



CAILANPORT INVESTMENT JOINT STOCK COMPANY

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BALANCE SHEET

As at 31 December 2025

Code	ASSETS	Note	31/12/2025 VND	01/01/2025 VND
100	A. SHORT-TERM ASSETS		24.995.363.823	11.216.326.227
110	I. Cash and cash equivalents	3	12.785.041.450	981.905.694
111	1. Cash		3.135.617.801	981.905.694
112	2. Cash equivalents		9.649.423.649	-
130	III. Short-term receivables		11.592.851.305	8.613.742.132
131	1. Short-term trade receivables	5	11.064.414.479	7.834.791.743
132	2. Short-term prepayments to suppliers		290.728.707	54.315.440
136	3. Other short-term receivables	6	2.497.424.397	2.929.174.707
137	4. Short-term provision for doubtful debts	7	(2.259.716.278)	(2.204.539.758)
140	IV. Inventories	8	82.145.635	1.375.104.637
141	1. Inventories		82.145.635	1.375.104.637
150	V. Other short-term assets		535.325.433	245.573.764
151	1. Short-term prepaid expenses	12	202.151.937	104.998.901
152	2. Deductible value added tax		333.173.496	50.786.962
153	3. Taxes and other receivables from the State budget	15	-	89.787.901
200	B. LONG-TERM ASSETS		31.092.878.278	31.994.792.130
210	I. Long-term receivables		3.680.400.000	3.682.400.000
216	1. Other long-term receivables	6	3.680.400.000	3.682.400.000
220	II. Fixed assets		1.416.732.264	1.797.391.116
221	1. Tangible fixed assets	9	1.313.390.628	1.669.247.472
222	- Historical cost		11.984.045.111	11.984.045.111
223	- Accumulated depreciation		(10.670.654.483)	(10.314.797.639)
227	2. Intangible fixed assets	10	103.341.636	128.143.644
228	- Historical cost		269.996.000	269.996.000
229	- Accumulated depreciation		(166.654.364)	(141.852.356)
230	III. Investment properties	11	25.579.168.407	26.354.294.715
231	- Historical cost		36.430.936.788	36.430.936.788
232	- Accumulated depreciation		(10.851.768.381)	(10.076.642.073)
250	V. Long-term investments	4	-	-
252	1. Investments in joint-ventures, associates		473.212.674.000	473.212.674.000
254	2. Provision for diminution of value long-term inv		(473.212.674.000)	(473.212.674.000)
260	VI. Other long-term assets		416.577.607	160.706.299
261	1. Long-term prepaid expenses	12	416.577.607	160.706.299
270	TOTAL ASSETS		56.088.242.101	43.211.118.357

BALANCE SHEET

As at 31 December 2025
(continued)

Code	CAPITAL	Note	31/12/2025 VND	01/01/2025 VND
300	C. LIABILITIES		78.360.073.360	66.623.902.593
310	I. Short-term liabilities		23.290.965.790	14.874.809.587
311	1. Short-term trade payables	13	18.481.297.935	11.040.646.099
312	2. Short-term prepayments from customers	14	84.531.202	84.531.170
313	3. Taxes and other payables to the State budget	15	350.333.460	2.041.270
314	4. Payables to employees		173.336.033	699.332.164
315	5. Short-term accrued expenses	16	1.883.619.071	848.011.467
318	6. Short-term unrealised revenue	18	1.660.948.836	1.660.948.836
319	7. Other short-term payments	17	655.177.961	537.577.289
322	8. Bonus and welfare fund		1.721.292	1.721.292
330	II. Long-term liabilities		55.069.107.570	51.749.093.006
333	1. Long-term accrued expenses	16	13.454.306.662	13.882.563.322
336	2. Long-term unrealised revenue	18	38.150.360.908	34.811.309.684
337	3. Other long-term payables	17	3.464.440.000	3.055.220.000
400	D. OWNER'S EQUITY		(22.271.831.259)	(23.412.784.236)
410	I. Owner's equity	19	(22.271.831.259)	(23.412.784.236)
411	1. Contributed capital		365.050.000.000	365.050.000.000
411a	- Ordinary shares with voting rights		365.050.000.000	365.050.000.000
414	2. Other capital		11.500.000.000	11.500.000.000
418	3. Development investment funds		2.340.736.096	2.340.736.096
420	4. Other equity fund		163.000.000	163.000.000
421	5. Undistributed profit after tax		(401.325.567.355)	(402.466.520.332)
421a	- Undistributed post-tax profits accumulated by the end of the previous year		(404.385.461.224)	(404.457.379.048)
421b	- Undistributed profit after tax for the current year		3.059.893.869	1.990.858.716
440	TOTAL CAPITAL		56.088.242.101	43.211.118.357

Preparer

Pham Thi Van

Manager of Accounting Department

Do Vu Linh

Quang Ninh, 12 January 2026

General Director
CÔNG TY
CỔ PHẦN
ĐẦU TƯ
CẢNG
CÁI LÂN
TP. HÀ LONG T. QUẢNG NINH
Đoàn Ngọc Tu

