

KINGDOM OF CAMBODIA
NATION RELIGION KING

ANNUAL REPORT 2025



កំពង់ផែស្វយ័តភ្នំពេញ
PHNOM PENH AUTONOMOUS PORT

ក្រុមហ៊ុនចុះបញ្ជីលក់មូលបត្រ
LISTED COMPANY

2025 Annual Report
End 31/12/2025
Phnom Penh Autonomous Port

Vision and Mission

Vision :

PPAP's vision is to maintain its leadership as the main player in the Mekong shipping business and serve as an essential link in maritime shipping by effectively and efficiently connecting the country's international trade with overseas partners.

Mission:

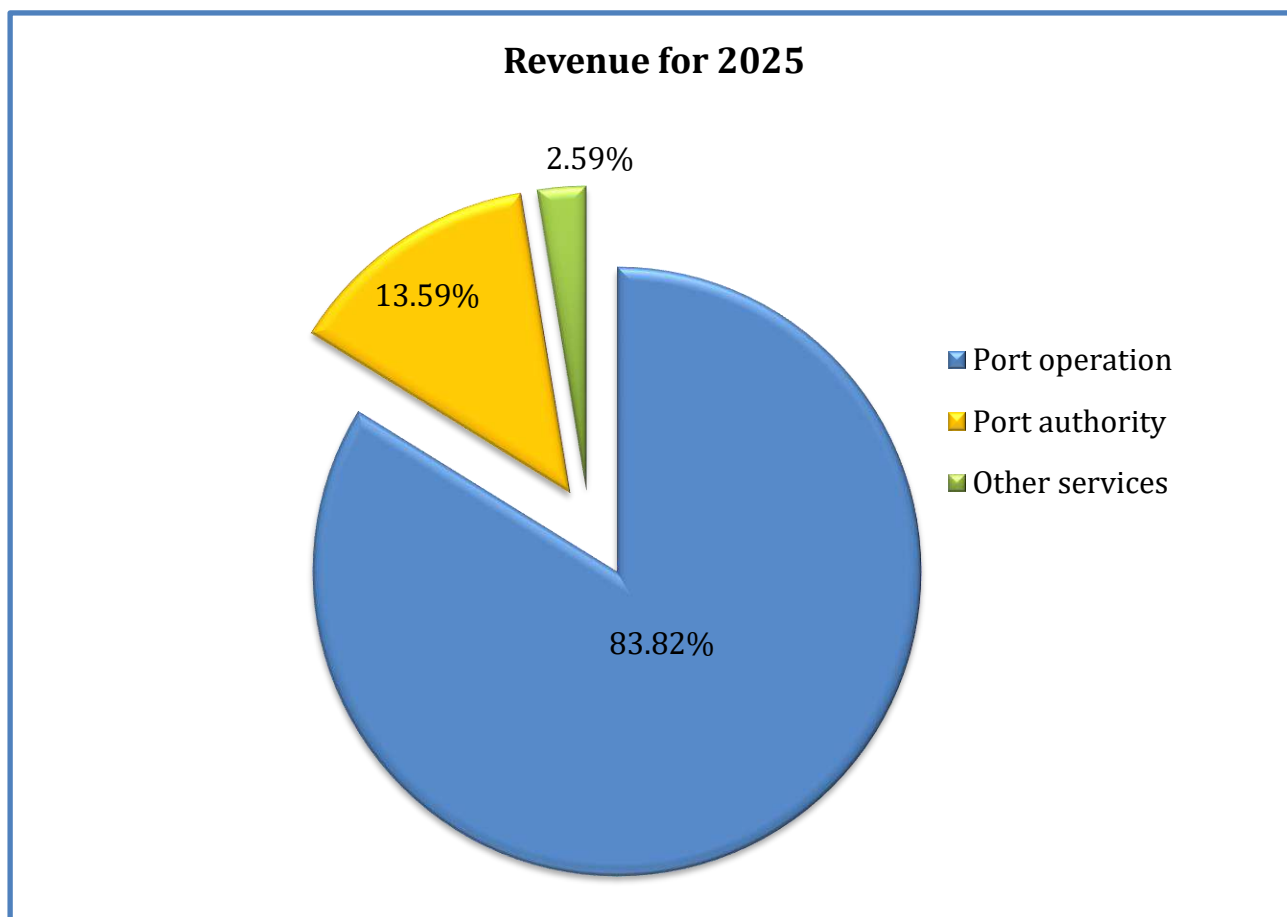
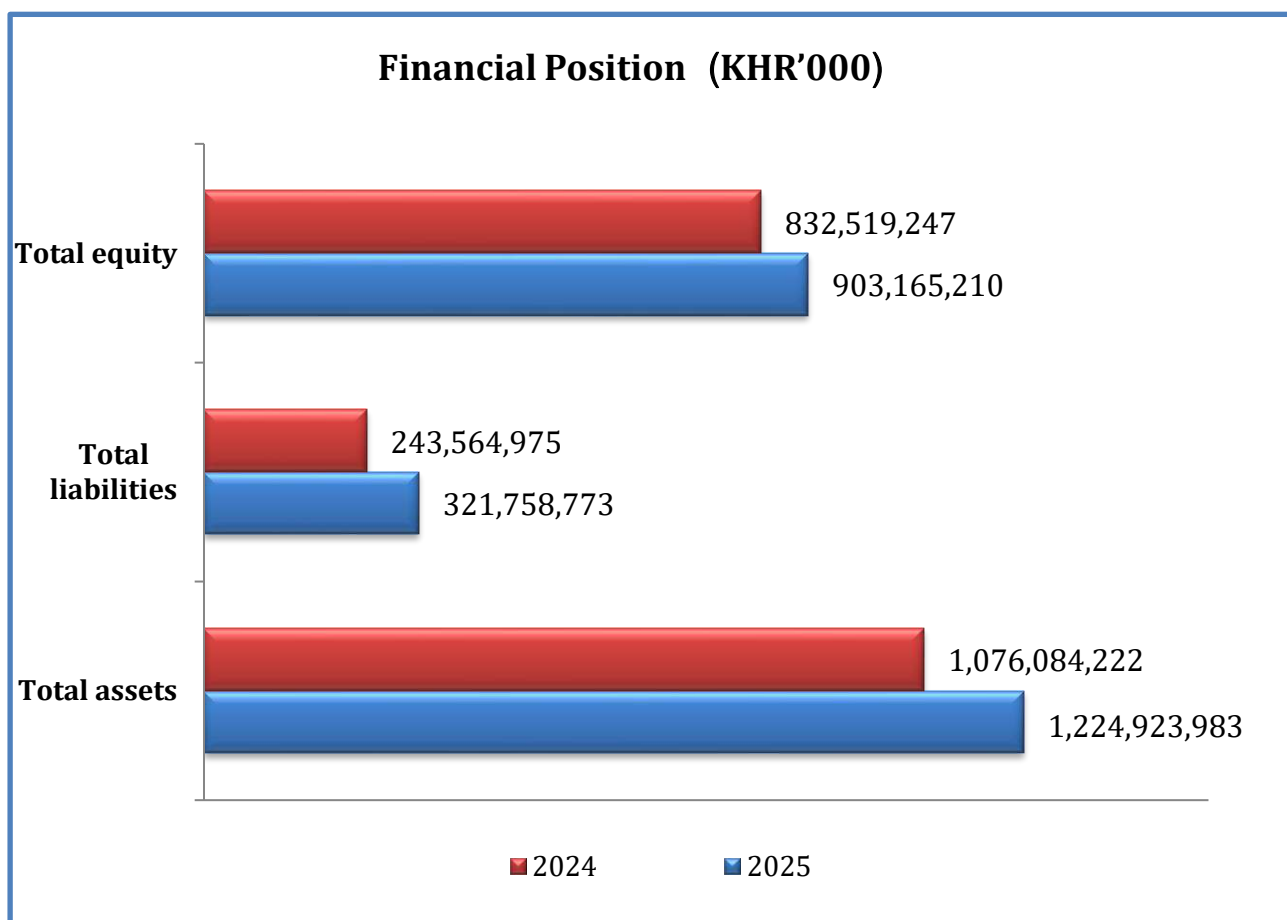
The mission of PPAP is to manage, develop, and operate port facilities and provide core and related services for the sustainable economic growth and social prosperity of Cambodia.

1. Financial Highlight, Graph of Financial Information, Stock Ownership, and Summary of Information on Business Operation Performance

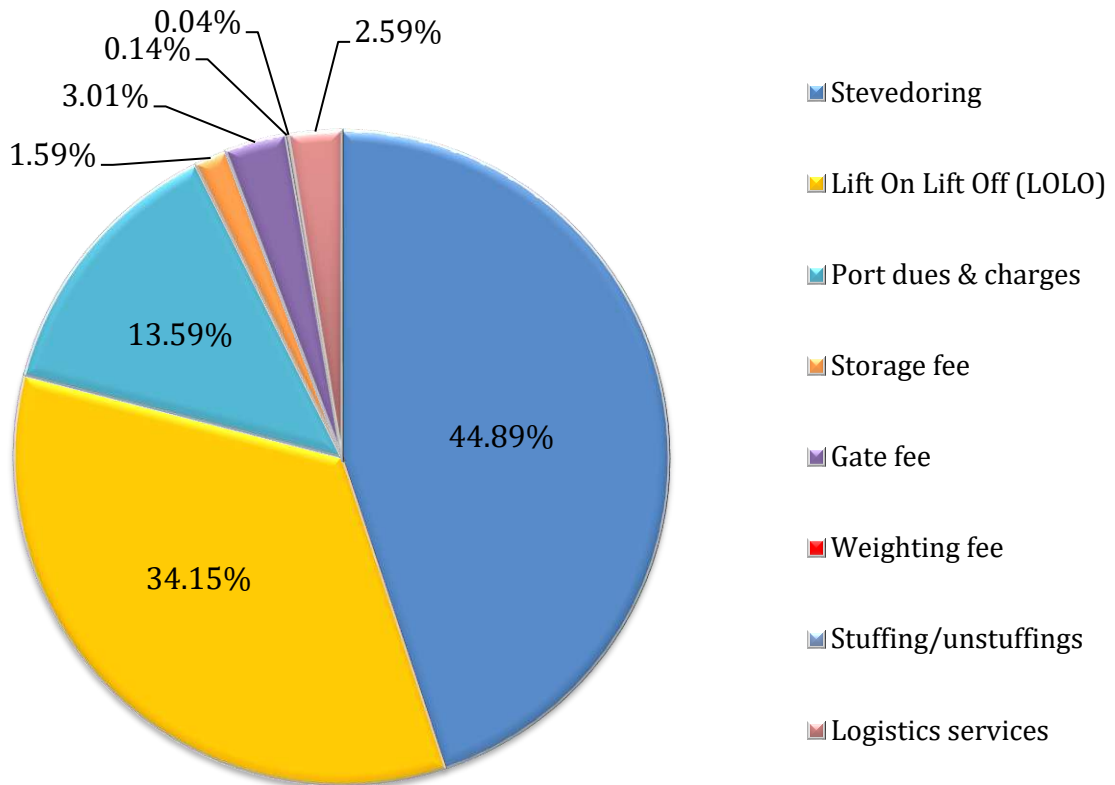
1.1. Financial Highlight

Description		31 December 2025	31 December 2024	31 December 2023
Financial Position (KHR'000)				
Total assets		1,224,923,983	1,076,084,222	1,040,883,533
Total liabilities		321,758,773	243,564,975	244,123,143
Total equity		903,165,210	832,519,247	796,760,390
Profit/(Loss) (KHR'000)		2025	2024	2023
Total revenues		201,802,551	169,305,452	142,035,480
Profit/(Loss) before tax		96,921,159	66,287,666	50,119,132
Profit/(Loss) after tax		77,552,670	52,749,645	38,605,966
Total comprehensive income		75,275,666	40,388,560	31,732,726
Financial Ratios		31 December 2025	31 December 2024	31 December 2023
Solvency ratio (%)		31.40%	30.58%	23.55%
Liquidity ratio	Current Ratio (times)	1.09	1.73	1.44
	Quick Ratio (times)	1.03	1.67	1.35
		2025	2024	2023
Profitability ratio	Return on assets (%)	6.33%	4.90%	3.71%
	Return on equity (%)	8.59%	6.34%	4.85%
	Gross profit margin (%)	63.73%	61.98%	62.14%
	Profit margin (%)	38.43%	31.16%	27.18%
	Earning per share (Riel)	3,749.34	2,550.22	1,866.43
Interest coverage ratio (times)		36.57	26.02	17.45
Dividend per share		-	223.83	223.83

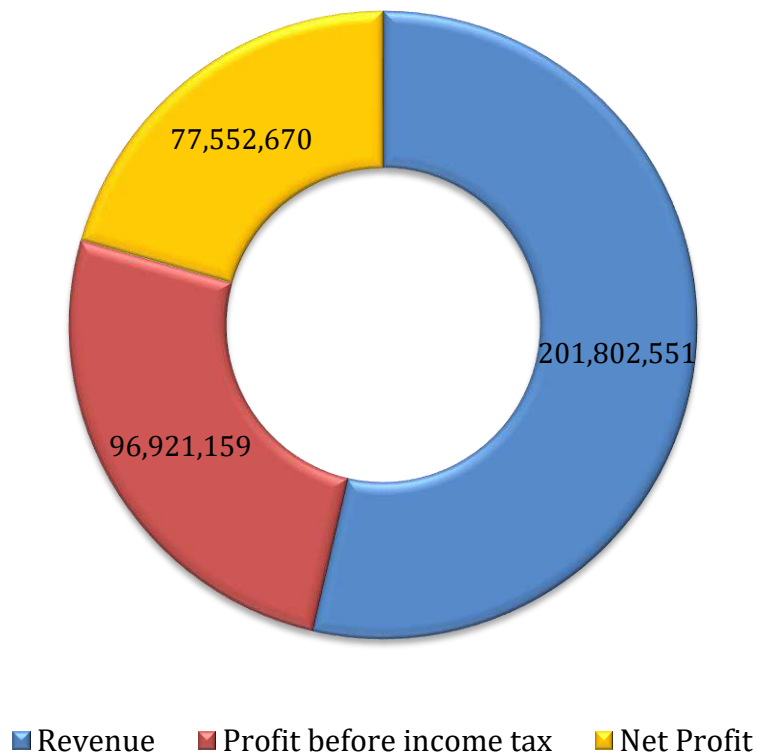
1.2. Graph of Financial Information Highlight (As at 31 December 2025)

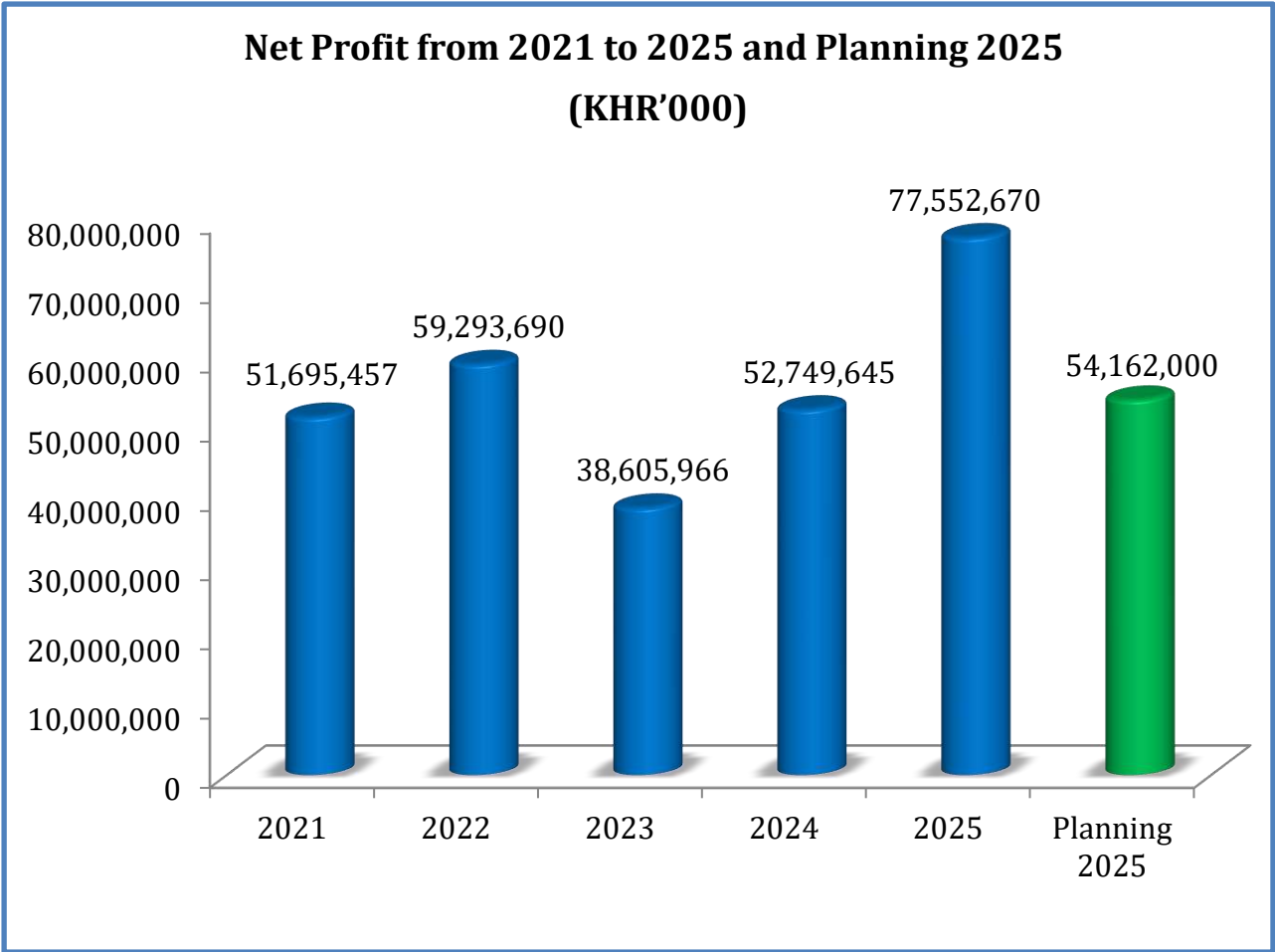
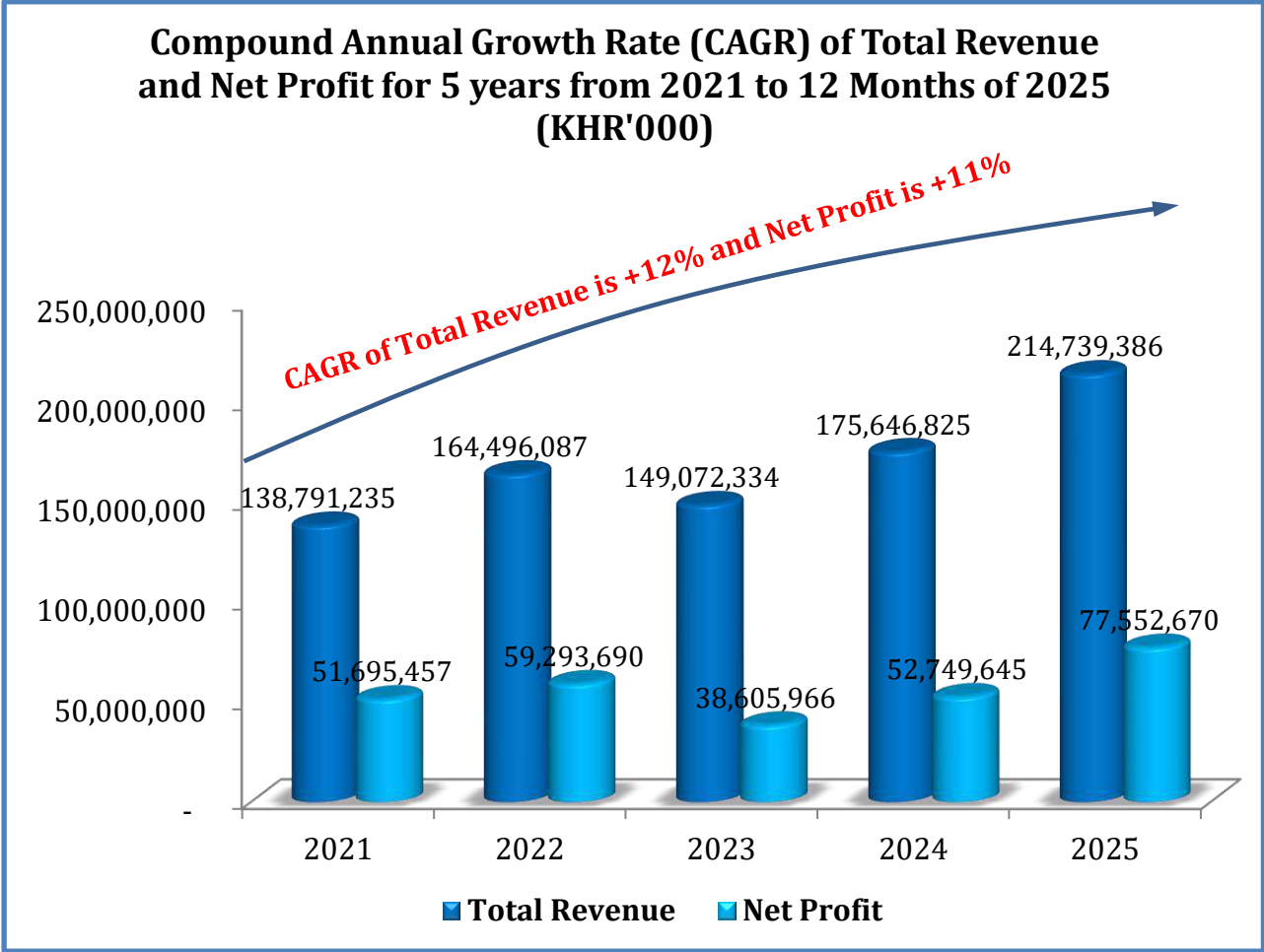


Types of Revenue Distribution Compared to Total Revenues for 2025



Net Profit for 2025 (KHR'000)

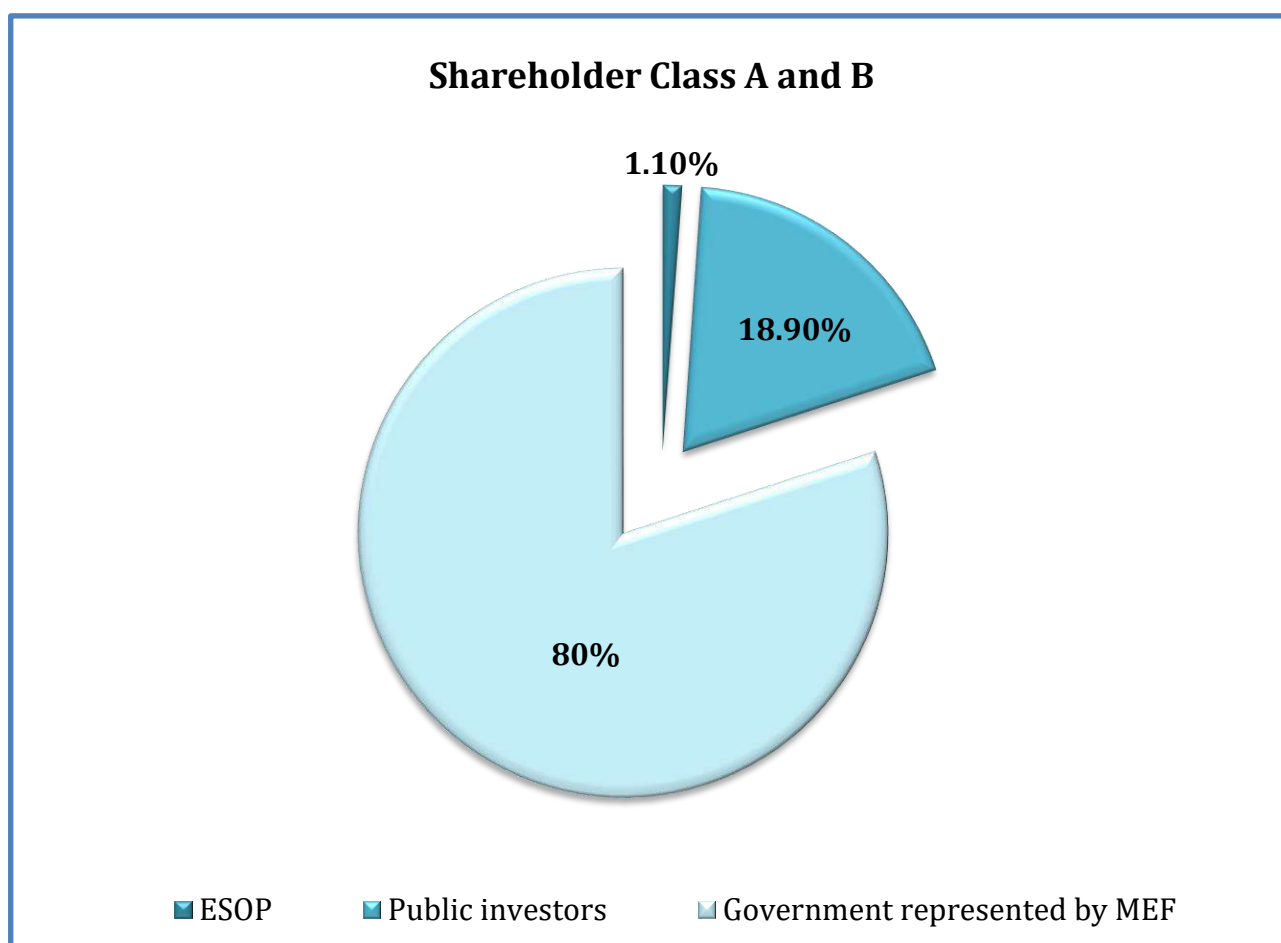




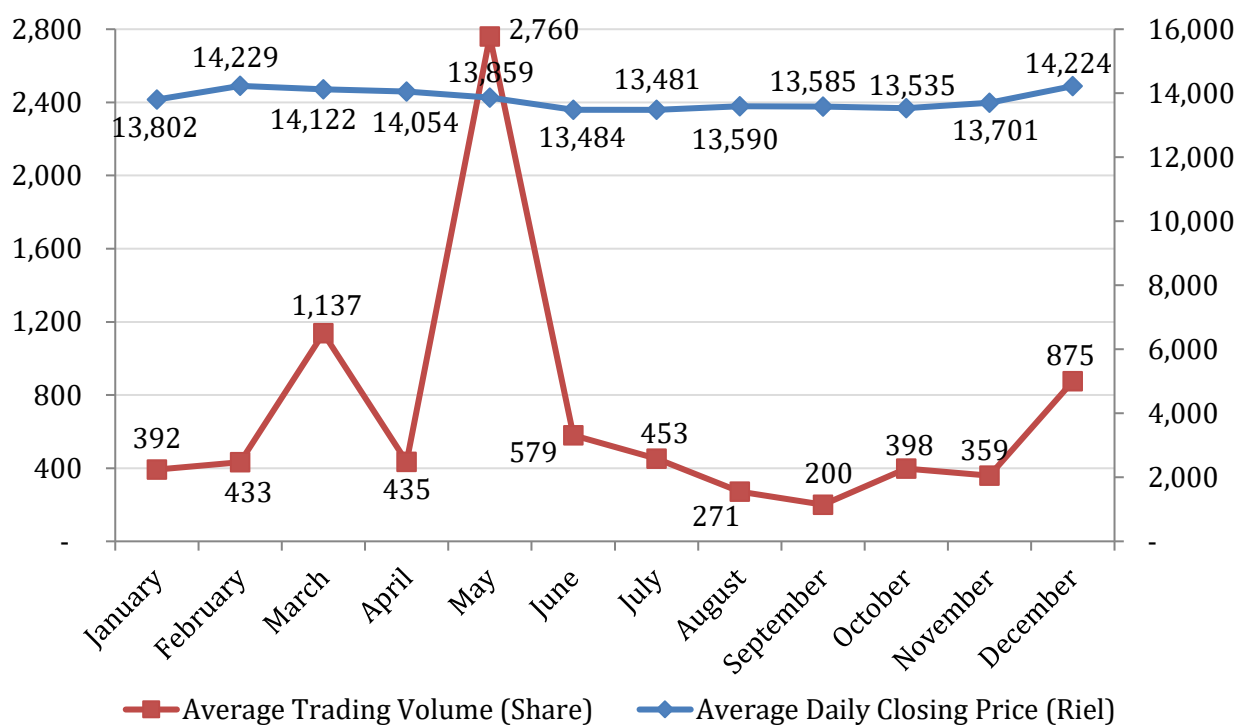
1.3. Stock Ownership (As of 31 December 2025)

Shareholders	Number of Share	Share in Percentage
Class C		
1. Government represented by MEF	93,769,120	100%
Class B		
1. Government represented by MEF	16,547,492	80%
Class A		
1. ESOP	228,271	1.10%
2. Public investors	3,908,602	18.90%
Total Shares of Class A	4,136,873	20%

* Total shares of Class A and B 20,684,365.



**Average Daily Closing Price (Riel)
and Average Trading Volume (Share) of Class A Shares
For 2025**



1.4. Summary of Information on Business Operation Performance (As of 31 December 2025)

Statistics of Vessels Throughput

(Unit)

Description	2025	2024	2023
International Container Vessels	2,757	2,797	2,235
Oil/Gas Tankers	576	509	479
International Curise (IN)	413	390	303
Total	3,746	3,696	3,017

Statistics of Container Throughput

(TEUs)

Description		2025	2024	2023
1.Import	Empty	197,661	168,554	131,475
	Laden	79,885	56,153	54,652
Total (1)		<u>277,546</u>	<u>224,707</u>	<u>186,127</u>
2.Export	Empty	11,038	11,233	13,784
	Laden	311,439	244,260	196,314
Total (2)		<u>322,477</u>	<u>255,493</u>	<u>210,098</u>
Total		600,023	480,200	396,225

Statistics of International Passenger Vessel

(Unit)

Description		2025	2024	2023
International Cruise	Passenger	39,804	36,312	25,152
	Voyage (IN)	413	390	303

2. Board of Directors



3. Message from Chairman and CEO

For 2025, revenue is KHR 201,802,551,000 (USD 50,312,279) achieved 109.13% of planning 2025 and compared to 2024 increase by KHR 32,497,099,000 (USD 8,724,106) or +19.19%. Whereas, net profit of 2025 is KHR 77,552,670,000 (USD 19,334,996) achieved 143.19% of planning 2025 and compared to 2024 increase by KHR 24,803,025,000 (USD 6,377,579) or +47.02%.

Apart from this, basic earnings per share for 2025 is 3,749.34 Riels (USD 0.93).

The above achievement is because PPAP has paid attention in providing the service of port operation with transparency and efficiency in responding confidently to the needs of customers. In fact, PPAP has utilized all the mechanisms by strengthening the service quality, expanding storage capacity, infrastructure development, work of Topo Hydrographic, and installing the new machineries and facilities.

3.1. The Direction of main work implementation of PPAP

- Continue to implement the action plans as planned
- Ensure the quality, price, transparency, efficiency and prompt delivery of services to customers
- Expand widely the existing businesses and services and create more services related to the port and logistics sectors
- Strengthen the capacity development of institutions and staffs to respond to the organizational development in line with globalization and efficient delivery of services
- Strengthen the cooperation of the strategic partnership with the domestic ports and other ports in the world
- Work hard and continue to focus on the modernization of the port operations in accordance with standards and technology
- Increase the competitive advantages to be honest with domestic and oversea ports
- Bring port service to get closer to consumers
- Participate in the social activities and the local community.

3.2. The Work Implementation of the Board of Directors (BoD)

For 2025, the Board of Directors has attended 6 meetings and achieved the following results:

1. The 13th Ordinary meeting of the 8th mandate Board of Directors, held on January 17th, 2025:

- Permitted PPAP to continue the procedure with the relevant Inter-Ministerial Committee, which will be formulated in the near future, regarding the request of Chhean Chhoeng Thai Group on the request for transfer of permanent leasehold right of immovable property from Chroy Changvar bridge to the Night market.
- Reviewed and approved on the transfer the leasing contract on the 9.3 hectares land (ICD) and the Supplementary contract as follows:
 - + Advised PPAP to issue a request letter for approval from the Ministry of Public Works and Transport then continue with another request to the Ministry of Finance and Economy regarding the transfer the leasing contract on the 9.3 hectares land (ICD) of PPAP to

Mrs. Nov Kunthear, Chairperson of Yunnan Shengmao Investment (Cambodia) Co., Ltd. in order to submit for review and approval from the royal government eventually. After the approval from government, PPAP needs to make a new contract based on the terms and condition of the old one, and it must be approved by both of the guardian ministries.

- + Approved PPAP to allow Yunnan Shengmao Investment (Cambodia) Co., Ltd. to pay off the amount of USD 2,019,656 debt into 2 phases in which the 1st phase with the amount of USD 1,019,656 to be paid in August 2025, and the 2nd phase with the amount of USD 1,000,000 to be paid from December 2025 onwards.
- + Approved in principle to allow PPAP to acquire lawyer service for consulting and preparing the land leasing contract at the inland container depot (ICD).
- Reviewed and approved in principle to allow PPAP to deposit the initial capital of USD 2,500,000 into FUNAN INLAND WATERWAY & LOGISTICS Co.,Ltd. during the fiscal year 2025.
- Reviewed and approved in principle to allow PPAP to make a revise the infrastructure development plan and the equipment installation for 2025 by adjusting the other 23 plans into a purchasing order of 4 additional RTGs.
- Reviewed and approved in principle to allow PPAP to use PPAP’s own budget to install 2 additional FCC to the quay of the Phase 4, Step 3, at the container terminal LM17.
- Reviewed and approved PPAP to continuously urge Phuoc Tao Logistics Cooperation to payoff the amount of USD 84,796.14 to PPAP in accordance with the contract between Phuoc Tao Logistics Cooperation and PPAP. Meanwhile, the company is not allowed to pay in installment nor shall PPAP make any discount on the services provided to the company.
- Reviewed and approved in principle to allow PPAP to clear out the obsolete assets from the inventory of state property by formulating a committee to study, arrange, and evaluate furthermore.

2. The 14th Ordinary meeting of the 8th mandate Board of Directors, held on March 20th, 2025:

- Approved the audited financial statements of PPAP for the year 2024, which audited by the external auditor KPMG
- Approved the PPAP to: **1).** Incentive distribution for PPAP’s employees for the year 2024, which amounts to 3 times the average annual salary and is scheduled to be disbursed on April 11th, 2025, with the week 2 payroll of April 2025; **2).** The allocation of net profits to other funds for the year 2024.
- Approved the following:
 - † Distribution of dividends for the year 2024: Shareholders class “A” will receive 6.75% of the IPO price (KHR 5,120) totalling KHR 1,429,703,309 (One billion four hundred twenty-nine million seven hundred three thousand three hundred nine riels), and shareholder class “B” will receive KHR 3,200,000,000 (Three billion two hundred thousand), in which PPAP must prepare for approval at the annual General Shareholders Meeting.
 - † The total dividend per share for both shareholders class “A” and class “B” is KHR 223.83/share, in which:

- The dividend per share for shareholders class “A” is KHR 345.60/share
 - The dividend per share for shareholder class “B” is KHR 193.38/share.
- Reviewed and approved the organization for PPAP’s 10th General Shareholders Meeting as follows:
- † Date of Meeting: Friday, 9th May, 2025, at 8:00 am
 - † Record Date: April 7th, 2025
 - † Location: PPAP’s Passenger and Tourist Station of Multipurpose Terminal (TS3), located on Preah Sisowath Quay, Sras Chork Commune, Daun Penh District, Phnom Penh
 - † Agenda: **Agenda 1**, Report on business performance in 2024 and performance targets for 2025; **Agenda 2**, Proposal for review and approval on dividend distribution to shareholders for the year 2024; **Agenda 3**, The election for the Independent Director and Non-Executive Director as a Representative of Private Shareholders for the 9th mandate of PPAP's Board of Directors
- 3. The 15th Extraordinary meeting of the 8th mandate Board of Directors, held on April 30th, 2025:**
- Reviewed and approved the result of business/services and financial performance (Unaudited) of PPAP for the first quarter of 2025.
- Reviewed and selected the 5 shortlisted candidates to be submitted to the shareholders with voting rights for election as an Independent Director and a Non-Executive Director representatives of private shareholders for the 9th mandate of the Board of Directors of PPAP in the 10th General Shareholders Meeting of PPAP, held on the 9th of May 2025. The shortlisted candidates are as follows:
- A. Candidates nominated as Independent Director**
- MRS. LAY RACHANA
 - MR. LIM AUN
 - MR. NAM CHANNTRY
- B. Candidates nominated as Non-Executive Director as a representative of Private Shareholders**
- MRS. POK PHEAKDEY, representatives of MEKONG STRATEGIC CAPITAL LTD.
 - MR. KHOY SATHYA, representatives of MRS. CHHEAN MUYKHIM.
- 4. The 16th Ordinary meeting of the 8th mandate Board of Directors, held on June 9th, 2025:**
- Permitted PPAP to participate in the investment of the Phase 2 Funan Techo Canal Project (SPC2), and approved in principle for PPAP to request a loan, as equity investment in the company 'Funan Techo Coastal-Inland Waterway Co., Ltd. (FTCIW)', directly from the Ministry of Economy and Finance for the construction of the section 2 of the Funan Techo Canal Project (SPC2).
- 5. The 1st Extraordinary meeting of the 9th mandate Board of Directors, held on June 25st, 2025:**
- Acknowledged the members of the 9th mandate Board of Directors of PPAP
 - Reviewed and approved the result of business/services and financial performance (Unaudited) of PPAP for the period of the first 5 months of 2025.

6. The 2nd Ordinary meeting of the 9th mandate Board of Directors, held on October 20th, 2025:

- Approved the result of business/services and financial performance (Unaudited) of PPAP for the first 9 Months of 2025, as well as the forecast of 2025, and the Planning for 2026, for which PPAP shall submit the relevant documents for review and approval from both Guardian Ministries: the Ministry of Public Works and Transport and the Ministry of Economy and Finance.
- Approved PPAP's Procurement Planning for 2026, for which PPAP shall proceed to obtain approval from the Ministry of Economy and Finance.
- Approved PPAP to derecognize and dispose of obsolete or impaired assets under PPAP's state asset management, including the administrative vehicles, machinery, buildings, and equipment, totaling 119 items with a net book value of USD 115,633.06. PPAP shall proceed to obtain approval from both Guardian Ministries: the Ministry of Public Works and Transport and especially, the Ministry of Economy and Finance.
- Permitted PPAP to conduct a comprehensive study of certain obligations and conditions with MSC-MEDLOG for the establishment of a new company under the Dry Port Development Project, before submitting a request for approval to both Guardian Ministries: the Ministry of Public Works and Transport and the Ministry of Economy and Finance.

3.3 Setting the Goal for Further Implementation

The future version of PPAP will be set the goal for the following implementation:

- Strengthen the human resource development
- Enhance the establishment of logistics center, modern warehouse and cold warehouse
- Enhance the establishment of supporting areas for port
- Enhance the establishment of barge operators to other hub ports beside Cai Mep
- Enhance the import of second hand cargoes through PPAP
- Continue to focus on the installation of the modern facilities to strengthen the capacity of handling equipment at Container Terminal LM17
- Improve the capacity of handling of the bulk cargoes and establish the terminal for the bulk cargoes
- Modernize and expand the Passenger and Tourist Terminal (TS3 and TS1)
- Enhance the establishment of multi-purposed terminal along the rivers
- Strengthen the capacity of handling of agricultural products along the terminals of the provinces located in upper Mekong River
- Maintain the navigation and dredge the Sdao Canal to facilitate the transportation of cargoes between the northeastern provinces and Phnom Penh via Mekong River and the Cambodia-Vietnam border
- Continue to promote the service of inland transportation of container between Container Terminal LM17 of PPAP and the customers' factories/ warehouses or vice-versa
- Continue to promote package services for cold fruit export via Container Terminal LM17 of PPAP.

PPAP do believes and strongly stands to implement the daily work and the operation along the other terminals to be transparency and effective in order to improve confidence and attractiveness of port services with the modernization and standardization to the customers.

