Joint Stock Company

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### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) as at 31 December 2025 and for the year ended 31 December 2025

Related party	Relationship	Transaction	Current year	Previous year
ITL Logistics Joint Stock Company	Affiliate	Rendering of services	15,875,709,785	19,908,416,309
		Buying of services	1,757,550,000	2,228,992,040
ITL Da Nang Logistics One Member Limited Company	Affiliate	Rendering of services	30,000,000	2,345,225,113
ITL Freight Management Joint Stock Company	Affiliate	Rendering of services	607,817,510	-
ITL Logistics Joint Stock Company Branch in Central Region	Affiliate	Rendering of services	325,702,778	73,558,749
		Purchase of services	-	437,278,593
SOWATCO Tri Phuong Joint Stock Company	Affiliate	Purchase of services	-	17,600,000,000
Bac Ky Investment Joint Stock Company	Affiliate	Purchase of services	19,578,773,796	96,161,553,216
ITL VSIP Company Limited	Affiliate	Rendering of services	22,682,048,793	80,485,503,058
Dash Logistics Company Limited	Affiliate	Purchase of services	26,318,365	15,045,835
Logistics Techhub Company Limited	Affiliate	Purchase of services	-	609,520,000
An Huy Consulting and Service Co., Ltd.	Affiliate	Buying of car	-	3,002,777,775
PSA Cargo Solutions Viet Nam	Shareholder	Purchase of services	-	323,938,602

VND

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**32. RELATED PARTY DISCLOSURES (continued)**

Amounts due to and due from related parties were as follows:

	Ending balance	Beginning balance	VND
<b>Short-term trade receivables</b>			
First Logistics Development Joint Venture Company ("VICT")	9,062,919,296	9,239,427,478	
The Pier Real Estate Development Corporation	9,305,013,084	1,502,894,996	
ITL Logistics Joint Stock Company	14,000,000	2,780,137,918	
Bac Ky Investment Joint Stock Company	2,835,943,480	16,378,564,599	
ITL Freight Management Joint Stock Company	265,073,731	52,280,000	
Southern General Services Joint Stock Company	-	766,468,947	
	<b>21,482,949,591</b>	<b>30,719,773,938</b>	
<b>Other short-term receivables</b>			
First Logistics Development Joint Venture Company	-	15,910,000,000	
ITL Logistics Joint Stock Company - North Branch	144,000,000	7,607,045,342	
ITL Binh Duong Co., Ltd		7,234,000	
ITL VSIP Company Limited		5,163,000	
ITL Corporation		43,527,534	
ITL Freight Management	-	5,910,800	
ITL Logistics Joint Stock Company	<b>144,000,000</b>	<b>144,000,000</b>	
	<b>144,000,000</b>	<b>23,722,880,676</b>	

# South Logistics Joint Stock Company

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) as at 31 December 2025 and for the year ended 31 December 2025

	Ending balance	Beginning balance	VND
<b>Short term trade payables</b>			
ITL Corporation	132,488,549	116,218,154	
PSA Cargo Solutions Viet Nam	-	140,000,000	
Bac Ky Investment Joint Stock Company	-	40,560,000	
ITL Logistics Joint Stock Company	457,110,000	2,703,998,202	
Dash Logistics Company Limited	-	2,268,000	
	<b>589,598,549</b>	<b>3,003,044,356</b>	
<b>Short-term advances from customers</b>			
ITL Corporation	18,142,649	18,142,649	
ITL VSIP Company Limited	-	292,106,974	
	<b>18,142,649</b>	<b>310,249,623</b>	
<b>Other short-term payables</b>			
Soreco Real Estate Development Company Limited	40,000,000,000	40,000,000,000	
BNX - Vietransstimex Joint Venture Company Limited	816,000,000	816,000,000	
ITL Logistics Joint Stock Company	7,605,100,000	7,605,100,000	
	<b>48,421,100,000</b>	<b>48,421,100,000</b>	

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**  
as at 31 December 2025 and for the year ended 31 December 2025

**32. RELATED PARTY DISCLOSURES (continued)**

Details of remuneration of members of Board of Directors, Audit Committee and management are as follows:

	VND	
	<i>Current year</i>	<i>Previous year</i>
Mr. Dang Vu Thanh	2,412,154,763	2,157,306,667
Mr. Tran Tuan Anh	446,443,453	180,000,000
Mr. Do Le Hung	717,154,763	504,000,000
Mr. Nguyen Quoc Thuc	359,799,108	120,000,000
Mr. Kelvin Lim Chia Siong	2,080,206,250	746,313,333
Mr. Lee Kian Huat (Peter)	333,154,763	120,000,000
Ms. Seow Hwee	213,154,763	120,000,000
Mr. Phay Wenfu, Daniel	-	870,800,000
<b>TOTAL</b>	<b><u>6,562,067,863</u></b>	<b><u>4,818,420,000</u></b>

**33. EVENTS AFTER THE BALANCE SHEET DATE**

There are no other significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements.

  
\_\_\_\_\_  
**Hoàng Thi Anh Thu**  
Preparer

29 January 2026

  
\_\_\_\_\_  
**Nguyễn Mai Khanh Trinh**  
Financial Director  
Chief Accountant

  
  
\_\_\_\_\_  
**Dang Vu Thanh**  
General Director