INCOME STATEMENTS

FROM 01 JANUARY 2025 TO 31 DECEMBER 2025

Code	ITEMS	Note	Four Quarter		Accumulated	
			This year	Previous year	From 01 January 2025 to 31 December 2025	From 01 January 2024 to 31 December 2025
01	1. Revenues from sales of goods and providing of services	20	18.791.252.728	8.661.994.323	67.601.991.494	37.098.976.163
10	3. Net revenues from sales of goods and providing of services		18.791.252.728	8.661.994.323	67.601.991.494	37.098.976.163
11	4. Cost of goods sold	21	17.480.646.580	7.330.377.979	60.615.329.661	32.679.271.582
20	5. Gross profit from sales of goods and providing of services		1.310.606.148	1.331.616.344	6.986.661.833	4.419.704.581
21	6. Financial income		88.667.766	475.845	159.002.445	9.101.794
22	7. Financial expenses	22				4.850.000
23	- In which: Interest expenses					
26	8. Enterprise administration expenses	23	966.406.381	902.689.050	3.360.853.352	3.413.535.657
30	9. Net profit from operating activities		432.867.533	429.403.139	3.784.810.926	1.010.420.718
31	10. Other income	24	334.846.020	334.846.156	336.778.020	1.620.795.878
32	11. Other expense	25	80.000.115	5.000.004	342.468.924	463.193.386
40	12. Other profit		254.845.905	329.846.152	(5.690.904)	1.157.602.492
50	13. Total net profit before tax		687.713.438	759.249.291	3.779.120.022	2.168.023.210
51	14. Current corporate income tax expenses	26	150.742.710	44.291.125	719.226.153	177.164.494
60	15. Profit after corporate income tax		536.970.728	714.958.166	3.059.893.869	1.990.858.716
70	16. Basic earnings per share		15	20	84	55

Preparer


Pham Thi Van

Manager of Accounting Department


Do Vu Linh



STATEMENT OF CASH FLOWS

From 01 January 2025 to 31 December 2025

(Indirect method)

Code	ITEMS	Note	From 01 January 2025 to 31 December 2025 VND	From 01 January 2024 to 31 December 2025 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	1. Profits before tax		3.779.120.022	2.168.023.210
	2. Adjustments for :			
02	- Depreciation of fixed assets and investment properties		1.155.785.160	1.176.431.628
03	- Provisions		55.176.520	49.776.521
05	- Gains/loss from investment		(159.002.445)	(8.625.949)
07	- Other adjustments			-
08	3. Operating profit before changes in working Capital		4.831.079.257	3.385.605.410
09	- Increase/Decrease in receivables		(3.224.884.326)	(1.558.722.006)
10	- Increase/Decrease in inventories		1.292.959.002	(302.668.173)
11	- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)		9.671.963.435	(2.199.675.056)
12	- Increase/Decrease in prepaid expenses		(353.024.344)	87.292.449
15	- Corporate income taxes paid		(570.524.713)	(177.164.495)
20	Net cash flows from operating activities		11.647.568.311	(765.331.871)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
22	1. Proceeds from disposals of fixed assets and other long-term assets		-	1.055.000.000
27	2. Interest and dividend received		159.002.445	8.625.949
30	Net cash flows from investing activities		159.002.445	1.063.625.949
36	3. Dividends, profits paid to owners		(3.435.000)	-
40	Net cash flows from financing activities		(3.435.000)	-
50	Net cash flows in the year		11.803.135.756	298.294.078
60	Cash and cash equivalents at beginning of the year		981.905.694	683.611.616
61	Effect of exchange rate fluctuations		-	-
70	Cash and cash equivalents at end of the year	3	12.785.041.450	981.905.694

Preparer

Pham Thi Van

Manager of Accounting Department

Do Vu Linh

Quang Ninh, 12 January 2026



NOTE FINANCIAL STATEMENTS

From 01 January 2025 to 31 December 2025

1 . CHARACTERISTICS OF BUSINESS OPERATIONS

Forms of capital ownership

Cailan Port Investment Joint Stock Company (the "Company") was incorporated and operates under Business Registration Certificate No. 5700688013, initially granted by the Department of Planning and Investment of Quang Ninh Province on November 02, 2007. The Company's business registration certificate was last amended on 11 September 2025.

The Company's head office is located at: No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province

The Company's charter capital is VND 365,050,000,000 (Three hundred sixty-five billion, one hundred fifty million Vietnamese Dong), divided into 36,505,000 shares with a par value of VND 10,000 per share.

Business lines:

- Road freight transportation;
- Wholesale trade;
- Coastal and ocean freight transportation;
- Warehousing and storage;
- Support services directly related to rail and road transport;
- Cargo handling;
- Other support services related to transportation;
- Real estate business, land use rights owned, used, and leased;
- Support services directly related to water transport.

2 . APPLIED ACCOUNTING POLICIES AND REGIMES AT COMPANY COMPANY

2.1 . Applied accounting documentation system

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

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

2.2 . Applicable Accounting Standards and Regimes

Applicable accounting regime

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Statement on Compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State; and presented in accordance with the provisions of each standard, circular guiding the implementation of the current Accounting Standards and Regime being applied.

2.3 . Financial instruments

Initial notes

The Company's financial assets include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are determined at purchase price/issuance costs plus other costs incurred directly related to the purchase and issuance of such financial assets.

Financial liabilities

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price plus costs incurred directly related to the issuance of such financial liabilities.

Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

2.4 . Foreign currency transactions

Foreign currency transactions during the fiscal year are converted into Vietnamese Dong at the actual exchange rate on the transaction date. This actual transaction exchange rate is determined according to the following principles:

- When buying and selling foreign currency: the exchange rate is specified in the foreign currency buying and selling contract between the Company and the commercial bank;
- When contributing capital: is the foreign currency buying rate of the bank where the Company opens an account on
- When recording receivables: is the buying rate of the commercial bank where the Company designates the customer to pay at the time the transaction occurs;
- When recording payables: the selling rate of the commercial bank where the Company plans to transact at the time the transaction occurs.