PPAP would like to express sincere thanks to the two supervised ministries, Ministry of Public Works and Transport and Ministry of Economics and Finance, as well as Securities and Exchange Regulator of Cambodia and the shareholders who provide the trust and strong support to PPAP.

Phnom Penh, March 31st, 2026
Chairman of BOD and CEO

Hei Bavy

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PART 1
GENERAL INFORMATION OF PPAP


A. Identity of PPAP

Name of the listed entity in Khmer : កំពង់ផែស្វយ័តភ្នំពេញ (ក. ស. ក.)

In Latin : PHNOM PENH AUTONOMOUS PORT (PPAP)

 **Standard Code** : KH1000040001


 **Address** : #649, Preah Sisowath Street, Sangkat Sras Chork, Khan Daun Penh, Phnom Penh

 **Phone Number** : +855 (0)23 427 802 **Fax** : +855 (0)23 427 802

 **Website** : www.ppap.com.kh **Email** : ppapmpwt@online.com.kh

 **Company registration number**: CO.7175 Et/2004

Date: November 23rd, 2004

 **License number**: 0014 ពណ.ចបព **Issued by**: Ministry of Commerce

Date : January 5th, 2015

 **Disclosure Document registration number issued by SECC**: 074/15/SECC

 **Representative of the listed entity**: H.E HEI Bavy

B. Nature of Business

Phnom Penh Autonomous Port (PPAP) is one of the two international ports in Cambodia. Functioning as Port Operator and Port Authority, PPAP is now providing a varieties of main port services and other relevant services.

1. Operation as Port Operator

As a port operator, PPAP has provided main services such as :

- Stevedoring, storage, stuffing/unstuffing, loading/unloading, and transporting the containerized cargoes for the export and import
- Services of pilotage, tug assistance, mooring/ unmooring
- Berthing within Passenger and Tourist Terminal (TS1)
- Services of towing / towing Vessel

2. Operation as Port Authority

As the port authority, PPAP has the roles to :

- Maintain navigation channels, installation of aids to navigation such as buoys and landmarks and protection of environment within its commercial zone.
- Ensure the enforcement of rules and regulations related to port and water transport.

3. Other Services

Within the main services on Port Operation and Port Authority, PPAP also provides other services / businesses that can generate additional revenue such as :

- Dredging service : PPAP has 2 dredging machines for providing the sand from dredging to customers.
- Surveying and installing bouy: PPAP has the services of surveying and installing bouy according to customer needs.

- Container maintenance and repair service: PPAP has the service of container maintenance and repair according to customer needs.
- Besides the main services, PPAP also receives the additional incomes from the use of asset such as the rental of building, land and other assets.

4. Port Commercial Zone

According to Sub-Decree No. 01 ANK. BK. the of 5th January, 2009, PPAP's Commercial Zone is 166 kilometers long, stretching from Chaktumuk river : Mekong luer river 100km, Mekong krorm river 60km, and Tonle Sap river 6km. As an authority within the zone, PPAP oversees the private terminals including petroleum/gas terminals and other general cargo terminals. PPAP also manage and operate our 6 main terminals such as :

4.1. Terminal which are operating

4.1.1.Container Terminal LM17

In 2024, PPAP completed the expansion project of the container terminal, Phase 3 and Phase 2, so after the construction of the above project is completed, the container terminal LM17 has a container handling capacity of up to 500,000 TEUs per year. At the same time, Container Terminal LM17 will continue to develop the Phase 4 expansion project which is divided into 5 steps ,starting from 2024 to 2027. After the completion of the entire Phase 4 expansion project, the Container Terminal LM17 will increase its container handling capacity by an additional 500,000 TEUs (Total 1,000,000 TEUs). The Container Terminal LM17 currently has 3 jetties, Jetty No.1: 300m x 22m, Jetty No.2: 149m x 12m, Jetty No.3: 149m x 16m, and equipped with 4 TCC cranes, 4 FCC cranes, and 12 RTG cranes, 5 Reach Stakers, 5 Sky Stackers, and 64 Trucks.

Address	Kandal Leu Village, Banteay Deak Commune, Kean Svay District, Kandal Province
Terminal location	Located at the right bank of the Mekong River and 25km downstream from the intersection of the Chaktomuk River (11°28'23.6"N and 105°08'49.8"E)
Total land size	399,052.32 m²
Registered land size	394,984.00 m²
Size of the processing land title	4,068.32 m²
Berth	3 (5,000 DWT)
Anchorage	Between 8.0m and 17.0m in depth, anchorage is available at 11°28'28.14"N and 105°9'2.32"E (mud and sand bottom, strong current during the rainy season).
Tidal effect	Ranges from +0.2m to +0.45m between February and April (as of December 2015)

Permitted draft	Varies from the minimum level of 4.5m in March to the maximum level of 5.5m in September (draft for vessels proceeding to LM17 depends on them being able to cross the bar at Cua Tieu)
Hours of Operation	7days/24hrs
Handling equipment	Traveling Cargo Crane, Fixed Cargo Crane, Tyred Gantry, Folk-Lift, Reach Stacker Cont-stacker, Sky Stacker & Empty Reach Stacker, Truck and Terminal Tractor.

Note: * The difference between registered land size and actual land size is because part of the land adjacent to the street and river bank cannot receive the ownership.

4.1.2. Multipurpose Terminal (TS3)

Multipurpose Terminal (TS3) was PPAP's main port for general container cargoes and for tourism. Due to TS3 Terminal's limited capacity to accommodate the continual growth of container traffic, PPAP has invested in developing a new container terminal (LM17). Since the completion of LM17, TS3 has been converted into a multipurpose terminal. While it mainly handles general cargoes, it also serves as a passenger terminal. Currently, PPAP has been preparing to transform this port into an international passenger and tourist port, with the construction of a waiting hall and a tourist station (Tourist Hall), which had completed in April 2023.

Address	#649, Preah Sisowath Street, Sangkat Sras Chork, Khan Daun Penh, Phnom Penh
Terminal location	Located at the right bank of Tonle Sap, 3.2km from the intersection of the Chaktomuk River (11°34'59.68"N and 104°55'17.41"E)
Register land size*	85,846 m ²
Berth	3 (5,000 DWT)
Anchorage	Between 5m and 15m in depth, anchorage is available at 11°33'46.98"N and 104°56'34.57"E, in front of the terminal in the Tonle Sap River and also in the Chaktomuk quarter area (mud and sand bottom, strong current during the rainy season).
Permitted drafts	Varies from the minimum level of 4.5m in March to the maximum level of 5.5m in September (draft for a vessel proceeding to TS3 depends on being able to cross the bar at Cua Tieu)
Hours of Operation	7days/24hrs

4.1.3. Sub-feeder Multipurpose Terminal UM2

In order to improve stevedoring operation of Subfeeder Multipurpose Terminal UM2 to be more effective, productive and attracting customers to use Subfeeder Multipurpose Terminal UM2, this Terminal must improve and develop more due to it is located next to Kompongcham and Tboung Kmom boarder which have the connection between the northern and northeast side province of Cambodia that is the necessary areas of agriculture and agro-industry from the south downtown to Vietnam country.

Sub-Feeder Multipurpose Terminal UM2 play an important role in order to gathering the inland waterway transportation and cargo trading. Curently, PPAP completed the construction of a 12-meters by 46.9-meters wharf also finished construction Phase I and Phase II step I of infrastructure and also plans to implement the Phase II Step II in 2025.

Address	Doun Mau Leu Village, Tonle Bet commune, Thbong Khmom district, Thbong Khmom province
Terminal location	Located at the left bank of the Mekong River and 103km upstream from the intersection of the Chaktomuk River (11°57'47.73"N and 105°28'33.13"E)
Total land size	240,745.59 m ²
Registered land size	160,725.00 m ²
Size of the processing land title	80,020.59 m ²
Berth	1 (pontoon; 6m x 28m) 1 (5,000 DWT)
Anchorage	Between 6m to 20m in depth, anchorage is available at 11°58'43.41"N and 105°28'9.58"E (mud and sand bottom, strong current during the rainy season).
Tidal effect	No effect
Permitted drafts	Varies from the minimum level of 4.5m in March to the maximum level of 5.5m in September (draft for a vessel proceeding to UM2 depends on being able to cross the bar at Cua Tieu)
Channel depth	Draft of 4.5m during the dry season; subject to regular maintenance from the intersection of the Chaktomuk River to Kampong Cham via the Sdao Channel (3.5km long and 60m wide)
Hours of Operation	7days/24hrs
Handling equipment	Mobile crane, Pontoon.

Note: * The difference between registered land size and actual land size is because part of the land adjacent to the street and river bank cannot receive the ownership.

4.1.4. Passenger & Tourist Terminal (TS1)

TS1 is the main passenger terminal for PPAP. From TS1, people can travel to many domestic ports in other provinces as well as Vietnam. . In 2025, the total of 216,699 passengers transited at TS1. The figure includes all passenger travels from Phnom Penh to domestic ports, Phnom Penh to Vietnam, and tours of the Mekong River near Phnom Penh.

Address	Preah Sisowath (Street 1), Sangkat Daun Penh, Khan Daun Penh, Phnom Penh
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Terminal location	Located at the right bank of Tonle Sap and approximately 2km from the conjunction of the Chaktomuk quarter (11°34'32.45"N and 104°55'36.88"E)
Registered land size*	6,637 m ²
Berth	2 units of floating pontoon
Anchorage	Between 5m and 15m in depth, anchorage is available at 11°33'46.98"N and 104°56'34.57"E, in front of the terminal in the Tonle Sap River and also in the Chaktomuk quarter area (mud and sand bottom, strong current during the rainy season).
Tidal effect	Ranges from +0.1m to 0.35m between February and April (as of December 2014)
Permitted drafts	Varies from the minimum level of 4.5m in March to the maximum level of 5.5m in September (draft for a vessel proceeding to TS1 depends on being able to cross the bar at Cua Tieu)
Hours of Operation	7days/24hrs

4.1.5. Sub-feeder Multipurpose Terminal TS11

Sub-feeder multipurpose terminal TS11 is located along the NR5, in Kilometer 6 commune, Russey Keo District, Phnom Penh, which is about 6.6 kilometers long or a 20mn drive from the city center Wat Phnom. It is the strategic area to distribute and collect goods between manufacturers and consumers because it is located nearby the downtown of Phnom Penh city. The development of this terminal will reduce the traffic jam in Phnom Penh City. Anyway, The multipurpose terminal TS3 can not be fully operated as it is located in the city center, which is restricted the container trucks to enter the city during the daytime. Therefore, in order to promote water transport as well as Door to Door Service, the development of Sub-feeder Multipurpose Terminal TS11 is very important and necessary to connect goods between other provinces and Phnom Penh to have a choice. And lower shipping costs.

Address	Located along the NR5, Kilometer 6 commune, Russey Keo District, Phnom Penh.
Terminal location	Located along Tonle Sap river and approximately 3km from conjunction of the Chaktomuk quarter (11°37'34.6"N and 104°54'29.4"E)
Land size	12,533 m ²
Berth	1 (5,000 DWT)
Anchorage	The anchorage is available at two location: -First Location is available at 11°34'26.6"N and 104°55'50.4"E -Second location is available at 11°33'39.9"N and 104°56'50.7"E Located at the conjunction of Chatomuk quarter because the riverbed of TS11 is narrow that is difficult for anchorage.

Tidal effect	No effect
Permitted draft	Varies from the minimum level of 4.5m in March to the maximum level of 5.5m in September (draft for a vessel proceeding to TS11 depends on being able to cross the bar at Cua Tieu)
Hours of Operation	7days/24hrs
Handling equipment	Mobile crane, Fixed Cargo Crane, Constacker, Fork-Lift, Truck & Terminal Tractor

4.1.6.Sub-feeder Multipurpose Terminal LM26

Sub-feeder multi-purpose terminal LM26 is located in Koh Roka commune, Peam Chor District, Prey Veng Province, in the southern part of Cambodia and it is about 3 kilometers away from Vietnam Border, Dong Thap province. It is a potential terminal for Cambodian people to export agricultural products to Vietnam and import raw material and construction materials. Moreover, this terminal will create more opportunities to boost and connect the tourism sector between the two countries.

Currently, the port has expanded the sand-laying infrastructure, filling the conveyor yard and designing other port infrastructure to meet the needs of the two countries' inflows and outflows and connecting waterways for work. Export to the global market more efficiently, as well as contribute to reducing logistics costs and impact on land use. In addition, the Sub-feeder Multi-Purpose Terminal LM26 has been developing various infrastructure construction works to be fully prepared for the first phase of container loading in 2025.

Address	Koh Roka commune, Peam Chor District, Prey Veng Province.
Terminal location	Located at eastern bank of the Lower Mekong river and approximately 103km from conjunction of the Chaktomuk quarter (10°55'40.5"N and 105°11'30.6"E)
Total land size	210,662 m ²
Registered land size	150,262 m ²
Size of the processing land title	60,400 m ²
Anchorage	The anchorage is available at two location: -First Location is available at 10°56'01.9"N and 105°11'17.6"E -Second location is available at 10°55'10.1"N and 105°11'24.4"E
Hours of Operation	7days/24hrs
Facilities	Mobile crane , Floating crane and Conveyor

4.2. Terminal which are planned to develop at the future

4.2.1.Sub-feeder Multipurpose Terminal UM1

Sub-feeder Multipurpose Terminal UM1 covers an area of 3.8 hectares, which is a strategic location in Prek Anchanh Commune, Muk Kampoul District, Kandal Province. This multi-purpose terminal is planned to be set up to boost water transport, boosting the growth of goods passing through

the PRC. Reduce transportation and logistics costs, find additional sources of revenue, establish a collection and distribution point for goods through water and land transport links, increase the competitiveness of PWR. Reduce port and inland waterway transport services to consumers, facilitate better trade, promote national economic growth and attract investment, facilitate and reduce the use of roads, bridges and create Additional job opportunities for Cambodians. Therefore, Sub-feeder Multipurpose Terminal UM1 has played an important role as a gathering place for water transport activities and a place for exchanging local and foreign goods. The Sub-feeder multi-purpose terminal UM1 project is being developed for the handling of container for the first time by the end of 2025.

Address	Prek Anchanh Commune, Muk Kampoul District, Kandal Province.
Total land size	38,362 m2
Tidal effect	From 0.2 m to 0.4 m
Channel depth	4.5 meters
Hours of Operation	7days/24hrs
Facilities	Mobile crane , Floating crane

4.2.2.Sub-feeder Multipurpose Chhlong (Kratie)

Address	Prek Ta Am Village, Bos Leav Commune, Chit Borey District, Kratie Province.
Total land size	500,000 square meters
Hours of Operation	7days/24hrs

4.2.3.Sub-feeder Multipurpose Boeung Ket (Kampong Cham)

Address	Boeung Ket Krom Village, Prek Kak Commune, Stung Trang District, Kampong Cham Province.
Total land size	200,000 square meters
Hours of Operation	7days/24hrs

4.2.4.Sub-feeder Multipurpose Phnom Krom (Siem Reap)

Address	Village 5, Sangkat Chong Kneas, Siem Reap City, Siem Reap Province.
Total land size	100,000 square meters
Hours of Operation	7days/24hrs

4.2.5.Sub-feeder Multipurpose Kampong Chhnang

Address	Kandal Village, Sangkat Kampong Chhnang, Kampong Chhnang City, Kampong Chhnang Province.
Total land size	3,150,000 square meters
Tidal effect	from 0.10 m to 0.3 m
Channel depth	4.50 m
Hours of Operation	7days/24hrs

4.2.6.Sub-feeder Multipurpose Kampong Chhnang-Kampong Thom

Address	Kampong Boeng Village, Kampong Hao Commune, Kampong Leng District, Kampong Chhnang Province.
Total land size	250,000 square meters
Tidal effect	from 0.10 m to 0.3 m
Channel depth	4.50 m
Hours of Operation	7days/24hrs

4.2.7.Sub-feeder Multipurpose Prek Kdam

Address	Peam Chumnic Village, Kampong Luong Commune, Ponhea Leu District, Kandal Province.
Total land size	400,000 square meters
Tidal effect	from 0.10 m to 0.3 m
Channel depth	4.50 m
Hours of Operation	7days/24hrs

4.2.8.Sub-feeder Multipurpose Sovannaphum LM25

Address	Samrong Kear Village, Samrong Thom Commune, Kien Svay District, Kandal Province.
Total land size	156,000 square meters
Tidal effect	from 0.10 m to 0.4 m
Channel depth	4.50 m
Hours of Operation	7days/24hrs

4.2.9.Sub-feeder Multipurpose kdar Bontear LM5

Address	Khsum Village, Banteay Dek Commune, Kien Svay District, Kandal Province.
Total land size	85 438 square meters
Tidal effect	from 0.10 m to 0.4 m
Channel depth	4.50 m
Hours of Operation	7days/24hrs

C. Group Structure of PPAP

As of 2025, there has no group structure of PPAP.

D. Significant Event in 2025

As of 2025, there has no any fiscal year key events.

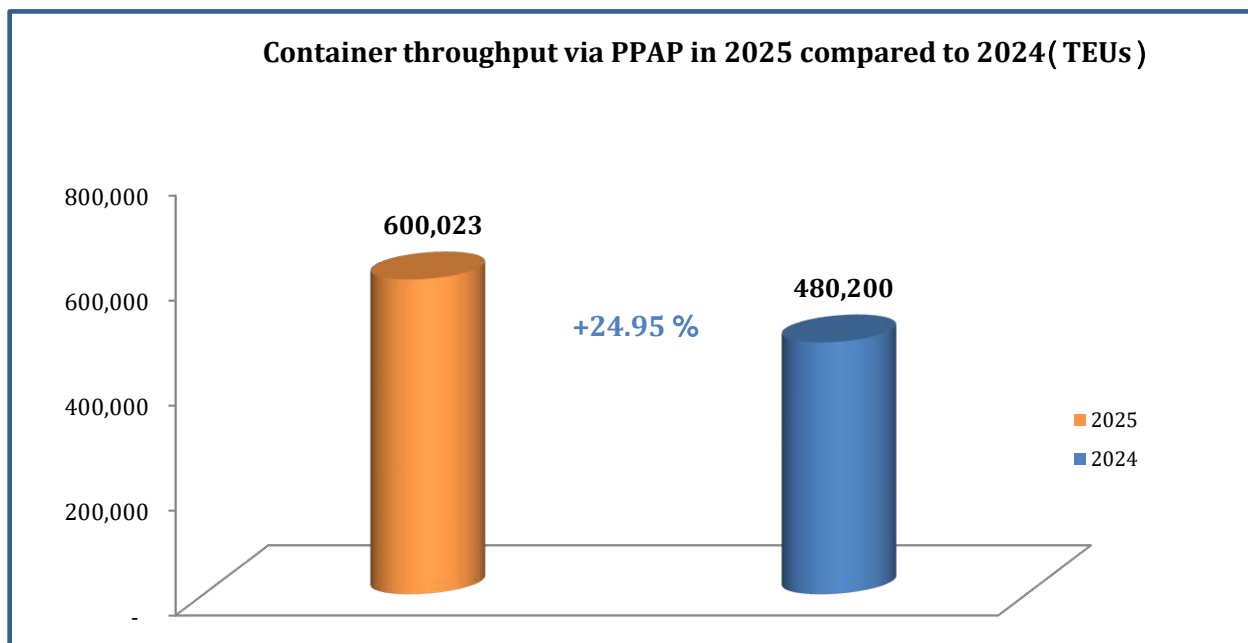
E. Market Situation

In 2025, the market situation of the PPAP is more prosperous than last year, as the war crisis and global economic uncertainty that affected all sectors, including the transportation sector in Cambodia, have eased. The main market for the PPAP is dependent on the growth of the real estate and tourism sectors in the country and orders for textile goods from abroad, especially the United States. In fact, PPAP's market in 2025 the real estate sector, the textile sector, and the supply chain in the regional and international markets appear to have positive growth, causing the volume of containers passing through the A. S. P. to increase by 25% compared to 2024.

The growth of cargoes throughput via PPAP in 2025 resulted from the continuation of imports of garment raw material, equal to 9% compared to total imports but increased by 24% compared to 2024. Exports of garments equal to 66% of total exports but increased by 20% compared to 2024. (According to Graphics 1, 2, 3 and 4 of the Planning/Marketing Department).

The imports of cargoes via PPAP in 2025 were from China, which increased by 42%, Malaysia increased by 46%, Korea increased by 13%, and Vietnam increased by 56%, compared to 2024. In particular, exports to China increased by 14%, Japan increased by 4%, United States increased by 43% and Canada increased by 5% compared to 2024.

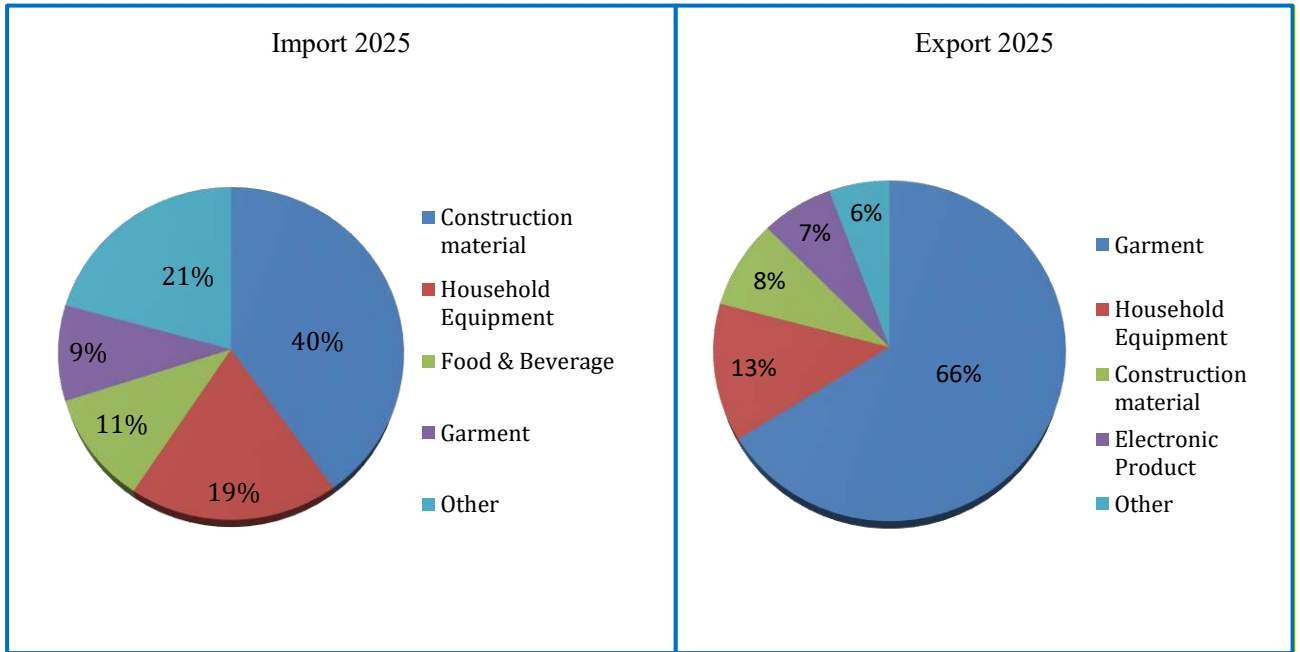
Graphic Number 1



(Source: 2025 and 2024 data Planning / Marketing Department of PPAP)

Graphic Number 2

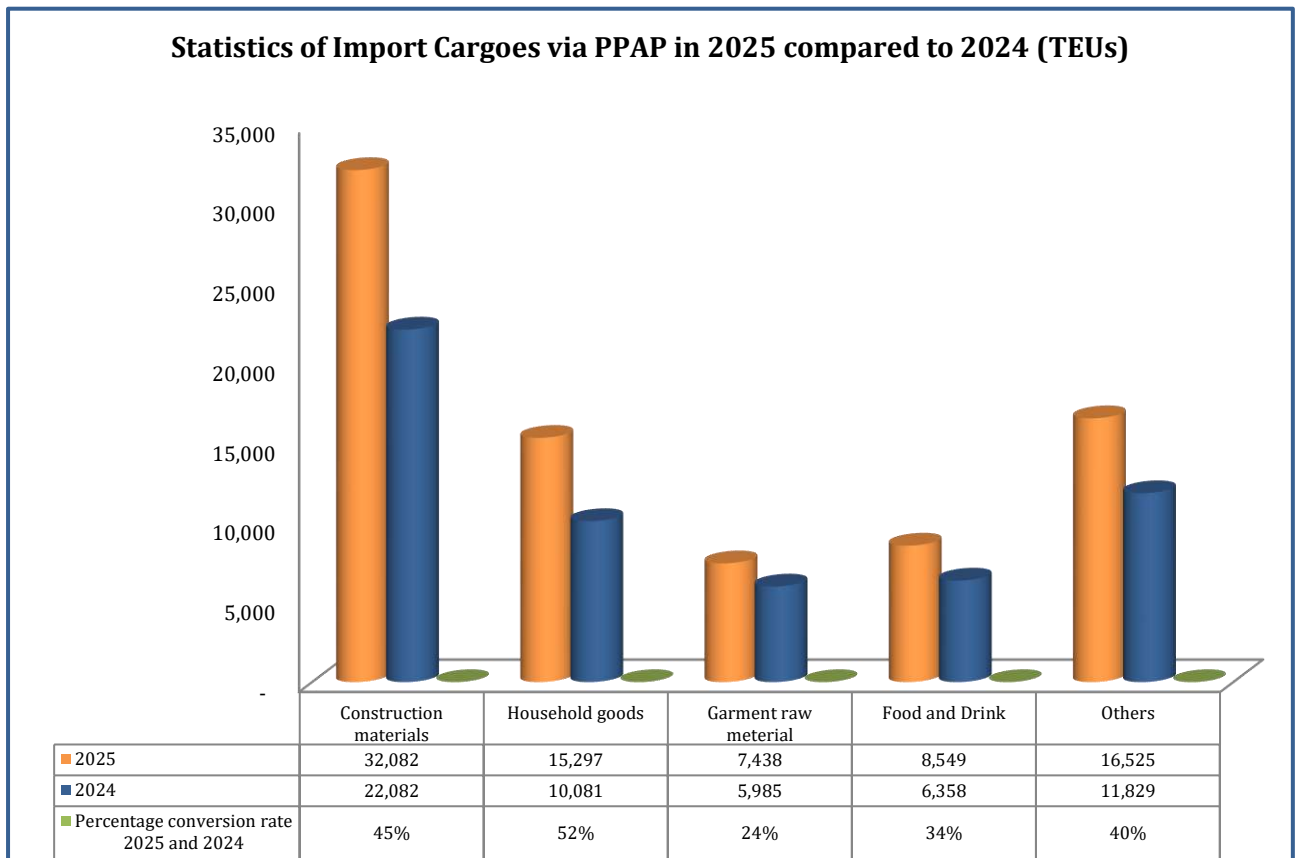
Statistics of Import-Export Container via PPAP in 2025 (TEUs)



(Source: 2025 data Planning / Marketing Department of PPAP)

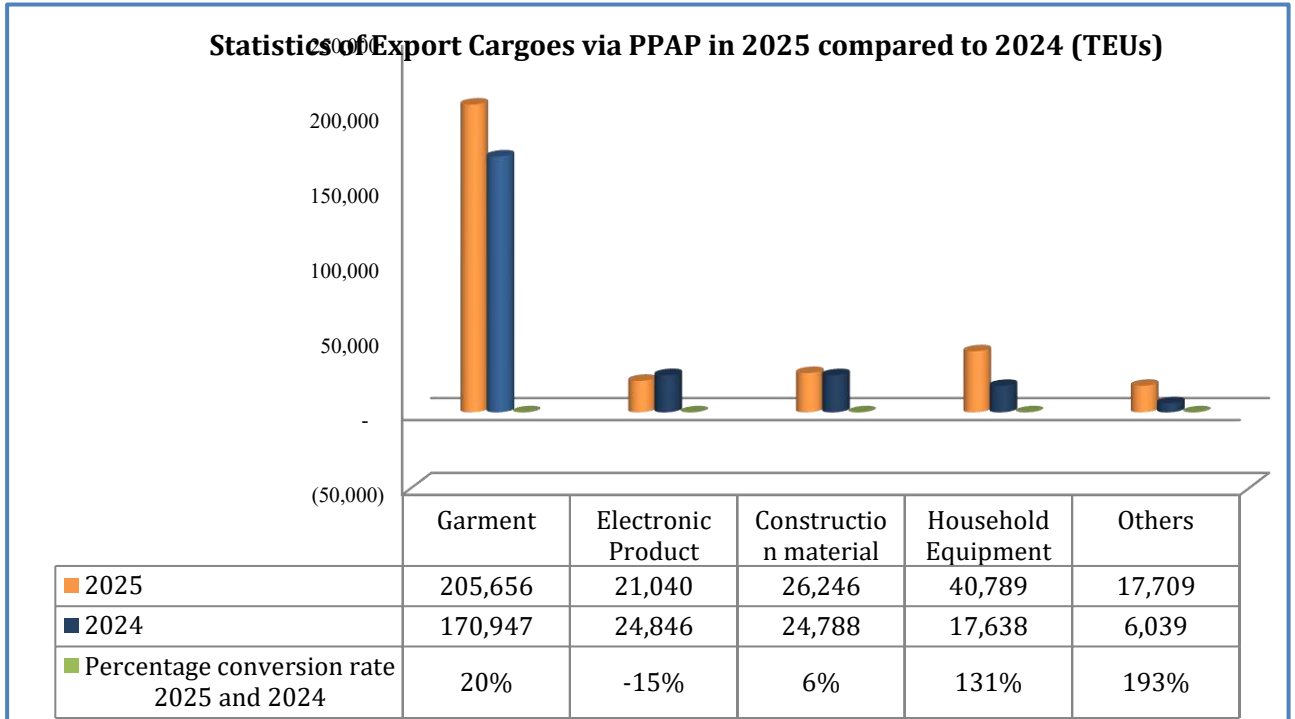
Graphic Number 3

Statistics of Import Cargoes via PPAP in 2025 compared to 2024 (TEUs)



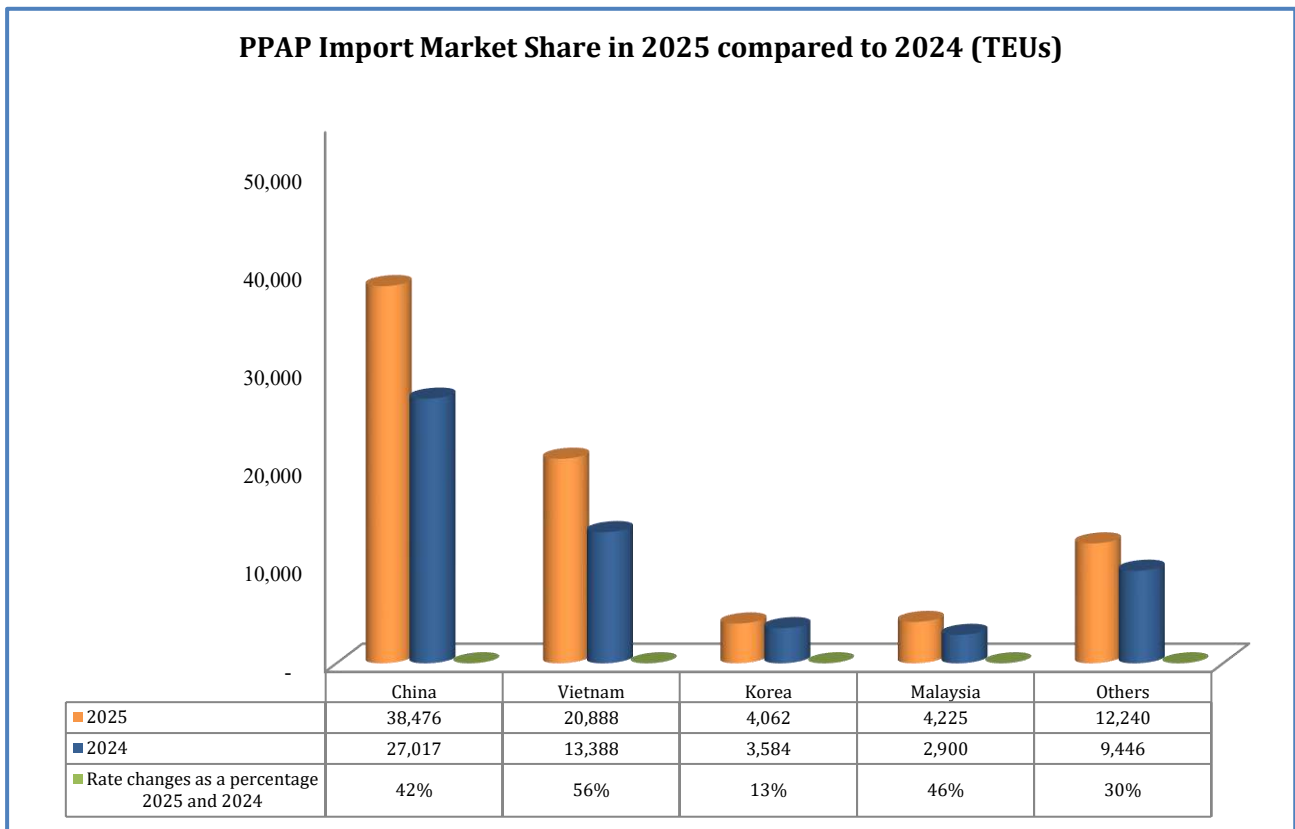
(Source: 2025 and 2024 data Planning / Marketing Department of PPAP)

Graphic Number 4



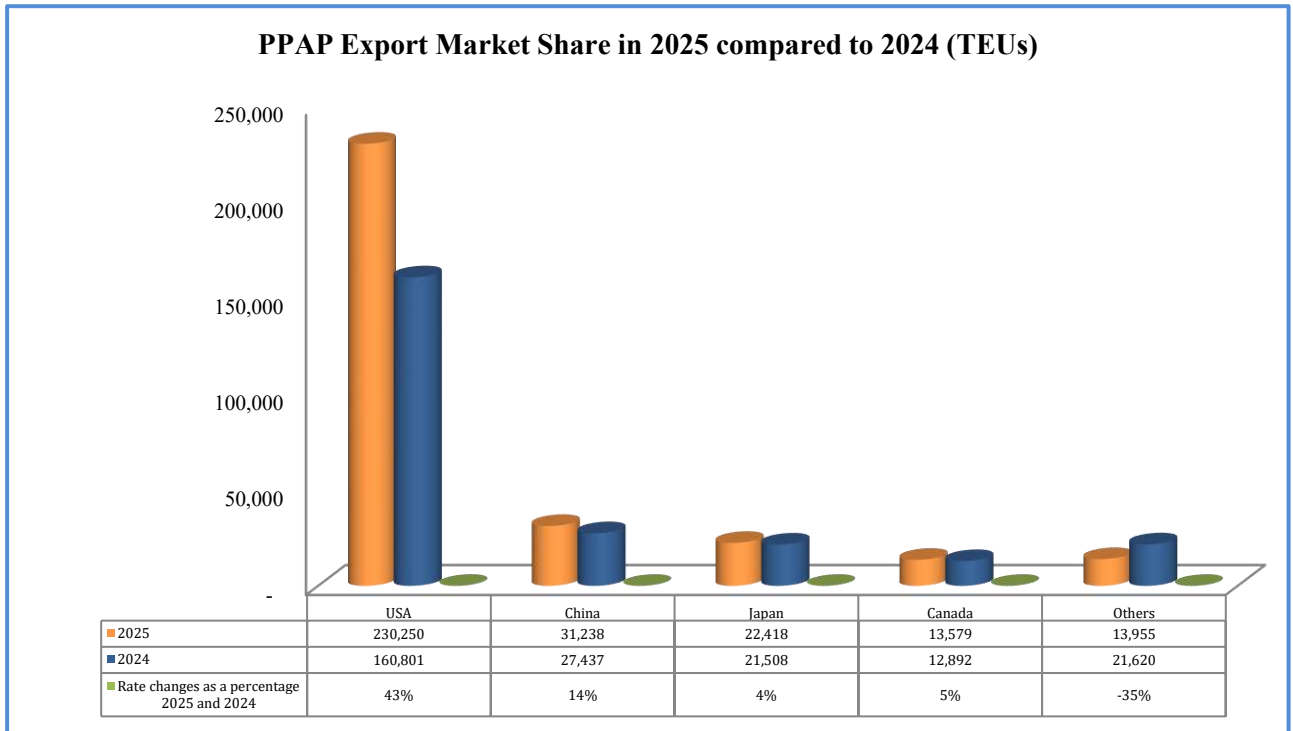
(Source: 2025 and 2024 data Planning / Marketing Department of PPAP)

Graphic Number 5



(Source: 2025 and 2024 data Planning / Marketing Department of PPAP)

Graphic Number 6



F. Competitive Situation

PPAP is an international river port with container service and container loading and unloading services for customers. In 2025, due to Cambodia's economy growth with supply chains in regional and international markets become more better, So the volume of containers passing through the PPAP has increased, making the market and cargo transportation sector in Cambodia highly competitive. If taking a look at the competitive situation, PPAP still plays the most important and robust role in the port sector as an important port for the transport of goods across the river. Key factors that still enable PPAP to maintain growth and competitive advantage are as follows:

1. Strategic Location

PPAP is located in a potential and strategic geographical location in the heart of Phnom Penh city, a commercial, industrial, factory, consumer and labor gathering zone. Shipping via PPAP provides quick, easy and low-cost distribution and supply to consumers. At the same time, the location of PPAP is close to and has a shorter transportation distance than other ports in Cambodia, in term of the transit to Vietnam, China and the United States, where these countries have large trade volumes with Cambodia compared to other countries.

2. Services

PPAP still maintains its principles of focusing on good quality, safety, fast service of 24 hours and competitive price for customers. At the same time PPAP established a logistic service which is a package service for its customers to attract consumers and to make it convenient for exporters and importers.

PPAP has also brought its services closer to its customers by establishing sub-feeder port along the river, especially the construction of Sub-feeder Multipurpose Terminal UM2, Sub-feeder Multipurpose Terminal UM1, Sub-feeder Multipurpose Terminal TS11, and Sub-feeder Multipurpose Terminal LM26.

3. Service Charges

In 2025, continuing to provide the Exemption of Service Charges for loading and storage services for containers agricultural products, PPAP has provided a preferential price for free gate fees for transportation containers of rice products through the PPAP and beyond. In parallel, PPAP has also provided a discount on (LOLO) services of charges 2USD/Container for Laden Containers and Exemption of Storage Charges for Import-Export of Empty Containers at all terminals of PPAP

In addition, PPAP continues to provide port services for 24 hours / 7 days, by not charging OT service.

4. The advertisement of PPAP

PPAP continues to advertise and use various means to provide customers with sufficient information and knowledge about PPAP, to facilitate the decision to use the services of PPAP. Obviously, customers can get service information about PPAP through various sources of information, including:

- On Facebook Pages, Website publishing, calendar, business cards, leaflets, souvenirs and business information books (by the Cambodian Chamber of Commerce);
- Dissemination of information at workshops, trainings and meetings;
- Dissemination of corporate information of PPAP through the Cambodia Securities Exchange;
- The strategy of advertising directly to customers, namely transport companies to promote and strengthen relationships. These means are comprehensive sources of information that help customers know and use of services of PPAP in the market.

PPAP continues to introduce the Royal Government's measures to strengthen the control of overweight means of transport by land. Taking this step is an opportunity that has driven the growth of waterway transport, as land transport costs customers more and provides less amount of goods transported. Especially land transport can lead to road accidents that make customers pay more shipping costs, while waterway transport will be more profitable for customers, such as large amount of goods transported, lower transport costs and more environmentally friendly than land transport.

Thus, the competitive situation of PPAP for the year 2025 is still strong, attractive and always moving forward to attract customers to continue to use the services of PPAP.

