Doan Xa Port Joint Stock Company

FACT SHEET

FINANCIAL PERFORMANCE

Q1|2026

TOTAL ASSETS	TOTAL EQUITY
1.684.592.079.022	1.009.114.939.246
+75,18% yoy	*+14,73% yoy*

NET REVENUE	NET PROFIT AFTER TAX
256.501.090.575	50.339.622.240
+20,01% yoy	*+188,17% yoy*

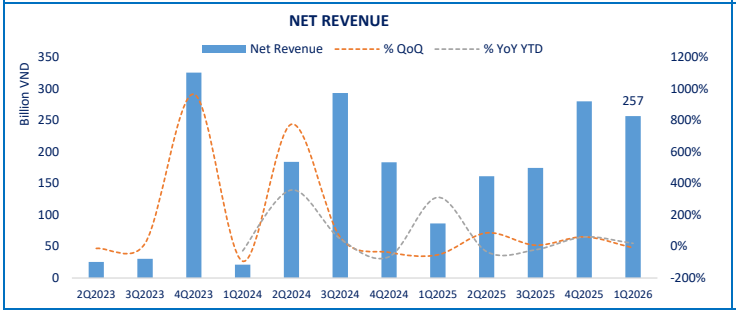
Key Highlights:

- The company's profit margins continued to increase sharply thanks to the boom in the seaport segment (details in the IR newsletter).
- In the context of volatile asphalt prices, the company procured a large quantity utilizing short-term raised funds to timely meet market demand.
- The financial health remains secured during the major investment phase.

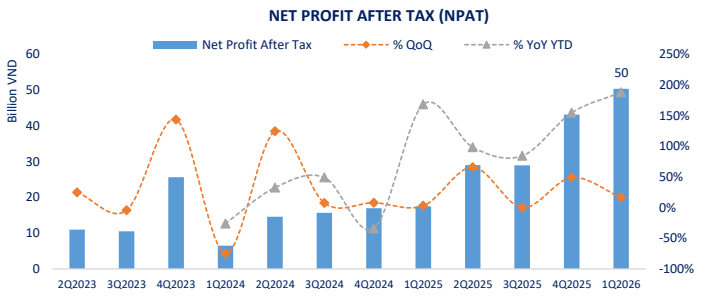
IR Newsletter - April 2026

BUSINESS PERFORMANCE UPDATE

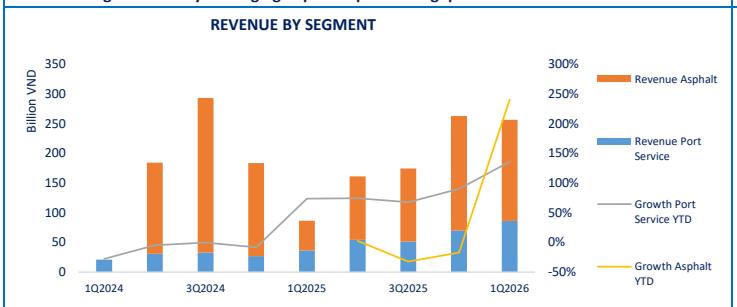
Net revenue grew YoY but fell QoQ due to seasonality



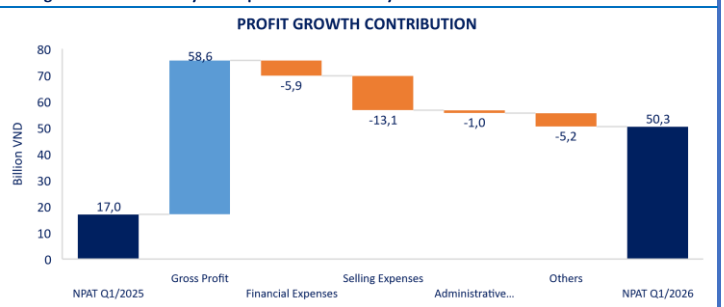
NPAT maintained growth momentum on both YoY and QoQ bases