All actual exchange rate differences arising during the year and differences due to revaluation of balances of foreign currency items at the time of preparing the Financial Statements are accounted for in the business results of the fiscal year. In which, the exchange rate difference profit due to revaluation of the end-of-period balances of foreign currency items is not used to distribute profits or pay dividends.

2.5 . Cash and cash equivalents

Cash includes cash in hand and non-term bank deposits.

2.6 . Financial investments

Investments in joint ventures and associates are accounted for using the cost method. Net profits distributed from joint ventures and associates arising after the date of investment are recognized in the Statement of Business Performance. Other payments (other than net profits) are considered as recovery of investments and are recognized as reductions in the cost of investments.

The capital contribution to the joint venture or associate is not adjusted for changes in the Company's ownership share in the net assets of the joint venture. The Company's income statement reflects the income distributed from the accumulated net profit of the joint venture or associate after the capital contribution to the joint venture or associate.

Joint venture and association activities in the form of jointly controlled business activities and jointly controlled assets are applied by the Company according to general accounting principles as with other normal business activities. In which:

- The Company separately monitors income and expenses related to joint venture and association activities and makes allocations to the parties in the joint venture according to the Joint Venture Contract;
- The Company separately keeps track of joint venture capital assets, capital contributions to jointly controlled assets and common liabilities, separate liabilities arising from joint venture activities.

Provisions for investment depreciation are made at the end of the year as follows:

Provisions for devaluation of investments are made at the end of the fiscal year, based on Circular 48/2019/TT-BTC dated August 8, 2019, amending and supplementing Circular 24/2022/TT-BTC dated April 7, 2022 of the Ministry of Finance on Guidance on the regime of setting up and using provisions at Enterprises.

2.7 . Receivables

Receivables are tracked in detail by receivable term, receivable entity, receivable currency type, and other factors according to the Company's management needs.

Provision for doubtful debts is made for the following items: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that have not yet reached maturity but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that have not yet reached maturity but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

2.8 . Inventories

Inventories are initially recorded at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recording. After initial recording, at the time of preparation, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at net realizable value.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of unfinished products at the end of the year:

- Work in progress costs are collected according to actual costs incurred for each type of unfinished product.

2.9 . Fixed Assets and Investment Properties

Tangible fixed assets and intangible fixed assets are initially recorded at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- Machinery and equipment:	05 - 12 years
- Means of transportation	04 - 08 years
- Office equipment	03 years
- Other assets	04 years
- Computer software	03 - 05 years

Investment properties are recorded at cost.

For investment real estate for operating lease, it is recorded at original cost, accumulated depreciation and residual value. In which, depreciation is calculated using the straight-line method with the estimated depreciation period as

- Houses, buildings	47 years
- Land use rights	47 years

2.10 . Prepaid expenses

Expenses incurred related to the business performance of many accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

2.11 . Trade payables

Trade payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs.

2.12 . Accrued expenses

Payables for goods and services received from sellers or provided to buyers in the reporting year but not actually paid and other payables such as land rent payable, payable expenses not yet due for payment are recorded in production and business expenses of the reporting year.

The recording of payable expenses into production and business expenses during the year is carried out according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and the actual expenses will be reversed.

2.13 . Unrealised revenue

Unearned revenue includes pre-received revenue such as: the amount of money customers have paid in advance for one or more accounting periods for asset leasing, interest received in advance when lending capital or purchasing debt instruments and other unrealized revenue such as: the difference between the selling price of goods on deferred payment or installment payment as committed and the selling price paid immediately, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...

Unearned revenue is transferred to Sales and Service Revenue at the amount determined in accordance with each accounting period.

2.14 . Owner's equity

Owner's equity is recorded at the actual capital contributed by the owner.

Other capital under Owner's Equity reflects the business capital formed by supplementing from business results or by being donated, presented, sponsored, or revaluation of assets (if allowed to record an increase or decrease in Owner's Investment Capital).

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the Company's profit distribution or loss handling situation. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders after setting aside funds according to the Charter and regulations of Vietnamese law.

Dividends payable to shareholders are recorded as payable in the Company's Balance Sheet after the dividend announcement by the Board of Directors.

2.15 . Revenue

Sales revenue

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- Revenue is measured with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- Identify the costs associated with a sales transaction.

Revenue from providing services

Revenue from providing services is recognized when all of the following conditions are simultaneously satisfied:

- Revenue is measured with relative certainty;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed on the date of the Balance Sheet;
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

The portion of service work completed is determined by the method of assessing completed work.

Financial revenue

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue is determined with relative certainty.

2.16 . Cost of goods sold

Cost of goods sold in the year is recorded in accordance with the revenue generated in the year and ensures compliance with the principle of prudence. Cases of material loss exceeding the norm, costs exceeding the normal norm, lost inventory after deducting the responsibility of the relevant collective or individual, etc. are fully and promptly recorded in the cost of goods sold in the year.

2.17 . Taxes

Corporate income tax (if any) represents the sum of current and deferred tax liabilities.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are not taxable or deductible. Corporate income tax is calculated at the effective tax rate of 20% of taxable profit.

Other taxes are applied according to current tax laws in Vietnam.

2.18 . Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Company's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Company, including parent companies, subsidiaries and affiliates;
- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each possible related party relationship for the purpose of preparing and presenting financial statements, the Company pays attention to the substance of the relationship rather than the legal form.