G. Future Development Plans

1. Project for Port Infrastructure development Phase IV at Container Terminal LM17

Projects Title	Port Infrastructure development Phase IV, Step 1
Description	Between 2020 and 2025, the average number of containers passing through increases by about 15% each year. Due to the current number of containers passing through LM17 600,023 TEUs in 2025 increases by about 25% compared to Planning 2024 (480,200 TEUs). PPAP forecasts that the demand for container handling will grow to 630,000 TEUs by 2026. Such volume requires more proper port facilities and equipments
Port Infrastructure development Phase IV, (2024-2027)	
Objective	To ensure the port capacity to handle containers that are increasing every year
Expected Output	Increase annual capacity to 1 200 000 TEUs/year at LM17
Project Location	Northern part of Container Terminal LM17
Project and Size	11 Hectares
Implementing Agency	Phnom Penh Autonomous Port (PPAP)
Budget Required	Port Infrastructure Development Project Phase 4 is expected to cost approximately 190,000,000,000 Riels with the following projects: <ul style="list-style-type: none"> - Construction of 7-lot container storage yard - Construction of 2-lot empty container storage yard. - 2 lot of parking - Construction of 14 additional RTG roads - Construction of 1,962 meters of rubber and concrete roads inside and outside the field - Construction of jetty 22m x 156m 1 set, equipped with TCC 2 sets - 403 meters of river bank work - Construction for 6 of 35-meter light poles - Embedded drainage, water pipes, fire hoses and camera system - 7 (RTGs) and 2 (FFCs) - Container Truck 10 units, Container Truck 10 units - sewage systems, water supply, firefighting infrastructure, and CCTV
Source of Finance	PPAP development Fund
Project Timeframe	2024-2027
Land Ownership	Phnom Penh Autonomous Port (PPAP)
Social Impact	No impact
Environmental Impact	There is no indication of any environment issues
Follow up action required	Appoint a working group to follow up project implementation

2. Project for Port Infrastructure development at Sub-Feeder Multipurpose Terminal UM2

Projects Title	Port Infrastructure development
Description	Based on government's policy to encourage inland waterway transportation and to boost agricultural exports, PPAP considered UM2 as a strategic location of agricultural exports for provinces at the northeastern Cambodia.
Objective	<ul style="list-style-type: none"> - To establish the hub for agricultural products and to promote inland waterway transportation. - Additional Port infrastructure will meet the desired of customer demand - To enhance the effectiveness of handling capacity of general cargo and container cargo.
Expected Output	<ul style="list-style-type: none"> - Inland waterway transportation will be increased - Become a hub for agricultural products export - Job opportunities for local residences. - Freight transport by water has increased - Become a place to collect and distribute agricultural products and construction materials - The use of inland waterway transport services has increased due to lower shipping costs due to shorter shipping lines via direct delivery to the main port.
Project Location	Tonle Bet village, Tonle Bet commune, Tonle Bet District, Tboung Khmum Province
Project and Size	18 Hectares
Implementing Agency	Phnom Penh Autonomous Port (PPAP)
Budget Required	<p>Infrastructure Development Project Phase II Sub-Feeder Multipurpose Terminal is planned to cost a total of 6,355,000,000 Riels with the following construction projects:</p> <ol style="list-style-type: none"> 1. PPAP's investment of 5,330,000,000 Riels: <ul style="list-style-type: none"> - Expanding the terminal infrastructure - Constructing a connecting road from the terminal to National Road 7 (Phase 1) 2. Partner's investment budget of 1 025 000 000 Riels: <ul style="list-style-type: none"> - Construction of Gate out - Construction of others infrastructure
Source of Finance	PPAP development fund and Partner Fund

Projects Title	Port Infrastructure development
Project Timeframe	2026-2027
Land Ownership	Phnom Penh Autonomous Port (PPAP)
Social Impact	No impact
Enviromental Impact	There is no indication of any environment issues
Follow up action requird	Appoint a working group to follow up project implementation

3. Project for Port Infrastructure development at Sub-Feeder Multipurpose Terminal UM1

Projects Title	Port Infrastructure development
Description	Based on government's policy to encourage inland waterway transportation and to boost agricultural exports, construction materials and other retail goods, the Sub-Feeder Multipurpose Terminal UM1 is a strategic location for the collection of agricultural products from The province is located in the northeast of Cambodia.
Objective	<ul style="list-style-type: none"> - To establish the hub for agricultural products and to promote inland waterway transportation. - Additional Port infrastructure will meet the desired of customer demand - Establish a collection and distribution point for goods through the transport link between waterways and land - Increasing the competitiveness of PPAP - Reduce port services and water transport to closer users.
Expected Output	<ul style="list-style-type: none"> - Inland waterway transportation will be increased - Become a hub for agricultural products export Job opportunities for local residences. - Freight transport by water has increased Become a place to gather and distribute agricultural products, construction materials and other retail goods - The use of inland waterway transport services has increased due to lower shipping costs due to shorter shipping lines via direct delivery to the main port.
Project Location	Prek Anchanh Commune, Muk Kampoul District, Kandal Province.
Project and Size	4 Hectares

Projects Title	Port Infrastructure development
Implementing Agency	Phnom Penh Autonomous Port (PPAP)
Budget Required	The first phase of infrastructure development project of UM1 sub-feeder multi-purpose terminal is planned to cost a total of 1,471,000,000 Riels, with the following construction projects: <ul style="list-style-type: none"> - Expanding the M30 container yard - Construction of Gate out - Construction of others infrastructure
Source of Finance	PPAP development fund and Partner fund
Project Timeframe	2026-2027
Land Ownership	Phnom Penh Autonomous Port (PPAP)
Social Impact	No impact
Enviromental Impact	There is no indication of any environment issues
Follow up action requird	Appoint a working group to follow up project implementation

4. Project for Port Infrastructure development at Multi-Purpose Termial TS3

Projects Title	Port Infrastructure development
Description	Multipurpose Terminal (TS3) was PPAP's main port for general and container cargoes. Due to TS3 Terminal's limited capacity to accommodate the continual growth of container traffic, PPAP has invested in developing a new container terminal (LM17). Curently, PPAP is renovating this terminal to be an international passenger cruises and tourist terminal.
Objective	To Construct a standard Passenger and International Tourists Terminal.
Expected Output	<ul style="list-style-type: none"> - To promote the inland waterway transportation - To increase the number of passenger and tourists by using inland waterway transportation.
Project Location	Sras Chork Commune, Daun Penh District, Phnom Penh
Project and Size	4 Hectares
Implementing Agency	Phnom Penh Autonomous Port (PPAP)
Budget Required	Collaborate with development partners to build an administrative building with a planned investment of 45,100,000,000 Riels
Source of Finance	Partner's fund
Project Timeframe	2026-2027

Projects Title	Port Infrastructure development
Land Ownership	Phnom Penh Autonomous Port (PPAP)
Social Impact	No impact
Enviromental Impact	There is no indication of any environment issues
Follow up action requird	Appoint a working group to follow up project implementation

5. Project for Port Infrastructure development at Sub-Feeder Multipurpose Terminal LM26

Projects Title	Port Infrastructure development
Description	Based on government's policy to encourage inland waterway transportation and to boost agricultural exports, PPAP considered Koah Roka Terminal as a strategic location of agricultural exports for provinces at the northeastern Cambodia. Anyway, This terminal is a potential location for tourism sector as well.
Objective	<ul style="list-style-type: none"> - To enhance the effectiveness of handling capacity of general cargo and container cargo. - To boost the agricultural products export such as paddles, corn,... - More tourists transit at the terminal.
Expected Output	<ul style="list-style-type: none"> - The number of inland waterway transportation will be increased. - Become the strategic location for collection and distribution of agricultural products and construction materials.. - Cost of transporation will be decreased because of the direct export to the hub port. - Job opportunities for local residences.
Project Location	Koah Roka Commune, Peam Chor District, Prey Veng Province
Project and Size	12 Hectares
Implementing Agency	Phnom Penh Autonomous Port (PPAP)
Budget Required	PPAP budget Which is planned to spend the total amount 15 857 500,000 Riels with projects such as: <ul style="list-style-type: none"> -Development phase 1 (step1) -Expansion of port infrastructure -Construction of various infrastructure..
Source of Finance	PPAP development fund
Project Timeframe	2026-2027
Land Ownership	Phnom Penh Autonomous Port (PPAP)

Projects Title	Port Infrastructure development
Social Impact	No impact
Enviromental Impact	There is no indication of any environment issues
Follow up action requird	Appoint a working group to follow up project implementation

6. Project for Port Infrastructure development at Sub-Feeder Multipurpose Terminal TS11

Projects Title	Port Infrastructure development
Description	To serve as a sub-feeder terminal for General and Container Cargo.
Objective	To be more convenient for handling, storage and other port services.
Expected Output	To increase the handling capacity of PPAP
Project Location	Kilometer 6 commune, Russey Keo District, Phnom Penh.
Project and Size	4 Hectares
Implementing Agency	Phnom Penh Autonomous Port (PPAP)
Budget Required	Construction of infrastructure for the Phase 2 of operations is planned to cost 2,525,000,000 KHR which has project as below: 1. Construction of road at new Gate out 2. Construction of C50 yard 3. Construction other infrastructure
Source of Finance	PPAP development fund and External Funding
Project Timeframe	2026-2027
Land Ownership	Phnom Penh Autonomous Port (PPAP)
Social Impact	No impact
Enviromental Impact	There is no indication of any environment issues
Follow up action requird	Appoint a working group to follow up project implementation

H. Risk Factors

In 2025, There is no any risk factor for PPAP.

Part 2
Information on Bussiness Operation
Performance

A. The results of the business operations, including partial business information of 2024

1. Statistics of PPAP

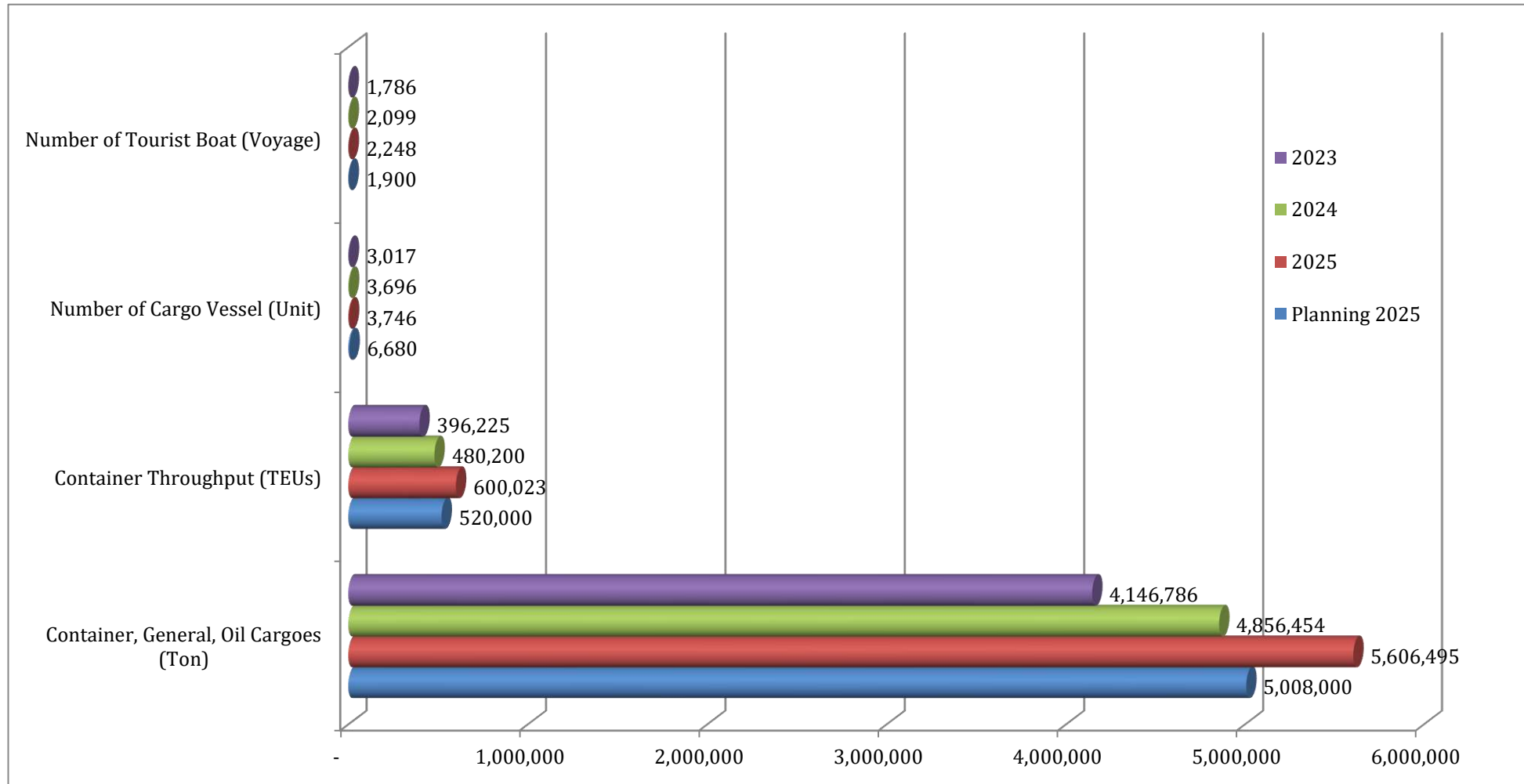
No.	Description	Unit	Planning 2025	2025	2024	2023	Compare (%)	Up/Down (%)	
A	B	C	1	2	3	4	5=(2/1)	6=(2)-(3)/3	7=(3)-(4)/4
I	<u>Container, General, Oil Cargoes</u>	Ton	<u>5,008,000</u>	<u>5,606,495</u>	<u>4,856,454</u>	<u>4,146,786</u>	111.95%	+15.44%	+17.11%
	A- Container Throughput	-	<u>2,922,000</u>	<u>3,361,235</u>	<u>2,833,996</u>	<u>2,432,771</u>	115.03%	+18.60%	+16.49%
	- Imported Container Cargo	-	<u>1,337,000</u>	<u>1,545,388</u>	1,223,878	1,159,275			
	- Exported Container Cargo	-	<u>1,585,000</u>	<u>1,815,847</u>	1,610,118	1,273,496			
	B - Mobile General Cargo Handling	-	<u>1,158,000</u>	<u>1,247,280</u>	<u>1,164,711</u>	<u>930,297</u>	107.71%	+7.09%	+25.20%
	- Inside Port	-	<u>271,000</u>	<u>91,565</u>	243,150	98,324			
	- Outside Port	-	<u>887,000</u>	<u>1,155,715</u>	921,561	831,973			
	C - Imported Oil & Gas	-	<u>928,000</u>	<u>997,980</u>	<u>857,747</u>	<u>783,718</u>	107.54%	+16.35%	+9.45%
	<u>Container Throughput (TEUs)</u>	TEU	<u>520,000</u>	<u>600,023</u>	<u>480,200</u>	<u>396,225</u>	115.39%	+24.95%	+21.19%
	- Laden Cargo	-	<u>322,400</u>	<u>391,324</u>	300,593	250,966			
	- Empty Cargo	-	<u>197,600</u>	<u>208,699</u>	179,607	145,259			
II	<u>Cargo Handling</u>	Ton	<u>4,875,200</u>	<u>4,608,515</u>	<u>3,998,707</u>	<u>3,363,068</u>	94.53%	+15.25%	+18.90%
	- General Cargo	-	<u>1,740,000</u>	<u>1,247,280</u>	1,164,711	930,297			
	- Container Throughput (Ton)	-	<u>3,135,200</u>	<u>3,361,235</u>	2,833,996	2,432,771			
III	<u>Number of Cargo Vessel</u>	Unit	<u>6,680</u>	<u>3,746</u>	<u>3,696</u>	<u>3,017</u>	56.08%	+1.35%	+22.51%
	- Foreign Vessels and Barge	-	<u>5,700</u>	<u>2,757</u>	2,797	2,235			

No.	Description	Unit	Planning 2025	2025	2024	2023	Compare (%)	Up/Down (%)	
A	B	C	1	2	3	4	5=(2/1)	6=(2)-(3)/3	7=(3)-(4)/4
	- Cambodian Vessels and Barge	-	0	0	-	-			
	- Oil Vessels and Tanker	-	630	576	509	479			
	-Cruise Boat(in)	-	350	413	390	303			
IV	<u>Number of Local Passenger Boat (In-Out)</u>	Voyage	9,400	7,642	8,124	8,418	81.30%	-5.93%	-3.49%
	- PhnomPenh-SeimReap-PhnomPenh	-	0	0	-	-			
	- Vessels in Town	-	9,400	7,642	8,124	8,418			
V	<u>Number of Local Passenger (In-Out)</u>	Passenger	192,000	146,204	162,480	160,160	76.15%	-10.02%	+1.45%
	- PhnomPenh-SeimReap-PhnomPenh	-	-	-	-	-			
	- Vessels in Town	-	192,000	146,204	162,480	160,160			
VI	<u>Number of Foreign Passenger and Tourist Boat (In-Out)</u>	Voyage	1,900	2,248	2,099	1,786	118.32%	+7.10%	+17.53%
	- PhnomPenh-ChovDok-PhnomPenh	-	1,300	1,422	1,353	1,210			
	- Cruise Boat	-	600	826	746	576			
VII	<u>Number of Foreign Passenger and Tourist (In-Out)</u>	Person	46,600	70,495	66,070	46,606	151.28%	+6.70%	+41.76%
	- PhnomPenh-ChovDok-PhnomPenh	-	23,400	30,691	29,758	21,454			
	- Tourist on Cruise Boat	-	23,200	39,804	36,312	25,152			

(Source: Department of Planning/Marketing)

- **Cargo-fuel and gas throughput in 2025:** 5,606,495Tons, increased by 15.44% compared to 2024 (4,856,454 Tons). For 2025, PPAP has accomplished 111.95% compared to planning 2025 (5,008,000 Tons).
- **Cargo vessels throughput in 2025:** 3,746Units, increased by 1.35% compared to 2024 (3,696Units). For 2025, PPAP has accomplished 56.08% compared to planning 2025 (6,680 Units).
- **The number of international passengers and tourist cruises throughput via Cambodia-Vietnam in 2025:** 2,248 Voyages, increased by 7.10% compared of to 2024 (2,099 Voyages). For 2025, PPAP has accomplished 118.32% compared to planning 2025 (1,900 Voyages).
- **Containers throughput in 2025:** 600,023TEUs, increased by 24.95% compared to of 2024 (480,200 TEUs). For 2025, PPAP has accomplished 115.39% compared to planning 2025 (520,000 TEUs).
- **The number of international passengers and tourists throughput via Cambodia-Vietnam in 2025:** 70,495 Passengers, increased by 6.70% compared to 2024 (66,070 Passengers). For 2025, PPAP has accomplished 151.28% Passengers compared to planning 2025 (46,600 Passengers).

- Graphs on performance comparisons of the 2025 - 2024 - 2023 and 2025 plan



2. The implementation of Hydrographic work and the construction of port infrastructure and machinery installation

❖ Sand Dredging Management

- Project of repair and maintenance of bulges and navigation poles along the Lower Mekong river, achieved 100% completion.
- Project of repair and maintenance of bulges and navigation poles along the Tonle Sap river, achieved 100% completion.
- Project of repair and maintenance of bulges and navigation poles along the Upper Mekong river, achieved 100% completion.
- Detailed survey work on the water depth of the Upper Mekong River, Lower Mekong River, Choktumok River, Tonle Sap and Bassac River, achieved 100% completion.

❖ The Construction of port infrastructure

Container Terminal LM17

- Improvement project of changing system from PPWSA to well water for washing vehicles and Machinery at LM17, achieved 100% completion.
- Installation 2 units of 40 ft container office for security, Customs and Phnom Penh International Port Authority, achieved 100% completion.
- Construction of 304 m of wire fence from Phase 1 to exit/enter gate of CY, demolish 774 m of old fencing and reconstruction of 386m of temporary fencing, achieved 100% completion.
- Construction 2 units of post, achieved 100% completion.
- Construction 4 location of fencing at generator and installation of an automated sliding gate (25m long, 1.63m high), achieved 100% completion.
- Expansion project of 504 m² parking area and casting concrete base 885,5m², achieved 100% completion.
- Construction of a 559m temporary fence at the LM17 container terminal and an 817m movable temporary fence, and anti claim fence two locations, achieved 100%.
- Construction of 30m x 60m warehouse, achieved 100% completion.
- Construction of 40m x 16m container's scanning facility, achieved 100% completion.
- Installation of four shelters for Tally Man, achieved 100% completion.
- Construction of two guard posts with 1.5 m x 1.8m x 2.9m, and installation 1 set of 2m rotating stand, achieved 100% completion.
- Repainting RTG Lots, concrete Lots number marker and concrete curb, achieved 100% completion.

- Repair and improvement works for wire mesh fencing (248 meters in length), concrete curbs, and the drainage system surrounding the garage area, achieved 100% completed.
- Improvement project of the container yard, including the relocation of cameras and the additional construction of concrete pavement extending from the Phase 1 yard to the scanning warehouse near Gate 3 at Phase 4, achieved 100% completion.
- Improvement and repair work of the water supply and firefighting pipe systems, along with the replacement of electrical cable trays at Quays 1 and 2 achieved 100% completed.
- Repair works for 2 set of 40ft containers near Exit Gate 2, achieved 100% completed.
- Improvement project of garage area and preparing green space, achieved 100% completion.
- Phasae 4 development, achieved 51,81% completion.
- Repair works for steel ladders (monkey ladders) located along the port bridges and FCC foundations, achieved 70% completion.
- Repair, replacement, and upgrading works for the firefighting water pump motor system and the irrigation water pump motor system, achieved 28% completion.
- Repair and replacement of the new MV PIX switchgear cabinet at Substation, achieved 5% completion.

Sub-Feeder Multipurpose Terminal LM26

- Construction of 12 concrete bulards 1.8m × 2.7m × 1.1m, achieved 100% completion.
- Installation of three ladder cases (6m long and 0.8m wide) for accessing to for 3 units of pontoon, achieved 100% completion.
- Riverbank improvement project 5.30m behind RONG Nak Ta , Remove 1 unit of conveyor No. 1 and Repair 2 units of conveyors No. 1 and No. 8, achieved 100% completion.
- Construction of Basecourse road with an area of 13,302 m², achieved 100% completion.
- Construction of DO fuel station 8m × 5m, achieved 100% completion.
- Testing 6 pits of soil with 15m, achieved 100% completion
- The replacement project of safety signs on the bridge, sign's Phnom Penh Autonomous Port, floating house and tugboats with propeller systems, achieved 100% completion.

- The construction of temporary dormitory for PPAP's staff, achieved 100% completion.
- Improvement project of riverbank and 200m of drainage system on yard, achieved 100% completion.
- Construction of M30 crushed stone 3 657m² and relocated 30m of concrete fence, achieved 100% completion.
- Construction of 200mm thk reinforced concrete yard 2,396 m², 92 m of drainage systems, filling M30 crushed stone behind warehouse, a 654 m², concrete ramp, installation lighting system around the warehouse, and construction of 1,349 m of wire fence and construction 2.2m × 7.06m wire gate 1 set, achieved 100% completion.
- Construction of asphalt concrete (AC) road width of 16m with total area of 4,464 m², achieved 100% completion.
- Installation 2 units of 40ft Ausco container at Gate in/out, achieved 100% completion.
- Sand yard cleaning and leveling works covering an area of 103,205 m², achieved 100% completed.
- Cleaning and leveling works at the southern site area (former fish transshipment site) covering 10,360 m², achieved 100% completed.
- The construction of gate in/out with size 14m x 20m, achieved 100% completion.
- Construction set of 40ft office containers for police and customs officers, along with the construction and improvement of temporary offices, achieved 20,20% completion.

Sub-Feeder Multipurpose Terminal UM2

- Filling crushed stone on the yard and ramp access 15m³, installation lighting system consisting of 8 sets and 4 galvanized electric poles, achieved 100% completion.
- Repairing and Maintenance lighting system on High Mast with 35m height, achieved 100% completion.
- The electrical connection work from the electrical cabinet (or distribution board), achieved 100% completion.
- Repairing project of the yard pavement 11,569 m², and general cargo area 1,500 m², achieved 100% completion.

MultiPurpose Terminal TS3

- Construction of floating jetty, connecting from sidewalk to boat shelter area along with various infrastructure works, achieved 100% completion.
- Repair and relocation of the SHE medical clinic, achieved 100% completed.
- Repairing of the clean water system, fire-fighting system, and electrical power supply connected to domestic/international tourist vessels, achieved 32,26% completion.

Sub-Feeder Multipurpose Terminal UM1

- Infrastructure development (including the pier bridge, FCC foundation, Crawler Crane foundation, mooring foundation for vessel entry/exit, and MEP network), achieved 90,73% completion.
- Cleaning and leveling of the yard area within the port premises, achieved 100% completed.

❖ Purchase/installation of machinery or new equipment

In 2025 PPAP received important machineries as below:

- Planning 2024 received important machineries as below:
 1. Reach Stacker 1 unit
 2. Crawler Crane 130T 1 unit
 3. EV Forklift 2 units
 4. Terminal Tractor 10 unites (EV TT 2 unit, DO TT 8 unit)
 5. Trailer 10 unites
 6. Rubber Tyred Gantry (RTG) 4 unites
- Planning 2024 received important machineries as below:
 1. Rubber Tyred Gantry (RTG) 6 unites
 2. EV Reach Stacker 1 unit
 3. Spreader 1 unit

B- Revenue Structure

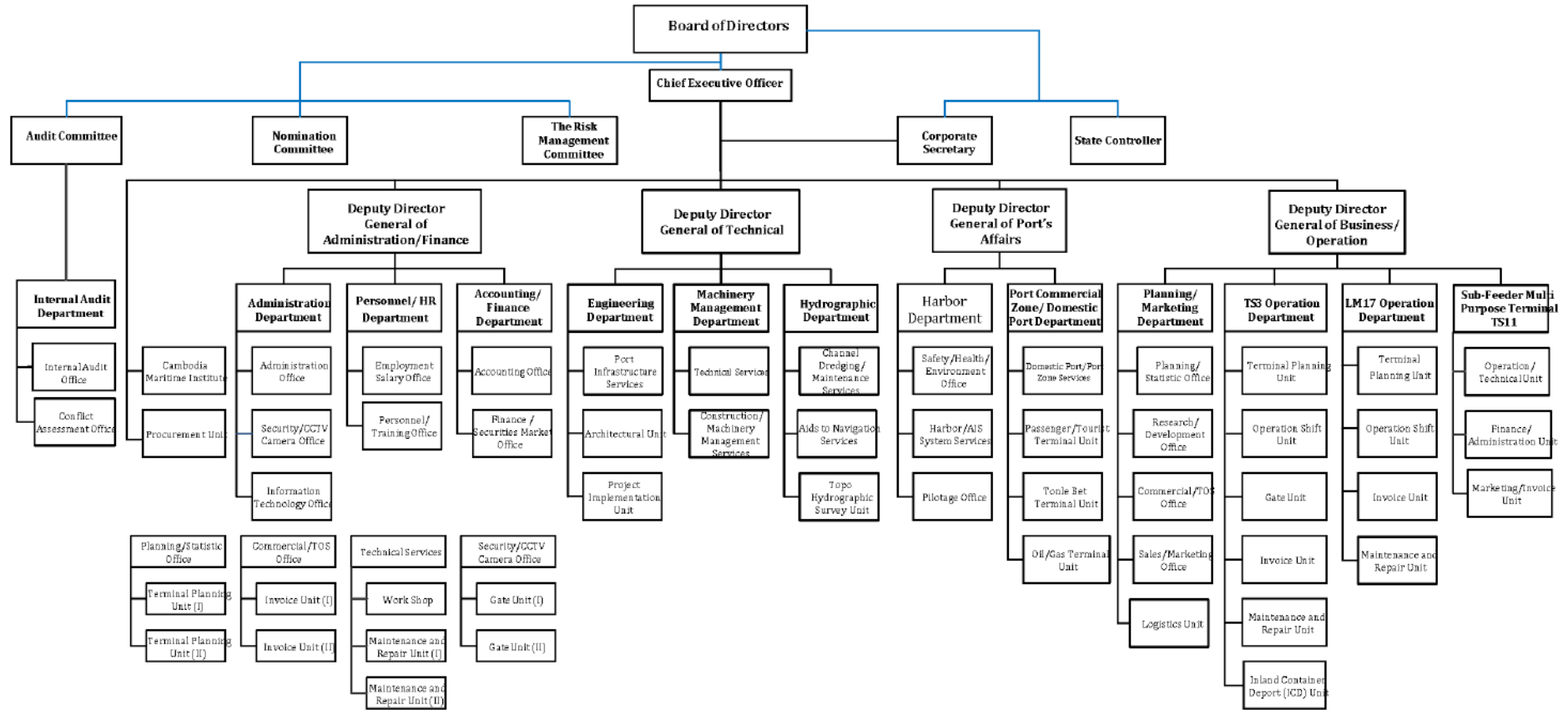
Source of Revenue	2025 Period Ended 31 December 2025		2024 Period Ended 31 December 2024		2023 Period Ended 31 December 2023	
	KHR'000	Compared to total revenue	KHR'000	Compared to total revenue	KHR'000	Compared to total revenue
Stevedoring	90,588,319	44.89%	76,001,564	44.89%	61,998,146	43.65%
Lift On Lift Off (LOLO)	68,926,155	34.15%	57,247,766	33.81%	49,004,179	34.50%
Port dues & charges	27,426,131	13.59%	23,752,172	14.03%	19,822,308	13.96%
Storage fees	3,205,804	1.59%	2,000,070	1.18%	2,042,193	1.44%
Gate fees	6,074,238	3.01%	5,129,867	3.03%	4,214,160	2.97%
Weighting fee	280,934	0.14%	269,199	0.16%	103,486	0.07%
Stuffing/Unstuffing	78,712	0.04%	66,304	0.04%	60,212	0.04%
Logistic services	5,222,258	2.59%	4,838,510	2.86%	4,790,796	3.37%
Total:	201,802,551	100.00%	169,305,452	100.00%	142,035,480	100.00%

Part 3

Information on Corporate Governance

A- Organization Structure

PPAP ORGANIZATION STRUCTURE



Note:

- Office Manager and Services Manager are assistant of Head of Department (No Deputy Head of Department)
- Office Manager = Services Manager = Procurement Unit Manager
- Unit Manager = Deputy Office Manager = Deputy Services Manager

B- Board of Director

Board of Directors's Member

N.	Name	Position	Date of Term Being Director	Expired Date of Being Director
1	H.E HEI Bavy	Chairman	June 16 th , 2025	June 16 th , 2028
2	H.E SUON Rachana	Member	June 16 th , 2025	June 16 th , 2028
3	H.E KEN Sambath	Member	June 16 th , 2025	June 16 th , 2028
4	H.E PENN Sovicheat	Member	June 16 th , 2025	June 16 th , 2028
5	Mrs. LAY Rachna	Member	June 16 th , 2025	June 16 th , 2028
6	Mrs. POK Pheakdey	Member	June 16 th , 2025	June 16 th , 2028
7	Mr. HUN Sokhalay	Member	June 16 th , 2025	June 16 th , 2028

PPAP's Secretary is Mr. KONG Channy, Head of Secretary Office

C- Senior Officer

No.	Name	Gender	Position
1	H.E HEI Bavy	M	Chairman and CEO
2	H.E CHOUN Sokhem	F	Deputy Director General of Administration/Finance
3	Mr. HIEK Phirun	M	Deputy Director General of Port's Affairs
4	Mrs. HEI Phanin	F	Deputy Director General of Business/Operation
5	Mrs. SENG Kunthea	F	Deputy Director General of Technical
6	Mr. KONG Channy	M	Head of Corporate Secretary
7	Mr. KEO Sophanara	M	Head of Administration Department
8	Mr. KONG Sothea	M	Head of Internal Audit Department
9	Ms. CHHEAV Vanthea	F	Head of Planning/Marketing Department
10	Mr. SAY Chantha	M	Head of Machinery Management Department
11	Mr. CHIEAP Vyraya	M	Head of Hydrographic Department
12	Mr. TOL Sokhom	M	Head of Harbor Service Department
13	Mr. CHHIV Songkaing	M	Head of Sub-Feeder Multipurpose Terminal UM1
14	Mr. HUN Sokhalay	M	Head of LM17 Operation Department
15	Mr. HOEU Song	M	Head of TS3 Operation Department
16	Mr. IM David	M	Head of Engineering Department
17	Mrs. MEAS Visal	F	Head of Sub-Feeder Multipurpose Terminal TS11
18	Mrs. KHOV Chansoma	F	Head of Accounting/Finance Department
19	Mr. OUK Poly	M	Acting Head of Personnel/HR Department
20	Mr. HENG Vutha	M	Acting Head of Sub-Feeder Multipurpose Terminal UM2

Note: Detail information of corporate governance is attached as appendix.

PART4

**Information on Security Trading and
PPAP's Shareholders**

A- General Information on Offered Shares

Name of Offered Shares	:	Class A (Voting) Shares
Stock Code	:	KH1000040001
Class of Offered Shares	:	Class A (Voting) Shares
Par Value	:	4,000 Riels
Offering Price	:	5,120 Riels
Number of Offered Shares	:	4,136,873 Class A (Voting) Shares
Market Capitalization	:	105,903,948,800 Riels
Securities Exchange	:	Cambodia Securities Exchange
Official Listed Date	:	09 December 2015

B- Price and Trading Amount of Shares

Offered Shares		January	February	March	April	May	June	July	August	September	October	November	December
Trading Price	Maximum	14,000	14,880	14,400	14,140	14,200	13,680	13,840	13,700	13,600	13,600	14,000	14,500
	Minimum	13,500	13,820	13,980	13,900	13,380	13,340	13,320	13,500	13,500	13,480	13,520	14,000
	Average	13,802	14,229	14,122	14,054	13,859	13,484	13,481	13,590	13,585	13,535	13,701	14,224
Trading Value	Maximum	1,352	1,292	7,972	1,781	36,135	3,520	2,593	1,139	1,305	1,389	1,047	6,791
	Minimum	1	43	41	40	17	70	16	11	9	52	77	110
	Average	392	433	1,137	435	2,760	579	453	271	200	398	359	875

C- Shareholders Holding Largest Voting Shares (From 30% Up)

No.	Name	Nationality	Address	Investor ID	Allotted Amounts (Shares)	Percentage Ownership
1	Ministry of Economy and Finance of Cambodia	Cambodia	Street 92, Sangkat Wat Phnom, Khat Daun Penh, Phnom Penh	N/A	16,547,492	80%
Total					16,547,492	80%

D- Information on Dividend Distribution in the last 3 (three) years

No.	Dividend Distribution	2024	2023	2022
1	Net Profit for the Year (Riel)	52,749,645,000	38,605,966,000	58,498,389,000
2	Total Dividend to be Paid (Riel)	4,629,703,309	4,629,703,309	4,629,703,309
3	Dividend in Total Equity Securities	N/A	N/A	N/A
4	Other Dividend	N/A	N/A	N/A
5	Dividend Payout Ratio (%)	8.78%	11.99%	7.91%
6	Dividend Yield (%)	1.62%	1.60%	1.60%
7	Dividend per Share (Riel)	223.83	223.83	223.83

Part 5
Audit Report On
the Internal Control Compliant for 2025



**PHNOM PENH AUTONOMOUS PORT
DEPARTMENT OF INTERNAL AUDIT**

**KINGDOM OF CAMBODIA
NATION - RELIGION - KING**

INTERNAL AUDIT REPORT

Final Internal Audit Report

No. 008

Issue Date: March 2026

Department of Internal Audit	Phnom Penh Autonomous Port
Report Title	Internal Audit Report for 2025
Head of Internal Audit Department	Mr. Kong Sothea
Audit Team	Mrs. Var Sreyrath, Mr. Sosi Narith and team members
Entities Under Review	1 st quarterly audit: Harbor services department Safety/health/environment office Pilotage office 2 nd quarterly audit: Technical Services Architectural Unit Project Implementation Unit 3 rd quarterly audit: Security/CCTV Camera Office 4 th quarterly audit: Administration Office
Archive (Hard copy)	Internal Audit Department
Archive (Soft copy)	Internal Audit Department

Issues to:

Name and surname	Role/Position	Receivable at
Mrs. Lay Rachana	Head of Audit Committee	Phnom Penh Autonomous Port

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Annexes:

Annex 1: Previous Audit Observations

Annex 2: Corrective Action Plan

Acronyms and Abbreviation

ADO	Administration Office
AU	Architectural Unit
DA	Department of Administration
DPS	Harbor Service Department
NCDM	National Committee for Disaster Management
PIU	Project Implementation Unit
PL	Pilotage Office
S.CCTV	Security/CCTV Camera Office
SHE	Safety-Health-Environment Office
TS	Technical Services

Internal Audit Report for 2025

I. Executive Summary

Introduction:

As part of its annual work plan for 2025, and as approved by the head of audit committee, Department of Internal Audit (Auditor), conducted an audit of entities under the supervision of Phnom Penh Autonomous Port (PPAP). These entities include:

- a) Harbor Service Department (HSD), Safety-Health-Environment Office (SHE), Pilotage Office (PL) – 1st quarterly audit;
- b) Technical Services (TS), Project Implementation Unit (PIU), Architectural Unit (AU) – 2nd quarterly audit;
- c) Security/CCTV Camera Office (S.CCTV) – 3rd quarterly audit; and
- d) Department of Administration (DA), Administration Office (AO) – 4th quarterly audit.

This report also provides detailed audit observations, audit recommendations, and management's comments.

Key audit risks:

Operation risk	the risk of loss resulting from inadequate internal processes, people and systems or from external events
Financial risk	refers to the possibility that inadequate arrangement of financial information results in misinformed decision.
Compliance risk	refers to failure to comply with applicable law and legislation

In particular, this audit raised two key risks as follows:

- Economical use of resources, efficiency and effectiveness of the company's business activities; and
- Compliance pursuant to applicable law, policy, and legislation

Audit scope

The audit covers on managerial and operational aspects of entities under review. Audit testing and interviews are carried out during on-site visits.

Audit objectives

The overall objective of the audit was to assess whether risk management practices, controls, and governance arrangements achieve the core operation objectives.

The purpose of the audit was to provide reasonable assurance that:

- a) The operational processes are sufficient in achieving operation objectives;
- b) Reliability of reporting;
- c) Compliance with applicable law and legislation.

In particular, the Auditor set out strategic priorities for the risk management practices as follows:

- a) To enhance operational procedures and services;
- b) To enhance staff management and disciplinary activities;
- c) To enhance management of all sources of income;
- d) To enhance management of finance;
- e) To enhance management of state properties; and
- f) To enhance compliance with applicable law and legislations.

Audit approach

Risk-based approach is selected for this audit. This approach includes activities required to:

- Assess internal controls through report and document reviews and personnel interviews
- Determine key internal control system as a basis for comparison with pre-established criteria
- Assess the effectiveness of internal control functions.

The Auditor established criteria in agreement with directors and/or managers under review.

Key audit issues

The audit report raised 11 recommendations; all are ranked medium priority.

❖ Operation related findings:

- a) The inspection of fire extinguishers

❖ Compliance related findings:

- a) Conducting an up-to-date emergency preparedness and response plan and report to NCMD
- b) To resume the safety-health-environment committee's meeting as set out in its charter
- c) The implementation of bins for medical wastage as required in this Prakas GTH 054/HS
- d) AU to revise its written reporting format as defined in job descriptions
- e) Delays on a number of construction projects
- f) The making of monthly and annual summary reports

- g) The making of annual work plan
- h) The implementation of project plan
- i) The management of administrative letters
- j) Overstatement on annual administrative expense report

Auditor’s comment

During the audit, it was observed that the active engagement of the entities under review and commitment to improve on the existing effort by following applicable law and legislations. The audit noted that certain arrangements of the entities were set out to achieve prioritized objectives; however, the audit also noted that there was a need for improvement on certain internal designation and monitoring.

Action plan

The Auditor give recommendations for the purpose of rectifying errors/defects identified during the course of the audit. In “Part II” of this report, detailed audit observations and management’s comment are provided. Management’s comment and agreed actions are also provided in Annex II.

Appreciation

The audit team wishes to extend its appreciation to the management and staff involved for their participation during the audit.