Port services grew robustly on surging import-export throughput

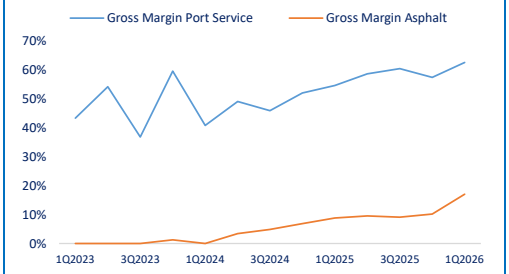


NPAT growth was driven by core operational efficiency

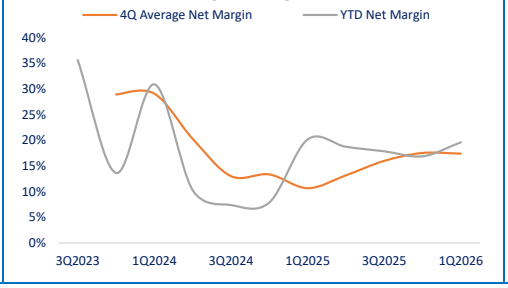


BUSINESS EFFICIENCY

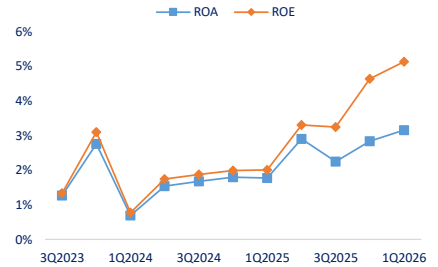
The core segment gross profit margin expanded



Net margin kept recovering on strong gross margin expansion

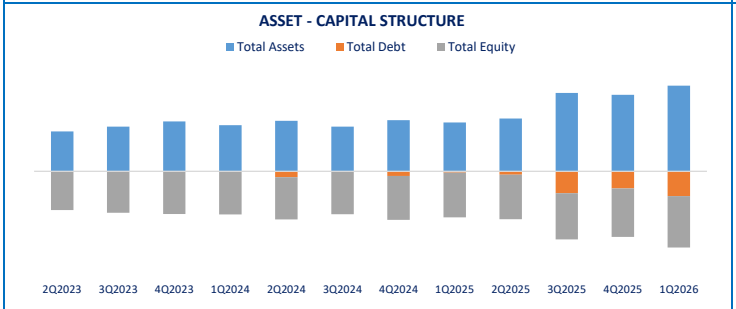


Operating efficiency continuously improved

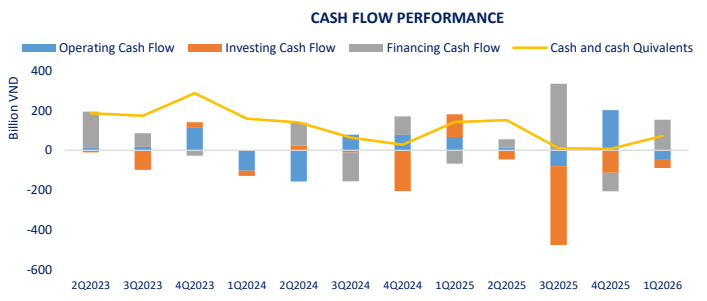


FINANCIAL POSITION OVERVIEW

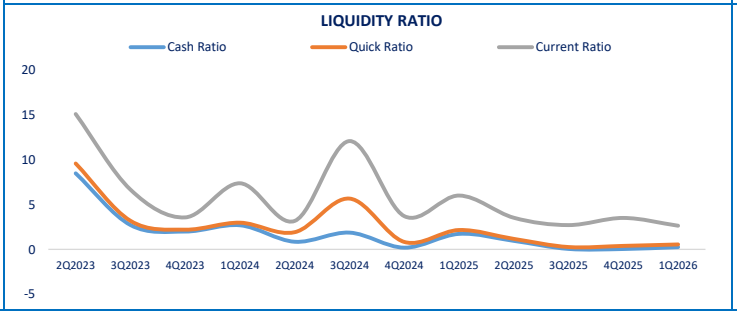
Short-term borrowings increased to finance working capital



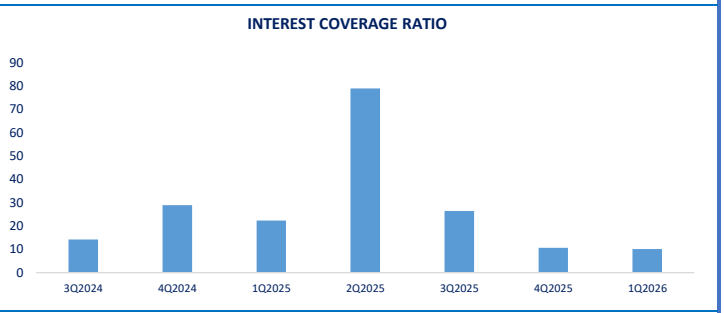
Operating cash flow was slightly negative on heavy asphalt procurement



Low leverage and stable cash flows ensure strong debt serviceability



Business operations fully cover interest expenses



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