3 . CASH AND CASH EQUIVALENTS

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	30.000.000	30.000.000
Cash at banks	3.105.617.801	951.905.694
Cash equivalents	9.649.423.649	-
Total	12.785.041.450	981.905.694

4 . LONG-TERM INVESTMENTS

(Details are presented in Appendix 01)

5 . SHORT-TERM TRADE RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
a) Must collect detailed customer information for customers with la		
Cai Lan International Container Terminal Co., Ltd.	2.016.893.569	2.392.696.049
An Viet Phat Energy Joint Stock Company	1.108.005.341	1.802.461.941
S-WAY LOGISTICS VIETNAM CO., LTD.	1.941.192.000	
Duong Linh Production Co., Ltd.	1.338.156.196	1.037.192.069
Tâm Sen Group Trading and Investment Co., Ltd.	2.297.350.909	
Other receivables	2.362.816.464	2.602.441.684
Total	11.064.414.479	7.834.791.743
Receivables to related parties	2.016.893.569	2.392.696.049

(Details are presented in Notes 30)

6 . OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
a) Short term				
- Employee receivables	576.829.166		703.717.530	
- Deposit	3.000.000	-	23.000.000	-
- Accounts receivable pending settlement (*)	1.816.239.681	1.816.239.600	1.816.239.681	1.816.239.600
- Other receivables	101.355.550	-	386.217.496	-
Total	2.497.424.397	1.816.239.600	2.929.174.707	1.816.239.600

(*) Receivables awaiting settlement are the remaining receivables classified by the Company from customer receivables after the Company and Cai Lan International Container Terminal Company Limited (CTCT) signed an Agreement dated July 11, 2022 to resolve all disputes between the two parties related to barge transportation services from Cai Lan Port to Hai Phong under Contract No. CICT.HDKT/2018.01/CPI dated January 1, 2018. Currently, the Company is carrying out procedures to settle this receivable.

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
b) Long term				
Deposit	3.680.400.000	-	3.682.400.000	-
Total	3.680.400.000	-	3.682.400.000	-

7 . BAD DEBTS

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Hoang Lam Ha Long Co., Ltd.	70.408.525	(70.408.525)	70.408.525	(70.408.525)
- Soc Son Steel Rolling Joint Stock Company	74.163.817	(74.163.817)	74.163.817	(74.163.817)
- TMT Wood Chip Production Trading Joint Stock Company	170.810.966	(170.810.966)	170.810.966	(170.810.966)
- Cai Lan International Container Co., Ltd.	1.816.239.600	(1.816.239.600)	1.816.239.600	(1.816.239.600)
- VINA Wood Chip Processing Co., Ltd.	23.140.329	(23.140.329)	23.140.329	(23.140.329)
- Ha Long Port Business Joint Stock Company	99.553.041	(99.553.041)	99.553.042	(49.776.521)
- Thuy Nguyen Trading Joint Stock Company	10.800.000	(5.400.000)		
Total	2.265.116.278	(2.259.716.278)	2.254.316.279	(2.204.539.758)

8 . INVENTORIES

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	82.145.635	-	115.439.719	-
Work in progress	-	-	1.259.664.918	-
Total	82.145.635	-	1.375.104.637	-

9 . TANGIBLE FIXED ASSETS

(Details are presented in Appendix 02)

10 . INTAGIBLE FIXED ASSETS

	Computer Software
Historical cost	
Beginning Balance	269.996.000
- Purchases during the period	
Ending Balance	269.996.000
Accumulated Depreciation	
Beginning Balance	141.852.356
- Depreciation during the period	24.802.008
Ending Balance	166.654.364
Remaining Value	
At the beginning of the year	128.143.644
At the end of the period	103.341.636

11 . INVESTMENT PROPERTIES

	Land use rights	Infrastructure	Total
	VND	VND	VND
Historical cost			
Beginning Balance	33.623.389.808	2.807.546.980	36.430.936.788
Ending Balance	33.623.389.808	2.807.546.980	36.430.936.788
Accumulated Depreciation			
Beginning Balance	9.300.086.533	776.555.540	10.076.642.073
- Depreciation during the	715.391.268	59.735.040	775.126.308
Ending Balance	10.015.477.801	836.290.580	10.851.768.381
Remaining Value			
At the beginning of the year	24.323.303.275	2.030.991.440	26.354.294.715
At the end of the period	23.607.912.007	1.971.256.400	25.579.168.407

12 . PREPAID EXPENSES

	31/12/2025	01/01/2025
	VND	VND
a) Short-term	202.151.937	104.998.901
Transportation prepaid expenses	191.923.805	32.684.729
Office prepaid expenses	10.228.132	72.314.172
b) Long-term	416.577.607	160.706.299
Transportation prepaid expenses	82.482.301	35.073.460
Office prepaid expenses	334.095.306	125.632.839
Total	618.729.544	265.705.200

13 . TRADE PAYABLES

	31/12/2025		01/01/2025	
	Ending balance	Solvency	Ending balance	Solvency
	VND	VND	VND	VND
a) Payables to vendors detailed by supplier with large balance				
Maritime Project Management Unit 2	4.000.000.000	4.000.000.000	4.000.000.000	4.000.000.000
Vietnam Maritime Corporation	4.615.974.078	4.615.974.078	823.841.637	823.841.637
Tham Gia Tourism and Trade Construction Joint Stock Company	1.003.583.214	1.003.583.214	1.526.355.592	1.526.355.592
Hi-tech Transportation Company Limited	1.436.239.600	1.436.239.600	1.616.239.600	1.616.239.600
Quang Ninh Port Joint Stock Company	1.776.925.578	1.776.925.578	563.835.629	563.835.629
Other payables	5.648.575.465	5.648.575.465	2.510.373.641	2.510.373.641
Total	18.481.297.935	18.481.297.935	11.040.646.099	11.040.646.099

b) Trade payables to related parties
(Details are presented in Notes 30)