II. Detailed Audit Observations

1. Management and staff involved

1.1. Auditor:

Mr. Kong Sothea	director of internal audit department
Mrs. Var Sreyrath	deputy manager of internal audit office
Mr. So Sinarith	deputy manager of internal audit office
Mrs. Mann Sreyan	chief section of internal audit office
Mr. Kang Visotrith	deputy chief section of internal audit office

1.2. Audit participant

1st quarterly audit:

Mr. Tol Sokhom	director of harbor service department
Mr. Ay Samnang	manager of safety-health-environment office
Mr. Bin Moliehan	manager of pilotage office

2nd quarterly audit:

Mr. Sourm Rathanakvuth	manager of technical services
Mr. Lorn Sophal	deputy manager of technical services
Mr. Dek Yit	deputy manager of technical services
Mrs. Khiev Vyran	manager of architectural unit
Mr. Ny Sethhan	deputy manager of architectural unit
Mr. Chheng Srun	manager of project implementation unit
Mr. Von Chanthu	deputy manager of project implementation unit

3rd quarterly audit:

Mr. Neuo Noy	deputy manager of security/cctv camera office
Mr. Kong Sereyvathana	chief section of security/cctv camera office
Mr. Choup Raksmeay	chief section of security/cctv camera office
Mr. Duong Eng	chief section of security/cctv camera office
Mr. Um Vannarith	staff of security/cctv camera office
Mr. Kang Chhay	staff of security/cctv camera office
Mr. Chan Tithya	staff of security/cctv camera office

4th quarterly audit:

Mr. Keo Vandeth	deputy manager of administration office
Mr. Dim Somang	deputy manager of administration office
Ms. Leng Sokhour	chief section of administration office
Ms. Hang Sreyley	deputy chief section of administration office
Mr. Houy Brasak	deputy chief section of administration office

Mr. Touch Sophy	deputy chief section of administration office
Mr. Song Tha	deputy chief section of administration office
Ms. Eoung Socheata	staff of administration office
Ms. Sokha Somutsa	staff of administration office
Mr. Eat Phannet	staff of administration office

1.5. Phases of the audit

- 1st quarterly audit
 - a) On-site visits and interviews 09 May 2025
 - b) Drafting of audit report 20 May 2025
 - c) Review and finalize audit report 10 June 2025
 - d) Date of issue 12 June 2025
- 2nd quarterly audit
 - a) On-site visits and interviews 30 September 2025
 - b) Drafting of audit report 07 October 2025
 - c) Review and finalize audit report 20 October 2025
 - d) Date of issue 28 October 2025
- 3rd quarterly audit
 - a) On-site visits and interviews 17 December 2025
 - b) Drafting of audit report 31 December 2025
 - c) Review and finalize audit report 06 January 2026
 - d) Date of issue 13 January 2026
- 4th quarterly audit
 - a) On-site visits and interviews 31 January 2026
 - b) Drafting of audit report 20 February 2026
 - c) Review and finalize audit report 25 February 2026
 - d) Date of issue 27 February 2026

Audit objectives and scope

The overall objective of this audit was to enhance Top Management's control over risk management, internal control, and governance arrangements. Internal control systems are in place to help ensure the achievement of risk management, internal control and governance arrangement objectives. The areas of focus include:

- a) Effective, efficient, and economic use of resources; and
- b) Compliance with applicable legislation.

This report includes reviews over designation and functions of internal controls

Internal control assessment

The Auditor conducted an assessment over the function of internal control systems to provide reasonable assurance that control systems achieved control objective as follows:

- a) Authorization
- b) Completeness
- c) Accuracy
- d) Validity
- e) Physical safeguard and security
- f) Error handling
- g) Segregation of duties

Background of the audited entities

As per internal audit work plan for 2025, the Auditor is required to conduct an audit of entities as follows:

- Harbor Service Department (1st quarterly audit)
 - a) Pilotage Office (PO)
 - b) Safety-Health-Environment Office (SHE)
- Machinery Management Department (2nd quarterly audit)
 - a) Technical Services (TS)
- Engineering Department (3rd quarterly audit)
 - a) Architectural Unit (AU)
 - b) Project Implementation Unit (PIU)
- Department of Administration (4th quarterly audit)
 - a) Administration Office (AO)

The total participants involved in this audit was 173 (24 female).

Detailed assessment

❖ Operation section:

3rd quarterly findings

1.	Title:	The inspection of fire extinguishers
Audit objective:		To assess S.CCTV performance
Functional Area		S.CCTV
Facts/observation		On-site inspection, the audit noted, on the fire extinguishers, a lack of inspection tags that allow responsible person to sign on following proper inspection of the equipment. The audit also noted that reporting of such inspection was not done regularly (semi-annually).
Comparison criteria:		S.CCTV work plan for 2025
Cause:		This results from inadequate personnel and clearly defined responsibilities for existing officers.
Impact:		In the case of incidents, certain fire extinguishers might not function which could result in major loss on properties and jeopardize safety.
Recommendation:		S.CCTV should: <ul style="list-style-type: none"> - replace with the new fire extinguishers or refill the existing ones - conduct on-site inspection semi-annually and sign on inspection tags following proper inspections - display signs to raise awareness of areas assigned for fire extinguishers placement
Management reply:		Agreed: Proper inspections of fire extinguisher require involvement from external entities (Police Commissariat of Kandal Province).
Auditor's reply:		Having seen S. CCTV's reply. The audit team will make further assessment as per its work plan.

❖ **Compliance section:**

1st quarterly findings

1.	Title:	The implementation of bins for medical wastage
Audit objective:		To assess the effectiveness in waste management
Functional Area		SHE
Facts/observation		Upon querying and during on-site visits, the audit noted that SHE managed to implement the use of bins for general wastage at a number of terminals under the supervision of PPAP; however, according to this Prakas GTH 054/HS dated 23 September 2009, SHE is required to implement the use of bins for medical wastage.
Comparison criteria:		Personnel interviews; and this Prakas on wastes resulting from activities at health care services GTH 054/HS dated 23 September 2009 (chapter 3, article 5, point no.1, page 4) “The categorization of general and medical wastage at all health care centers.”
Cause:		Un-intentional human error
Impact:		SHE’s management of medical wastage was ineffective.
Recommendation:		SHE should implement the use of bins for medical wastage as required in this Prakas GTH 054/HS dated 23 September 2009.
Management’s reply:		Agreed: SHE promised to dispose of wastage based on categories such as general, radioactive, and medical. SHE will continue to utilize green-colored bin as already implemented at (TS3, LM26, LM17) henceforth.
Auditor’s comment:		Having seen SHE’s reply. The audit team will make further assessment as per its work plan.
2.	Title:	Conducting an up-to-date emergency preparedness and response plan and report to NCMD

Audit objective:	To assess the effectiveness of SHE performance
Functional Area	SHE
Facts/observation	Upon querying and report examination, the audit identified SHE's responsibility in internally designed emergency preparedness and response manual: EPRM. The manual sets out actions required of SHE in case of emergency. The audit also noted that Resolution 20 PPAP/035 dated 24 January 2020 specifies SHE's role as secretariate and requires that SHE conduct an up-to-date emergency preparedness and response plan and submit annually to the director of Harbor Services Department (HSD), a member and representative of PPAP disaster management team. However, during the audit, we observed that director of HSD had yet to receive EPRM from SHE; thus, indicating a lapse in SHE's performance.
Comparison criteria:	Internal Resolution 035 PPAP/20 dated 24 January 2020. Emergency Preparedness and Response Manual.
Cause:	Un-intentional human error
Impact:	This could compromise performance when emergency arises.
Recommendation:	SHE should make an up-to-date emergency preparedness and response plan as required in this Resolution 20 PPAP/035.
Management's reply:	Agreed: An up-to-date emergency preparedness and response plan duly reflecting SHE responsibilities will be made and submitted annually.
Auditor's comment:	Having seen SHE's reply. The audit team will make further assessment as per its work plan.

2nd quarterly findings

3.	Title:	AU to revise its written reporting format as defined in job descriptions
Audit objective:	To assess AU performance	

Functional Area	AU
Facts/observation	Upon report examination, we noticed that AU seemed to have a separate format for written report. We also noticed that AU monthly reporting includes summary activities; and the quarterly, semi-annual, and annual reporting was carried out in a layout format (which AU submitted as input for the development of department level reporting.)
Comparison criteria:	AU's responsibilities and job descriptions
Cause:	Un-intentional human error
Impact:	AU's reporting format was ineffective.
Recommendation:	AU should revise written reporting format as defined in its job descriptions.
Management's reply:	Agreed: Written reporting formats duly reflecting AU activities will be revised from 2026 henceforth.
Auditor's response:	Having seen AU' s reply. The audit team will make further assessment as per its work plan.

4.	Title:	Delays on a number of construction projects
Audit objective:	To assess the efficiency and effectiveness of construction monitoring	
Functional Area	PIU	
Facts/observation	Upon reviews on PIU activity summary reports from the period dated January to July 2025, each construction project was set, as per contractual arrangements, with pre-established date of completion. The audit noted project delays at a number of container terminals–LM26, TS3, LM17.	
Comparison	The approved PIU project plan for the period under review.	

criteria:	
Cause:	Unintentional human error.
Impact:	This results in untimely completion of project.
Recommendation:	PIU should implement the projects as per pre-established duration of each project to ensure timely completion.
Management reply:	<p>Agreed:</p> <p>PIU will put more effort into rectifying errors as raised by the audit as well as strengthening in-house capacity to ensure potential technical errors have been taken into account.</p> <p>PIU would like to confirm that role and responsibilities duly reflecting PIU activities in monitoring visits, follow-ups on project development, and ensuring timely completion of project was indeed listed in PIU job descriptions as well as in contractual obligations. PIU would also like to list factors that contribute to gaps resulting in project delays as follows:</p> <ul style="list-style-type: none"> a) Contractor had inadequate staff and/or equipment: PIU reported regular construction activities, progresses to Top management, and also PIU documented issues that arise during operation. Identified issues caused by contractor inadequacy/insufficiency of staff/equipment were appropriately dealt with through active involvement of PIU team that aims for timely completion of the projects. b) Force majeure: Project such as ground drilling in preparation for soil testing was delayed due, for example, to the high rise of water level– PIU to resume the work when appropriate. <p>PIU will put more effort into dealing with issues arise during operation and rectifying errors as raised by the audit.</p>
Auditor's reply:	Having seen PIU' s reply. The audit team will make further assessment as per its work plan.

5.	Title:	The making of monthly and annual summary reports
Audit objective:		To assess TS managerial performance
Functional Area		TS
Facts/observation		Upon review on TS summary reports in the period subjected to the audit from 2024 and 2025, the audit noted that TS did not manage to regularly submit its written summary reports.
Comparison criteria:		Organization Instruction 1225/PPAP 2016.
Cause:		Un-intentional human error
Impact:		This results in management not able to acknowledge on the reports, thus indicating that TS performance was not satisfactory.
Recommendation:		TS should regularly submit its written summary reports to Top management for acknowledgement.
Management reply:		Agreed: Summary written reports significantly indicate TS' performance will be submitted regularly as guided in Organization Instruction above.
Auditor's reply:		Having seen TS' reply. The audit team will make further assessment as per its work plan.

3rd quarterly findings

6.	Title:	The making of annual work plan
Audit objective:		To assess S.CCTV managerial performance
Functional Area		S.CCTV
Facts/observation		Upon review on S.CCTV work plan, the audit noted a lack of signatures of manager of S.CCTV itself and that of related top managements.
Comparison		S.CCTV work plan for 2025

criteria:	
Cause:	This results from a lack of internal review from S.CCTV
Impact:	This results in management not able to acknowledge on the reports, thus indicating that TS performance was not satisfactory.
Recommendation:	S.CCTV should follow administrative procedures regarding the making of annual work plan to ensure that working activities align with organization's goal.
Management reply:	Agreed: S.CCTV will revise its annual work plan as recommended above.
Auditor's reply:	Having seen S. CCTV's reply. The audit team will make further assessment as per its work plan.

7.	Title:	The implementation of project plan
	Audit objective:	To assess S.CCTV implementation on project plan
	Functional Area	S.CCTV
	Facts/observation	<p>Upon review on reports in the period subjected to the audit, we noticed that three projects that had yet to be implemented. The projects were:</p> <ul style="list-style-type: none"> - Requisition for the construction of wire-mesh fence at LM17 Container Terminal - Requisition for installation of speakers at both the "in-gate" and "out-gate" at LM17 Container Terminal - Requisition for installing corner mirror at LM17 Container Terminal
	Comparison criteria:	S.CCTV's project plan for 2025
	Cause:	This results from a lapse in office's internal review.
	Impact:	This results in projects not implemented or untimely completion.

Recommendation:	S.CCTV should conduct an assessment on the office’s capacity and PPAP’s current business activities prior to raising its annual project plan to avoid delays and/or defaults.
Management reply:	Agreed.
Auditor’s reply:	Having seen S. CCTV’s reply. The audit team will make further assessment as per its work plan.

4th quarterly audit

8.	Title:	The management of administrative letters
Audit objective:		To assess AO’s management of administrative letters
Functional Area		AO
Facts/observation		Upon review, the audit noted that AO’s management of administrative letters was carried out by recording on logs (2024 and 2025) assigned in “internal and external entities.” The audit also noted that the titles of a number of letters recorded did not match with the “description headings”.
Comparison criteria:		AO administrative logs for 2024 and 2025
Cause:		This indicates a lapse of AO internal review of letters.
Impact:		This results in mismatch of contents and description headings.
Recommendation:		AO should make a review on administrative logs and fill in contents according to description headings.
Management reply:		Agreed.
Auditor’s reply:		Having seen AO’s reply. The audit team will make further assessment as per its work plan.

9.	Title:	Overstatement on annual administrative expense report
Audit objective:		To assess AO's expense management
Functional Area		AO
Facts/observation		Upon review, the audit raised that there is need to correct the overstated expense amount in a number of expense sections in the annual administrative expense report.
Comparison criteria:		AO's annual administrative expense report.
Cause:		Un-intentional human error
Impact:		This resulted in overstated expense on the report.
Recommendation:		AO should thoroughly review the calculation of annual administrative expenses to ensure an effective planning and a more reliable reporting.
Management reply:		Agreed.
Auditor's reply:		Having seen AO's reply. The audit team will make further assessment as per its work plan.

Auditor's comment

While the audited entities – HSD, SHE, PL, TS, PIU, AU, S, CCTV, DA and AO – have achieved many of their prioritized objectives, there was a need to improve on certain arrangements as identified during the audit. The audited entities agreed to take actions as recommended by the auditor.

Corrective action plan

We include management's agreed actions in Annex 2. A follow-up assessment following the audit results will be conducted by Conflict Assessment Office as per its work plan.

Annex 1: Previous Audit Observations

Audited entities: Safety-Health-Environment Office (SHE) – 1st quarterly audit
 Pilotage Office (PO) – 1st quarterly audit
 Technical Services (TS) – 2nd quarterly audit
 Security/CCTV Camera Office (S.CCTV) – 3rd quarterly audit
 Administration Office (AO) – 4th quarterly audit

***Recommendation priorities**
High: where failure to take action could result in major or critical consequences to the company
Medium: where failure to take action could result in significant consequences
Low: action is considered desirable and could result in enhanced control and value for money

Audit ratings
Satisfactory (effective): where risks are managed to a desirable level
Partially satisfactory: where risks are managed to an acceptable level (some improvement needed)
Partially satisfactory: where risks are managed to an unacceptable level (major improvement needed)
Unsatisfactory (ineffective): where risks are not managed and potential exposure to risks remains

No.	Recommendation	*Priorities	Responsible person	Date of issue	Date of re-assessment	**Ratings	Evidence/supporting document
Safety-Health-Environment Office (SHE)							
1	<u>The absence of monthly activities summary report</u> Upon review, the audit noted that the provided reports include SHE's summary activities during the first eight months of 2019. However, SHE did not manage to provide us the requested written monthly activities summary reports submitted to the Director of	Medium	Mr. Ay Somnang	2022	2025	Satisfactory (Effective)	The approved and acknowledged SHE monthly activities summary report.

	Harbor Services for department level report making. Thus, SHE's action did not comply with organization instruction no. 1225/PPAP dated 23 December 2016 on "The making of monthly activity summary report."						
2	<u>SHE's organization structure</u> Upon review on SHE's available organization structure, the audit noticed the absence of both signatures: director of HR and CEO.	Medium	Mr. Ay Somnang	2022	2025	Satisfactory (Effective)	
3	As per this Anukret no.36/ANK/BK on the solid waste management section 2 article 4, SHE should make an assessment report related to activities of waste handling from all river vessels and on PPAP premises to ensure protection of the environment and promote conservation of biodiversity.	Medium	Mr. Ay Somnang	2022	2025	Satisfactory (Effective)	
4	SHE should speed up the work projects as raised in its approved office plan no.01a/SHE to ensure timely completion of the projects.	Medium	Mr. Ay Somnang	2022	2025	Partially Satisfactory (Some improvement needed)	
5	SHE should resume some of its activities as set out in its job descriptions once the Covid-19 epidemic begins to ease.	Medium	Mr. Ay Somnang	2022	2025	Partially Satisfactory (Some improvement needed)	
Pilotage Office (PO)							

6	<u>A lack of PPE equipment</u> To ensure personnel safety during operation, PO should communicate with related entities and report to Top management concerning the lack of PPE equipment.	Medium	Mr. Bin Molichan	2022	2025	Satisfactory (Effective)	
7	<u>Inadequate passenger terminals at a number of local provinces that are within PFAP's authority.</u> Through interviews with PO personnel, the audit noted that there was a need to construct adequate passenger terminals to ensure passenger's safety when embarking/disembarking river vessels.	Medium	Mr. Bin Molichan	2022	2025	Partially Satisfactory (Some improvement needed)	
8	<u>The absence of annual activities summary report</u> Upon querying, PO managed to provide us the monthly activities summary report. However, PO did not manage to provide us the requested annual activities summary report.	Medium	Mr. Bin Molichan	2022	2025	Satisfactory (Effective)	
Technical Machinery Services (TMS)							
9	Upon review, the audit noted a transfer of responsibilities on 01 September 2020 to TMS on the management of machinery. To ensure efficient and effective operation, TMS should store significant data related to machinery in a	Medium	Mr. Sourm Rathanakvuth	2022	2025	Partially Satisfactory (Some improvement needed)	Annual Internal Audit Report for 2022

	computer software which can be easily backed up as an addition to the existing written records.						
10	To enhance in-house capacity, TMS should raise in its annual work plan the short-term trainings tailored for the responsible personnel. The short-term trainings should include container trucking, machinery operation, and basic maintenance and repair of machinery.	Medium	Mr. Sourm Rathanakvuth	2022	2025	Satisfactory (Effective)	-
11	Upon review, the audit noted that significant machinery data such as specifications and date required for timely maintenance were not properly recorded.	Medium	Mr. Sourm Rathanakvuth	2022	2025	Partially Satisfactory (Some improvement needed)	-
12	TMS should include in its regular reporting to Top management the maintenance of vehicle and machinery performed.	Medium	Mr. Sourm Rathanakvuth	2022	2025	Partially Satisfactory (Some improvement needed)	-
13	TMS should articulate the relevant requirements with SHE on the request related to the purchase and arrangement of lifting devices used for machinery and vehicle maintenance and repair.	Medium	Mr. Sourm Rathanakvuth	2022	2025	Partially Satisfactory (Some improvement needed)	-
14	TMS should ensure that the report is thoroughly reviewed before submitting to Top management.	Medium	Mr. Sourm Rathanakvuth	2022	2025	Partially Satisfactory (Some improvement needed)	-

15	TMS should develop a written technical guideline for personnel routine performance such as engine oil change and oil filter change to ensure regular and timely maintenance and repair.	Medium	Mr. Sourm Rathanakvuth	2022	2025	Partially Satisfactory (Some improvement needed)	-
16	TMS should make a segregation of responsibilities for its personnel to ensure accountability and avoid overlaps.	Medium	Mr. Sourm Rathanakvuth	2022	2025	Satisfactory (Effective)	-
Security/CCTV Camera Office (S.CCTV)							
17	The making of a written up-to-date role and responsibilities Upon query, the audit noted a version of role and responsibilities, effective since 2015. The audit also noted that certain duties listed in descriptions of responsibilities was no longer performed.	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	A written up-to-date role and responsibilities
18	The follow-ups with relevant entities within PPAP upon the approved requisitions The audit noted requisition of S.CCTV as follows: - Requisition for repair at TS3 Gate (52/S.CCTV 18) - Requisition for repair of metal bar at TS3 Gate (98/S.CCTV 18)	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	-

	<ul style="list-style-type: none"> - Requisition for repair of damaged gate wall at the northern part of TS3 (68/S.CCTV 18) - Requisition for repair of CCTV Camera at TS3 (41/S.CCTV 17) - Requisition for repair of CCTV Camera at LMI7 (123/S.CCTV 17) - Requisition for construction of vehicle shelter at LMI7 (268/S.CCTV 16) - Requisition for construction of 2 semi-permanent posts for personnel and 4 WCs at LMI7 (60/S.CCTV 17) - Requisition of construction of flag pole at LMI7. 						
19	A lack of vehicles for emergency Upon query, the audit noted a lack of vehicles for emergency such as speedboat or tugboat, standby vehicle and firefighting truck.	Medium	Mr. Kau Sokun	2022	2025	Partially Satisfactory (Major improvement needed)	-
20	Determining strategic positions of CCTV Camera at container terminal LMI7 (Phase 1) On-site inspection, and upon query, the audit noticed that there was a limit in the visibility of CCTV Camera due to its current position. There used to be incidents	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	-

	where trucks collided with the interior containers which the CCTV Camera could not capture.						
21	The reporting of gate unit at LM17 Upon query, the audit noted that personnel report to manager of S.CCTV through electronic messaging devices, which might indicate a lack of accountability since a formal reporting require signatures from responsible person.	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	-
22	The placing of Dangerous Good container On-site inspection, the audit noted that container yard at LM17 was adequately equipped with signs for caution; however, we noticed that empty contains were allowed to place nearby dangerous good containers.	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	
23	The current conditions of CCTV Camera at LM17 Upon query, the noted that CCTV Camera conditions in the period from January to August 2022 were as follows: - Gate- in CCTV Camera had a total of 24 pieces, 2 of which did not function, while the other 4 had low visibility.	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	-

	- LM17 Container yard CCTV Camera only 13 pieces were functioning. - CCTV Camer at office building had a total of 12, 1 of which did not function - New container yard had a total of 6 pieces, all of which were functioning. - Total of functioning CCTV Camera at LM17 was 78, 13 of which did not function and 4 of which had low visibility.						
24	Duplication of administrative numbering of reports and a lack of signatures on Lolo Scan list of CCTV Camera personnel Upon report examination, the audited noted inconsistency as follows: - The duplication of administrative numbering of reports in the period from June to August 2022 (6/S.CCTV 22) - A lack of signature of the manager of S.CCTV in the period from January to February 2022.	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	-
25	There is a need to make an up-to-date role and responsibilities of S.CCTV Through report examination, the audit noted that S.CCTV had yet to make an up-to-date of its role and	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	

	responsibilities following a change within its office activities.						
26	Limited record on truckers' identities transiting through container terminal at LM17. Upon query, we noted that S.CCTV did not manage to fully record truckers' identities who were transiting through LM17 terminal, thus indicating limited information on the matter.	Medium	Mr. Kau Sokun	2022	2025	Satisfactory (Effective)	
Administration Office (AO)							
27	Upon querying the personnel responsible for PPAP legislation work, the audit noted that there was version of a collection of legal documents relevant to PPAP business activities in need of an update. The audit also noted that AO has yet to make an up-to-date version of the documents as recent relevant local and international laws have become effective.	Medium	Mrs. Lin Linda	2022	2025		
28	Upon report review, the audit noted that a number of AO reports on monthly expenses was completed later than the first week of the following month.	Medium	Mrs. Lin Linda	2022	2025		
29	During on-site visit at LM17, the audit noted that a number of WCs was in sub-	Medium	Mrs. Lin Linda	2022	2025		

	optimal condition. AO should raise in its annual work plan for the renovation of these facilities.						
30	Through interview with personnel responsible for in-house electricity supply and water infrastructure, the audit noted that basic repair/maintenance supplies such as water tape, light tube, light switch were not readily available. The audit also noted that, when in operation, the responsible person made an out-of-pocket expense while being paid for reimbursement after completion of work.	Medium	Mrs. Lin Linda	2022	2025		
31	Upon query, the audit noted that AO was responsible for corporate vehicle management. The audit also noted that vehicle monitoring activities were carried out by corporate drivers. Renewals and replacements such as engine oil change, break lubricant, coolant, and other defects were verbally reported to responsible management for further actions.	Medium	Mrs. Lin Linda	2022	2025		

Annex 2: Corrective action plan

- Audited entities:**
- Safety-Health-Environment Department (SHE) – 1st quarterly audit
 - Technical Services (TS) – 2nd quarterly audit
 - Project Implementation Unit (PIU) – 2nd quarterly audit
 - Architectural Unit (AU) – 2nd quarterly audit
 - Security/CCTV Camera Office (S.CCTV) – 3rd quarterly audit
 - Administration Office (AO) – 4th quarterly audit

Recommendation priorities:

High: where failure to take action could result in major or critical consequences to the company

Medium: where failure to take action could result in significant consequences

Low: action is considered desirable and could result in enhanced control and value for money

No.	Recommendation	Management's reply	*Priorities	Responsible person	Date of issue
Safety-Health-Environment Department (SHE)					
1	SHE should implement the use of bins for medical wastage as required in this Prakas GTH 054/HS dated 23 September 2009.	Accepted	Medium	Mr. Ay Samnang	2025
2	SHE should make an up-to-date emergency preparedness and response plan as required in this Resolution 20 PPAP/035.	Accepted	Medium	Mr. Ay Samnang	2025
Technical Services (TS)					
3	TS should regularly submit its written summary reports to Top management for acknowledgement	Accepted	Medium	Mr. Sourm Rathanakvuth	2025

Project Implementation Unit (PIU)					
4	PIU should implement the projects as per pre-established duration of each project to ensure timely completion.				2025
Architectural Unit (AU)					
5	AU should revise written reporting format as defined in its job descriptions				2025
Security/CCTV Camera Office (S.CCTV)					
6	S.CCTV should submit its annual work plan to Top Management for review and approval.	Accepted	Medium	Mr. Kau Sokun	2025
7	S.CCTV should conduct an assessment on the office's capacity and PPAP's current business activities prior to raising its annual project plan to avoid delays and/or defaults.	Accepted	Medium	Mr. Kau Sokun	2025
8	To ensure preparedness for emergency, S.CCTV should: <ul style="list-style-type: none"> - Assign responsible person for signing following inspections of fire extinguishers semiannually. - Refill or utilize functioning fire extinguishers - Display appropriate signs of the placement of fire extinguishers 	Accepted	Medium	Mr. Kau Sokun	2025
Administration Office (AO)					
9	AO should make a review on administrative logs and fill in contents according to description headings.	Accepted	Medium	Mrs. Lin Linda	2025
10	AO should thoroughly review the calculation of annual administrative expenses to ensure an effective planning and a more reliable reporting.	Accepted	Medium	Mrs. Lin Linda	2025

Part 6

**Financial Statements Audited by
the External Auditor**

**“Financial Statements
For the year ended 31 December 2025
and
Report of the Independent Auditors”
will be Attached as Appendix II**

Part 7

**Information on Related Party Transactions
and Conflict of Interest**

A. Material Transactions with Shareholder(s) who hold at least 5% or more shares of outstanding equity securities

For 2025, there is no such transaction occurred.

B. Material Transactions with Director(s) and Senior Officer(s)

For 2025, there is no such transaction occurred.

C. Transactions with Director(s) and Shareholder(s) related to buy/sell asset and service

For 2025, there is no such transaction occurred.

D. Material Transaction with Immediate Family Members of the Director(s), Senior Officer(s) and Shareholder(s) who hold at least 5% or more shares

For 2025, there is no such transaction occurred.

E. Material Transactions with the Person, who associated with Director(s) of PPAP, its Subsidiary or Holding Company

For 2025, there is no such transaction occurred.

F. Material Transactions with Former Director(s) or a Person who involved with Former Director(s)

For 2025, there is no such transaction occurred.

G. Material Transactions with Director(s) who is holding any position in a non-profit organization or in any other company other than PPAP

For 2025, there is no such transaction occurred.

H. Material Transactions with Director(s) who get benefit whether finance or non-financial from PPAP

For 2025, there is no such transaction occurred.

Part 8
Management's Discussion and Analysis
(MD&A)

A. Overview of Operations

PPAP is one of the Cambodia's two international port. The port commercial zone covered from Phnom Penh to lower Mekong River (Neak Leoung) and Phnom Penh to upper Mekong River (Tonle Bet) in accordance to the sub-decree number 01 dated 5th January 2009. PPAP has two function as a port operation and port authority. *Please refer to Section 1.2 of Yearly Report 2024.*

The container throughput of PPAP in the 2025 has increased 119,823 TEUs or 24.95% compared to 2024. For vessels Cargo in 2025 increased by 27 units or 0.82% compared to 2024. However, Cambodian and international cruises in the 2025 has increased 149 voyage or 7.10% compared to 2024. On the other hand, general cargo in 2025 has also increased 82,569 TONs or 7.09% compared to 2024.

The following discussion and analysis of PPAP's top management on the financial position and result of operation is conducted base on the Audited Financial Report for Year End 31 December 2025 and 2024 as *set out in Section 6 of yearly report 2025.*

PPAP has four main revenue source:

1. **Stevedoring:** refer to revenue from the service of loading or discharging goods/containers into/from vessel and moving cargo from quay to container yard and vice versa.
2. **Lift On/Lift off (LOLO):** refer to revenue from service of loading or discharging good/containers from container yard to truck and vice versa.
3. **Port Dues & Charges:** refer to revenue from maritime service and berthing service which include tonnage due, berthing due, channeling due, pilotage fee, tug boat fee, mooring/unmooring fee, open/close vessel's hatch fee, and cleaning service for vessel.
4. **Storage Fee:** refer to revenue from storage of goods/containers in the container yards or warehouse. General cargos are exempted from storage fee for 5 days for both import and export cargos, and container cargos as exempted from storage fee for 7 days for both export and import.

1. Revenue Analysis

1.1. Revenue Analysis

For The Period Ended 31 December 2025 Compared to The Period Ended 31 December 2024

Description	2025 Period Ended 31 December 2025		2024 Period Ended 31 December 2024		Change			
	USD	KHR'000	USD	KHR'000	USD	%	KHR'000	%
Port Operation	42,172,566	169,154,162	34,565,161	140,714,770	7,607,405	+22.01%	28,439,392	+20.21%
Port Authority	6,837,729	27,426,131	5,834,481	23,752,172	1,003,248	+17.20%	3,673,959	+15.47%
Other Services	1,301,984	5,222,258	1,188,531	4,838,510	113,453	+9.55%	383,748	+7.93%
Total:	<u>50,312,279</u>	<u>201,802,551</u>	<u>41,588,173</u>	<u>169,305,452</u>	<u>8,724,106</u>	<u>+20.98%</u>	<u>32,497,099</u>	<u>+19.19%</u>

Total revenue increased by KHR 32,497,099,000 (USD 8,724,106) or +19.19% from KHR 169,305,452,000 (USD 41,588,173) in 2024 to KHR 201,802,551,000 (USD 50,312,279) in 2025. This increase in revenue is due to the increase from port operations such as stevedoring, lift on/lift off (LOLO), storage fees, gate fees, the increase from port authority (port dues and charges), and the increase from other services (logistics). etc.

Revenue by segment analysis

For The Period Ended 31 December 2025 Compared to The Period Ended 31 December 2024

Source of Revenue	2025 Period Ended 31 December 2025		2024 Period Ended 31 December 2024	
	KHR'000	Compared to total revenue	KHR'000	Compared to total revenue
Stevedoring	90,588,319	44.89%	76,001,564	44.89%
Lift On Lift Off (LOLO)	68,926,155	34.15%	57,247,766	33.81%
Port dues & charges	27,426,131	13.59%	23,752,172	14.03%

Source of Revenue	2025 Period Ended 31 December 2025		2024 Period Ended 31 December 2024	
	KHR'000	Compared to total revenue	KHR'000	Compared to total revenue
Storage fees	3,205,804	1.59%	2,000,070	1.18%
Gate fees	6,074,238	3.01%	5,129,867	3.03%
Weighting fee	280,934	0.14%	269,199	0.16%
Stuffing/Unstuffing	78,712	0.04%	66,304	0.04%
Logistic services	5,222,258	2.59%	4,838,510	2.86%
Total:	201,802,551	100.00%	169,305,452	100.00%

For 2025, PPAP has increased in 3 main revenue which represent 93% of total revenue from operation and services. Those revenue included stevedoring, lift on lift off (LOLO) and port dues and charges.

For The Period Ended 31 December 2025 Compared to The Period Ended 31 December 2024

Description	2025		2024		Change			
	Period Ended 31 December 2025		Period Ended 31 December 2024					
	USD	KHR'000	USD	KHR'000	USD	%	KHR'000	%
Stevedoring	22,584,971	90,588,319	18,669,016	76,001,564	3,915,955	+20.98%	14,586,755	+19.19%
Lift On Lift Off (LOLO)	17,184,282	68,926,155	14,062,335	57,247,766	3,121,947	+22.20%	11,678,389	+20.40%
Port dues & charges	6,837,729	27,426,131	5,834,481	23,752,172	1,003,248	+17.20%	3,673,959	+15.47%

For 2025, the three main revenues of PPAP increased by KHR 29,939,103,000 (USD 8,041,150) or +19.07% compared to 2024.

2. Gross profit margin analysis

Gross profit is presented in the statement of profit or loss of PPAP came from the total revenue minus the cost of services (operating costs).

For The Period Ended 31 December 2025 Compared to The Period Ended 31 December 2024

Description	2025		2024		Change			
	Period Ended 31 December 2025		Period Ended 31 December 2024					
	USD	KHR'000	USD	KHR'000	USD	%	KHR'000	%
Revenue	50,312,279	201,802,551	41,588,173	169,305,452	8,724,106	+20.98%	32,497,099	+19.19%
Cost of Service								
Crane charge	4,930,943	19,778,012	4,024,181	16,382,441	906,762	+22.53%	3,395,571	+20.73%
Depreciation	4,912,004	19,702,048	4,569,326	18,601,726	342,678	+7.50%	1,100,322	+5.92%
Fuel and gasoline	1,491,788	5,983,562	1,684,835	6,858,963	(193,047)	-11.46%	(875,401)	-12.76%
Salaries and wage	2,972,380	11,922,216	2,755,667	11,218,320	216,713	+7.86%	703,896	+6.27%
Maintenance costs	1,494,525	5,994,540	1,445,717	5,885,514	48,808	+3.38%	109,026	+1.85%
Logistic Costs	42,267	169,533	18,120	73,767	24,147	+133.26%	95,766	+129.82%
Barge freight	625,595	2,509,262	993,120	4,042,992	(367,525)	-37.01%	(1,533,730)	-37.94%
Others	298,198	1,196,072	319,932	1,302,443	(21,734)	-6.79%	(106,371)	-8.17%
Total Cost of Service	16,767,700	67,255,245	15,810,898	64,366,166	956,802	+6.05%	2,889,079	+4.49%
Gross profit	<u>33,544,579</u>	<u>134,547,306</u>	<u>25,777,275</u>	<u>104,939,286</u>	<u>7,767,304</u>	<u>+30.13%</u>	<u>29,608,020</u>	<u>+28.21%</u>
Gross Profit Margin	66.67%	66.67%	61.98%	61.98%				

- Gross Profit Margin Analysis

Gross Profit Margin increased by +4.69% from 61.98% in 2024 to 66.67% in 2025. The increase in gross profit margin is due to the increase in revenue by KHR 32,497,099,000 (USD 8,724,106) or +19.19% compared to 2024, while the cost of service increased by KHR 2,889,079,000 (USD 956,802) or +4.49% compared to 2024.

3. Profit before tax analysis

Profit before income tax derived from gross profit plus other income, minus general administration expenses and finance costs.

For The Period Ended 31 December 2025 Compared to The Period Ended 31 December 2024

Description	2025		2024		Change			
	Period Ended 31 December 2025		Period Ended 31 December 2024					
	USD	KHR'000	USD	KHR'000	USD	%	KHR'000	%
Gross profit	32,062,572	128,602,976	25,777,275	104,939,286	6,285,297	+24.38%	23,663,690	+22.55%
Other income	1,323,847	5,309,950	(100,513)	(409,188)	1,424,360	+1217.09%	5,719,138	+1197.68%
General administration expenses								
Salaries and other benefits	5,383,097	21,591,602	5,071,995	20,648,092	311,102	+6.13%	943,510	+4.57%
Utilities and fuel	668,276	2,680,455	681,666	2,775,062	(13,390)	-1.96%	(94,607)	-3.41%
Depreciation	944,897	3,789,982	769,592	3,133,009	175,305	+22.78%	656,973	+20.97%
Board of Directors' fee	251,347	1,008,153	247,723	1,008,480	3,624	+1.46%	(327)	-0.03%
Donation expenses	910,656	3,652,641	905,029	3,684,373	5,627	+0.62%	(31,732)	-0.86%
Office supplies	277,873	1,114,549	247,504	1,007,589	30,369	+12.27%	106,960	+10.62%
Business entertainments	168,861	677,301	257,215	1,047,122	(88,354)	-34.35%	(369,821)	-35.32%
Repairs and maintenance	302,201	1,212,128	261,059	1,062,771	41,142	+15.76%	149,357	+14.05%

Description	2025		2024		Change			
	Period Ended 31 December 2025		Period Ended 31 December 2024					
	USD	KHR'000	USD	KHR'000	USD	%	KHR'000	%
Communication expenses	120,813	484,581	99,476	404,967	21,337	+21.45%	79,614	+19.66%
Professional fee	113,924	456,949	88,753	361,313	25,171	+28.36%	95,636	+26.47%
Travelling expenses	69,099	277,156	93,819	381,937	(24,720)	-26.35%	(104,781)	-27.43%
Other tax expenses	70,081	281,095	235,227	957,609	(165,146)	-70.21%	(676,514)	-70.65%
Others	457,476	1,834,936	398,573	1,622,592	58,903	+14.78%	212,344	+13.09%
Lease receivable written off	0	0	204,904	834,164	(204,904)	-100.00%	(834,164)	-100.00%
Loss on disposal of PPE	184,978	741,947	0	0	184,978	+100.00%	741,947	+100.00%
Impairment loss on investment properties	45,913	184,157	0	0	45,913	+100.00%	184,157	+100.00%
Total general administration expenses	9,969,492	39,987,632	9,562,535	38,929,080	406,957	+4.26%	1,058,552	+2.72%
Share of loss from joint arrangement	587,790	2,357,626	345,518	1,406,604	242,272	+70.12%	951,022	+67.61%
Impairment loss on trade and other receivables	(105,350)	(422,558)	(326,883)	(1,330,740)	221,533	-67.77%	908,182	-68.25%
Operating profit	<u>23,899,367</u>	<u>95,860,362</u>	<u>16,132,862</u>	<u>65,676,882</u>	<u>7,766,505</u>	<u>+48.14%</u>	<u>30,183,480</u>	<u>+45.96%</u>
Net finance income/costs	264,472	1,060,797	150,033	610,784	114,439	+76.28%	450,013	+73.68%
Profit before income tax	<u>24,163,839</u>	<u>96,921,159</u>	<u>16,282,895</u>	<u>66,287,666</u>	<u>7,880,944</u>	<u>+48.40%</u>	<u>30,633,493</u>	<u>+46.21%</u>

For 2025, Profit before income tax increased by KHR 30,633,493,000 (USD 7,880,944) or +46.21% compared to 2024. This increased is due to the increased in gross profit for KHR 23,663,690,000 (USD 6,285,297) or +22.55%.

4. Profit after tax analysis

PPAP is subject to the Law on Commercial Enterprise for taxation sector and value added tax (VAT), thus PPAP has the obligation to pay tax at 20% of taxable profit. However, from 2019 onward PPAP will have obligation to pay tax as normal after received 50% reduction on the tax on profit for three years (from 2016 to 2018).

