

CTCP CẢNG ĐỒNG NAI
DONG NAI PORT JSC

Số: 104/2026/CBTT-PDN
No.: 104/2026/CBTT-PDN

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Đồng Nai, ngày 19 tháng 10 năm 2026
Dong Nai, day 19 month 10 year 2026

CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE

Kính gửi: Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: Hochiminh Stock Exchange

1. Tên tổ chức/*Name of organization*: Công ty CP Cảng Đồng Nai / *Dong Nai Port J.S Company*
- Mã chứng khoán/Mã thành viên/ *Stock code/ Broker code*: PDN
- Địa chỉ/*Address*: 1B-D3 Khu phố 2, Phường Long Hưng, TP.Đồng Nai / *1B-D3 Area 2, Long Hung Ward, Dong Nai City*
- Điện thoại liên hệ/*Tel.*: 02513.832.225 Fax: 02513.831.259
- E-mail: info@dongnaiport.com.vn

2. Nội dung thông tin công bố/*Contents of disclosure*:

Giải trình kết quả hoạt động SXKD biến động giữa 2 kỳ báo cáo tài chính quý 3 năm 2026 /
Explanation of fluctuations in business results between the two periods of the 3rd quarter financial statements.

(Đối với trường hợp đính chính hoặc thay thế thông tin đã công bố cần giải trình rõ nguyên nhân đính chính hoặc thay thế)/*In case of correction or replacement of previously disclosed information, explanation is needed*)

3. Thông tin này đã được công bố trên trang thông tin điện tử dự phòng của công ty vào ngày 19/10/2026 tại đường dẫn <https://ezir.fpts.com.vn/ThongTinDoanhNghiep/PDN> /*This information was published on the company's back up website on 19/10/2026, as in the link https://ezir.fpts.com.vn/ThongTinDoanhNghiep/PDN*

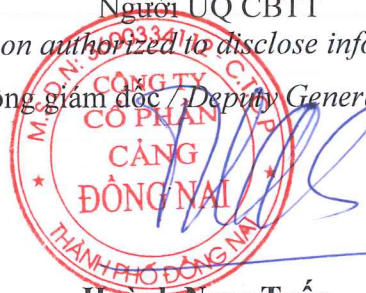
Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm/Attached documents:

Tài liệu liên quan đến nội dung thông tin công bố/
Documents on disclosed information.

Đại diện tổ chức
Organization representative

Người UQ CBTT
Person authorized to disclose information
Phó Tổng giám đốc / *Deputy General Director*



Huỳnh Ngọc Tuấn

SONADEZI CORPORATION
DONG NAI PORT
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 1826./CDN-TCKT

Dong Nai, 19. October 2026

Re: Explanation of Variances in Business
Results Exceeding 10% Between Reporting
Periods

To:

- State Securities Commission of Vietnam;
- Ho Chi Minh City Stock Exchange.

Pursuant to Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance on "Providing Guidelines on Disclosure of Information on Securities Market";

Based on the business performance results for the third quarter of 2026 compared with the third quarter of 2025, Dong Nai Port Joint Stock Company hereby provides explanations for the fluctuations exceeding 10% between the two reporting periods as follows:

Items	Quarterly III/2026	Quarterly III/2025	Variance	YoY (%)
Total revenue	417,110,215,709	404,911,071,678	12,199,144,031	103.01
Total expense	269,994,715,326	270,575,677,730	(580,962,404)	99.79
Profit before tax	147,115,500,383	134,335,393,948	12,780,106,435	109,5
Profit after tax	118,591,400,306	107,992,315,158	10,599,085,148	109.8

Explanation of Variances:

+ **Total revenue in Quarterly III/2026 increased by 3.01% compared with the same period of 2025**, of which: revenue from port operations increased by 2.6% ; financial income increased by 30.69%, and other income decreased by 49.2%.

Revenue from port operations in the third quarter of 2026 increased compared to the same period last year mainly due to the impact of fluctuations in the international shipping market on the Company's business operations. Since February 2026, conflicts in the Hormuz Strait region have disrupted maritime activities, extended transit times, and driven marine fuel prices up by more than 55% at certain points. As a result, many shipping lines imposed fuel surcharges, while container freight rates on the Asia-United States route increased significantly.

In addition, competition for cargo volumes among ports in Ho Chi Minh City and inland container depots (ICDs) has become increasingly intense. Certain regulations relating to transit

cargo have not been fully resolved, and restrictions imposed by some shipping lines on changing destination ports have further affected cargo throughput. Consequently, container cargo volume across the industry decreased by 10.6% compared to the same period last year.

However, the Company commenced operations of a 2-hectare empty container yard and put into use facilities under Phase 2A and Phase 2B of the Dong Nai Port Expansion Project, which enhanced the port's operating capacity. In addition, alumina cargo and cargo volumes from tenants at Go Dau Port remained stable, while throughput of coal, limestone powder, silica sand, and chemical products showed relatively little change compared to the same period last year. Furthermore, the Company expanded its cooperation with inland waterway and road transport operators, as well as value-added service providers, thereby improving service quality, better meeting customer demands, and increasing the throughput of general cargo by 6.79% compared to the same period last year. As a result of the above factors, the Company's revenue from operating activities in the third quarter of 2026 increased by 3.2% compared to the corresponding period of the previous year.

+ Total expenses in the third quarter of 2026 decreased slightly by 0.21% compared to the same period in 2025, primarily due to lower cost of sales and lower administrative expenses.

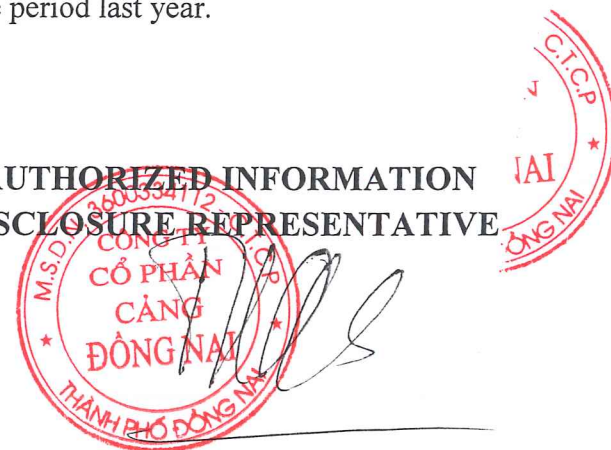
As a consequence of the above-mentioned factors, the Company's profit after tax for the third quarter of 2026 increased by 9.8% compared to the same period last year.

Sincerely./.

Recipients:

- As above;
- Board of General Directors (for reporting);
- Document;

**AUTHORIZED INFORMATION
DISCLOSURE REPRESENTATIVE**



**CÔNG TY
CỔ PHẦN
CẢNG
ĐỒNG NAI**

Digitally signed by CÔNG TY CỔ
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Huynh Ngoc Tuan