14 . PREPAYMENT FROM CUSTOMERS

	31/12/2025	01/01/2025
	VND	VND
Hao Hung Long An Company Limited	84.331.170	84.331.170
Others	200.032	200.000
Total	84.531.202	84.531.170

15 . TAXES AND OTHER PAYABLES TO THE STATE

(Details are presented in Appendix 03)

16 . ACCRUED EXPENSES

	31/12/2025	01/01/2025
	VND	VND
a) Short term	1.883.619.071	848.011.467
Other accrued expenses	1.455.362.411	419.754.807
Land tax payables	428.256.660	428.256.660
b) Long term	13.454.306.662	13.882.563.322
Land tax payables	13.454.306.662	13.882.563.322
Total	15.337.925.733	14.730.574.789

17 . OTHER PAYABLES

	31/12/2025	01/01/2025
	VND	VND
a) Short term	655.177.961	537.577.289
- Union fees	21.527.090	7.660.603
- Other payables	633.650.871	529.916.686
b) Long term	3.464.440.000	3.055.220.000
Receive deposits, long-term bets - An Viet Phat Company	2.646.000.000	2.646.000.000
Receive deposits, long-term bets - Duong Linh Production Company Limited	818.440.000	409.220.000
Total	3.485.967.090	3.592.797.289

18 . UNEARNED REVENUE

	31/12/2025	01/01/2025
	VND	VND
a) Short term	1.660.948.836	1.660.948.836
Revenue from leasing 2,3 ha of premises	1.660.948.836	1.660.948.836
b) Long term	38.150.360.908	34.811.309.684
Revenue from leasing 2,3 ha of premises	38.150.360.908	34.811.309.684
Total	39.811.309.744	36.472.258.520

19 . OWNERS' EQUITY

a) Equity Fluctuation Reconciliation Table

(Details are presented in Appendix 04)

b) Owner's equity details

	31/12/2025	Ratio	01/01/2025	Ratio
	VND	%	VND	%
Vietnam Maritime Corporation	206.550.000.000	56,58	206.550.000.000	56,58
QuangNinh Port Join Stock Company	29.709.990.000	8,14	29.709.990.000	8,14
Hanoi General Import Export Joint Stock Company	18.000.000.000	4,93	18.000.000.000	4,93
Others	110.790.010.000	30,35	110.790.010.000	30,35
Total	365.050.000.000	100,00	365.050.000.000	100,00

c) Capital transactions with owners and distribution of dividends and profits

	From 01 January 2025 to 31 December 2025	From 01 January 2024 to 31 December 2025
	VND	VND
Owner's equity		
- Beginning capital contribution	365.050.000.000	365.050.000.000
- End of year capital contribution	365.050.000.000	365.050.000.000

d) Shares

	31/12/2025	01/01/2025
	VND	VND
Number of shares sold to the public	36.505.000	36.505.000
- Common stock	36.505.000	36.505.000
Number of shares outstanding	36.505.000	36.505.000
- Common stock	36.505.000	36.505.000
Outstanding share price: 10,000 VND/share		

e) Company funds

	31/12/2025	01/01/2025
	VND	VND
Development Investment Fund	2.340.736.096	2.340.736.096
Other Equity Funds	163.000.000	163.000.000
Total	2.503.736.096	2.503.736.096

20 . REVENUE FROM SALES OF GOODS AND PROVIDING OF SERVICES

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Revenue from providing of services	18.376.015.534	8.246.757.125	65.941.041.714	35.438.026.383
Revenue from real estate leasing	415.237.194	415.237.194	1.660.949.780	1.660.949.780
Total	18.791.252.728	8.661.994.319	67.601.991.494	37.098.976.163
Revenue of related parties	6.158.980.175	1.697.317.175	24.318.314.575	3.244.481.505
<i>(Details are presented in Notes 30)</i>				

21 . COST OF GOODS SOLD

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Cost of providing of services	17.286.865.003	7.136.596.402	59.840.203.353	31.904.145.274
Cost of real estate leasing	193.781.577	193.781.577	775.126.308	775.126.308
Total	17.480.646.580	7.330.377.979	60.615.329.661	32.679.271.582

22 . FINANCIAL INCOMES

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Interest from bank deposits, loan	88.667.766	475.845	159.002.445	1.281.794
Foreign exchange difference incurred			-	7.820.000
Total	88.667.766	475.845	159.002.445	9.101.794

23 . GENERAL AND ADMINISTRATIVE EXPENSES

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Administrative material costs	16.719.422	17.019.165	68.807.526	97.153.236
Administrative staff costs	366.771.192	451.757.774	1.440.942.433	1.596.252.987
Depreciation and amortisation	32.798.868	32.798.868	131.195.472	131.195.472
Taxes, fees and expenses			3.000.000	3.000.000
Provision for/Reversal of provision for doubtful receivables	55.176.520	49.776.521	55.176.520	49.776.521
Outsource service expenses	153.177.994	215.817.623	530.946.337	828.131.616
Other montary expenses	341.762.385	135.519.099	1.130.785.064	708.025.825
Total	966.406.381	902.689.050	3.360.853.352	3.413.535.657