For The Period Ended 31 December 2025 Compared to The Period Ended 31 December 2024

Description	2025		2024		Change			
	Period Ended 31 December 2025		Period Ended 31 December 2024					
	USD	KHR'000	USD	KHR'000	USD	%	KHR'000	%
Profit before income tax (a)	24,163,839	96,921,159	16,282,895	66,287,666	7,880,944	+48.40%	30,633,493	+46.21%
Income tax expense (b)	4,828,843	19,368,489	3,325,478	13,538,021	1,503,365	+45.21%	5,830,468	+43.07%
Net profit for the year	19,334,996	77,552,670	12,957,417	52,749,645	6,377,579	+49.22%	24,803,025	+47.02%
Other comprehensive income	19,378,182	75,275,666	12,937,096	40,388,560	6,441,086	+49.79%	34,887,106	+86.38%
Effective tax rate (b)/(a)	19.98%	19.98%	20.42%	20.42%				

PPAP Earns Profit After Tax KHR 77,552,670,000 (USD 19,334,996) in 2025 and KHR 52,749,645,000 (USD 12,957,417) in 2024, representing an increase of KHR 24,803,025,000 (USD 6,377,579) or +47.02%.

5. Factors and trends analysis affecting financial conditions and results

5.1. Level of regional, global trade and globalization

The financial condition and results of PPAP are dependent on throughput volumes and transshipment activity at ports. There rely heavily on the domestic, and global trade volume as well as the regional export and import. These may be significantly affected by the changes in regional and global economic, financial and political condition that are beyond PAPP's control.

6.2 Capacity at the Container Terminal LM17

The main handling operations are conducted at Container Terminal LM17. PPAP has a container cargo handling capacity of approximately 700,000 TEUs as of 2025. To accommodate future growth, PPAP plans to complete Phase 4 of the port infrastructure project by 2027, which will add an additional 500,000 TEUs of handling capacity at Container Terminal LM17.

Description	Output				
	2022	2023	2024	2025	Planning 2025
Container Terminal LM17 (TEUs)	417,696	396,225	480,200	600,023	520,000

5.3 Operation Efficiency

In order to increase the efficiency of operation, PPAP seeks to reduce its costs and achieve optimal operating efficiency by utilizing its existing resources and install the modern equipment and handling machinery. PPAP, therefore, has the following methods to increase the efficiency of operation:

- Continue introducing new handling machinery in order to speed up the process of cargo handling and reduce wait time cause by the malfunction of machinery.
- Improving capability of operation by providing employee training.
- Expand the terminal in order to ensure that vessels are quickly and efficiently transport cargo to and from PPAP.
- Utilizing external depot to increase the container storage capacity at LM17 such as the ICD depot, Sub-Feeder Multipurpose Terminal TS11, Multipurpose Terminal TS3, and Mekong Sentosa Logistic (MSL).
- Efficiently managing the container yard by reducing the duration of storage of container at the container yard.
- Efficiently utilizing the terminal by formulating a clear the berthing plan.

5.4 Price

In order to retain existing customers and attract more new customers, PPAP Has offered favorable tariffs on cruise ships, cruise ships, retail and container ships and other types of freight vessels. PPAP also offers preferential prices for both freight services at both inside and outside of the container terminal. In addition to the preferential shipping costs, PPAP also offers preferential package

prices for container service (Stevedore) to all container carriers based on the volume of containers that are shipped. This means that if the container carrier of any company shipping more containers will receive a much higher discount.

5.5 Connection to Feeder Port

The connection to feeder port plays an important role when Transport Company selecting a port to transport cargo. Efficient connectivity enable shipper to reduce shipping time. Efficient transportation between feeder-ports depend on the service of other feeder port that managing the flow of transportation. PPAP's location in Phnom Penh Capital is advantageous in consolidating cargo for waterway transshipment.

5.6 Depreciation

Depreciation arise from the depreciated of property, plant and equipment of PPAP such as quay, storage facilities, and handling machinery. The useful lives is estimated on key assets such as harbours and building (10-50 years), plants and machinery (10-15 years), furniture and fixtures (5 years), computer (5-15years), office equipment and others (5-15 years), moto vehicles (8-15 years). Depreciation method, useful lives, and residual values are reviewed at each reporting date and adjusted if appropriate.

B. Significant factors affecting profit

1. Factors and trends analysis affecting financial conditions and results

Cargo volume of PPAP is directly related to the national, Regional and Global Economy. PPAP must conduct analysis on the economy and trade in order to recognize the trend of increase or decline in the demand of transportation. It is the base for a timely response on the matters as well as creating proper investment plan on the port infrastructure and machinery. It can avert losses on the expenditure of capital by avoiding excessive investment over the demand of transportation.

2. Fluctuation in prices of cost of service analysis

Maintaining competitiveness in the market is an important factors for the long-term growth of PPAP which include the quality and price of service provided. To ensure quality and competitiveness of our service, PPAP focus on the management of some operating expense as below:

2.1. Staff salaries and other benefits

A large portion of the company's expense is related to staff salaries and other benefits, which is **16.61%** (5.91% from operation staff and 10.70% from administration staff and other benefits) of total revenue in 2025 which recorded in Cost of Services and General Administration Expense. However, PPAP have plan which arrange appropriate human resource according to the scope of work and pay salaries base on the number of container throughput (TEU) in order to ensure that staff cost will not significantly affect our profit.

2.2. Staff salaries and other benefits

Another large portion of cost of service is crane charges which is **9.80%** of total revenue in 2025. PPAP has signed a contract with its business partner for the use of the Traveling Cargo Crane to provide handling services and share the revenue according to the terms of the contract. PPAP expect that crane charge will increase as the number of container throughput is also expected to increase.

3. Tax analysis

PPAP is subject to the Law on Commercial Enterprise for matter of taxation. PPAP has an obligation to pay tax as stipulated in the laws and regulation in force. The General Department of Taxation require PPAP to pay tax under the real regime tax system and is a large taxpayer.

3.1. Tax on profit

PPAP has the obligation to pay tax at 20% of taxable profit by preparing tax, by preparing tax on a monthly basis based on 1% of monthly turnover. This prepayment tax of 1% turnover will be settled with the payment of 20% profit tax at the end of fiscal year. PPAP's share was officially listed on the 9th of December 2015. According to Anukret No.01 ANK.BK dated on the 8th of January 2015 on Tax Incentive in Securities Sector, Listed enterprise will received 50% reduction on the tax on profit for three year from the date of the Anukret enforce. Therefore, from 2019 onward PPAP will not received Tax Incentive in Securities Sector, thus PPAP will have obligation to pay tax as normal.

3.2. Value added tax (VAT)

PPAP is a VAT registered company. PPAP has to charge VAT of 10% on invoice amount when issuing invoice to its customers. This tax is collected for the government as an output VAT. This output VAT is settled with the 10% input VAT that PPAP has to pay to its supplier when making purchase.

3.3. Tax withheld on Interest Income

PPAP has an obligation to pay withholding tax on interest income at the rate of 4% on deposit and 6% on fixed deposit. PPAP has fixed deposit at the Foreign Trade Bank (FTB).

3.4. Import Tax

PPAP has an obligation to pay import tax on materials and raw materials at rates ranging from 7% to 35%, depending on the type of goods, as determined by the General Department of Customs and Excise. According to the Project of Port infrastructure at LM17 in 2022, PPAP will import additional container handling equipment. As such, the expense on import tax will rise.

C. Material changes in sales and revenue

The main revenue from PPAP are from handling container cargo service such as Stevedor, LOLO and Port Due & Charge which represent about **93%** of the total revenue in 2025. This revenue increase mainly contributed by the increase of container throughput and number of vessel which mainly due the growth of construction of industry and other commercial industries such as textile, apparel & footwear manufacturing industry. Moreover, the opening of Cap Mei Hub Port in Vietnam

also contribute to the increase of container throughput from our terminals as it provide a more direct and faster route to East pacific country and U.S West.

D. Impact of exchange rate, interest rate and commodity prices

1. Impact of Exchange Rate

PPAP maintain its accounting record in USD which is its functional currency because most of the revenue from the business is USD currency. In addition, most of the payment on machinery maintaining, fuel and gasoline, and other expense is also in USD currency except salary and tax expense. Therefore, the impact from exchange rate is minimum for PPAP.

2. Impact of Interest Rate

Interest rate risk is the risk that the fair value or future cash flows of the financial instruments of PPAP would fluctuate because of changes in market interest rates.

The exposure of PPAP to interest rate risk arises primarily from fixed deposits. PPAP manages its interest rate exposure by closely monitoring the market interest rate. PPAP does not use derivative financial instruments to hedge any debt obligations.

3. Impact of Flunctuation of Gasoline Price

The operation of PPAP depend heavily on the machinery which require high consumption of gasoline. The flunctuation of gasoline price will impact on the cost of service. Hence, PPAP is work to improve our operation by efficient management of container yard which can lead to the reduction of gasoline usage, reduction in unnecessary movement of machinery. Therefore, PPAP equipped with modern marchinery in lifting by substitute to electicity base machinery.

E. Impact on Inflation

Increase in inflation rate may impact the expenditure and investment of the company because of the increase in price of commodity, thus diminish in purchasing power.

F. Economic/ Fiscal/ Monetary Policy of Royal Government

PPAP is benefiting from the some of the government policy as the following:

- ❖ Rice Export policy of Cambodia is showing positive effect by increasing the export of rice via PPAP.
- ❖ The government policy which exempt the import tax on agriculture equipment/machinery which encourage investment in agriculture sector.
- ❖ The government's effort to establish quota or exemption with trade-partner country encourages high volume of export.
- ❖ The establishment of Special Economic Zone and Bonded Warehouse attracted direct investment from foreign country.
- ❖ Cambodia Development Industrial Policy 2015 – 2025 is attracting investment in Cambodia and large entriprise as well as some small and medium size enterprise.

- ❖ Government policy to encourage waterway transportation.
- ❖ The National Bank of Cambodia continued the adoption of tight monetary policy and managed floating exchange rate system. It has boosted public confidence in the macroeconomic environment of Cambodia and facilitated the private sector in carrying out business.
- ❖ The tax incentive in securities sectors which provided to the listed enterprise in Cambodia is encouraging more private and public enterprise to goes IPO. This will contributed to the development of Cambodia economy.

Part 9

**Other Necessary Information for
Investor Protection**

For 2025, PPAP has necessary information for the investor protection as follow:

- Permitted PPAP to continue the procedure with the relevant Inter-Ministerial Committee, which will be formulated in the near future, regarding the request of Chhean Chhoeung Thai Group on the request for transfer of permanent leasehold right of immovable property from Chroy Changvar bridge to the Night market.
- Reviewed and approved on the transfer the leasing contract on the 9.3 hectares land (ICD) and the Supplementary contract as follows:
 - + Advised PPAP to issue a request letter for approval from the Ministry of Public Works and Transport then continue with another request to the Ministry of Finance and Economy regarding the transfer the leasing contract on the 9.3 hectares land (ICD) of PPAP to Mrs. Nov Kunthear, Chairperson of Yunnan Shengmao Investment (Cambodia) Co., Ltd. in order to submit for review and approval from the royal government eventually. After the approval from government, PPAP needs to make a new contract based on the terms and condition of the old one, and it must be approved by both of the guardian ministries.
 - + Approved PPAP to allow Yunnan Shengmao Investment (Cambodia) Co., Ltd. to pay off the amount of USD 2,019,656 debt into 2 phases in which the 1st phase with the amount of USD 1,019,656 to be paid in August 2025, and the 2nd phase with the amount of USD 1,000,000 to be paid from December 2025 onwards.
 - + Approved in principle to allow PPAP to acquire lawyer service for consulting and preparing the land leasing contract at the inland container depot (ICD).
- Reviewed and approved in principle to allow PPAP to deposit the initial capital of USD 2,500,000 into FUNAN INLAND WATERWAY & LOGISTICS Co.,Ltd. during the fiscal year 2025.
- Reviewed and approved in principle to allow PPAP to make a revise the infrastructure development plan and the equipment installation for 2025 by adjusting the other 23 plans into a purchasing order of 4 additional RTGs.
- Reviewed and approved in principle to allow PPAP to use PPAP's own budget to install 2 additional FCC to the quay of the Phase 4, Step 3, at the container terminal LM17.
- Reviewed and approved PPAP to continuously urge Phuoc Tao Logistics Cooperation to payoff the amount of USD 84,796.14 to PPAP in accordance with the contract between Phuoc Tao Logistics Cooperation and PPAP. Meanwhile, the company is not allowed to pay in installment nor shall PPAP make any discount on the services provided to the company.
- Reviewed and approved in principle to allow PPAP to clear out the obsolete assets from the inventory of state property by formulating a committee to study, arrange, and evaluate furthermore.
- Approved the audited financial statements of PPAP for the year 2024, which audited by the external auditor KPMG

- Approved the PPAP to: **1).** Incentive distribution for PPAP’s employees for the year 2024, which amounts to 3 times the average annual salary and is scheduled to be disbursed on April 11th, 2025, with the week 2 payroll of April 2025; **2).** The allocation of net profits to other funds for the year 2024.
- Approved the following:
 - † Distribution of dividends for the year 2024: Shareholders class “A” will receive 6.75% of the IPO price (KHR 5,120) totalling KHR 1,429,703,309 (One billion four hundred twenty-nine million seven hundred three thousand three hundred nine riels), and shareholder class “B” will receive KHR 3,200,000,000 (Three billion two hundred thousand), in which PPAP must prepare for approval at the annual General Shareholders Meeting.
 - † The total dividend per share for both shareholders class “A” and class “B” is KHR 223.83/share, in which:
 - The dividend per share for shareholders class “A” is KHR 345.60/share
 - The dividend per share for shareholder class “B” is KHR 193.38/share.
- Reviewed and approved the organization for PPAP’s 10th General Shareholders Meeting as follows:
 - † Date of Meeting: Friday, 9th May, 2025, at 8:00 am
 - † Record Date: April 7th, 2025
 - † Location: PPAP’s Passenger and Tourist Station of Multipurpose Terminal (TS3), located on Preah Sisowath Quay, Sras Chork Commune, Daun Penh District, Phnom Penh
 - † Agenda: **Agenda 1**, Report on business performance in 2024 and performance targets for 2025; **Agenda 2**, Proposal for review and approval on dividend distribution to shareholders for the year 2024; **Agenda 3**, The election for the Independent Director and Non-Executive Director as a Representative of Private Shareholders for the 9th mandate of PPAP's Board of Directors
- Reviewed and approved the result of business/services and financial performance (Unaudited) of PPAP for the first quarter of 2025.
- Reviewed and selected the 5 shortlisted candidates to be submitted to the shareholders with voting rights for election as an Independent Director and a Non-Executive Director representatives of private shareholders for the 9th mandate of the Board of Directors of PPAP in the 10th General Shareholders Meeting of PPAP, held on the 9th of May 2025. The shortlisted candidates are as follows:

C. Candidates nominated as Independent Director

- MRS. LAY RACHANA
- MR. LIM AUN
- MR. NAM CHANTRY

D. Candidates nominated as Non-Executive Director as a representative of Private Shareholders

- MRS. POK PHEAKDEY, representatives of MEKONG STRATEGIC CAPITAL LTD.
- MR. KHOY SATHYA, representatives of MRS. CHHEAN MUYKHIM.
- Permitted PPAP to participate in the investment of the Phase 2 Funan Techo Canal Project (SPC2), and approved in principle for PPAP to request a loan, as equity investment in the company 'Funan Techo Coastal-Inland Waterway Co., Ltd. (FTCIW)', directly from the Ministry of Economy and Finance for the construction of the section 2 of the Funan Techo Canal Project (SPC2).
- Acknowledged the members of the 9th mandate Board of Directors of PPAP
- Reviewed and approved the result of business/services and financial performance (Unaudited) of PPAP for the period of the first 5 months of 2025.
- Approved the result of business/services and financial performance (Unaudited) of PPAP for the first 9 Months of 2025, as well as the forecast of 2025, and the Planning for 2026, for which PPAP shall submit the relevant documents for review and approval from both Guardian Ministries: the Ministry of Public Works and Transport and the Ministry of Economy and Finance.
- Approved PPAP's Procurement Planning for 2026, for which PPAP shall proceed to obtain approval from the Ministry of Economy and Finance.
- Approved PPAP to derecognize and dispose of obsolete or impaired assets under PPAP's state asset management, including the administrative vehicles, machinery, buildings, and equipment, totaling 119 items with a net book value of USD 115,633.06. PPAP shall proceed to obtain approval from both Guardian Ministries: the Ministry of Public Works and Transport and especially, the Ministry of Economy and Finance.
- Permitted PPAP to conduct a comprehensive study of certain obligations and conditions with MSC-MEDLOG for the establishment of a new company under the Dry Port Development Project, before submitting a request for approval to both Guardian Ministries: the Ministry of Public Works and Transport and the Ministry of Economy and Finance.

Signature of Director of the Listed Entity

Date...31/03/2026...
Read and Approved by:

Hei Bavy

H.E. HEI Bavy
Chairman of BOD
And CEO

Date...31/03/2026...
Read and Approved by:

Soun Rachana

H.E. Soun Rachana.
Member (Rep. of Ministry of
Public works&Transport)

Date...31/03/2026...
Read and Approved by:

Ken Sambath

H.E. Ken Sambath
Member (Rep. of Ministry of
Economy& Finance)

Date...31/03/2026...
Read and Approved by:

Penn Sovicheat

H.E. Penn Sovicheat
Member (Rep. of Ministry
of Commerce)

Date...31/03/2026...
Read and Approved by:

Lay Rachna

H.E. Lay Rachna
Member (Independent
Director)

Date...31/03/2026...
Read and Approved by:

Pok Pheakdey

Mrs. Pok Pheakdey
Member (Non-Executive
Director, Rep.of Private
Shareholders)

Date...31/03/2026...
Read and Approved by:

Hun Sokhalay

Mr.HUN Sokhalay
Member (Rep. of PPAP
Employees)

Appendix I
Phnom Penh Autonomous Port
2025 Annual Report
Annual Corporate Governance Report

Appendix I

Phnom Penh Autonomous Port 2025 Annual Report Annual Corporate Governance Report

Part 1. Shareholders

A. Shareholders Structure (as of December 31st, 2025)

1. Shareholders' Information

Description	Nationality	Type of Shareholders	Number of shareholders	Number of shares	%
Less than 5%	Cambodian	Individual	2002	1,101,332	5.32%
		Cooperation	4	493,588	2.39%
	Foreigner	Individual	364	1,062,079	5.13%
		Cooperation	5	1,479,874	7.15%
From 5% to less than 30%	Cambodian	Individual	N/A	N/A	N/A
		Cooperation	N/A	N/A	N/A
	Foreigner	Individual	N/A	N/A	N/A
		Cooperation	N/A	N/A	N/A
From 30% above	Cambodian	Individual	N/A	N/A	N/A
		Cooperation	1	16,547,492	80.00%
	Foreigner	Individual	N/A	N/A	N/A
		Cooperation	N/A	N/A	N/A

2. Shareholders as Directors, Senior Officers, and Employees of PPAP

Shareholders	Number of shareholders	Number of shares	%
Directors	4	121,743	0.59%
Senior Officers	11	55,832	0.27%
Employees	51	44,030	0.21%
Total	66	221,605	1.07%

B. Rights of Shareholders and Protection of Shareholders

1. Rights of Shareholders

PPAP shareholder's rights are classified into 3 types as follows:

1.1. Rights of Shareholders Holding Class A Shares

- **Rights to Vote:** The shareholders holding Class A share shall be entitled to have full voting rights, with 1 share equal 1 vote.

- **Rights to Dividend:** The shareholders holding Class A share shall be entitled to dividend to be divided among the shareholders holding Class A share and Class B share according to the proportion of shares in each class. Minimum dividend shall be guaranteed only for the shareholders holding Class A share. This guaranteed minimum dividend shall be (distributed) in cash or share at 5% rate of the total Class A share before the Ex-dividend date multiplied by the price of share at the Initial Public Offering (IPO). The distribution of the minimum dividend shall be guaranteed within a period of 5 years from the time PPAP was listed on the Cambodia Securities Exchange. The guaranteed minimum dividend for Class A share shall be transferred from retained earnings by the resolution of the Board of Directors.

(Guaranteed minimum dividend calculated in cash = 5% × total Class A share held before Ex-dividend date × IPO price)

In case that PPAP distributes the guaranteed minimum dividend in share, the number of guaranteed minimum share shall be calculated by the guaranteed minimum dividend divided by the closing price, 1 trading day before the Ex-dividend date.

Number of guaranteed minimum share = guaranteed minimum dividend ÷ the closing price, 1 trading day before the Ex-dividend date)

In case that the guaranteed minimum dividend cannot be fully distributed in any fiscal year, the portion of the guaranteed minimum dividend shall be accumulated to the following year of to any appropriate time decided by the Board of Directors.

- **Rights to assets:** The shareholders holding Class A shall be entitled to obtain assets of PPAP remaining from liquidation dissolution or termination of business, respecting the preferential rights of shareholder holding Class C share.

1.2. Rights of Shareholders Holding Class B Shares

- **Rights to Vote:** The shareholders holding Class B share shall be entitled to fully vote, with 1 share equal 1 vote.
- **Rights to Dividend:** The shareholders holding Class A share shall be entitled to dividend to be distributed among the shareholders holding Class A share and Class B share according to the proportion of shares in each class. However, the shareholders holding Class B share shall not be entitled to share dividend within a period of 5 years from the time PPAP was listed on the Cambodia Securities Exchange and in case that the guaranteed minimum dividend has yet to be fully distributed to the shareholders holding Class A share.
- **Rights to assets:** The shareholders holding Class B share shall be entitled to assets of PPAP remaining from the liquidation, dissolution or termination of business, by respecting the preferential rights of the shareholders holding Class C share.
- **Rights to convert share:** The shareholders holding Class B share shall be entitled to make conversion in order to convert all their shares into Class A share, in which 1 Class B share can be converted into 1 Class A share, by complying with the following conditions:

- The conversion shall be made for all and at the same time;
 - The minimum dividend guaranteed for a period of 5 years shall be fully distributed to the shareholders holding Class A share.
- **Rights to sell share:** The shareholders holding Class B share shall be entitled to sell Class B share on the Cambodia Securities Exchange or sell (share) to a third party only in case of compliance with the conditions the guaranteed minimum dividend within 5 years shall be fully distributed to the shareholders holding Class A share.

1.3. Rights of Shareholders Holding Class C Shares

- **Rights to Vote:** The shareholders holding Class C share is not entitled to vote, unless it is related to any of the following conditions:
- Amendment to Articles of Incorporation: that directly or indirectly affects the privilege right, limitation and conditions associated with the class of share of the shareholders holding Class C share;
 - Request for merging PPAP with other legal entities;
 - Request for dissolution of PPAP;
- **Rights to assets:** In case of company dissolution, by will or law, the shareholder holding Class C share shall have the preferential right to obtain assets of PPAP, remaining from the liquidation, before shareholder holding Class A share and Class B share, obtaining distribution or payment in advance equivalent to the total amount according to the number of Class C share based on the par value.
- If the remaining asset from the company liquidation is not sufficient to settle in full as determined for Class C share, all remaining assets shall be divided only to shareholder holding Class C share.

Rights and characteristics of each class of share determined above may be changed by the General Shareholders Meeting with two-thirds (2/3) resolution, at the request of the Board of Directors.

1.4. Rights of Shareholders Holding Class C Shares

- **Pre-emptive Rights:** All existing shareholders shall have the pre-emptive rights to first acquire the new shares issued by PPAP in proportion to their respective shareholding, and those new shares fall into the same type of share with those they are holding.
- **Rights to information:** All shareholders have the rights to access corporate information related to PPAP according to the formalities stipulated in laws and relevant legal norms;
- Other rights of shareholders stipulated in laws on Commercial Enterprises.

2. Protection of Shareholders' Rights and the Company's Practice of the Protection of Shareholders' Rights

For 2025, PPAP's shareholders participated in the 10th General Shareholders Meeting on May 9th, 2025 to acknowledge the results achieved in 2024 and the future plan for 2025, and also participated in the vote to approve the dividends distributed to shareholders for 2024. As well as, the

election for the Independent Director and Non-Executive Director as Representative of Private Shareholders for the 9th Mandate of PPAP’s Board of Directors.

3. Protection of Minority Shareholders’ Rights and the Company’s Practice of the Protection of Shareholders’ Rights

PPAP’s minority shareholders also received equal rights protection the same as other shareholders.

C. General Shareholders Meeting

1. Procedure of General Shareholders Meeting and the Election

The General Shareholder Meeting shall be held 1 (once) a year during the 1st quarter following the end of the fiscal year. The date and agenda of which shall be decided by Board of Directors.

The Extraordinary General Shareholder Meeting can be held only if there is a request (from shareholders) holding at least 51% (fifty-one percent) of Class A Share and Class B Share.

The request to convene a General Shareholders Meeting shall be submitted at least 21 (Twenty-one) days before the meeting day to the Board of Directors bearing the signature and agenda.

If the General Shareholders Meeting cannot be held in accordance with the procedures as stipulated above, each member of the Board of Directors or any shareholders entitled to vote in the General Shareholders Meeting or the Ministry of Commerce may request the court to convene the General Shareholders Meeting in accordance with any procedures which the court considers appropriate.

The General Shareholders Meeting shall be held under the presidency of the Chairman of the Board of Directors. In case that the Chairman of the Board of Director is absent, the Director-General shall act as the Chairman.

The Chairman of the General Shareholders Meeting shall not be entitled to vote unless he/she obtains the delegation of rights from any shareholder or he/she is the shareholders.

The General Shareholders Meeting shall be held at the registered office of PPAP unless otherwise decided by the Board of Directors as circumstances require.

The notice of the General Shareholders Meeting shall be made in writing and sent to the shareholders via letter or e-mail or any appropriate means specifying the date, time, venue and agenda.

The notice shall be sent to the voting shareholders, director, internal auditor and independent auditor of PPAP, at least 21 (twenty-one) days before the date of the General Shareholders Meeting.

2. Information of General Shareholders Meeting

No.	Date	Type of Meeting	Quorum	Agenda	Decision
1.	May 9 th , 2025	Ordinary	50+1	- Business results achieved in 2024 and future plan for 2025 - Request for review and approval on dividend	- Dividend distribution to shareholder for 2022 is 6.75%

No.	Date	Type of Meeting	Quorum	Agenda	Decision
				distribution to shareholders for 2024 - Election for the Independent Director and Non-Executive Director as Representative of Private Shareholders for the 9 th Mandate of PPAP's Board of Directors.	-The Independent Director is Mrs. Lay Rachna -The Non-Executive Director as Representative of Private Shareholders is Mrs. Pok Pheakdey.

D. Dividend Distribution

1. Dividend Policy

To encourage the investors who purchase Class A Share, PPAP has adopted a dividend policy with the minimum guaranteed dividend yield of 5% based on the IPO price for the period of 5 years after being listed. This minimum guaranteed dividend yield of 5% is only available for the shareholders of Class A Share. The Royal Government, which is holding Class B Share, and Class C Shareholders are not entitled to receive the guaranteed dividend. This minimum guaranteed dividend shall distribute in the form of cash or shares.

In case that the minimum guaranteed dividend distributed in cash, it shall be the 5% of total Class A share (holding before Ex-Dividend Date) multiplies by the IPO price.

If the minimum guaranteed dividend could not be made during any fiscal year, the unpaid amount will be accumulated to the following year or any appropriate time decided by the Board of Directors.

In case that the minimum guaranteed dividend distributed in share, the number of minimum guaranteed dividend shall be calculated by taking the minimum dividend guaranteed divided by the closing price 1 day before the Ex-Dividend Date.

Following approval of the annual financial statement by the Board of Directors, if there is profit, the Board of Directors of PPAP can decide to distribute the profit to:

- ❖ Settle payment for the loss of the previous fiscal year
- ❖ After settling payment for the loss of the previous fiscal year, and if there is still profit, the Board of Directors may distribute the profit as follows:
 - Appreciation to the management and employees according to the following conditions:
 - In case the net profit remains from 5% to 10% of the total operating expense of PPAP in that year, the amount to show appreciation is equivalent to 1 month of the total annual average salary of the management and each employee;

- In case the net profit remains from 10% to 20% of the total operating expense of PPAP in that year, the amount to show appreciation is equivalent to 2 months of the total annual average salary of the management and each employee;
 - In case the net profit remains at a rate exceeding 20% of the total operating expense of PPAP in that year, the amount to show appreciation is equivalent to 3 months of the total annual average salary of the management and each employee.
- Creation of 5% (of net profit) for legal reserve and 5% of net profit for free reserve;
 - 5% of profit for Corporate Social Responsibility (fund) which will be recorded as expense in this fiscal year when the operating expense is incurred;
 - Profit remaining after the above distribution shall be distributed as dividend to the shareholders according to the resolution of the Board of Directors;
 - The final remaining profit shall be transferred into the development fund of PPAP.

2. Historical Information on Dividend Distribution (for the last 3 years)

No.	Detail of dividend distribution	Year 2024	Year 2023	Year 2022
1	Announcement Date of Dividend Distribution	09 May 2025	13 May 2024	12 May 2023
2	Record date	26 May 2025	28 May 2024	25 May 2023
3	Dividend Payment Date	03 Jun 2025	06 Jun 2024	05 Jun 2023

Part 2. Board of Directors

A. Board of Directors

1. Board Composition

N.	Name	Position	Appointing Date	Ending Date
1	H.E. HEI Bavy	Chairman	June 16 th , 2025	June 16 th , 2028
2	H.E. SUON Rachana	Member	June 16 th , 2025	June 16 th , 2028
3	H.E. KEN Sambath	Member	June 16 th , 2025	June 16 th , 2028
4	H.E. PENN Sovicheat	Member	June 16 th , 2025	June 16 th , 2028
5	Mrs. LAY Rachna	Member	June 16 th , 2025	June 16 th , 2028
6	Mrs. POK Pheakdey	Member	June 16 th , 2025	June 16 th , 2028
7	Mr. HUN Sokhalay	Member	June 16 th , 2025	June 16 th , 2028

2. Directors Biography



H.E. HEI Bavy
Chairman and CEO
of Phnom Penh Autonomous Port

- ❖ **Nationality** Cambodian
- ❖ **Date of Birth** September 7th, 1955
- ❖ **Study Records**
 - 1974 High school graduation from Daun Penh High School
 - 2008 Graduated Master of Business Administration from Charles Sturt, Australia
 - 2009 Graduated PhD in Economic from Chamroeun Polytechnic University of Cambodia.
- ❖ **Work Experiences**
 - 1979 Started working at PPAP
 - 2000-Present Chairman and CEO of PPAP.



H.E. SUON Rachana
Member of the Board of Directors
Representative of Ministry of Public Works and Transport

- ❖ **Nationality** Cambodian
- ❖ **Date of Birth** June 7th, 1954
- ❖ **Study Records**
 - 1973 High school graduation from 18-March high school (Preah Yukunthor High School)
 - 1975 Graduated from Faculty of Medicine.
- ❖ **Work Experiences**
 - 2009 - Present Secretary of State, Ministry of Public Works and Transport
 - 2015 – Present Member of PPAP’s Board of Directors



H.E. KEN Sambath
Member of the Board of Directors
Representative of Ministry of Economy and Finance

- ❖ **Nationality** Cambodian
- ❖ **Date of Birth** February 7th, 1968
- ❖ **Study Records**
 - 1995 Graduated Master Degree of Economic from University of Lomonosov State, Russia
 - 2000 Graduated Master Degree of Public Policy from Saitama University, Japan
 - 2008 Graduated PhD of Economic from International University, England.
- ❖ **Work Experiences**
 - 2009 – 2013 Advisor and Deputy Director of the Cabinet of the Deputy Prime Minister and Minister of Economy and Finance
 - 2013 – Present
 - + Deputy Director General of General Department of Taxation
 - + Member of PPAP’s Board of Directors.



H.E. PENN Sovicheat
Member of the Board of Directors
Representative of Ministry of Commerce

- ❖ **Nationality** Cambodian
- ❖ **Date of Birth** November 1st, 1963
- ❖ **Study Records**
 - 1990 Graduated Bachelor Degree of Economic from Cambodia Institute of Economics
 - 1997 Graduated Master Degree of Business from New England University, Australia.
- ❖ **Work Experiences**
 - 1998 – 2000 Deputy Head of FTA system department
 - 2000 – 2007 Deputy Head of Intellectual Property Rights Department
 - 2007 – 2012 Head of Information and Legal Verification Department of Ministry of Commerce
 - Early 2012-2014 Deputy Director General of General Department of Domestic Trade
 - 2014 - Nov 2019 Director General of General Department of Domestic Trade, Ministry of Commerce
 - 2014 – Present
 - + Member of the National Committee for the Management of Intellectual Property Rights of Cambodia
 - + Member of PPAP's Board of Directors.
 - Nov 2019 – Jan 2023 Under Secretary of State, Ministry of Commerce
 - Jan 2023 – Present Secretary of State, Ministry of Commerce



Mrs. LAY Rachna
Member of the Board of Directors
Independent Director

- ❖ **Nationality** Cambodian
- ❖ **Date of Birth** January 10th, 1978
- ❖ **Study Records**
 - 1994 - 1998 Bachelor of Business Administration (BBA), Business Administration, Bilingual (English-French) Program, Faculty of Law and Economics, Economics Department, Phnom Penh, Cambodia
 - 1998 - 2000 Master of Business Administration (MBA), International Business, Bilingual (English-French), School of Management (SOM), Asian Institute of Technology (AIT), Bangkok, Thailand
- ❖ **Work Experiences**
 - 2001 - 2002 Part-time lecturer at University of Technology and Management (formally ITM), Phnom Penh, Cambodia
 - 2000 - 2002 Credit Analyst, Crédit Agricole Indosuez Bank, Cambodia Branch, Phnom Penh, Cambodia
 - 2003 - 2006 Deputy General Manager, Hattha Kaksekar Limited (MDI), Cambodia
 - 2006 - 2019 Deputy General Manager and Chief Risk Officer, Foreign Trade Bank of Cambodia (FTB), Cambodia
 - 2021 - 2023 Independent Board of Directors at FWD Life Insurance
 - 2020 - 2025 Senior Vice President & Head of Retail Banking, Chip Mong Commercial Bank
 - 2025 - Present Division Chief Regulatory, Legal, Corp/Government Affairs, Cellcard Company and its subsidiaries



Mrs. POK Pheakdey
Member of the Board of Directors
Non-Executive Director, Representative of Private Shareholders

- ❖ **Nationality** Cambodian
- ❖ **Date of Birth** February 7th, 1982
- ❖ **Study Records**
 - 2002 Bachelor of Accounting and Finance, National University of Management
 - 2007 ACCA (Association of Chartered Certified Accountants) F1-F6
 - 2022 Associate Member of Chartered Certified Accountants, Australia
Associate Member of Institute of Public Accountants, Australia

❖ **Work Experiences**

- Oct 2002 – June 2003 Internal Auditor, World Relief Cambodia/Credit Micro Finance
- July 2003 – May 2005 Assistant Auditor, KPMG Cambodia Ltd
- May 2006 – Mar 2008 Marketing Finance Executive, British American Tobacco (Cambodia)
- July 2006 – Mar 2008 Management Accounting Manager, British American Tobacco (Cambodia)
- Mar 2008 – Nov 2009 Finance Manager, ANZ Royal Bank (Cambodia)
- Nov 2009 – April 2010 Senior Finance Manager, ANZ Royal Bank (Cambodia)
- April 2010 – Aug 2019 Chief Financial Officer, ANZ Royal Bank (Cambodia)
- Aug 2019 – Present Chief Financial Officer, J Trust Royal Bank



Mr. HUN Sokhalay
Member of the Board of Directors
Employee's Representative

❖ **Nationality**

Cambodian

❖ **Date of Birth**

October 6th, 1982

❖ **Study Records**

- 1999 High School Graduated, Secondary Diploma Level II
- 2004 Bachelor of Economics, University of Technology and Management, Cambodia
- 2009 Master of Business, Western University, Cambodia
- 2010 Advanced Master of Transport and Maritime Management, Institute of Transport and Maritime Management Antwerpen, ITMMA, Belgium
- 2014 Master of Public Policy in Economic Development, Park Chung Hee School, Yeungnam University, Korea

❖ **Work Experiences**

- 2006 – Present Staff at Phnom Penh Autonomous Port
- 2022 – Present Head of LM17 Container Terminal at Phnom Penh Autonomous Port

3. If Any Director is Director, Shareholder, or Co-Owner of other company

There is not any Director is Director, Shareholder, or Co-Owner of other company.

4. Roles and Responsibilities of the Board of Directors

The Board of Directors has the roles and responsibility to set the goal and control general affairs of PPAP. In this framework, the Board of Directors has the power to:

- Make decisions on development plans within a framework set by the Government
- Review and approve PPAP's investments as well as business, service, and financial plans
- Approve the annual reports of business activities, accounting and finance
- Manage general obligations of PPAP
- Manage the process of the committee and commission using the context of the establishment of PPAP or the articles of incorporation of PPAP and create new committee if necessary
- Determine the number of the employees as approved for PPAP
- Regularly evaluate the level of achievement in regards to goals set by PPAP and introduce any necessary measures for improvement
- Approve the CEO's requests in regards to the changes in organizational structure, internal regulations of corporation, articles of incorporation, basic salary, bonus, allowance, and other benefits of the employees in accordance with to the effective law and regulations
- Plan recruitment, promotion, and remuneration of all members of the management
- Select and set the bonus for the commissioner of accounting
- Request to amend the Articles of Incorporation
- Review and determine the services business-related charges of PPAP
- Approve procurements in according to the effective law and regulation
- Determine the opening and closing of any necessary office/service, agent or representative branch to achieve the goals and duties of PPAP
- Approve any contracts that are not related to tariff and follow-up on the Announcement on the Procurement of Public Enterprise which the CEO needs to discuss with the Board of Directors.

5. Board of Directors Meeting

No.	Date	Type of Meeting	Name of Directors Attended the Meeting
1	January 17 th , 2025	Ordinary	H.E. HEI Bavy H.E. SUON Rachana H.E. KEN Sambath H.E. PENN Sovicheat Mr. GUI Anvanith Mrs. POK Pheakdey Mr. KONG Sothea

No.	Date	Type of Meeting	Name of Directors Attended the Meeting
2	March 20 th , 2025	Ordinary	H.E. HEI Bavy H.E. SUON Rachana H.E. KEN Sambath H.E. PENN Sovicheat Mr. GUI Anvanith Mrs. POK Pheakdey Mr. KONG Sothea
3	April 30 th , 2025	Extraordinary	H.E. HEI Bavy H.E. SUON Rachana H.E. KEN Sambath H.E. PENN Sovicheat Mr. GUI Anvanith Mrs. POK Pheakdey Mr. KONG Sothea
4	June 9 th , 2025	Ordinary	H.E. HEI Bavy H.E. SUON Rachana H.E. KEN Sambath H.E. PENN Sovicheat H.E. GUI Anvanith Mrs. POK Pheakdey Mr. KONG Sothea
5	June 25 th , 2025	Extraordinary	H.E. HEI Bavy H.E. SUON Rachana H.E. KEN Sambath H.E. PENN Sovicheat Mrs. LAY Rachna Mrs. POK Pheakdey Mr. HUN Sokhalay
6	October 20 th , 2025	Ordinary	H.E. HEI Bavy H.E. SUON Rachana H.E. KEN Sambath H.E. PENN Sovicheat Mrs. LAY Rachna Mrs. POK Pheakdey Mr. HUN Sokhalay

B. Board of Directors' Committees

1. Structure of the Board of Directors' Committees

1.1. Audit Committee

No.	Name	Position	Appointing Date	Number of the Meeting Attended	Total Number of Meetings
1	Independent Director	Chairman	November 28 th , 2019	1	1
2	State Controller	Vice Chairman	November 28 th , 2019	1	
3	Deputy Director General of Administration/Finance	Member	November 28 th , 2019	1	
4	Head of Planning /Marketing Department	Member	November 28 th , 2019	1	
5	Head of Accounting /Finance Department	Member	November 28 th , 2019	1	
6	Head of Internal Audit Department	Member	November 28 th , 2019	1	
7	Staff of Internal Audit Department	Secretary	November 28 th , 2019	1	

Roles and Responsibilities of Audit Committee

- Review reports related to finance, operations and management
- Check the internal control of finance, operation and management
- Review the internal audit of finance, operations and management
- Examine the external audit
- Report to the Board of Directors
- Perform other duties as determined by the Board of Directors.