24 . OTHER INCOMES

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Gain on disposal of fixed assets	-		-	941.157.473
Difference in property tax payments	334.846.020	334.846.020	334.846.020	334.846.020
Contract progress bonus				344.791.250
Others		136	1.932.000	999
Tổng	334.846.020	334.846.156	336.778.020	1.620.795.742

25 . OTHER EXPENSES

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Remuneration of the Board of Directors and Supervisories	80.000.000	5.000.000	320.000.000	20.000.000
Others	536.923	4	22.468.924	443.193.386
Total	80.536.923	5.000.004	342.468.924	463.193.386

26 . CURRENT CORPORATE INCOME TAX EXPENSES

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Corporate income tax from business activities				
Total accounting profit before corporate income tax	466.257.821	537.793.674	2.893.296.550	1.282.199.738
Adjustments for increase:	66.000.115	5.935.772	304.536.923	51.631.278
- Remuneration of the BOD and BOS part-time	66.000.000		264.000.000	-
- Tax penalty costs	115	645.764	536.923	
- Invalid expenses from business		5.290.008	40.000.000	49.560.528
- Foreign exchange difference during the period revaluation				2.070.750
Corporate income	532.257.936	543.729.446	3.197.833.473	1.333.831.016
Losses carried forward previous years	-		(487.526.170)	(1.333.831.016)
Corporate income	532.257.936		2.710.307.303	-
Corporate income tax rate	20%	20%	20%	20%
Corporate income tax expenses	106.451.587	-	542.061.459	-
CIT payable at the beginning	152.204.573	(42.249.854)	(42.249.853)	(42.249.854)
CIT paid during the period	(152.204.573)	-	(393.360.219)	
Corporate income tax payable at the end of the period from main business activities	106.451.587	(42.249.854)	106.451.387	(42.249.854)
Corporate income tax from real estate investment activities				
Total accounting profit from real estate business	221.455.617	221.455.617	885.823.472	885.823.472
Taxable income	221.455.617	221.455.617	885.823.472	885.823.472
Corporate income tax rate	20%	20%	20%	20%
CIT expense of real estate	44.291.123	44.291.123	177.164.694	177.164.694
CIT payable at the beginning	44.291.123	44.291.123	44.291.123	44.291.126
CIT paid during the period	(44.291.123)	(44.291.123)	(177.164.494)	(177.164.495)
CIT payable of real estate	44.291.123	44.291.123	44.291.323	44.291.325
Total corporate income tax expense	150.742.710	44.291.123	719.226.153	177.164.694
Total corporate income tax payable at the end of the period	150.742.710	2.041.269	150.742.710	2.041.471

27 . OPERATING COST BY FACTOR

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Raw material costs	918.263.550	229.357.737	2.927.478.302	2.488.395.726
Labor costs	2.519.310.050	1.317.663.716	13.711.530.644	5.058.094.369
Taxes, fees and others charges			3.000.000	3.000.000
Depreciation and amortisation	281.720.028	294.107.907	1.155.785.160	1.176.431.628
Provision expenses / Reversal of provision for doubtful accounts	55.176.520	49.776.521	55.176.520	49.776.521
Outsourced services	14.054.097.610	5.210.702.720	44.043.553.397	25.756.587.673
Other montary expenses	618.486.203	1.098.659.560	2.046.365.906	1.792.120.116
Total	18.447.053.961	8.200.268.161	63.942.889.929	36.324.406.033

28 . FINANCIAL INSTRUMENTS

The Company's financial instruments include:

	Book value		Book value	
	31/12/2025		01/01/2025	
	Historical costs	Provision	Historical cost	Provision
	VND	VND	VND	VND
Financial assets				
Cash and cash equivalents	12.785.041.450		981.905.694	-
Trade receivables, other receivables	17.242.238.876	(2.204.539.758)	14.446.366.450	(2.204.539.758)
Total	30.027.280.326	(2.204.539.758)	15.428.272.144	(2.204.539.758)
			Book value	
			31/12/2025	01/01/2025
			VND	VND
Financial liabilities				
Trade Payables, Other Payables			22.600.915.896	14.633.443.388
Accrued payables			15.337.925.733	14.730.574.789
Total			37.938.841.629	29.364.018.177

Financial assets and financial liabilities have not been revalued at fair value as at the balance sheet date because Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance for the measurement and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful debts and provisions for diminution in value of securities investments as detailed in the relevant Notes.

Financial Risk Management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has established a system of controls to ensure an appropriate balance between the cost of risks incurred and the cost of managing risks. The Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

The Company's business operations will be primarily exposed to risks from changes in prices, exchange rates and interest

Price risk:

The Company is exposed to equity price risk arising from short-term and long-term equity investments due to uncertainty about the future price of the investment shares. Long-term equity investments are held for long-term strategic purposes, and at the end of the accounting period there is no plan to sell these investments.

Exchange rate risk:

The Company is exposed to exchange rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument following changes in foreign exchange rates when the Company's borrowings, revenues and expenses are denominated in currencies other than Vietnamese Dong.

Interest rate risk:

The Company bears interest rate risk due to the fluctuation in fair value of future cash flows of a financial instrument due to changes in market interest rates when it incurs time or non-term deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable for its purposes.