Performance of the Audit Committee

For 2025, the Audit Committee held 1 meeting as follows:

1. Session on March 18, 2025

- Review and discuss the draft financial statements for the Second quarter of 2024 after being audited by an independent auditor

1.2. Remuneration and Nomination Committee

No.	Name	Position	Appointing Date	Number of the Meeting Attended	Total Number of Meetings
1	Director, Representative of Ministry of Public Works and Transport	Chairman	November 28 th , 2019	N/A	N/A
2	Director, Representative of Ministry of Economic and Finance	Vice Chairman	November 28 th , 2019	N/A	
3	Non-Executive Director, Representative of Private Shareholders	Member	November 28 th , 2019	N/A	
4	Director, Representative of PPAP's Employees	Member	November 28 th , 2019	N/A	
5	Head of Personnel/ HR Department	Member	November 28 th , 2019	N/A	
6	Staff of Personnel/HR Department	Secretary	November 28 th , 2019	N/A	

Roles and Responsibilities of Remuneration and Nomination Committee

- Review and recommend on the conditions and procedure for choosing candidate as Directors and Senior Officers
- Evaluate on the candidates as Director and Senior Officer to be submitted to the Board of Directors
- Review and modernize the mechanism and evaluate the work effectiveness of the Board of Directors and committees at least once a year.
- Organize the procedure, review and recommend of salary or bonus for Directors and Senior Officer
- Perform other duties as determined by the Board of Directors.

Performance of Remuneration and Nomination Committee

In 2025, the Remuneration Committee of PPAP has no any performance.

1.3. Risk Management Committee

No.	Name	Position	Appointing Date	Number of the Meeting Attended	Total Number of Meetings
1	Independent Director	Chairman	November 28 th , 2019	1	1
2	Chief Executive Officer	Vice Chairman	November 28 th , 2019	1	1
3	Director, Representative of Ministry of Economic and Finance	Member	November 28 th , 2019	1	1

No.	Name	Position	Appointing Date	Number of the Meeting Attended	Total Number of Meetings
4	Director, Representative of Ministry of Commerce	Member	November 28 th , 2019	1	1
5	Deputy Director General of Maritime Service/Traffic	Member	November 28 th , 2019	0	0
6	Deputy Director General of Business/ Operation	Member	November 28 th , 2019	0	0
7	Head of Planning/ Marketing Department	Member	November 28 th , 2019	1	1
8	Head of Corporate Secretary	Member	November 28 th , 2019	1	1
9	Head of Accounting/Finance Department	Member	November 28 th , 2019	1	1
10	Staff of Corporate Secretary	Secretary	November 28 th , 2019	1	1

Roles and Responsibilities of Risk Management Committee

- Review the analysis of risks including: risk description, risk identification, risk estimation related to business/operation and finance
- Review the risk assessment related to business/operation and finance
- Review risk reporting related to business/operation and finance
- Review risk measures related to business/operation and finance
- Review risk monitoring related to business/operation and finance
- Perform other duties as determined by the Board of Directors.

Performance of Risk Management Committee

For 2025, the Risk Management Committee held 1 meeting as follows:

On November 20th, 2025, the committee has approved on as below:

- Approved on the PPAP's Sustainability Report for 2024, which has to be disclosed publicly
- Permitted in principal approval for PPAP to study and assess the feasibility of engaging the services of Mr. Nem Channoeun to provide advisory support and to develop the Risk Management Framework of PPAP.

2. Changing of Committee Member

In 2025, there has no changed in PPAP's committee member.

C. Remuneration or Compensation

1. Brief Policies of Remuneration of Compensation for Directors and Senior Officers

Remuneration or compensation for Directors and Senior Officers of PPAP has been stated in PPAP's Staff Statute and PPAP's Article of Incorporation. Likewise, Member of the Board of Directors

has the rights to receive remuneration or compensation in which the amount shall be decided by General Shareholders Meeting according to the request of the Board of Directors.

2. Remuneration or Compensation Receivers

(Unit: Thousand Riel)

No.	Directors	Position at PPAP	Remuneration for 2025
1	H.E. HEI Bavy	Chairman and CEO	279,079
2	H.E. SUON Rachana	Director	144,000
3	H.E. KEN Sambath	Director	144,000
4	H.E. PENN Sovicheat	Director	144,000
5	Mrs. LAY Rachana (appointed on June 17 th , 2025)	Independent Director	72,000
6	H.E. GUI Anvanith (ceased on June 17 th , 2025)	Independent Director	72,000
7	Mrs. POK Pheakdey	Non-Executive Director Representative of Private Shareholders	144,000
8	Mr. HUN Sokhalay (appointed on June 17 th , 2025)	Employee Representative	143,611
9	Mr. KONG Sothea (ceased on June 17 th , 2025)	Employee Representative	144,091
Total			1,286,781

(Unit: Thousand Riel)

N.	Executive Directors	Position at PPAP	Remuneration for 2025
1	H.E. HEI Bavy	Chairman and CEO	279,079
2	Mr. HUN Sokhalay (appointed on June 17 th , 2025)	Employee Representative	143,611
3	Mr. KONG Sothea (ceased on June 17 th , 2025)	Employee Representative	144,091
Total			566,781

(Unit: Thousand Riel)

No.	Senior Officers	Position at PPAP	Remuneration for 2025
1	H.E. HEI Bavy	Chairman and CEO	279,079

No.	Senior Officers	Position at PPAP	Remuneration for 2025
2	H.E. CHOUN Sokhem	Deputy Director General of Administration/Finance	95,389
3	Mr. HIEK Phirun	Deputy Director General of Maritime Service/Traffic	95,389
4	Mrs. HEI Phanin	Deputy Director General of Business/Operation	95,389
5	Mrs. SENG Kunthea	Deputy Director General of Technical	95,629
6	Mr. KONG Channy	Head of Corporate Secretary	100,291
7	Mr. KEO Sophanara	Head of Administration Department	71,731
8	Mr. KONG Sothea	Head of Internal Audit Department	144,091
9	Ms. CHHEAV Vanthea	Head of Planning/Marketing Department	90,431
10	Mr. SAY Chantha	Head of Machinery Management Department	71,431
11	Mr. CHIEAP Vyraya	Head of Hydrographic Department	71,551
12	Mr. TOL Sokhom	Head of Harbor Department	71,840
13	Mr. CHHIV Songkaing	Head of Sub-Feeder Multipurpose Terminal UM1	71,731
14	Mr. HUN Sokhalay	Head of LM17 Operation Department	143,611
15	Mr. HOEU Song	Head of TS3 Operation Department	71,671
16	Mrs. KHOV Chansoma	Acting Head of Accounting/Finance Department	90,409
17	Mr. IM David	Head of Engineering Department	71,431
18	Mrs. MEAS Visal	Head of Sub-Feeder Multipurpose Terminal TS11	71,791
19	Mr. OUK Poly	Acting Head of Personnel/HR Department	61,911
20	Mr. HENG Vutha	Acting Head of Sub-Feeder Multipurpose Terminal UM2	54,964
Total			1,919,760

(Unit: Thousand Riel)

No.	Highest Remuneration receiving Officers	Position at PPAP	Remuneration for 2025
1	Mr. AY Samnang	Manager of Port Safety/Health/Environment Office	61,611
2	Mr. PRAK Samet	Manager of Domestic Port/Port Commercial Zone	55,588
3	Mr. SOK Channara	Manager of Harbor / AIS System Service	55,528
4	Mr. CHENG Srun	Manager of Project Monitoring / Implementation Unit	55,504
Total			228,231

D. Annual Performance Evaluation of Board of Directors, Directors, Committee and CEO

For 2025, PPAP has no performance evaluation on Board of Directors, Directors, Committee and CEO.

E. Training for Directors and Senior Officers

For 2025, Directors and Senior Officers of PPAP attended the training courses as follows:

No	Name	Course	Date of Attending	Venue
Local Training				
1	H.E Choun Sokhem Mr. Kong Channy Mr. Keo Sophanara Mr. Ouk Poly	Workshop on Functional and Structural Review and Analysis	16 Jan 2025	Ministry of Public Work and Transport (MPWT)
2	Mr. Hoeu Song Miss. Chheav Vanthea Mr. Say Chantha Mr. Im David	Get Unstuck Self-Empowered Leadership Training Course	13 Feb 2025	GIA Tower 20th Floor
3	Miss. Chheav Vanthea	Training Course on Customs Valuation Procedures and Procedures for Requesting a Certificate of Origin for Goods	18 Feb 2025	Phnom Penh Hotel
4	Mr. Kong Channy Mrs. Khov Chansoma Mr. Keo Sophanara	Publicity workshop on the Extrajudicial Dispute Resolution System	18 Feb 2025	Office of the National Authority for Extrajudicial Dispute Resolution
5	Mrs. Seng Kunthear Mrs. Khov Chansoma Mr. Im David Mr. Chieap Viraya	Mastering the Jonh Maxwell Leadership Gold Training Course	22-23 Feb 2025	GIA Tower 8th Floor
6	Mrs. Khov Chansoma Mr. Chieap Viraya	Capacity Building Workshop on Sustainable Finance and Roadmap for Investors	04 Mar 2025	Hyatt Regency Phnom Penh Hotel
7	Mrs. Khov Chansoma	Growth Mindset Training Course	05-06 Mar 2025	TS3
8	Mrs. Khov Chansoma	Seminar on Annual Income Obligation and Updates on Tax Laws and Legal Standards	17 Mar 2025	Sofitel Phokeetra Hotel Phnom Penh
9	Miss. Chheav Vanthea Mr. Hoeu Song	Digital Market Training Course	20-21 and 27-28 Mar 2025	TS3
10	Mr. Keo Sophanara Mr. Say Chantha	Senior and middle-level officer training course of the 2025 continuing education course at the Royal School of Administrative	24 Mar – 31 Dec 2025	ERA

No	Name	Course	Date of Attending	Venue
11	Mrs. Khov Chansoma Miss. Chheav Vanthea	Workshop on Ring the Bell for Gender Equality	25 Mar 2025	Aclida Bank
12	Mrs. Hei Phanin	Workshop on Validation the Results and Rindings of the International Transport Forum (ITF) of the Sustainable Infrastructure Programme in Asia (SIPA) project	01 Apr 2025	MPWT
13	Miss. Chheav Vanthea	Training seminar on "Public-Private Partnership (PPP) Project Management"	04 Apr 2025	Online
14	Mr. Kong Channy Mrs. Khov Chansoma Miss. Chheav Vanthea	Consultation workshop on "Updating the Strategy on Reforming the Public Investment Management System in the New Framework System 2025-2028"	09 Apr 2025	SUN & MOON Riverside Hotel
15	H.E Choun Sokhem Mr. Kong Channy	Consultation workshop on "Draft update of the sub-decree on public investment management and common guidelines on financial support mechanisms for feasibility studies and project preparation"	29 Apr 2025	Sokha Phnom Penh Hotel
16	Mrs. Hei Phanin Mrs. Khov Chansoma Miss. Chheav Vanthea	Japan's ODA Request Survey Workshop for Fiscal Year 2026	06 May 2025	CDC
17	Mrs. Khov Chansoma	Consultation Workshop on the Draft "Master Plan for the Development of the Securities Sector 2025-2035"	12 May 2025	Non-Banking Financial Services Authority Building
18	Mr. Hiek Phirun Mr. Hun Sokhalay Miss. Chheav Vanthea	Workshop on "Data Collection Model Options in the Mekong River System" under the Port Administration Capacity Building Project in the Kingdom of Cambodia	12 May 2025	Fairfield by Marriott Phnom Penh Hotel

No	Name	Course	Date of Attending	Venue
19	Mrs. Khov Chansoma	Training course on "Taxation Skills for Public Enterprises"	19 May 2025 (Online) 26-30 May 2025 (Direct Place)	Customs School
20	Mrs. Seng Kunthear	Training Course on Data Analytic វិទ្យាស្ថាន ដាចិ Academy	19 May 2025	Dachi Academy
21	H.E Choun Sokhem Mrs. Khov Chansoma	Workshop on the preparation of draft guidelines on public financial management	21-22 May 2025	Angkor Paradise Hotel, Siem Reap
22	Miss. Chheav Vanthea	Training course on effective team building	23 May 2025	CJCC
23	Mrs. Seng Kunthear Mr. Say Chantha Mr. Hoesu Song	Training Course on Developing the Leader within you	24 May 2025	PUC
24	Mr. Hiek Phirun Mr. Kong Channy Mr. Tol Sokhom Miss. Chheav Vanthea	Workshop on "Review and Suggestions on Port Area Studies" under the project to strengthen the capacity of the Port Administration of the Kingdom of Cambodia	29 May 2025	SUN & MOON Riverside Hotel
25	Mr. Kong Channy	Workshop on "Implementation of the Corporate Information Disclosure System, Phase 1"	05 June 2025	Non-Banking Financial Services Authority Building
26	Mr. Im David	Workshop on "ENHANCING LEADERSHIP EFFECTIVENESS THROUGH SYSTEMS THINKING HABITS "	06 June 2025	Singapore Lion Academy
27	Mr. Hiek Phirun Mr. Hun Sokhalay	Consultation workshop on the preparation of a draft law on "Management and Development of the Food Industry"	09 June 2025	MPWT
28	Miss. Chheav Vanthea	Workshop on the publication of the declaration on 'Implementation of the guidelines for the framework for monitoring, supervising and evaluating the achievement of priority action plans in the public	11 June 2025	MPWT

No	Name	Course	Date of Attending	Venue
		works and transportation sectors'		
29	Mr. Hun Sokhalay	Workshop on promoting the launch of the project "Transport and Logistics Information System in Lancang-Mekong Region"	12 June 2025	MPWT
30	Mrs. Khov Chansoma	Publicity seminar on "Accounting and Auditing Development Strategy in 2025-2035"	01 July 2025	Phnom Penh Hotel
31	Mr. Hun Sokhalay Miss. Chheav Vanthea	Promotional seminar on promoting the use of local sawdust products by the Ministry of Economy and Finance	10 July 2025	MEF
32	Miss. Chheav Vanthea	Training course under the theme "Preparing a list of projects to receive financing from the issuance of sustainable government bonds"	18 July 2025	Raffles Hotel Le Royal
33	Mrs. Khov Chansoma	Seminar on the securities sector in Cambodia for university professors and potential investors	31 July 2025	Siem Reap
34	Mrs. Khov Chansoma	Publicity workshop on the implementation of measures for the use of invoices and the use of official exchange rates	05 Aug 2025	Online
35	Mr. Hiek Phirun Mr. Tol Sokhom Mr. Kong Channy	Workshop on Port State Jurisdiction: Best Practices and Potential by the MAX Planck Foundation	05-06 Aug 2025	Online
36	Mrs. Khov Chansoma	Workshop on Gender Equality in Global Capital Markets organized by the Securities and Exchange Commission of Cambodia and the Securities and Exchange Commission of Laos	12-13 Aug 2025	Online
37	Mrs. Khov Chansoma	Workshop on WE RISE Together	21 Aug 2025	Novotel Phnom Penh Hotel

No	Name	Course	Date of Attending	Venue
38	H.E Choun Sokhem	Workshop on consultation on the draft strategy for public procurement system reform, 2025-2028, and publication of 1 Prakas	26 Aug 2025	Sokha Phnom Penh Hotel
39	Mrs. Khov Chansoma	Training workshop on the use of the new generation of the State Assets Inventory Management Information System (SARMIS)	28 Aug 2025	Sokha Beach Hotels and Resorts, Preah Sihanouk Province
40	Mr. Hiek Phirun Mr. Hun Sokhalay Miss. Chheav Vanthea	The 4th Consultation and Input Gathering Workshop on the Draft Law on the Protection of Cultural Heritage	29 Aug 2025	MPWT
41	Mrs. Hei Phanin Mr. Hun Sokhalay	The "KOTRA FTA Seminar" aims to share the latest developments in the logistics sector, customs procedures, and the current market situation in Cambodia with investors from Korea.	09 Sept 2025	Oakwood Phnom Penh Hotel
42	H.E Choun Sokhem Mrs. Khov Chansoma	Training courses related to accounting and financial reporting	11 Sept 2025	MEF
43	Mr. Kong Channy Mrs. Khov Chansoma Miss. Chheav Vanthea	The first consultation workshop on updating the strategy on public investment management system reform and the detailed action plan for implementing the strategy on public investment management system reform in the new framework 2025-2026	19 Sept 2025	SUN & MOON Hotel
44	Mrs. Khov Chansoma	Workshop to promote the implementation of the policy plan on the reform of the non-tax revenue management system 2025-2035	06 Oct 2025	Empress Angkor Resort and Spa, Siem Reap
45	H.E Choun Sokhem	Training course on "Accounting Fundamentals before studying accounting"	27-31 Oct 2025	345 Office Space

No	Name	Course	Date of Attending	Venue
		standards for public enterprises"		
46	Mrs. Hei Phanin Miss. Chheav Vanthea	Dissemination and training workshop on the guidelines for the framework for monitoring, controlling, and evaluating the achievement of priority action plans in the public works and transportation sectors	31 Oct 2025	Rain Forest Hotel by NSU, Kampot
47	Miss. Chheav Vanthea	Training course on administrative affairs and protocol	16 Nov-07 Dec 2025	Association of Academics and Workers
48	Mr. Tol Sokhom	Publicity workshop on national port area management preparation	20 Nov 2025	Fairfield by Marriott Phnom Penh Hotel
49	Mrs. Khov Chansoma	Training course on accounting fundamentals for finance	28 Nov 2025	Raffles Hotel Le Royal
50	Miss. Chheav Vanthea	Dissemination workshop on the use of sustainability disclosure guidelines	01 Dec 2025	Non-Banking Financial Services Authority Office
51	Mr. Hiek Phirun Miss. Chheav Vanthea	Workshop on consult and collect input on the draft law on the use of force	09 Dec 2025	Himavari Phnom Penh Hotel
52	Mr. Kong Sothea	Consultation workshop on common guidelines for inspection at the Ministry of Public Works and Transport	09-10 Dec 2025	Kampot Diamond Hotel
53	Miss. Chheav Vanthea	Workshop on the start of the 5th cargo declaration period 2025	10 Dec 2025	National Customs School
54	Mrs. Khov Chansoma	Workshop on The WEPs Action lab	10-12 Dec 2025	Aquation Park, Phnom Penh
55	Mr. Hiek Phirun	Workshop on Achieving Carbon Neutral Ports in ASEAN and the 23rd ASEAN-Japan Port Technology Group Meeting	10-11 Dec 2025	Himavari Phnom Penh Hotel

No	Name	Course	Date of Attending	Venue
56	Mrs. Seng Kunthea	Training course on the 21 laws of leadership	13-14 Dec 2025	PUC
57	Mr. Kong Channy	Workshop to train focal points in preparing inputs and promoting the 3-year public investment program project for 2026-2028	15 Dec 2025	Sokha Phnom Penh Hotel
58	H.E Choun Sokhem	Workshop on the dissemination of strategic planning and public procurement standards	15 Dec 2025	Sokha Phnom Penh Hotel
59	Miss. Chheav Vanthea	Public consultation workshop on the draft official roadmap for implementing sustainability disclosure standards	15 Dec 2025	345 office space Building (Toul Kok)
60	Mr. Hiek Phirun	Consultation workshop on the draft law on the management of dangerous goods	19 Dec 2025	Hyatt Regency Phnom Penh Hotel
Oversea Training				
1	Mrs. Seng Kunthea	RTG driving and maintenance training course	27 Mar – 04 Apr 2025	China
2	Mr. Chieap Viraya	Training course on "Hydrography for Charting and Disaster Management (Internationally Accredited Category B)"	06 July – 09 Dec 2025	Japan
3	Mrs. Hei Phanin	Study Visit for Preparing and Implementing Public-Private Partnership Projects	01-07 Aug 2025	China
4	Mr. Hun Sokhalay	Study Visit at Niingbi Hengsheng Lanhai Holding Group Co.,Ltd	21-22 Aug 2025	China
5	Mrs. Meas Visal Miss. Chheav Vanthea	Study Visit for the Project of Cargo Transportation and How to Calculate the Price of Overweight Goods	14-17 Oct 2025	Vietnam

Part 3. Business Code of Ethics

A. Policy related to Code of Ethics for Directors, Senior Officer, and Employee

❖ Principle of Code of Ethics

This code of ethics serves as a code of conduct for staff in their capacity as Board members and also applies to senior officers employed by PPAP.

Code violations may result in sanctions imposed under the Procedures adopted by the Board. The principles and requirements that comprise the code and procedures are based on and are designed to ensure full compliance by PPAP and its officers, directors, and employees with Cambodian laws and regulations. At the same time, the code and procedures are not designed to supplant courts of law in the resolution of disputes.

Moreover, the checks and balances built into the code and procedures are designed to strike the proper balance between ensuring full compliance with the legal obligations described here and ensuring the integrity and efficacy of the code on the one hand and, on the other, the protection of Board members and senior officer, through the use of reasonable due process procedures, against patently false, malicious, or groundless accusations that could result in significant business or personal harm if not properly handled. The Directors and senior officer affirm their endorsement of the code and acknowledge their commitment to uphold its principles and obligations.

❖ Definitions

- Board** : refer to the Board of Directors of the Phnom Penh Autonomous Port.
- Director** : means a member of the Board, and may be an executive director, a non-executive director, or an independent director.
- Independent Director** : mean the independent members who satisfies the requirements of Chapter V of the Prakas on Corporate Governance for the Listed Public Enterprise (2010), and which are generally capable of carrying out their duties without conflicts of interest arising from their association with PPAP.
- Executive Director** : means a director who holds position as senior officer in PPAP.
- Non-Executive Director** : mean a director, who doesn't execute daily operation in PPAP, who is a non-executive director as the representative of private shareholders and public shareholders.
- Senior Officer** : means, individually or collectively as context requires, an employee of PPAP holding a position from head of department to chief executive officer, or equivalent, including the corporate secretary and head of internal audit and any other important positions of PPAP.

❖ Legal Compliance

Each member of the Board of Directors and all the Senior Officer must comply with all laws and regulations applicable in Cambodia.

❖ **Conduct of business**

Directors and Senior Management will conduct the business affairs of PPAP in good faith and with honesty, due diligence, integrity, and reasonable competence. It means that each Director or Senior officer:

- act with sufficient information about the subject matter related to a decision;
- act with good faith and proper purposes;
- act without personal interests which may affect their performance of their duties; and
- make decisions which the Director or Senior Officer is confident will truly serve the best interest of all shareholders.

Directors and Senior Officers shall not engage directly or indirectly in insider trading or unfair self-dealing. Directors and Senior Officers shall make a public announcement on his or her conflicts of interest related to PPAP. Directors and Senior Officers of PPAP shall not be allowed to trade PPAP's securities during the following periods:

- Ten (10) working days before the release of financial information to one (01) day after the release of financial information; and
- Seven (07) working days before a board meeting to one (01) day after the board meeting.

Directors and Senior Officers may enter into transactions on behalf of PPAP in which they have an interest where such Director or Senior Officer complies with all approved policies and procedures, and Cambodian laws and regulations.

❖ **Confidentiality**

Except as the Board may otherwise require or as otherwise required by law, no Director or Senior Officer shall share, copy, reproduce, transmit, divulge or otherwise disclose any confidential information related to the affairs of PPAP and each Director will uphold the strict confidentiality of all meetings and other deliberations and communications of the Board.

No Director or Senior Officer will use any information provided by PPAP or acquired as a consequence of the Director's service to PPAP in any manner other than in furtherance of his or her board duties. Special care must be taken when dealing with the company's results, forecasts and other financial information, know-how and technologies and human resources information. All employees – including all members of the Board of Directors and Senior Officer – are under a duty of confidentiality even after they leave PPAP.

❖ **Respect for employees**

Directors and Senior Officers will exercise proper authority and good judgment in their dealings with PPAP staff, suppliers, and the general public and will respond to the needs of PPAP's members in a responsible, respectful, and professional manner.

In general, the relationship that is formed among employees must be built on the principles of trust and mutual respect, with the aim of treating every person with dignity.

PPAP shall ensure its human resources policy is both fair and complies with the law. It will not tolerate any slander or discrimination. Any pressure, harassment, persecution or violence of a moral or sexual nature is prohibited.

These principles apply to all Directors and employees of PPAP regarding their conduct towards any person who is not employed by PPAP.

❖ **Protection of Assets**

Directors and Senior Officers must protect the integrity of PPAP's assets. This includes the furniture, property and intangible items as well as ideas, know-how elaborated by PPAP.

No Director or Senior Officer may misuse PPAP's property or resources for personal reasons or to benefit a third party, and will at all times keep PPAP's property secure and not allow any person not authorized by the Board to have or use such property.

❖ **Internal Audits**

Every member of Board of Directors and Senior Officer must adopt a transparent and honest approach when dealing with internal audits and inspections in order to ensure that any major weaknesses or shortcomings can be identified and corrected.

Nothing must be done to hamper any audit or inspection, whether conducted internally or by PPAP's auditors, and no information must be concealed. Any such practice is forbidden and constitutes a serious breach of this Code of Ethics.

❖ **Development Activities**

Each Director and Senior Officer will use his or her best efforts to regularly participate in professional development activities and will perform his or her assigned duties in a professional and timely manner pursuant to the Board's direction and oversight.

❖ **Interest of PPAP**

The Board of Directors and senior officers dedicate themselves to leading by example in serving the needs of PPAP.

The Directors must act at all times in the best interests of PPAP and not for personal or third-party gain or financial enrichment. All employees - including Directors and Senior Officers - must in all circumstances remain loyal to and act in the best interests of PPAP. They must refrain from any public defamation and attacks on the honor and honesty of PPAP and the professionalism of its work.

❖ **Conflict of interest**

PPAP's Directors and Senior Officers must ensure that any outside activity or personal interest is kept separate from their position at PPAP and does not influence their business judgment on PPAP's behalf. They need to use common sense and keep the interests of PPAP paramount at all times. In addition to avoiding actual conflicts of interests, they should avoid situations that could appear to be a conflict of interest.

When encountering potential conflicts of interest, Directors and Senior Officers will identify the conflict, make public announcement of the conflict of interest and, as required, remove themselves from all discussion and voting (if applicable) on the matter.

❖ **Corruption**

All employees of PPAP, including Directors and Senior Officers must not directly or indirectly provide a donation or gift, make a promise or provide any benefit to a public official or a citizen entrusted with a public mandate through election in order that such public official or elected public official: (i) performs any acts of his/her functions or facilitate any acts by using his/her functions; or (ii) refrain from performing his/her duties or facilitating any acts by using his/her function.

Directors and Senior Officers must not accept gifts which are offered or appear to be offered to such Director or Senior Manager as a result of their position at PPAP.

❖ **Political activity**

PPAP respects the commitments of members of the Board of Directors and Senior Officers, who, as citizens, wish to participate in public affairs, but PPAP shall at all times remain politically neutral. A Director or Senior Officer may, therefore, exercise their freedom of speech and political activity outside of working hours, at their own cost, and on a strictly personal basis.

Directors and Senior Officers must not morally involve PPAP in their personal activities. Directors and Senior Officers must not discuss their membership of PPAP in any political context.

❖ **Termination**

Upon termination of service, a retiring Director or Senior Officer will promptly return to PPAP all documents, electronic and hard files, reference materials, and other property entrusted to them for the purpose of fulfilling his or her job responsibilities. Such return will not abrogate the retiring Director or Senior Officer from his or her continuing obligations of confidentiality with respect to information acquired as a consequence of his or her tenure on the Board of Directors or high position in PPAP.

❖ **Interpretation**

Director or Senior Officer shall understand and strictly comply with the terms of this Code. If any Director or Senior Officer has a problem interpreting these rules, they should contact the legal division, allowing enough time for it to provide relevant advice or take a suitable decision.

❖ **Revision**

This code may be revised by the Board of Directors of PPAP in accordance with the disclosure requirement and applicable laws.

❖ **The Implementation of Code of Ethics**

This Board of Directors code of ethics was adopted by the Board of Directors of PPAP on August 27, 2015 and shall be effective upon the date that PHNOM PENH AUTONOMOUS PORT (PPAP) is approved for initial public offering by Securities and Exchange Commission of Cambodia (SECC) and listing on the Cambodia Securities Exchange (CSX). The Board shall take an appropriate measure in response to the code violation.

B. Publishing Code of Ethic to Directors, Senior Officers, and Employee

PPAP's code of ethic has been shown in this Annual Corporate Governance Report in order to share to Directors, Senior Officers, Employee, Publics, and especially, PPAP's investors. At the same

time, PPAP also formally announced this code of conduct to all employees through orientation training by introducing the flow of operations and work, as well as the main points of the staff's statute and code of ethic of PPAP.

C. Mechanisms and Procedures for Monitoring the Implementation of Code of Ethic

As of 2025, PPAP has no mechanisms and procedure for monitoring the implementation of the code of ethic yet. In the event of unethical practices by Directors and Senior officers, the Board of Directors shall review and find a solution. However, employees who make mistakes in violation of the staff statute and ethics will be examined and punished by the Disciplinary Council of PPAP.

D. Transaction with Related Parties

1. Policy for Monitoring Transaction with Related Parties

No.	Related Parties	Policies
1	Holding Company	N/A
2	Joint Venture	N/A
3	Subsidiary	N/A
4	Majority Shareholders and Controlling Shareholders	N/A
5	Director and Director's family members	N/A
6	Employee and Employee's family members	N/A

2. Important Transaction with Related Parties

As of 2025, there has no important transaction with related parties for PPAP.

Part 4. Risk Management, Internal Control, and Auditing

A. Summary of Risk Management System or Risk Management Policy

As of 2025, PPAP has no system for Risk Management or Risk Management Policy. As of 2024, PPAP has no official system for risk management or risk management policy yet since we are looking for expert services to prepare for us. In practice, in case of any risk, PPAP's management will meet and discuss to find any solutions before requesting a decision from the Board.

B. Summary of Internal Control

As of 2025, PPAP has no official system for internal control yet since we are looking for expert services to prepare for us. In practice, the Internal Audit Department is responsible for supervising, monitoring, and auditing quarterly and annually in the offices and departments of PPAP by reviewing the implementation of work following plans, statutes, and other legal documents.

C. Auditing

1. Internal Audit

1.1. Role and Responsibility of Internal Audit

- Conduct three-years audit strategic plan and annual plan
- Conduct quarterly & annual audit report
- Review on functions, work activities, and programs of PPAP during the fiscal year to comply with the procedures and policy of management as to properly implement on roadmap planning, assignments and examinations
- Determine the appropriateness of internal control results on Accounting, Administration, and Operations of PPAP
- Review on the reliability, punctuality, and accuracy of financial data & operations as well as methods for classification and report making on such data
- Review on existing systems to ensure that the procedures and regulations are legitimate, which particularly impact on the report conducting and operations and at the same time determine that the audited units are following the recommendations and making improvements in accordance with the provided guidelines
- Review on proper management, maintenance, protection, and validation of existing properties.
- Assessment on savings and the effectiveness on resources usage
- Review on operational programs and capital expenditure plan to ensure that the results are match with the objectives and goals
- Participate in project planning, development, implementation, and operations via computer systems to ensure that:
 - The consumers' demands are identified;
 - Internal control information is inputted;
 - Testing on computer systems in a proper phase;

- The copy of data from the input is fully and accurately implemented;
- Conducting auditing via electronic devices on current year, and the after installation assessment on the data processing systems to ensure that the set systems are functioning in accordance with set goals as well as providing safety and efficiency
- Review on the procedures and the implementations on fraud risk assessment, in the case of fraud occurrence, the systems are able to address it on time;
- Facilitate internal auditing in Corporation with National Audit Authority to ensure an appropriate workload and lessen the risk of duplicate auditing;
- Conduct reports to the CEO, sending audit reports and making report conclusions to the National Audit Authority
- Evaluate on projects or improvements on internal audit findings. In the case of inappropriate recommendations given, should the discussion be made to comply with acceptable suggestions
- Provided with capability to monitor the improvements on the recommendations
- The Head of Internal Audit Department conduct reports and verbally report to the PPAP management or the Audit Committee
- Conduct and conclude audit reports, and send to units under its supervision as well as the National Audit Authority
- Implement task & other obligations assigned by the management.

1.2. Appointment and Removal/Resignation of Head and/or Deputy Head of Internal Auditor

As of 2025, there was not any appointment and removal/resignation of Head and/or Deputy Head of Internal Auditor.

1.3. New Appointment of Head and/or Deputy Head of Internal Auditor

As of 2025, PPAP has not had any new appointment of head and/or Deputy head of internal auditor.

2. External Auditor

No.	Company name	Agreement Date	Auditing Fees	Non-audit Fees
1	KPMG Cambodia	Year 2023 to year 2027	<ul style="list-style-type: none"> • Year 2023 costs USD 55,022 • Year 2024 costs USD 58,443 • Year 2025 costs USD 62,711 • Year 2026 costs USD 67,287 • Year 2027 costs USD 77,737 	N/A

Part 5. Stakeholders

A. Identify Policies and Actions to the Followings:

No.	Description	Policies	Actions
1	Customer welfare	N/A	N/A
2	Suppliers and Subcontractors Selection	To implement in accordance with Procurement Procedure as determined in Sub-Decree No.105 ANKr.BK dated on 18 th October, 2006, on the Public Procurement	PPAP has been selecting suppliers and subcontractors through competitive bidding internationally /locally based on the amount of the expense plan), price consultation and assessment.
3	Management and Protection of Employees	Employees at PPAP are managed and protected under the Law on Labor and PPAP's Staff Statute.	During working hours, employees with sickness or incurred accidents are urgently sent to nearby hospital and then to be transferred to other specific hospital determined by the NSSF (National Social Security Fund).
4	Environment Protection	PPAP applies the principles of Safety, Health, and Environment to implement the environment protection.	PPAP has been implemented the existing principles to ultimately minimize all the negative environmental harms to the surrounding community.
5	Community Interaction	N/A	N/A
6	Creditors' Rights Protection	N/A	N/A
7	Anti-Corruption Program	At each and every PPAP's bidding procedure is strictly required the participation of a representative of Ministry of Finance and Economics and under the observation of officials from Anti-Corruption Unit.	During bidding, PPAP implement bidding procedure with the participation of a representative of Ministry of Finance and Economics and under the observation of officials from Anti-Corruption Unit.

B. Describe the Corporate Social Responsibilities of PPAP

No.	Beneficiary	Donation amount		Purpose of donation
		USD	KHR	
1	Red Cross Headquarters	USD 10,000		Social Contribution
2	Red cross of Kandal Province Branch		KHR 10,000,000	
3	Red cross of Kampong Thom Province Branch		KHR 10,000,000	
4	Red cross of Takeo Province Branch		KHR 10,000,000	
5	Red cross of Prey Veng Province Branch		KHR 10,000,000	
6	Kantha Bopha Hospital		KHR 50,000,000	
7	Construction of a 16-meter-wide road extension (Phase 2), 500 meters in length, located in Lvea Commune, Preah Sdach District, Prey Veng Province	USD 92,000		
8	Awarded 16 motorcycles to outstanding Grade A students in Prey Veng Province	USD 21,600		
9	Awarded financial support to outstanding Grade A students in Koh Thom and Sa Ang Districts, Kandal Province	USD 15,600		
10	Contributed funds and relief materials in support of frontline forces and refugees in Cambodia	USD 75,000		
11	Provided support for the repair and renovation of the office building of the Kampuchean United Front for National Salvation	USD 50,000		
12	Constructed a kindergarten building in Boeng Doul Commune, Preah Sdach District	USD 70,000		
	The Cambodia-ASEAN Business Summit 2024	USD 5,000		
Total		USD 339,200	KHR 90,000,000	

Part 6. Disclosure and Transparency

A. Identify the Following Information in the Annual Report:

No.	Information	Yes/No	Reason
1	Visions/Missions/Objectives	Yes	N/A
2	Financial Indicator	Yes	
3	Non-financial Indicator	Yes	
4	Main Risk Factors	NO	As of 2025, PPAP has no analysis of main risk factors.
5	Dividend Policy	Yes	N/A
6	Biography of Directors	Yes	
7	Training for Directors	Yes	
8	Number of Board Meeting	Yes	
9	Attendance of Directors in Board Meetings	Yes	
10	Remuneration or Compensation for Directors and Senior Officers	Yes	

B. Describe the Mechanism of Disclosure Including Means, Procedures, and Responsible Person in Charge of Disclosure

PPAP is using disclosure method via Cambodia Securities Exchange (CSX) and PPAP Website. Those disclosures including timely information, periodic information, and voluntary information. The responsible person in charge of PPAP's disclosure is **Mrs. HEI Phanin**, Deputy Director of Business/Operation.

C. Investor Relations

1. Demonstrate Mechanisms and Procedures for Investor Relations

If there are any quires, PPAP's investors could contact to PPAP via E-mail and Telephone Number or visit our head office located at and with the phone number as follows:

- Email : ppapmpwt@online.com.kh
- Phone Number : 023 427 802
- Address : Building N.649, Preah Sisowat Street, Songkat Sras Chork, Khan Daun Penh, Phnom Penh.

2. Briefly Describe on Investor Relation for the Last Year.

As of 2025, PPAP has contacted with our investors via General Shareholders Meeting.

Appendix II
Audited Financial Statements and
Independent Auditor's Report

PHNOM PENH AUTONOMOUS PORT

Financial Statements
for the year ended 31 December 2025
and
Report of the Independent Auditors

Corporate information

Company	Phnom Penh Autonomous Port
Registration No	Co.7175 Et/2004
Registered office	No. 649, Preah Sisowat Quay Sangkat Sras Chork, Khan Daun Penh, Phnom Penh Kingdom of Cambodia
Majority shareholder	Ministry of Economy and Finance
Board of Directors	H.E. Hei Bavy, Chairman and Chief Executive Officer H.E. Suon Rachana, Member representing MPWT H.E. Ken Sambath, Member representing MEF H.E. Penn Sovicheat, Member representing MOC Mrs. Lay Rachana, Member as Independent Director (appointed on 17 June 2025) H.E. Gui Anvanith, Member as Independent Director (ceased on 17 June 2025) Mrs. Pok Pheakdey, Member as Non-Executive Director representing of private shareholders Mr. Hun Sokhalay, Member representing of PPAP employees (appointed on 17 June 2025) Mr. Kong Sothea, Member representing of PPAP employees (ceased on 17 June 2025)
Management team	H.E. Hei Bavy, Chief Executive Officer Mr. Mam Rithy, State Controller H.E. Choun Sokhem, Deputy Director General of Administration/Finance Mr. Hiek Phirun, Deputy Director General of Maritime Service/Traffic Mrs. Seng Kunthea, Deputy Director General of Technique Mrs. Hei Phanin, Deputy Director General of Business/Operation Mr. Kong Sothea, Director of Internal Audit Department Mr. Keo Sophanara, Director of Administration Department Mr. Ouk Poly, Acting Director of Personnel/HR Department Mr. Im David, Director of Engineer Department Mrs. Khov Chansoma, Director of Accounting/Finance Department Mr. Chiep Viraya, Director of Hydrographic Department Mr. Hun Sokhalay, Director of LM 17 Operation Department Mr. Prak Samit, Acting Director of Commercial Zone/Domestic Port Department Mr. Hoen Song, Director of TS3 Operation Department Mr. Tol Sokhom, Director of Harbour Department Mr. Kong Channy, Director of Corporate Secretariat Ms. Chheav Vanthea, Director of Planning/Marketing Department Mr. Chhiv Songkaing, Director of Sub-feeder Multi-purpose Terminal UM1 Mr. Say Chantha, Director of Machinery Management Department Mrs. Meas Visal, Director of Sub-Feeder Multipurpose Terminal TS11 Mr. Heng Vutha, Acting Director of Sub-Feeder Multipurpose Terminal UM2

Corporate information (continued)

Principal bankers

- ACLEDA Bank Plc.
- Advanced Bank of Asia Limited
- J Trust Royal Bank Plc.
- Chip Mong Commercial Bank Plc.
- Phnom Penh Commercial Bank Plc.
- Foreign Trade Bank of Cambodia
- Canadia Bank Plc.
- Bank of China Limited Phnom Penh Branch
- Asia-Pacific Development Bank Plc.
- MB Bank (Cambodia) Plc.
- Wing Bank (Cambodia) Plc.