Credit risk

Credit risk is the risk that a party to a financial instrument or contract will not be able to meet its obligations, leading to a financial loss for the Company. The Company is exposed to credit risks from its business activities (mainly for receivables from customers) and financial activities (including bank deposits, loans and other financial instruments), specifically as follows:

	Less than 1 year	From 1 year to 5 year	More than 5 year	Total
	VND	VND	VND	VND
On September 30, 2025				
Cash and cash equivalents	12.785.041.450			12.785.041.450
Trade receivables, other receivables	11.302.122.598	3.680.400.000		14.982.522.598
Total	24.087.164.048	3.680.400.000	-	27.767.564.048
On January 1, 2025				
Cash and cash equivalents	981.905.694			981.905.694
Trade receivables, other receivables	8.559.426.692	3.682.400.000		12.241.826.692
Total	9.541.332.386	3.682.400.000	-	13.223.732.386

Liquidity risk

Liquidity risk is the risk that the company faces difficulties in fulfilling its financial obligations due to a lack of capital. The company's liquidity risk primarily arises from the fact that its financial assets and financial liabilities have different maturity dates.

The payment terms for financial liabilities are based on the expected contractual payments (on the basis of the cash flows of the principal amounts) as follows:

	Less than 1 year	From 1 year to 5 year	More than 5 year	Total
	VND	VND	VND	VND
As at date 31/12/2025				
Must pay the seller, must pay oth	19.136.475.896	3.464.440.000		22.600.915.896
Cost to be paid	1.883.619.071		13.454.306.662	15.337.925.733
Total	21.020.094.967	3.464.440.000	13.454.306.662	37.938.841.629
As at date 01/01/2025				
Must pay the seller, must pay oth	11.578.223.388	3.055.220.000		14.633.443.388
Cost to be paid	848.011.467		13.882.563.322	14.730.574.789
Total	12.426.234.855	3.055.220.000	13.882.563.322	29.364.018.177

The Company believes that the concentration of risk with respect to debt servicing is manageable. The Company is able to service its debts as they fall due from cash flows from operations and proceeds from maturing financial assets.

29 . RELATED PARTIES

Related Parties

- Vietnam Maritime Corporation
- Cailan International Container Terminal Co., Ltd
- High-tech Transport Co., Ltd
- Maritime Development JSC
- Vosa Quảng Ninh
- VIMC Logistic JSC
- Hai Phong Port JSC

- Quang Ninh Port JSC

- Tham Gia Tourism Construction and Trade Investment JSC

Relationship

- Parent Company
- Joint Venture Company
- Same Parent Company
- Same Parent Company
- Same Parent Company
- Same Parent Company
- Same Parent Company
- Mr. Nguyen Van Manh - Member of the Board of Director is the Deputy General Director of this Company
- Mr. Tham Hong Son - Member of the Board of Director is the General Director of this Company

Transactions during the year:

	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
Purchased Services	5.356.686.525	5.334.122.732	18.016.314.775	14.413.034.802
- Cailan International Container Terminal Co., Ltd	418.385.000	85.176.000	1.243.445.870	244.304.400
- Quang Ninh Port JSC	1.922.457.210	519.274.888	6.524.965.140	4.459.588.558
- Tham Gia Tourism Construction and Trade Investment JSC	2.733.396.280	4.729.671.844	9.845.750.730	9.709.141.844
- Maritime Development JSC	12.000.000		51.795.000	
- VIMC Logistic JSC	282.448.035		350.358.035	
- Vietnam Maritime Corporation	4.274.050.074		4.309.050.074	
- Vosa Quảng Ninh	627.931.850		946.884.680	
Service Providers	6.158.980.175	1.697.317.175	24.318.314.575	3.244.481.505
- Cailan International Container Terminal Co., Ltd	6.119.380.175	1.673.317.175	24.263.714.575	2.415.998.205
- Quang Ninh Port JSC	39.600.000	24.000.000	54.600.000	99.269.100
- Vosa Quảng Ninh				30.494.200
- Hai Phong Port JSC				698.720.000

Balance at the end of the year:

			31/12/2025	01/01/2025
			VND	VND
Accounts receivable	2.016.893.569	2.392.696.049	2.016.893.569	2.392.696.049
- Cailan International Container Terminal Co., Ltd	2.016.893.569	2.392.696.049	2.016.893.569	2.392.696.049
Other receivable	5.496.659.681	5.510.387.681	5.496.659.681	5.510.387.681
- Cailan International Container Terminal Co., Ltd	1.816.259.681	1.829.987.681	1.816.259.681	1.829.987.681
- Tham Gia Tourism Construction and Trade Investment JSC	3.680.400.000	3.680.400.000	3.680.400.000	3.680.400.000
Trade payables	9.237.656.696	4.622.262.538	9.237.656.696	4.622.262.538
- Cailan International Container Terminal Co., Ltd	233.700.000	91.990.080	233.700.000	91.990.080
- Quang Ninh Port JSC	1.776.925.578	563.835.629	1.776.925.578	563.835.629
- High-tech Transport Co., Ltd	1.436.239.600	1.616.239.600	1.436.239.600	1.616.239.600
- Vietnam Maritime Corporation	4.615.974.078	823.841.637	4.615.974.078	823.841.637
- Tham Gia Tourism Construction and Trade Investment JSC	1.003.583.214	1.526.355.592	1.003.583.214	1.526.355.592
- Vosa Quảng Ninh	143.571.824		143.571.824	
- VIMC Logistic JSC	27.662.402		27.662.402	
Other payables	790.000.000	18.250.000	790.000.000	18.250.000
- Tham Gia Tourism Construction and Trade Investment JSC	790.000.000	18.250.000	790.000.000	18.250.000

Income of members of the BOD, BOS, BOM and other managers of the Company:

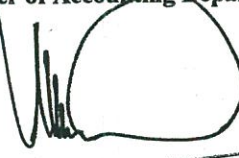
	Four Quarter		Accomolated	
	This year	Pervious year	31/12/2025	31/12/2024
	VND	VND	VND	VND
- Income of members of the BOD, BOM and other managers of the Company:	477.684.546	237.875.000	2.157.490.529	641.900.536
+ Mr. Do Duc An - Chairman	52.200.000	-	97.200.000	-
+ Mr. Doan Ngoc Tu - Member of BOD, General Director	122.666.507	85.600.000	327.189.416	146.736.364
+ Mr. Nguyen Van Manh - Member of BOD	25.300.000	-	52.300.000	3.000.000
+ Mr. Tham Hong Son - Member of BOD	25.300.000	-	52.300.000	3.000.000
+ Ms. Tran Thi Kieu Oanh - Member of BOD	36.200.000	-	63.200.000	
+ Mr. Nguyen Ba Son - Deputy General Director	164.738.588	58.275.000	1.348.221.463	238.051.590
+ Mr. Do Tuan Hien - Deputy General Director	51.279.451	94.000.000	217.079.650	251.112.582
- Income of the Company's Board of Supervisors members:	77.350.000	-	149.350.000	9.000.000
Total	555.034.546	237.875.000	2.306.840.529	650.900.536

Preparer



Pham Thi Van

Manager of Accounting Department



Do Vu Linh

Quang Ninh, 12 January 2026

General Director



Doan Ngoc Tu

APPENDIX 01: FINANCIAL INVESTMENTS

Investments in other entities

	31/12/2025				01/01/2025			
	Historical cost		Provision		Historical cost		Provision	
	VND		VND		VND		VND	
				Voting ratio %				Voting ratio %
Investments in joint ventures, associates	473.212.674.000		(473.212.674.000)	51%	473.212.674.000		(473.212.674.000)	51%
Cai Lan International Container Terminal Company Limited	473.212.674.000		(473.212.674.000)	51%	473.212.674.000		(473.212.674.000)	51%
Total	473.212.674.000		(473.212.674.000)	51%	473.212.674.000		(473.212.674.000)	51%

Investment in Cai Lan International Container Terminal Company Limited (CICT) under the Joint Venture Contract dated November 6, 2007. The Company's interest rate in Cai Lan International Container Terminal Company Limited is 51%. The contributed capital is equivalent to 25,490,000 USD, the ownership rate in the book currency VND is 51%. Pursuant to the provisions of Article 8 and Article 9 of Circular 202/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and the Charter of CICT, CICT is not in fact a subsidiary of the Company.

The Company has made a provision for financial investment depreciation for the investment in Cai Lan International Container Terminal Company Limited (CICT) up to December 31, 2025: VND 473,212,674,000. The basis for making the provision is according to Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance and the accumulated losses on CICT's financial statements. Accordingly, the Company has made a provision for 100% of the capital invested in CICT up to December 31, 2025.

APPENDIX 02: TANGIBLE FIXED ASSETS

	Machinery and equipment	Means of transportation	Office equipment	Other fixed assets	Total
	VND	VND	VND	VND	VND
Historical cost					
Opening balance	608.800.000	10.108.245.111	212.276.000	1.054.724.000	11.984.045.111
- Purchases during the year	-	-	-	-	-
- Disposals	-	-	-	-	-
Ending balance	608.800.000	10.108.245.111	212.276.000	1.054.724.000	11.984.045.111
Accumulated depreciation					
Opening balance	520.068.138	8.703.158.197	212.276.000	879.295.304	10.314.797.639
- Purchases during the year	35.492.760	220.119.060	-	100.245.024	355.856.844
- Disposals	-	-	-	-	-
Ending balance	555.560.898	8.923.277.257	212.276.000	979.540.328	10.670.654.483
Remaining value					
At the beginning of the year	88.731.862	1.405.086.914	-	175.428.696	1.669.247.472
At the end of the year	53.239.102	1.184.967.854	-	75.183.672	1.313.390.628

APPENDIX 03: TAXES AND OTHER PAYABLES TO THE STATE

	Beginning of year receivables	Beginning of year payables	Payables	Paid	End of year receivables	End of year payables
	VND	VND	VND	VND	VND	VND
Value added tax payables	-	-	2.283.150.695	2.283.150.695	-	-
Corporate income tax	-	2.041.270	719.226.153	570.524.713	-	150.742.710
Personal income tax	89.787.901	-	1.912.856.959	1.623.478.308	-	199.590.750
Property tax and land rent	-	-	107.333.340	107.333.340	-	-
Fees, charges and other payables	-	-	3.000.000	3.000.000	-	-
Fees, charges, and other payable amounts.	-	-	536.808	536.808	-	-
Total	89.787.901	2.041.270	5.026.103.955	4.588.023.864	-	350.333.460

APPENDIX 04: OWNERS' EQUITY

	Owners' contributed capital	Other capital	Development investment funds	Other equity fund	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Previous Period Opening Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(404.457.379.048)	(25.403.642.952)
Previous Period Profit/(Loss)	-	-	-	-	1.990.858.716	1.990.858.716
Previous Period Closing Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(402.466.520.332)	(23.412.784.236)
This Period Opening Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(402.466.520.332)	(23.412.784.236)
This Year Profit/(Loss)	-	-	-	-	3.059.893.869	3.059.893.869
This Year Capital Reduction	-	-	-	-	(1.918.940.892)	(1.918.940.892)
This Year Closing Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(401.325.567.355)	(22.271.831.259)