Auditor

KPMG Cambodia Ltd

Phnom Penh Autonomous Port

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Phnom Penh Autonomous Port

N°:357.....PPAP

PHNOM PENH, Date: March 26th, 2026

Report of the Board of Directors


The Board of Directors have pleasure in submitting their report together with the audited financial statements of Phnom Penh Autonomous Port ("PPAP" or "the Company") for the year ended 31 December 2025.

Principal activities

The Company is a legal entity with technical, administrative and financial autonomy and its main missions are port services and other related facilities.

The Company has the objectives to undertake the management, maintenance and operation of the port service as well as related port facilities in order to expand and develop for the need of commercial, industrial, or tourism sectors and takes all necessary measures for the growth of the Company.

PPAP has responsibilities as port authority and port operator, including but not limited to:

- Provide pilotage navigating the vessel entering into or departing from port;
- Provide vessel's berth;
- Provide a location for vessel repairing and fuel refilling;
- Provide dredging service and maintain navigation channel;
- Monitor operation according to technical standard and ensure safety, environmental sustainability, and orders in the port's commercial zone;
- Check ship documents in order to complete the formalities for vessel entering into-departing from the port;
- Train human resources in navigation and port sector through the Cambodia Maritime Institute;
- Develop port infrastructure through cooperation with the domestic and foreign development partners in order to expand container terminal, general/bulk cargo terminal, feeder port, and passenger/tourist terminal;
- Establish port supporting areas, including special economic zone, industrial zone, agricultural products procession zone and logistics zone;
- Take various measures in order to ensure the enforcement of laws and legal norms related to port and means of water transportation;
- Lift on- lift off ("LOLO"), loading-unloading, and cargo storages;
- Transport goods within port area, between the port and industrial area;
- Provide bonded warehouse service, temporary customs warehouse service and container yard;
- Provide tug-boat assistance and mooring-unmooring service;
- Provide logistics supply, pure water, and hygiene service to vessel; 

Phnom Penh Autonomous Port

Principal activities (continued)

The Company has responsibilities as port authority and port operator, including but not limited to: (continued)

- Provide container stuffing-unstuffing service;
- Provide container repair and maintenance service;
- Provide tourist/passenger terminal and domestic port service; and
- Operate other business of any kinds authorised by the laws and legal norms in force to support the growth of PPAP.

There were no significant changes to these principal activities during the financial year.

Financial results

The financial results of PPAP for the year ended 31 December 2025 were as follow:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Profit before tax	24,163,839	96,921,159	16,282,895	66,287,666
Income tax expense	<u>(4,828,843)</u>	<u>(19,368,489)</u>	<u>(3,325,478)</u>	<u>(13,538,021)</u>
Net profit for the year	<u>19,334,996</u>	<u>77,552,670</u>	<u>12,957,417</u>	<u>52,749,645</u>

Dividends

Dividends paid since the end of the previous financial year were as follows:

	2025	
	US\$	KHR'000 (Note 4)
In respect of financial year ended 31 December 2024:		
Class A first and final dividend paid on 3 June 2025	356,802	1,429,703
Class B first and final dividend paid on 3 June 2025	<u>798,602</u>	<u>3,200,000</u>
	<u>1,155,404</u>	<u>4,629,703</u>

Subsequent to the reporting date, in the Board of Directors meeting on 25 March 2026, the Board of Directors resolved to distribute the dividends in respect to the financial year ended 31 December 2025 to shareholders of each class of shares as follows:

- Shareholders in Class A is entitled to total dividend of KHR1,641,511,206.
- Shareholders in Class B is entitled to total dividend of KHR6,566,044,826. ₭

Phnom Penh Autonomous Port

Dividends (continued)

This dividend is subject to a voting approval from shareholders at the Annual Shareholder Meeting, which will be held in May 2026.

Share capital

The Company did not issue any shares during the current financial year.

Reserves and provisions

There was a transfer of US\$11,809,991 from retained earnings to legal, general and development reserves, as approved during the Board of Directors meeting on 20 March 2025.

Subsequent to the reporting date, on 25 March 2026, the Board of Directors resolved to transfer the Company's net profit to legal reserve amounting to KHR3,877,634,000, general reserve amounting to KHR3,877,634,000, and to development fund amounting to KHR61,589,845,968.

Expected credit losses on trade and other receivables

Before the financial statements of the Company were drawn up, the Directors took reasonable steps to ascertain that action had been taken and satisfied themselves that all known bad trade and other receivables had been written off and that adequate allowance for expected credit losses on trade and other receivables had been made.

At the date of this report, the Directors are not aware of any circumstances, which would render the amount written off for bad trade and other receivables or the amount of allowance for expected credit losses on trade and other receivables in the financial statements of the Company, inadequate to any material extent.

Assets

Before the financial statements of the Company were prepared, the Directors took reasonable steps to ensure that any assets, other than debts, which were unlikely to be realised in the ordinary course of business at their value as shown in the accounting records of the Company have been written down to an amount which they might be expected to realise.

At the date of this report, the Directors are not aware of any circumstances, which would render the values attributed to the assets in the financial statements of the Company misleading.

Valuation methods

At the date of this report, the Directors are not aware of any circumstances which have arisen which render adherence to the existing method of valuation of assets and liabilities in the financial statements of PPAP misleading or inappropriate. ⚡

Phnom Penh Autonomous Port

Contingent and other liabilities

At the date of this report, there is:

- (a) No change on the assets of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; and
- (b) Except as disclosed in Note 33 to the financial statements, no other contingent liability in respect of the Company that has arisen since the end of the financial year other than in the ordinary course of business.

No contingent or other liability of the Company has become enforceable, or is likely to become enforceable within the period after the end of the financial year which, in the opinion of the Directors, will or may have a material effect on the ability of the Company to meet its obligations as and when they fall due.

Change of circumstances


At the date of this report, the Directors are not aware of any circumstances, not otherwise dealt with in this report or the financial statements of the Company, which would render any amount stated in the financial statements misleading.

The results of the operations of the Company for the financial year were not, in the opinion of the Directors, substantially affected by any item, transaction or event of a material and unusual nature.

Nothing has arisen during the interval between the end of the reporting year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors, to affect substantially the results of the operations of the Company for the current financial year for which this report is made.

The Board of Directors

The Directors who served as of the date of this report are as follows:

H.E. Hei Bavy	Chairman and Chief Executive Officer
H.E. Suon Rachana	Member representing MPWT
H.E. Ken Sambath	Member representing MEF
H.E. Penn Sovicheat	Member representing MOC
Mrs. Lay Rachana	Member as Independent Director (appointed on 17 June 2025)
H.E. Gui Anvanith	Members as Independent Director (ceased on 17 June 2025)
Mrs. Pok Pheakdey	Member as Non-Executive Director representing of private shareholders
Mr. Hun Sokhalay	Member representing of PPAP employees (appointed on 17 June 2025)
Mr. Kong Sothea	Member representing of PPAP employees (ceased on 17 June 2025) 

Phnom Penh Autonomous Port

Directors' benefits

During and at the end of the financial year, no arrangements existed to which the Company is a party with the object of enabling Directors of the Company to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Since the end of the previous financial year, the Directors have not received or become entitled to receive any benefit by reason of a contract made by the Company or a related corporation with the Directors or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest, except for any benefit which may be deemed to have arisen by virtue of those transactions as disclosed in Note 30 to the financial statements.

Board of Directors' responsibility in respect of the financial statements

The Board of Directors is responsible for ascertaining that the financial statements, as set out on pages 11 to 73, present fairly, in all material respects, the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended. In preparing these financial statements, the Board of Directors is required to:

- (i) adopt appropriate accounting policies which are supported by reasonable and prudent judgments and estimates and then apply them consistently;
- (ii) comply with Cambodian International Financial Reporting Standards ("CIFRSs"), if there have been any departure in the interest of fair presentation, ensure these have been appropriately disclosed, explained and quantified in the financial statements;
- (iii) maintain adequate accounting records and an effective system of internal controls;
- (iv) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the Company will continue operations in the foreseeable future; and
- (v) set overall policies for the Company, ratify all decisions and actions by management that have a material effect on the operations and performance of the Company, and ensure they have been properly reflected in the financial statements.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the registered accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Directors confirms they have complied with the above requirements in preparing the financial statements. 🇰🇲

Phnom Penh Autonomous Port

Approval of the financial statements

We hereby approve the accompanying financial statements together with the notes thereto which, in our opinion, present fairly, in all material respects, the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended, in accordance with Cambodian International Financial Reporting Standards ("CIFRSs").

Signed in accordance with a resolution of the Board of Directors, 



H.E. Hei Bavy
Chairman and Chief Executive Officer

Phnom Penh, Kingdom of Cambodia

Date: *March 26th, 2026*



Mrs. Khov Chansoma
Director of Accounting/Finance Department



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Report of the Independent Auditors

To the shareholders

Phnom Penh Autonomous Port

Opinion

We have audited the financial statements of Phnom Penh Autonomous Port (“PPAP” or “the Company”), which comprise the statement of financial position as at 31 December 2025, the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising material accounting policies and other explanatory information as set out on pages 11 to 73 (hereafter referred to as “the financial statements”).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with Cambodian International Financial Reporting Standards (“CIFRSs”).

Basis for opinion

We conducted our audit in accordance with Cambodian International Standards on Auditing (“CISAs”). Our responsibilities under those standards are further described in the *Auditors’ Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the Kingdom of Cambodia, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Revenue Recognition	
The key audit matter	How the matter was addressed in our audit
<p>For the year ended 31 December 2025, the Company reported the total revenue of US\$50,312,279 (2024: US\$41,588,173). The Company's revenue is primarily derived from provision of port and related services.</p> <p>The risk of material misstatement pertaining to revenue recognition is determined as significant due to the intricate nature of the accounting requirements concerning the timing of revenue recognition, and the risk of management override to distort revenue transactions, aiming to achieve financial targets by recording fictitious transactions in the records. Consequently, we have determined that revenue recognition is the key audit matter.</p>	<p>Our audit procedures in this area included, among others:</p> <ul style="list-style-type: none"> - Performing walkthroughs to gain an understanding of processes and internal controls; - Assessed the design and implementation of the Company's controls, and tested the operating effectiveness of certain relevant controls with respect to revenue recognition; - Testing journal entries posted to the revenue accounts in the general ledger that may seem irregular or unusual in nature; - Extending the cut-off testing beyond the periods normally covered to obtain evidence that revenue has been recognised in the correct accounting period in accordance with the revenue recognition criteria under CIFRS15; - On a sample basis, inspecting revenue transactions to the supporting documents, such as sales contract, sales order, price lists, invoices, and proof of service completion report to obtain evidence about its existence and accuracy; - On a sample basis, evaluating validity of new customers by tracing the existence of the customers to their official website or checking their business registration information online; - On a sample basis, we performed direct confirmation procedures over outstanding trade receivable balances. For long-outstanding receivables, we obtained management's explanations for delayed collections and assessed whether the reasons provided were reasonable and supported; and - Evaluating the adequacy of the financial statement disclosures related to revenue in accordance with CIFRS15.

Other Information

Management is responsible for the other information. The other information obtained as of the date of this auditors' report is the information included in the Report of the Board of Directors as set out on pages 1 to 6, and annual report, which is expected to make available to us after that date.



Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we have obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with CIFRSs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with CISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with CISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors’ report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors’ report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditors’ report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For **KPMG Cambodia Ltd**



Yim Lundy
Engagement Partner

Phnom Penh, Kingdom of Cambodia

26 March 2026

Phnom Penh Autonomous Port

Statement of financial position as at 31 December 2025

	Notes	31 December 2025		31 December 2024	
		US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
ASSETS					
Non-current assets					
Property, plant and equipment	5	158,753,930	637,079,521	131,579,526	529,607,591
Intangible assets		285,781	1,146,839	198,760	800,006
Right-of-use assets	6(a)	10,826,171	43,445,424	9,769,749	39,323,240
Lease receivables	6(b)	1,710,971	6,866,127	2,053,172	8,264,017
Investment properties	7	87,176,228	349,838,203	87,267,416	351,251,349
Investment in associate	8	2,500,000	10,032,500	-	-
Other receivable	9	16,814,425	67,476,288	1,471,661	5,923,436
Other investments	11	10,000,000	40,130,000	15,000,000	60,375,000
		<u>288,067,506</u>	<u>1,156,014,902</u>	<u>247,340,284</u>	<u>995,544,639</u>
Current assets					
Lease receivables	6(b)	221,862	890,332	178,359	717,895
Trade and other receivables	9	6,919,948	27,769,751	7,036,270	28,320,987
Inventories	10	946,508	3,798,337	793,580	3,194,160
Cash and bank balances	11	4,083,145	16,385,661	12,001,625	48,306,541
Other investments	11	5,000,000	20,065,000	-	-
		<u>17,171,463</u>	<u>68,909,081</u>	<u>20,009,834</u>	<u>80,539,583</u>
TOTAL ASSETS		<u>305,238,969</u>	<u>1,224,923,983</u>	<u>267,350,118</u>	<u>1,076,084,222</u>
EQUITY AND LIABILITIES					
EQUITY					
Share capital	12	114,453,485	457,813,940	114,453,485	457,813,940
Share premium	13	155,502	622,008	155,502	622,008
Reserves	14	90,695,742	369,161,772	78,885,751	321,721,038
Retained earnings		19,755,129	79,885,586	13,342,342	54,230,134
Currency translation reserves		-	(4,318,096)	-	(1,867,873)
Total equity		<u>225,059,858</u>	<u>903,165,210</u>	<u>206,837,080</u>	<u>832,519,247</u>

Phnom Penh Autonomous Port

Statement of financial position (continued) as at 31 December 2025

	Notes	31 December 2025		31 December 2024	
		US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
LIABILITIES					
Non-current liabilities					
Other payable	15	16,197	64,999	15,571	62,673
Borrowings	16	27,214,942	109,213,562	12,419,845	49,989,876
Contract liabilities	17	12,450,000	49,961,850	12,750,000	51,318,750
Lease liabilities	6(a)	12,485,029	50,102,421	11,778,139	47,407,009
Provision for retirement benefits	18	683,442	2,742,653	650,388	2,617,812
Liability arising from joint arrangement	19	10,566,544	42,403,541	10,890,371	43,833,743
Deferred tax liabilities, net	20(d)	995,735	3,995,885	473,093	1,904,199
		<u>64,411,889</u>	<u>258,484,911</u>	<u>48,977,407</u>	<u>197,134,062</u>
Current liabilities					
Trade and other payables	15	9,009,676	36,155,829	5,957,901	23,980,550
Borrowings	16	2,253,510	9,043,336	2,289,274	9,214,328
Lease liabilities	6(a)	403,355	1,618,664	457,242	1,840,399
Contract liabilities	17	300,000	1,203,900	300,000	1,207,500
Current income tax liabilities	20(b)	3,800,681	15,252,133	2,531,214	10,188,136
		<u>15,767,222</u>	<u>63,273,862</u>	<u>11,535,631</u>	<u>46,430,913</u>
Total liabilities		<u>80,179,111</u>	<u>321,758,773</u>	<u>60,513,038</u>	<u>243,564,975</u>
TOTAL EQUITY AND LIABILITIES		<u>305,238,969</u>	<u>1,224,923,983</u>	<u>267,350,118</u>	<u>1,076,084,222</u>

The accompanying notes form an integral part of these financial statements.

Phnom Penh Autonomous Port

Statement of profit or loss and other comprehensive income for the year ended 31 December 2025

	Note	2025		2024	
		US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Revenue	22	50,312,279	201,802,551	41,588,173	169,305,452
Cost of services	23	(18,249,707)	(73,199,575)	(15,810,898)	(64,366,166)
Gross profit		32,062,572	128,602,976	25,777,275	104,939,286
Other income/(loss)	24	1,323,847	5,309,950	(100,513)	(409,188)
General and administrative expenses	25	(9,969,492)	(39,987,632)	(9,562,535)	(38,929,080)
Share of loss from joint arrangement		587,790	2,357,626	345,518	1,406,604
Impairment losses on financial assets	26	(105,350)	(422,558)	(326,883)	(1,330,740)
Operating profit		23,899,367	95,860,362	16,132,862	65,676,882
Finance income	27	1,313,702	5,269,259	1,312,689	5,343,957
Finance costs	27	(1,049,230)	(4,208,462)	(1,162,656)	(4,733,173)
Finance income, net	27	264,472	1,060,797	150,033	610,784
Profit before tax		24,163,839	96,921,159	16,282,895	66,287,666
Income tax expense	20(c)	(4,828,843)	(19,368,489)	(3,325,478)	(13,538,021)
Net profit for the year		19,334,996	77,552,670	12,957,417	52,749,645
Other comprehensive income					
<i>Items that will not be reclassified to profit or loss</i>					
Remeasurements of defined benefit liability	18	35,988	144,348	(25,401)	(103,407)
Related tax	20(c)	7,198	28,871	5,080	20,681
		43,186	173,219	(20,321)	(82,726)
Currency translation differences		-	(2,450,223)	-	(12,278,359)
Other comprehensive income, net of tax		43,186	(2,277,004)	(20,321)	(12,361,085)
Total comprehensive income for the year		19,378,182	75,275,666	12,937,096	40,388,560

Earnings per share attributable to the shareholders of PPAP during the year are as follow:

Basic earnings per share	28	0.93	3.75	0.63	2.55
Diluted earnings per share	28	0.93	3.75	0.63	2.55

The accompanying notes form an integral part of these financial statements.

Phnom Penh Autonomous Port

Statement of changes in equity for the year ended 31 December 2025

	Share capital		Share premium		Reserves		Retained earnings		Currency translation reserves		Total	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at 1 January 2025	114,453,485	457,813,940	155,502	622,008	78,885,751	321,721,038	13,342,342	54,230,134	-	(1,867,873)	206,837,080	832,519,247
Transaction with the shareholders of PPAP												
Dividends (Note 29)	-	-	-	-	-	-	(1,155,404)	(4,629,703)	-	-	(1,155,404)	(4,629,703)
Transaction recognised directly in equity												
Transfer to reserves (Note 14)	-	-	-	-	11,809,991	47,440,734	(11,809,991)	(47,440,734)	-	-	-	-
Total comprehensive income												
Net profit for the year	-	-	-	-	-	-	19,334,996	77,552,670	-	-	19,334,996	77,552,670
Other comprehensive income	-	-	-	-	-	-	43,186	173,219	-	(2,450,223)	43,186	(2,277,004)
	-	-	-	-	-	-	19,378,182	77,725,889	-	(2,450,223)	19,378,182	75,275,666
Balance at 31 December 2025	114,453,485	457,813,940	155,502	622,008	90,695,742	369,161,772	19,755,129	79,885,586	-	(4,318,096)	225,059,858	903,165,210
Balance at 1 January 2024	114,453,485	457,813,940	155,502	622,008	70,637,971	287,822,662	9,798,425	40,091,294	-	10,410,486	195,045,383	796,760,390
Transaction with the shareholders of PPAP												
Dividends (Note 29)	-	-	-	-	-	-	(1,145,399)	(4,629,703)	-	-	(1,145,399)	(4,629,703)
Transaction recognised directly in equity												
Transfer to reserves (Note 14)	-	-	-	-	8,247,780	33,898,376	(8,247,780)	(33,898,376)	-	-	-	-
Total comprehensive income												
Net profit for the year	-	-	-	-	-	-	12,957,417	52,749,645	-	-	12,957,417	52,749,645
Other comprehensive income	-	-	-	-	-	-	(20,321)	(82,726)	-	(12,278,359)	(20,321)	(12,361,085)
	-	-	-	-	-	-	12,937,096	52,666,919	-	(12,278,359)	12,937,096	40,388,560
Balance at 31 December 2024	114,453,485	457,813,940	155,502	622,008	78,885,751	321,721,038	13,342,342	54,230,134	-	(1,867,873)	206,837,080	832,519,247

The accompanying notes form an integral part of these financial statements.

Phnom Penh Autonomous Port

Statement of cash flows for the year ended 31 December 2025

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Cash flows from operating activities				
Profit before tax	24,163,839	96,921,159	16,282,895	66,287,666
<i>Adjustments for:</i>				
Depreciation of property, plant and equipment	5,539,322	22,218,221	4,944,818	20,130,354
Depreciation of intangible assets	45,194	181,273	12,703	51,714
Depreciation of right-of-use assets	175,182	702,655	288,855	1,175,929
Depreciation of investment property	97,203	389,881	92,542	376,738
Interest expenses	994,853	3,990,356	1,132,613	4,610,868
Interest income from lease receivables	(83,943)	(336,695)	(160,196)	(652,158)
Interest from investment and banks	(1,226,636)	(4,920,037)	(1,148,515)	(4,675,605)
Net unwinding effect of long-term deposit	(3,123)	(12,527)	(3,978)	(16,194)
Impairment loss on financial assets	105,350	422,558	326,883	1,330,740
Impairment losses on property, plant and equipment	832,163	3,337,806	-	-
Impairment losses on investment properties	45,913	184,157	-	-
Lease receivable remeasurement and written off	(35,208)	(141,219)	204,904	834,164
(Gain)/Loss on sub-leases termination	(62,314)	(249,941)	1,394,101	5,675,385
Loss/(Gain) on disposal and write-off of property, plant and equipment	781,981	3,136,526	(2,723)	(11,085)
Loss on written-off of intangible assets	51,034	204,697	-	-
Retirement benefits obligation expenses	56,754	227,640	42,494	172,993
Amortisation of liabilities from joint arrangement	(323,827)	(1,298,870)	(323,824)	(1,318,288)
	<u>31,153,737</u>	<u>124,957,640</u>	<u>23,083,572</u>	<u>93,973,221</u>
<i>Changes in working capital:</i>				
Inventories	(152,928)	(613,394)	8,228	33,496
Lease receivables	(330,270)	(1,324,713)	(11,269)	(45,876)
Trade and other receivables	1,557,095	6,245,508	(280,584)	(1,142,257)
Trade and other payables	3,049,016	12,229,603	2,935,259	11,949,439
Short-term fixed deposit	219	878	2,761	11,240
Contract liabilities	(300,000)	(1,203,300)	(300,000)	(1,221,300)
Cash generated from operations	34,976,869	140,292,222	25,437,967	103,557,963
Income tax paid	(2,958,762)	(11,867,594)	(2,755,860)	(11,219,106)
Withholding tax credit	(70,774)	(283,875)	(67,495)	(274,772)
Retirement benefits obligation paid	(19,659)	(78,853)	(14,683)	(59,774)
Net cash generated from operating activities	<u>31,927,674</u>	<u>128,061,900</u>	<u>22,599,929</u>	<u>92,004,311</u>

Phnom Penh Autonomous Port

Statement of cash flows (continued) for the year ended 31 December 2025

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Cash flows from investing activities				
Purchase of property, plant and equipment	(33,991,855)	(136,341,330)	(9,918,263)	(40,377,249)
Prepayment for the purchase of property, plant and equipment	-	-	(1,395,000)	(5,679,045)
Purchase of intangible assets	(183,249)	(735,012)	(79,480)	(323,563)
Purchase of investment property	(51,928)	(208,283)	-	-
Investment in associate	(2,500,000)	(10,027,500)	-	-
Other receivables	(16,734,641)	(67,122,645)	-	-
Cash received from lease receivables	44,463	178,341	95,884	390,344
Proceeds from disposal of property, plant and equipment	1,806	7,244	52,800	214,949
Interest received	1,226,417	4,919,159	1,145,754	4,664,365
Net cash used in investing activities	<u>(52,188,987)</u>	<u>(209,330,026)</u>	<u>(10,098,305)</u>	<u>(41,110,199)</u>
Cash flows from financing activities				
Dividends paid	(1,155,404)	(4,629,703)	(1,145,399)	(4,662,919)
Proceed from borrowing	16,734,641	67,122,645	-	-
Interest paid	(1,001,405)	(4,016,635)	(1,119,483)	(4,557,415)
Payment of principal portion of lease liabilities	(165,025)	(661,915)	(63,652)	(259,127)
Repayments of borrowings	(2,069,974)	(8,302,666)	(2,069,974)	(8,426,864)
Net cash generated from/(used in) financing activities	<u>12,342,833</u>	<u>49,511,726</u>	<u>(4,398,508)</u>	<u>(17,906,325)</u>
Net (decrease)/increase in cash and cash equivalents	<u>(7,918,480)</u>	<u>(31,756,400)</u>	<u>8,103,116</u>	<u>32,987,787</u>
Cash and cash equivalents at beginning of year	12,001,625	48,306,541	3,898,509	15,925,409
Currency translation differences	-	(164,480)	-	(606,655)
Cash and cash equivalents at end of year (Note 11)	<u>4,083,145</u>	<u>16,385,661</u>	<u>12,001,625</u>	<u>48,306,541</u>
Significant non-cash transaction from investing activities				
Capitalised of depreciation on right-of-use assets (Note 6(a)(i))	160,958	645,603	-	-
Capitalised interest on lease liabilities (Note 6(a)(ii))	176,863	709,397	-	-
	<u>337,821</u>	<u>1,355,000</u>	<u>-</u>	<u>-</u>

The accompanying notes form an integral part of these financial statements.

Phnom Penh Autonomous Port

Notes to the financial statements for the year ended 31 December 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. Reporting entity

Phnom Penh Autonomous Port (“PPAP”) was registered under the Sub-Decree number 51 អនក្រឹត្យ on 17 July 1998 as a state-owned public enterprise supervised by the Ministry of Economy and Finance (“MEF”) and the Ministry of Public Works and Transport (“MPWT”). PPAP was listed on the Cambodia Securities Exchange on 9 December 2015 with the security certificate number 003 CSX/SC and became a state-owned public enterprise offering shares to the public.

PPAP has responsibilities as port authority and port operator, including but not limited to:

- Provide pilotage navigating the vessel entering into or departing from port;
- Provide vessel's berth;
- Provide a location for vessel repairing and fuel refilling;
- Provide dredging service and maintain navigation channel;
- Monitor operation according to technical standard and ensure safety, environmental sustainability, and orders in the port's commercial zone;
- Check ship documents in order to complete the formalities for vessel entering into-departing from the port;
- Train human resources in navigation and port sector through the Cambodia Maritime Institute;
- Develop port infrastructure through cooperation with the domestic and foreign development partners in order to expand container terminal, general/bulk cargo terminal, feeder port, and passenger/tourist terminal;
- Establish port supporting areas, including special economic zone, industrial zone, agricultural products procession zone and logistics zone;
- Take various measures in order to ensure the enforcement of laws and legal norms related to port and means of water transportation;
- Lift on- lift off (“LOLO”), loading-unloading, and cargo storages;
- Transport goods within port area, between the port and industrial area;
- Provide bonded warehouse service, temporary customs warehouse service and container yard;
- Provide tug-boat assistance and mooring-unmooring service;
- Provide logistics supply, pure water, and hygiene service to vessel;

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

1. Reporting entity (continued)

PPAP has responsibilities as port authority and port operator, including but not limited to: (continued)

- Provide container stuffing-unstuffing service;
- Provide container repair and maintenance service;
- Provide tourist/passenger terminal and domestic port service; and
- Operate other business of any kinds authorised by the laws and legal norms in force to support the growth of PPAP.

The registered office and principal place of business of PPAP is located at No. 649, Preah Sisowat Quay, Sangkat Sras Chork, Khan Duan Penh, Phnom Penh, Kingdom of Cambodia.

As at 31 December 2025, PPAP had 915 employees (31 December 2024: 876 employees).

2. Basis of preparation

(a) Statement of compliance

These financial statements have been prepared in accordance with Cambodian International Financial Reporting Standards (“CIFRSs”).

Details of the Company’s material accounting policies are included in Note 3.

These financial statements were authorised for issue by the Company’s Board of Directors on 26 March 2026.

(b) Basis of measurement

The financial statements have been prepared on the historical cost basis, except if mentioned otherwise.

(c) Functional and presentation currency

The national currency of Cambodia is the Khmer Riel (“KHR”). However, as the Company transacts its business and maintains its accounting records primarily in United States Dollars (“US\$”), management has determined the US\$ to be the Company’s functional and presentation currency as it reflects the economic substance of the underlying events and circumstances of the Company.

These financial statements are presented in US\$, which is the Company’s functional currency. All amounts were rounded to the nearest dollars, unless otherwise indicated.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

2. Basis of preparation (continued)

(d) Use of estimates and judgements

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

(i) Judgements

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements is included in the following notes:

- Note 6 – lease term: whether the Company is reasonably certain to exercise extension options.

(ii) Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year are as follows:

- Note 9 – measurement of ECL allowance for trade and other receivables: key assumptions in determining the weighted-average loss rate.
- Note 18 – measurement of defined benefit obligations: key actuarial assumptions.
- Note 33 – recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources.

(iii) Measurement of fair values

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of CIFRS, including the level in the fair value hierarchy in which such valuations should be classified.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

2. Basis of preparation (continued)

(d) Use of estimates and judgements (continued)

(iii) *Measurement of fair values (continued)*

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- *Level 1*: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- *Level 2*: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- *Level 3*: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Information about the assumptions made in measuring fair values is included in the following notes:

- Note 7 Investment properties.
- Note 31 Financial instruments – fair values and risk management.

3. Material accounting policies

The Company has consistently applied the following accounting policies to all periods presented in these financial statements, except if mentioned otherwise.

(a) Foreign currency transactions

Transactions in currencies other than US\$ are translated into US\$ at the exchange rates ruling at the dates of the transactions.

Monetary assets and liabilities denominated in currencies other than US\$ at the reporting date are translated into US\$ at the exchange rates ruling at that date. Exchange differences arising on translation are recognised in profit or loss. Non-monetary items that are measured based on historical cost in a foreign currency are translated using the exchange rates as at the respective dates of initial transactions.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(b) Property, plant and equipment

(i) *Recognition and measurement*

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.

(ii) *Subsequent expenditure*

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

(iii) *Depreciation*

Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the straight-line method over their estimated useful lives, and is generally recognised in profit or loss. Land is not depreciated.

The estimated useful lives of property, plant and equipment for current and comparative periods are as follows:

Computers	5 – 15 years
Office equipment and others	5 – 15 years
Furniture and fixtures	5 years
Motor vehicles	8 – 15 years
Machineries	10 – 15 years
Harbours and buildings	10 – 50 years

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

Construction in progress is not depreciated until such time as the relevant assets are completed and put into operational uses.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(c) Leases

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

(i) As a lessee

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, the Company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentive received.

The right-of use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use asset are determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The Company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(c) Leases (continued)

(i) As a lessee (continued)

Lease payments included in the measurement of the lease liability comprise the following: (continued)

- the exercise price under a purchase option that the Company is reasonably certain to exercise lease payment in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in substance fixed loan payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Short-term leases and leases of low-value assets

The Company has elected not to recognise right of use assets and lease liabilities for leases of low value assets and short-term leases, including rental equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(ii) As a lessor

At inception or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative standalone prices.

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(c) Leases (continued)

(ii) As a lessor (continued)

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Company applies the exemption described above, then it classifies the sub-lease as an operating lease.

If an arrangement contains lease and non-lease components, then the Company applies CIFRS 15 to allocate the consideration in the contract.

The Company applies the derecognition and impairment requirements in CIFRS 9 to the net investment in the lease (see Note 3(d)(iii) and 3(h)(i)). The Company further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease.

The Company recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of 'Other income'.

(d) Financial instruments

(i) Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(ii) Classification and subsequent measurement

Non-derivative financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income ("FVOCI") – debt investment; FVOCI – equity investment; or fair value through profit or loss ("FVTPL").

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(d) Financial instruments (continued)

(ii) *Classification and subsequent measurement (continued)*

Non-derivative financial assets (continued)

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual term give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI, as at FVTPL, if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets – Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(d) Financial instruments (continued)

(ii) *Classification and subsequent measurement (continued)*

Financial assets – Business model assessment (continued)

The information considered includes: (continued)

- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets – Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Company considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable-rate features;
- prepayment and extension features; and
- terms that limit the Company's claim to cash flows from specified assets (e.g. non-recourse features).

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(d) Financial instruments (continued)

(ii) *Classification and subsequent measurement (continued)*

Financial assets – Assessment whether contractual cash flows are solely payments of principal and interest (continued)

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract.

Non-derivative financial assets – Subsequent measurement and gains and losses

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Other investments

These represent investment in long-term fixed deposits with banks in Cambodia with maturity of more than 3 months. Other investments are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at amortised cost using the effective interest method.

Financial liabilities – Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss.

Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss.

Any gain or loss on derecognition is also recognised in profit or loss.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(d) Financial instruments (continued)

(iii) *Derecognition*

Financial assets

The Company derecognises a financial asset when:

- the contractual rights to the cash flows from the financial asset expire; or
- it transfers the rights to receive the contractual cash flows in a transaction in which either;
- substantially all of the risks and rewards of ownership of the financial asset are transferred; or
- the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Company enters into transactions whereby it transfers assets recognised in its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expired. The Company also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

(iv) *Offsetting*

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal enforceable right to offset the amounts and intends either to settle them on a net basis or to realise the enforceable asset and settle the liability simultaneously.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(e) Investment properties

Investment properties are property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purpose.

Investment properties are initially measured at cost, which includes transaction costs. After initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Land is not depreciated.

Investment property is depreciated on a straight-line basis over their estimated useful lives of 5 to 50 years.

Rental income from investment properties is recognised as other revenue on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

(f) Investment in associate

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in an entity's financial and operating policy decisions, but it is not control or joint control of those policies. Interest in associate is accounted under the equity method.

Under the equity method, the investment in an associate is initially recognised at cost, and adjusted thereafter to recognise the Company's share of the profit or loss and other comprehensive income of the associate.

(g) Inventories

Inventories are measured at the lower of cost net realisable value. The cost of inventories is calculated based on the first-in, first-out allocation method, and includes expenditure incurred in acquiring the inventories and other costs incurred in bringing them to their existing location and condition.

(h) Cash and cash equivalents

Cash and cash equivalents comprise cash balances and term deposits with maturities of three months or less from the transaction date that are subject to an insignificant risk of changes in their fair value, and are used by the Company in the management of its short-term commitments.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(i) Impairment

(j) *Non-derivative financial assets*

Financial instruments

The Company recognises loss allowances for expected credit loss (“ECLs”) on financial assets measured at amortised cost.

The Company measures loss allowances at an amount equal to lifetime ECLs, except for cash and cash equivalents for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition, which is measured at 12-month ECLs. Loss allowance for trade and other receivables are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company’s historical experience and informed credit assessment and including forward-looking information.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due. The Company considers a financial asset to be default when:

- the debtor is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECL that result from default events that are possible within the 12 months after the reporting date (or shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Company is exposed to credit risk.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive).

ECLs are discounted at the effective interest rate of the financial assets.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(i) Impairment (continued)

(j) *Non-derivative financial assets (continued)*

Credit-impaired financial assets

At each reporting date, the Company assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is “credit-impaired” when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the debtor;
- a breach of contract such as default or being more than 90 days past due;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise; or
- it is probable that the debtor will enter bankruptcy or other financial reorganisation.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Write-off

The gross carrying amount of a financial asset is written off when the Company has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. For individual customers, the Company has a policy of writing off the gross carrying amount based on historical experience of recoveries of similar assets. For corporate customers, the Company individually makes an assessment with respect to the timing and amount of write-off based on whether there is a reasonable expectation of recovery. The Company expects no significant recovery from the amount written off. However, financial assets that are written off could still be subjected to enforcement activities in order to comply with the Company’s procedures for recovery of amounts due.

(ii) *Non-financial assets*

At each reporting date, the Company reviews the carrying amounts of its non-financial assets (other than inventories) to determine whether there is any indication of impairment. If such indication exists, then the asset’s recoverable amount is estimated.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(i) Impairment (continued)

(ii) *Non-financial assets (continued)*

For the impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its recoverable amount.

Impairment losses are recognised in profit or loss. Impairment losses are allocated to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined net of depreciation and amortisation, if no impairment loss had been recognised.

(j) Share capital – ordinary shares

Incremental costs directly attributable to the issue of ordinary shares, net of any tax effects, are recognised as a deduction from equity.

(k) Borrowings

Borrowings are recognised initially at the transaction price (that is, the present value of cash payable to the lenders, including transaction costs). Borrowings are subsequently stated at amortised cost. All borrowing costs are recognised in profit or loss in the period in which they are incurred.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

(l) Liability arising from joint arrangement

Liabilities arising from joint arrangement is recognised initially at the cost of the assets when the Company receives from the joint arrangement (see Note 19). Subsequent to initial recognition, the liability will be unwound as the asset is depreciated over its useful life. The unwinding of the liability is recognised in profit or loss in the period in which they are incurred.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(m) Employee benefits

(i) Short-term employee benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

(ii) Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. That benefit is discounted to determine its present value. Remeasurements are recognised in profit or loss in the period in which they arise.

(iii) Defined benefit obligation

The Company's net obligation in respect of defined benefit obligation is the discounting amount of future benefit that employees have earned in return for their service in the current and prior periods.

Remeasurement of the net defined benefit liability, actuarial gain or loss are recognised immediately in OCI. The company determines the interest expense on the net defined benefit liability for the year by applying the discount rate to measure the defined benefit obligations, take into account any changes in the net defined benefit liability during the year as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit obligations are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that related to past service or the gain or loss on curtailment is recognised immediately in profit or loss. The Company recognises gain or loss on the settlement of defined benefit obligation when the settlement occurs.

(n) Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as a finance cost.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(o) Revenue recognition

Revenue is recognised when the services are provided to the customers. Revenue is measured at the fair value of the consideration received or receivable, net of value added taxes.

(p) Finance income and finance costs

The Company's finance income and finance costs include interest income, interest expense and the foreign exchange gain or loss on financial assets and financial liabilities. Foreign exchange gain or loss is reported on a net basis as either finance income or finance cost depending on whether foreign exchange movements are in net gain or net loss position.

Interest income or expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

(q) Income tax

Income tax expense comprises current and deferred tax. It is recognised in profit or loss except items recognised directly in equity or in other comprehensive income.

The Company has determined that interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under CIAS 37 *Provisions, Contingent Liabilities and Contingent Assets*.

(i) Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if certain criteria are met.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(q) Income tax (continued)

(ii) *Deferred tax*

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognise a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered based on the business plan of the Company. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if certain criteria are met.

(r) **New standards, amendments and interpretations not yet adopted**

Since September 2024, a number of accounting standards, amendments to standards and interpretations of accounting standards have been issued and earlier application is permitted; however, the Company has not early adopted the new or amended standards in preparing these financial statements.

(i) *CIFRS 18 Presentation and Disclosure in Financial Statements*

CIFRS 18 will replace CIAS 1 *Presentation of Financial Statements* and applies for annual reporting periods beginning on or after 1 January 2027. The new standard introduces the following key new requirements.

- Entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly-defined operating profit subtotal. Entities' net profit will not change.
- Management-defined performance measures (MPMs) are disclosed in a single note in the financial statements.
- Enhanced guidance is provided on how to group information in the financial statements.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

3. Material accounting policies (continued)

(r) New standards, amendments and interpretations not yet adopted (continued)

(i) *CIFRS 18 Presentation and Disclosure in Financial Statements (continued)*

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

The Company is still in the process of assessing the impact of the new standard, particularly with respect to the structure of the Company's statement of profit or loss, the statement of cash flows and the additional disclosures required for MPMs. The Company is also assessing the impact on how information is grouped in the financial statements, including for items currently labelled as "other".

(ii) *Other accounting standards*

The following amended standards and interpretations are not expected to have a significant impact on the Company's financial statements:

Effective Date	New accounting standards or amendments
1 January 2026	Classification and Measurement of Financial Instruments – Amendments to CIFRS 9 and CIFRS 7.
	Annual Improvement to CIFRS Accounting Standard – Volume 11.
1 January 2027	CIFRS 19 Subsidiaries without Public Accountability disclosure

4. Translation of the United States Dollars into Khmer Riel

The financial statements are expressed in United States Dollars ("US\$") which is the Company's functional currency. The translations of United States Dollars ("US\$") amounts into Khmer Riel ("KHR") meets the presentation requirements pursuant to Law on Accounting and Auditing and has been done in compliance with CIAS 21 – *The Effects of Changes in Foreign Exchange Rates*.

Assets and liabilities are translated at the closing rate as at the reporting date and share capital and other equity accounts are translated at the historical rate. The statements of profit or loss and other comprehensive income and cash flows are translated into KHR at the average rate for the year, which have been deemed to approximate the exchange rates at the date of transactions as exchange rates have not fluctuated significantly during the year. Exchange differences arising from the translation are recognised as "Currency Translation Differences" in other comprehensive income.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

4. Translation of the United States Dollars into Khmer Riel (continued)

The Company uses the following exchange rates:

Financial year end			Closing rate	Average rate
31 December 2025	US\$1	=	KHR 4,013	KHR 4,011
31 December 2024	US\$1	=	<u>KHR 4,025</u>	<u>KHR 4,071</u>

The translations to Khmer Riel should not be construed as representations that the United States Dollars amounts have been, could have been, or could in the future be, converted into Khmer Riel at this or any other rate of exchange.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

5. Property, plant and equipment

2025	Land US\$	Computers US\$	Office equipment and others US\$	Furniture and fixtures US\$	Motor vehicles US\$	Machineries US\$	Harbours and buildings US\$	Construction in progress US\$	US\$	Total KHR'000 (Note 4)
Cost										
Balance at 1 January	44,294,317	1,385,656	1,953,522	68,188	2,306,968	31,552,067	84,868,852	2,016,739	168,446,309	677,996,393
Additions (*)	163,070	55,841	32,459	7,000	156,418	158,609	283,929	33,472,350	34,329,676	137,696,330
Transfers	2,222,974	24,818	71,561	-	-	9,210,846	9,476,833	(21,007,032)	-	-
Disposals	-	-	-	-	(52,705)	-	-	-	(52,705)	(211,400)
Write off (**)	-	-	(101,850)	-	-	-	(740,598)	-	(842,448)	(3,379,059)
Currency translation differences	-	-	-	-	-	-	-	-	-	(1,954,485)
Balance at 31 December	<u>46,680,361</u>	<u>1,466,315</u>	<u>1,955,692</u>	<u>75,188</u>	<u>2,410,681</u>	<u>40,921,522</u>	<u>93,889,016</u>	<u>14,482,057</u>	<u>201,880,832</u>	<u>810,147,779</u>
Less: Accumulated depreciation and impairment										
Balance at 1 January	-	1,008,040	757,023	59,769	1,131,678	16,290,576	17,619,697	-	36,866,783	148,388,802
Depreciation for the year	-	157,774	166,341	2,651	152,480	2,363,416	2,696,660	-	5,539,322	22,218,221
Disposals	-	-	-	-	(12,688)	-	-	-	(12,688)	(50,892)
Write off (**)	-	-	(7,922)	-	-	-	(90,756)	-	(98,678)	(395,797)
Impairment loss (***)	-	-	-	-	-	-	832,163	-	832,163	3,337,806
Currency translation differences	-	-	-	-	-	-	-	-	-	(429,882)
Balance at 31 December	<u>-</u>	<u>1,165,814</u>	<u>915,442</u>	<u>62,420</u>	<u>1,271,470</u>	<u>18,653,992</u>	<u>21,057,764</u>	<u>-</u>	<u>43,126,902</u>	<u>173,068,258</u>
Carrying amounts										
Balance at 1 January	<u>44,294,317</u>	<u>377,616</u>	<u>1,196,499</u>	<u>8,419</u>	<u>1,175,290</u>	<u>15,261,491</u>	<u>67,249,155</u>	<u>2,016,739</u>	<u>131,579,526</u>	<u>529,607,591</u>
Balance at 31 December	<u>46,680,361</u>	<u>300,501</u>	<u>1,040,250</u>	<u>12,768</u>	<u>1,139,211</u>	<u>22,267,530</u>	<u>72,831,252</u>	<u>14,482,057</u>	<u>158,753,930</u>	<u>637,079,521</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

5. Property, plant and equipment (continued)

- (*) Additions of property, plant and equipment during the year include the capitalised depreciation on right-of-use assets and the capitalised interest on lease liabilities in relation to the land leased for construction of Sub-Feeder Multi-Purpose Terminal UM1, amounting to US\$160,958 and US\$176,863, respectively (2024: Nil) (Refer to Note 6(a)).
- (**) The write off resulted from force majeure event on 19 October 2025 at its Container Terminal LM17. The event caused damage to the completed construction works including the asphalt road, garden, retaining wall, and riverbank slope among other. The damage was approximately 130 meters of the 554-meter terminal structure completed in 2018. On 15 December 2025, management resolved to write off the damaged 130-meter section (Refer to Note 25).
- (***) The impairment arose from signs of deterioration observed in the surrounding riverbank slope, caused by long-term exposure to rising river water levels that had compromised the stability of the embankment along the river bay of the damage area in a force majeure event on 19 October 2025. Within the affected section, the riverbank slope is expected to be demolished when reconstruction works commence in the dry season of 2026. Accordingly, the carrying amount of the remaining affected structure was impaired during the year (Refer to Note 23).

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

5. Property, plant and equipment (continued)

2024	Land US\$	Computers US\$	Office equipment and others US\$	Furniture and fixtures US\$	Motor vehicles US\$	Machineries US\$	Harbours and buildings US\$	Construction in progress US\$	US\$	Total KHR'000 (Note 4)
Cost										
Balance at 1 January	40,682,318	1,250,460	1,713,723	61,588	2,067,898	29,515,766	77,324,274	5,964,819	158,580,846	647,802,756
Additions	276,792	74,762	36,099	6,600	221,070	4,000	364,336	8,934,604	9,918,263	40,377,249
Transfers	3,335,207	60,434	203,700	-	18,000	2,032,301	7,233,042	(12,882,684)	-	-
Disposals	-	-	-	-	-	-	(52,800)	-	(52,800)	(214,949)
Currency translation differences	-	-	-	-	-	-	-	-	-	(9,968,663)
Balance at 31 December	44,294,317	1,385,656	1,953,522	68,188	2,306,968	31,552,067	84,868,852	2,016,739	168,446,309	677,996,393
Less: Accumulated depreciation										
Balance at 1 January	-	803,634	613,135	59,214	982,174	14,173,755	15,292,776	-	31,924,688	130,412,351
Depreciation for the year	-	204,406	143,888	555	149,504	2,116,821	2,329,644	-	4,944,818	20,130,354
Disposals	-	-	-	-	-	-	(2,723)	-	(2,723)	(11,085)
Currency translation differences	-	-	-	-	-	-	-	-	-	(2,142,818)
Balance at 31 December	-	1,008,040	757,023	59,769	1,131,678	16,290,576	17,619,697	-	36,866,783	148,388,802
Carrying amounts										
Balance at 1 January	40,682,318	446,826	1,100,588	2,374	1,085,724	15,342,011	62,031,498	5,964,819	126,656,158	517,390,405
Balance at 31 December	44,294,317	377,616	1,196,499	8,419	1,175,290	15,261,491	67,249,155	2,016,739	131,579,526	529,607,591

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

5. Property, plant and equipment (continued)

(a) The depreciation charge was allocated as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Cost of services	4,753,708	19,067,123	4,280,471	17,425,797
General and administrative expense	785,614	3,151,098	664,347	2,704,557
	<u>5,539,322</u>	<u>22,218,221</u>	<u>4,944,818</u>	<u>20,130,354</u>

(b) The title to the land with a carrying amount of US\$692,381 (2024: US\$7,757,580) is in the process of being issued by the authority.

6. Leases

(a) Company as lessee

The right-of-use assets and lease liabilities are in respects of 2 leases of lands with the terms of 40 and 30 years.

(i) *Right-of-use assets*

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Cost				
Balance at 1 January	10,484,821	42,201,405	9,186,899	37,528,482
Additions	782,715	3,139,470	33,734	137,331
Termination of sub-leases	608,847	2,446,086	1,264,188	5,146,509
Currency translation differences	-	(123,033)	-	(610,917)
Balance at 31 December	<u>11,877,383</u>	<u>47,663,938</u>	<u>10,484,821</u>	<u>42,201,405</u>
Less: Accumulated depreciation				
Balance at 1 January	715,072	2,878,165	426,217	1,741,096
Depreciation for the period	175,182	702,655	288,855	1,175,929
Capitalised depreciation for the period (Note 5)	160,958	645,603	-	-
Currency translation differences	-	(7,909)	-	(38,860)
Balance at 31 December	<u>1,051,212</u>	<u>4,218,514</u>	<u>715,072</u>	<u>2,878,165</u>
Carrying amounts				
Balance at 1 January	<u>9,769,749</u>	<u>39,323,240</u>	<u>8,760,682</u>	<u>35,787,386</u>
Balance at 31 December	<u>10,826,171</u>	<u>43,445,424</u>	<u>9,769,749</u>	<u>39,323,240</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

6. Leases (continued)

(a) Company as lessee (continued)

(i) *Right-of-use assets (continued)*

The depreciation charge was allocated as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Cost of services	61,093	245,044	196,313	799,190
General and administrative expense	114,089	457,611	92,542	376,739
	<u>175,182</u>	<u>702,655</u>	<u>288,855</u>	<u>1,175,929</u>

(ii) *Lease liabilities*

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current	12,485,029	50,102,421	11,778,139	47,407,009
Current	403,355	1,618,664	457,242	1,840,399
	<u>12,888,384</u>	<u>51,721,085</u>	<u>12,235,381</u>	<u>49,247,408</u>

The following table sets out a maturity analysis of lease liabilities, showing the undiscounted lease payments after the reporting date.

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Less than one year	611,136	2,452,489	567,601	2,284,594
One to two years	611,136	2,452,489	554,519	2,231,939
Two to five years	1,868,376	7,497,793	1,681,042	6,766,194
More than five years	19,392,208	77,820,931	19,417,097	78,153,815
Total undiscounted lease liabilities	22,482,856	90,223,702	22,220,259	89,436,542
Unamortised lease liabilities	<u>(9,594,472)</u>	<u>(38,502,617)</u>	<u>(9,984,878)</u>	<u>(40,189,134)</u>
	<u>12,888,384</u>	<u>51,721,085</u>	<u>12,235,381</u>	<u>49,247,408</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

6. Leases (continued)

(a) Company as lessee (continued)

Movements of the lease liabilities during the year were as follow:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at 1 January	12,235,381	49,247,408	12,265,299	50,103,746
Additions	777,715	3,119,415	33,734	137,331
Interest expense	305,929	1,227,081	477,791	1,945,087
Capitalised interest (Note 5)	176,863	709,397	-	-
Interest paid	(442,479)	(1,774,783)	(477,791)	(1,945,087)
Principal paid	(165,025)	(661,915)	(63,652)	(259,127)
Currency translation differences	-	(145,518)	-	(734,542)
Balance at 31 December	<u>12,888,384</u>	<u>51,721,085</u>	<u>12,235,381</u>	<u>49,247,408</u>

Expenses relating to short-term leases and lower-value assets recognised in statement of profit or loss are as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Expenses relating to short-term leases and lower-value assets	<u>61,434</u>	<u>246,412</u>	<u>61,177</u>	<u>249,052</u>

(b) Company as lessor

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current				
Finance lease receivable (i)	1,511,086	6,063,988	2,002,052	8,058,259
Operating lease receivable (ii)	199,885	802,139	51,120	205,758
	<u>1,710,971</u>	<u>6,866,127</u>	<u>2,053,172</u>	<u>8,264,017</u>
Current				
Finance lease receivable (i)	71,857	288,362	95,084	382,712
Operating lease receivable (ii)	150,005	601,970	83,275	335,183
	<u>221,862</u>	<u>890,332</u>	<u>178,359</u>	<u>717,895</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

6. Leases (continued)

(b) Company as lessor (continued)

(i) Finance lease

Lease receivables are in respects of the sub-leasing of the right-of-uses asset on the leased lands to various customers. The Company has classified the sub-leases as finance lease, because the sub-leases are for the whole of the remaining term of the head lease.

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current	1,511,086	6,063,988	2,002,052	8,058,259
Current	71,857	288,362	95,084	382,712
	<u>1,582,943</u>	<u>6,352,350</u>	<u>2,097,136</u>	<u>8,440,971</u>

Including in the carrying amount of finance lease, there was an allowance for impairment losses amounting to US\$31,611 as at 31 December 2025 (31 December 2024: US\$60,678). Movements of allowance for impairment losses on finance lease receivables during the period were as follow:

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at beginning of the period	60,678	244,229	-	-
Recognised in profit or loss (Note 26)	(29,067)	(116,588)	60,678	247,020
Currency translation differences	-	(786)	-	(2,791)
Balance at end of the period	<u>31,611</u>	<u>126,855</u>	<u>60,678</u>	<u>244,229</u>

The following table sets out a maturity analysis of lease receivables, showing the undiscounted lease payments to be received after the reporting date:

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Less than one year	73,937	296,709	109,144	439,305
One to two years	73,937	296,709	97,834	393,782
Two to five years	225,507	904,960	293,501	1,181,342
More than five years	2,642,407	10,603,979	3,597,764	14,481,000
Total undiscounted lease receivable	3,015,788	12,102,357	4,098,243	16,495,429
Unearned finance income	(1,432,845)	(5,750,007)	(1,940,429)	(7,810,229)
	<u>1,582,943</u>	<u>6,352,350</u>	<u>2,157,814</u>	<u>8,685,200</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

6. Leases (continued)

(b) Company as lessor (continued)

(ii) Operating lease

The Company leases out its investment property. The Company has classified these leases as operating leases, because they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets. Note 7 set out information about the operating leases of investment property.

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current	199,885	802,139	51,120	205,758
Current	150,005	601,970	83,275	335,183
	<u>349,890</u>	<u>1,404,109</u>	<u>134,395</u>	<u>540,941</u>

Rental income recognised by the Company during 2025 was US\$1,126,595 (2024:US\$1,116,723).

Including in the carrying amount operating lease, there was an allowance for impairment losses amounting to US\$3,044,243 as at 31 December 2025 (31 December 2024: Nil). Movements of allowance for impairment losses on operating lease receivables during the period were as follow:

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at beginning of the period	-	-	-	-
Recognised in profit or loss (Note 26)	185,190	742,797	-	-
Transfer from trade and other receivables (Note 9)	2,859,053	11,467,662	-	-
Currency translation differences	-	6,088	-	-
Balance at end of the period	<u>3,044,243</u>	<u>12,216,547</u>	<u>-</u>	<u>-</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

6. Leases (continued)

(b) Company as lessor (continued)

(ii) Operating lease (continued)

The following table sets out a maturity analysis of lease payments, showing undiscounted lease payment to be received after the reporting date:

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Less than one year	825,741	3,313,699	903,508	3,636,620
One to two years	796,018	3,194,420	825,741	3,323,608
Two to five years	2,627,554	10,544,374	2,535,117	10,203,846
More than five years	27,937,480	112,113,107	28,820,786	116,003,664
	<u>32,186,793</u>	<u>129,165,600</u>	<u>33,085,152</u>	<u>133,167,738</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

7. Investment properties

Investment properties comprises lands and buildings that are leased to third parties under operating leases.

	2025				2024			
	Land US\$	Buildings US\$	Total US\$	Total KHR'000 (Note 4)	Land US\$	Buildings US\$	Total US\$	Total KHR'000 (Note 4)
Cost								
Balance at 1 January	85,762,296	2,287,349	88,049,645	354,399,821	85,762,296	2,287,349	88,049,645	359,682,800
Addition	-	51,928	51,928	208,283	-	-	-	-
Currency translation differences	-	-	-	(1,056,493)	-	-	-	(5,282,979)
Balance at 31 December	<u>85,762,296</u>	<u>2,339,277</u>	<u>88,101,573</u>	<u>353,551,611</u>	<u>85,762,296</u>	<u>2,287,349</u>	<u>88,049,645</u>	<u>354,399,821</u>
Less: Accumulated depreciation								
Balance at 1 January	-	782,229	782,229	3,148,472	-	689,687	689,687	2,817,372
Depreciation for the year	-	97,203	97,203	389,881	-	92,542	92,542	376,738
Impairment loss	-	45,913	45,913	184,157	-	-	-	-
Currency translation differences	-	-	-	(9,102)	-	-	-	(45,638)
Balance at 31 December	<u>-</u>	<u>925,345</u>	<u>925,345</u>	<u>3,713,408</u>	<u>-</u>	<u>782,229</u>	<u>782,229</u>	<u>3,148,472</u>
Carrying amounts								
Balance at 1 January	<u>85,762,296</u>	<u>1,505,120</u>	<u>87,267,416</u>	<u>351,251,349</u>	<u>85,762,296</u>	<u>1,597,662</u>	<u>87,359,958</u>	<u>356,865,428</u>
Balance at 31 December	<u>85,762,296</u>	<u>1,413,932</u>	<u>87,176,228</u>	<u>349,838,203</u>	<u>85,762,296</u>	<u>1,505,120</u>	<u>87,267,416</u>	<u>351,251,349</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

7. Investment properties (continued)

The fair value of investment property was determined by external and independent property valuers, with professional qualifications and experience in the location and category of the property being valued. The independent valuers provide that the fair value of the Company's investment property as at 31 December 2025 is approximately US\$447,912,442 (31 December 2024: US\$447,941,610).

The fair value measurement for all of the investment properties has been categorised as a level 2 fair value based on the inputs to the valuation technique used (see Note 2(d)(iii)).

The title to the land with a carrying amount of US\$1,347,300 (31 December 2024: US\$1,347,300) is in the process of being issued by the authority.

The rental income and depreciation expenses related to investment property amounting to US\$1,126,595 and US\$97,203 (2024: US\$1,116,723 and US\$92,542) respectively, are recognised in profit or loss.

8. Investment in associate

This represents the investment of 25% stake in Funan Techo Inland Waterways and Logistics Co., Ltd. in relation to the Funan Techo Canal project, as resolved by the Board of Directors of PPAP on 29 July 2024. The objective of PPAP's investment is to participate in the first section of the waterways (SPC 1), spanning 21 km of the Funan Techo Canal, and to operate this canal to expand the shipping route from PPAP to both domestic seaports and international destinations.

At the Board of Directors meeting on 17 January 2025, the Board of Directors of PPAP resolved to inject US\$2,500,000 in Funan Techo Inland Waterways and Logistics Co., Ltd., equivalent to 25% of the registered capital, for the Funan Techo Canal project. This capital was injected and paid on 12 March 2025.

As of the reporting date, no significant transactions related to the Funan Techo Canal project have been made by Funan Techo Inland Waterways and Logistics Co., Ltd. that require recognition in the Company's financial statements.

9. Trade and other receivables

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current				
Other receivables	79,784	320,174	76,661	308,561
Prepayments	-	-	1,395,000	5,614,875
Related party (Note 30)	16,734,641	67,156,114	-	-
	<u>16,814,425</u>	<u>67,476,288</u>	<u>1,471,661</u>	<u>5,923,436</u>
Current				
<i>Trade receivables</i>				
Third parties	<u>5,627,008</u>	<u>22,581,183</u>	<u>4,792,498</u>	<u>19,289,805</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

9. Trade and other receivables (continued)

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Current				
<i>Other receivables</i>				
Other receivables	1,003,172	4,025,728	1,951,119	7,853,254
Prepayments	149,365	599,402	171,703	691,105
Deposits	85,195	341,888	59,445	239,265
Advances	55,208	221,550	61,505	247,558
	<u>1,292,940</u>	<u>5,188,568</u>	<u>2,243,772</u>	<u>9,031,182</u>
	<u>6,919,948</u>	<u>27,769,751</u>	<u>7,036,270</u>	<u>28,320,987</u>

Including in the carrying amount of trade and other receivables, there was an allowance for impairment losses amounting to US\$511,155 as at 31 December 2025 (31 December 2024: US\$3,420,981). Movements of allowance for impairment losses on trade and other receivables were as follow:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at 1 January	3,420,981	13,769,449	3,154,776	12,887,260
Recognised in profit or loss (Note 26)	(50,773)	(203,651)	266,205	1,083,720
Transfer to lease receivables (Note 6(b)(ii))	(2,859,053)	(11,467,662)	-	-
Currency translation differences	-	(46,871)	-	(201,531)
Balance at 31 December	<u>511,155</u>	<u>2,051,265</u>	<u>3,420,981</u>	<u>13,769,449</u>

The table in Note 31(b) (ii) provides information about the exposure to credit risk and ECLs for trade and other receivables as at reporting date.

10. Inventories

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Diesel oil	123,678	496,320	80,918	325,695
Lubricant oil	64,122	257,322	37,321	150,217
Spare parts	753,188	3,022,543	657,453	2,646,249
Stationery	5,520	22,152	17,888	71,999
	<u>946,508</u>	<u>3,798,337</u>	<u>793,580</u>	<u>3,194,160</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

10. Inventories (continued)

In 2025, inventories of US\$1,491,788 (2024: US\$1,684,835) were recognised as an expense and included in “cost of services”.

11. Other investments, cash and bank balances

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current				
Other investments – term deposit (*)	<u>10,000,000</u>	<u>40,130,000</u>	<u>15,000,000</u>	<u>60,375,000</u>
Current				
Other investment– term deposit (*)	<u>5,000,000</u>	<u>20,065,000</u>	<u>-</u>	<u>-</u>
Cash on hand	6,511	26,129	8,198	32,997
<i>Cash at Bank:</i>				
Saving Account	674,972	2,708,663	6,638,726	26,720,872
Current Account	3,321,422	13,328,866	5,274,680	21,230,587
Term deposits (original maturity up to three months)	<u>80,240</u>	<u>322,003</u>	<u>80,021</u>	<u>322,085</u>
Cash and cash equivalents	<u>4,083,145</u>	<u>16,385,661</u>	<u>12,001,625</u>	<u>48,306,541</u>

(*) These represent term deposits with the maturity date ranging from 48 months to 240 months and earning annual interest at rates ranging from 6.25% to 7.75% (2024: 6.25% to 7.75%) during the year.

The Company has an overdraft (“OD”) facility with Foreign Trade Bank (“FTB”) with a limit of US\$4,500,000. This OD has been renewed on 2 May 2025. On 25 August 2025, the Company entered into an agreement with the FTB to increase the OD’s limit to US\$10,000,000. The facility is secured by long-term fixed deposits, bear interest rate at 7% per annum and will be matured on 2 May 2026. There was no outstanding balance as at 31 December 2025 (31 December 2024: nil).

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

12. Share capital

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Voting shares of US\$1 each:				
Class A	4,136,873	16,547,492	4,136,873	16,547,492
Class B	16,547,492	66,189,968	16,547,492	66,189,968
	<u>20,684,365</u>	<u>82,737,460</u>	<u>20,684,365</u>	<u>82,737,460</u>
Non-voting shares of US\$1 each:				
Class C	93,769,120	375,076,480	93,769,120	375,076,480
	<u>114,453,485</u>	<u>457,813,940</u>	<u>114,453,485</u>	<u>457,813,940</u>

Class C shareholders are not entitled to dividend but have first priorities in case of PPAP's liquidation.

13. Share premium

On 9 December 2015, PPAP was successfully listed on the Cambodia Securities Exchange ("CSX"). The total number of ordinary shares (voting) is 20,684,365 shares, of which 4,136,873 (Class A) shares were from the IPO with a par value of KHR4,000 per share. After the listing, MEF holds 80% of the total number of shares. PPAP received the proceeds from the IPO amounting to US\$5,193,915 and incurred IPO costs of US\$901,540.

14. Reserves

	Legal reserve	General reserve	Development fund	Total	
	US\$	US\$	US\$	US\$	KHR'000 (Note 4)
Balance at 1 January 2025	4,359,769	4,359,769	70,166,213	78,885,751	321,721,038
Transfer from retained earnings (*)	<u>647,871</u>	<u>647,871</u>	<u>10,514,249</u>	<u>11,809,991</u>	<u>47,440,734</u>
Balance at 31 December 2025	<u>5,007,640</u>	<u>5,007,640</u>	<u>80,680,462</u>	<u>90,695,742</u>	<u>369,161,772</u>
Balance at 1 January 2024	3,890,110	3,890,110	62,857,751	70,637,971	287,822,662
Transfer from retained earnings (*)	<u>469,659</u>	<u>469,659</u>	<u>7,308,462</u>	<u>8,247,780</u>	<u>33,898,376</u>
Balance at 31 December 2024	<u>4,359,769</u>	<u>4,359,769</u>	<u>70,166,213</u>	<u>78,885,751</u>	<u>321,721,038</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

14. Reserves (continued)

In accordance with PPAP's Articles of Incorporation, article 66, dated 5 September 2016, the Board of Directors can decide to distribute the PPAP's profit, after offsetting with losses carried forward (if any), as follows:

- for legal reserve – 5%
- for general reserve – 5%
- the remaining balance for dividend and development fund.

(*) The transfer from retained earnings to reserves was done followed the resolution on the Board of Directors on 20 March 2025 and 27 March 2024, respectively.

15. Trade and other payables

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current				
<i>Other payables</i>				
Deposit	16,197	64,999	15,571	62,673
Current				
<i>Trade payables</i>				
Third parties	4,051,077	16,256,972	2,886,999	11,620,171
Amount due to a related party (Note 30(c))	549,101	2,203,542	180,447	726,299
	<u>4,600,178</u>	<u>18,460,514</u>	<u>3,067,446</u>	<u>12,346,470</u>
<i>Other payables</i>				
Deposits	422,063	1,693,739	333,250	1,341,331
Other tax payables	91,078	365,496	229,655	924,361
Other payables	3,896,357	15,636,080	2,327,550	9,368,388
	<u>4,409,498</u>	<u>17,695,315</u>	<u>2,890,455</u>	<u>11,634,080</u>
	<u>9,009,676</u>	<u>36,155,829</u>	<u>5,957,901</u>	<u>23,980,550</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

16. Borrowings

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current				
Phnom Penh Port – New Container Terminal Project (“PPPNCTP”) or Phnom Penh Port LM17 (a)	10,349,838	41,533,900	12,419,845	49,989,876
Funan Techno Canal Project – SPC2 (b)	16,865,104	67,679,662	-	-
	<u>27,214,942</u>	<u>109,213,562</u>	<u>12,419,845</u>	<u>49,989,876</u>
Current				
Phnom Penh Port – New Container Terminal Project (“PPPNCTP”) or Phnom Penh Port LM17 (a)	2,253,510	9,043,336	2,289,274	9,214,328
	<u>29,468,452</u>	<u>118,256,898</u>	<u>14,709,119</u>	<u>59,204,204</u>

Movements of Borrowings during the period were as follow:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at 1 January	14,709,119	59,204,204	16,800,875	68,631,575
Addition	16,734,641	67,122,645	-	-
Interest expense	653,592	2,621,558	619,910	2,523,654
Interest paid	(558,926)	(2,241,852)	(641,692)	(2,612,328)
Principal paid	(2,069,974)	(8,302,666)	(2,069,974)	(8,426,864)
Currency translation differences	-	(146,991)	-	(911,833)
Balance at 31 December	<u>29,468,452</u>	<u>118,256,898</u>	<u>14,709,119</u>	<u>59,204,204</u>

(a) Phnom Penh Port – New Container Terminal Project (“PPPNCTP”) or Phnom Penh Port LM17

PPPNCTP represents an on-lending agreement between the MEF and PPAP for the lending of proceeds of the Import-Export Bank of China (“the Eximbank”) under the Preferential Buyer Credit Loan Agreement: No. (2010)29(136) dated 4 November 2010 for the Phnom Penh Port – New Container Terminal Project (“Project”).

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

16. Borrowings (continued)

(a) Phnom Penh Port – New Container Terminal Project (“PPNCTP”) or Phnom Penh Port LM17 (continued)

The amount to be re-lent to PPAP shall be deemed to be simultaneously lent to PPAP on the same dates, in the same currency and the same amount as those disbursed by the Eximbank for the purposes of financing the implementation of the Project. PPAP pays interest to the MEF semi-annually at the rate of 4% per annum. The loan period is for 20 years, including a grace period of not exceeding 7 years from the date of the conclusion of the Loan Agreement.

(b) Funan Techno Canal Project – SPC2

On 12 June 2025, PPAP entered into a borrowing agreement amounting to US\$29,415,565 with the MEF to finance the Funan Techo Canal Project – SPC 2, with a maturity date of 30 March 2041 and an interest rate of 2% per annum. Principal and interest payments are made annually, starting from 30 March 2027 until the maturity.

As of the reporting date, a sum of US\$16,734,641 has been drawdown, with the remaining amount to be disbursed in the next two drawdowns.

17. Contract liabilities

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Non-current	12,450,000	49,961,850	12,750,000	51,318,750
Current	300,000	1,203,900	300,000	1,207,500
	<u>12,750,000</u>	<u>51,165,750</u>	<u>13,050,000</u>	<u>52,526,250</u>

Contract liabilities are in respect of deferred income arising from lease of land to Chean Chhoeng Thai Group, in which they had prepaid the lease in full at the beginning of the lease. The total consideration is amortised on a straight-line basis over the term of 50 years.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

18. Provision for retirement benefits

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Defined benefits obligation (a)				
Present value of defined benefits obligation	<u>577,890</u>	<u>2,319,073</u>	<u>536,224</u>	<u>2,158,302</u>
Other benefits (b)				
National Social Security Funds	<u>105,552</u>	<u>423,580</u>	<u>114,164</u>	<u>459,510</u>
	<u>683,442</u>	<u>2,742,653</u>	<u>650,388</u>	<u>2,617,812</u>

Movements of the defined benefits obligation during the year were as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at 1 January	536,224	2,158,302	440,823	1,800,762
Current service costs (*)	56,754	227,640	42,494	172,993
Interest costs	31,947	128,139	33,414	136,028
Benefits paid	(11,047)	(44,310)	(5,908)	(24,051)
Remeasurement	(35,988)	(144,348)	25,401	103,407
Currency translation differences	-	(6,350)	-	(30,837)
Balance at 31 December	<u>577,890</u>	<u>2,319,073</u>	<u>536,224</u>	<u>2,158,302</u>

Movements of the other benefits during the year were as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Balance at 1 January	114,164	459,510	122,939	502,206
Payment	(8,612)	(34,543)	(8,775)	(35,723)
Currency translation differences	-	(1,387)	-	(6,973)
Balance at 31 December	<u>105,552</u>	<u>423,580</u>	<u>114,164</u>	<u>459,510</u>

(*) These amounts were recognised within salaries, wages and related expenses in the year ended statement of profit or loss and other comprehensive income.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

18. Provision for retirement benefits (continued)

(a) Defined benefits obligation

Actuarial assumptions

The following were the principal actuarial assumptions at the reporting date (expressed as weighted average):

Assumption	2025	2024
Discount rate (*)	4.9%	5.5%
Salary growth rate	13% (gradually decrease to 5% from 2034 onwards)	14% (gradually decrease to 5% from 2034 onwards)
Mortality rate (**)	Thailand Mortality Ordinary Life Table 2017	Thailand Mortality Ordinary Life Table 2017
Disability rate	10% of mortality rate	10% of mortality rate
Turnover rate	1.1%	1.1%

(*) As information on Cambodia corporate of government bonds are not readily available, the Company has analysed the average long term deposit rates of major banks in Cambodia.

(**) Assumptions regarding future mortality are based on published statistics and mortality tables. As standard life tables are not available for Cambodia, the Company used the standard Thailand Mortality Ordinary Life Table 2017 (TM2017) without modification. The rates are published as a standard table TM2017. As those employed the formal sector are likely to experience better mortality than the general population, an allowance for this has been made.

Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below:

<i>Effect in US\$</i>	31 December 2025		31 December 2024	
	Increase	Decrease	Increase	Decrease
Discount rate (0.25% movement)	18,151	(17,271)	(15,643)	16,422
Salary growth rate (0.5% movement)	<u>35,282</u>	<u>(32,251)</u>	<u>32,188</u>	<u>(29,483)</u>

(b) Other benefits

The Company has paid an amount equal 3% of monthly basic salary to National Social Security Funds (NSSF) annually. After retirement, employees will get monthly retirements from NSSF.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

19. Liability arising from joint arrangement

Liability arising from joint arrangement is in respect of the property, plant and equipment arising from the agreement on Investment Cooperation for the development of the multi-purpose terminals between PPAP and PTLs Cooperation Co., Ltd. The details are as follow:

Sub-Feeder Multi-purpose Terminal TS11 (“TS11”)

On 8 November 2021, PPAP and PTLs Cooperation Co., Ltd. (“PTLS”) entered into an agreement on Investment Cooperation for Development of Sub-Feeder Multi-purpose Terminal TS11 (“TS11”). Pursuant to the agreement, both parties agreed to cooperate in the development of the sub-feeder multipurpose terminal known as TS11 located at Spean Kpous Village, Sangkat Kilometre 6, Khan Russey Keo, Phnom Penh, whereby PPAP will contribute the right-of-uses of leased land, and PTLs will invest US\$9 million for the construction and other supporting facilities for the terminal based on development master plan. Under the terms of agreement, the duration of the cooperation is 40 years, starting from 8 November 2021 to 8 November 2061. PTLs has the right to extend the cooperation for another 10 years upon the end of the cooperation period.

Sub-Feeder Multi-purpose Terminal UM2 (“UM2”)

On 29 August 2022, PPAP and PTLs entered into another agreement on Investment Cooperation for Development of Sub-Feeder Multi-purpose Terminal UM2 (“UM2”). Pursuant to the agreement, both parties agreed to cooperate in the development of the sub-feeder multi-purpose terminal UM2 known as UM2 located at Daun Mao Leur Village, Tonle Bet Commune, Tboung Khmum District, Tboung Khmum Province, whereby PPAP will contribute land for the operation, and PTLs will invest US\$26.5 million for the construction and other supporting facilities for the terminal based on development master plan. Under the terms of agreement, the duration of the cooperation is 40 years, starting from 29 August 2022 to 29 August 2062. PTLs has the right to extend the cooperation for another 10 years upon the end of the cooperation period.

Pursuant to the above agreements, both parties shall manage the operation of the terminals, TS11 and UM2. PPAP and PTLs shall share 51% and 49%, respectively, in respect of profit or loss arising from the operation of the terminals.

20. Income tax

(a) Applicable tax rates

In accordance with Cambodian tax law, the Company has the obligation to pay tax on income (“TOI”) at the rate of 20% of taxable income or minimum tax at 1% of turnover inclusive of all taxes except value-added tax, whichever is higher.

On 5 September 2024, the Company obtained a gold status certificate of tax compliance from the General Department of Taxation (“GDT”) for the fiscal year 2025 and 2026, respectively. As such, the Company is qualified for the exemption of minimum tax during these years.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

20. Income tax (continued)

(b) Current income tax liabilities

Movement of current income tax liabilities during the year were as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
At 1 January	2,531,214	10,188,136	2,163,636	8,838,453
Recognised in profit or loss	4,383,386	17,581,761	3,484,986	14,187,378
Over/(under) provision from prior year	(84,383)	(338,460)	167,665	682,564
Income tax paid	(2,958,762)	(11,867,594)	(2,755,860)	(11,219,106)
Income tax credit utilised	-	-	(461,718)	(1,879,654)
Withholding tax credit utilised	(70,774)	(283,875)	(67,495)	(274,772)
Currency translation difference	-	(27,835)	-	(146,727)
At 31 December	<u>3,800,681</u>	<u>15,252,133</u>	<u>2,531,214</u>	<u>10,188,136</u>

(c) Income tax expense

i. Amount recognised in profit or loss

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Current year	4,383,386	17,581,761	3,484,986	14,187,378
Change to estimates related to prior year	(84,383)	(338,460)	167,665	682,564
Income tax credit	-	-	(461,718)	(1,879,654)
Current income tax	<u>4,299,003</u>	<u>17,243,301</u>	<u>3,190,933</u>	<u>12,990,288</u>
Deferred tax expense	<u>529,840</u>	<u>2,125,188</u>	<u>134,545</u>	<u>547,733</u>
	<u>4,828,843</u>	<u>19,368,489</u>	<u>3,325,478</u>	<u>13,538,021</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

20. Income tax (continued)

(c) Income tax expense (continued)

i. Amount recognised in profit or loss (continued)

The reconciliation of income tax expense shown in the statement of profit or loss and other comprehensive income was as follows:

		2025			2024	
	%	US\$	KHR'000 (Note 4)	%	US\$	KHR'000 (Note 4)
Profit before tax		<u>24,163,839</u>	<u>96,921,159</u>		<u>16,282,895</u>	<u>66,287,666</u>
Income tax expense at applicable tax rate	20.00	4,832,768	19,384,232	20.00	3,256,579	13,257,533
Non-deductible expenses	0.67	161,606	648,202	3.13	509,444	2,073,948
Income tax credit	-	-	-	1.03	(461,718)	(1,879,654)
Change to estimates related to prior year	(0.35)	(84,383)	(338,460)	(2.84)	167,665	682,564
Others	(0.34)	(81,148)	(325,485)	(0.90)	(146,492)	(596,370)
	<u>19.98</u>	<u>4,828,843</u>	<u>19,368,489</u>	<u>20.42</u>	<u>3,325,478</u>	<u>13,538,021</u>

ii. Amount recognised in OCI

	Before tax US\$	Tax benefit US\$	Net of tax	
			US\$	KHR'000 (Note 4)
<i>31 December 2024</i>				
Remeasurement of defined benefit liability	<u>(25,401)</u>	<u>5,080</u>	<u>(20,321)</u>	<u>(82,726)</u>
<i>31 December 2025</i>				
Remeasurement of defined benefit liability	<u>35,988</u>	<u>7,198</u>	<u>43,186</u>	<u>173,219</u>

(d) Deferred tax liabilities, net

The deferred tax assets/(liabilities) comprises the following:

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Deferred tax assets:				
Lease liabilities	2,577,676	10,344,214	2,447,076	9,849,481
Contract Liabilities	2,550,000	10,233,150	2,610,000	10,505,250
Impairment losses on financial assets	717,402	2,878,934	696,332	2,802,736
Provision for retirement benefits	136,689	548,533	130,077	523,560
Long-term deposit	3,239	12,998	3,115	12,538
	<u>5,985,006</u>	<u>24,017,829</u>	<u>5,886,600</u>	<u>23,693,565</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

20. Income tax (continued)

(d) Deferred tax liabilities, net (continued)

The deferred tax assets/(liabilities) comprises the following: (continued)

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Deferred tax liabilities:				
Property, plant and equipment, Intangible assets, and Investment properties	(4,492,596)	(18,028,788)	(3,972,687)	(15,990,065)
Right-of-use assets	(2,165,234)	(8,689,084)	(1,953,950)	(7,864,649)
Lease receivables	(322,911)	(1,295,842)	(433,056)	(1,743,050)
	<u>(6,980,741)</u>	<u>(28,013,714)</u>	<u>(6,359,693)</u>	<u>(25,597,764)</u>
Deferred tax liabilities, net	<u>(995,735)</u>	<u>(3,995,885)</u>	<u>(473,093)</u>	<u>(1,904,199)</u>

Movement of net deferred tax liabilities during the year were as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
At 1 January	473,093	1,904,199	343,628	1,403,720
Recognised in profit or loss	529,840	2,125,188	134,545	547,733
Recognised in OCI	(7,198)	(28,871)	(5,080)	(20,681)
Currency translation difference	-	(4,631)	-	(26,573)
At 31 December	<u>995,735</u>	<u>3,995,885</u>	<u>473,093</u>	<u>1,904,199</u>

(e) Tax contingencies

The Company assesses its tax obligations based on applicable tax laws and regulations as of the reporting date. Given the evolving nature of tax legislation, certain tax treatments may necessitate judgment and interpretation. Management exercises judgment in establishing the Company's tax positions and continually monitors regulatory developments. While the Company strives to comply with current tax requirements, interpretations of tax regulations may vary. Any adjustments resulting from regulatory reviews, once conducted and finalised, will be reflected into the financial statements as appropriate.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

21. Commitments

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Capital and credit commitments				
<i>In respect of property, plant and equipment:</i>				
Contracted but not yet provided	10,833,977	43,476,750	23,052,352	92,785,717
Letter of credits (*)	<u>1,248,300</u>	<u>5,009,428</u>	<u>4,185,000</u>	<u>16,844,625</u>
	<u>12,082,277</u>	<u>48,486,178</u>	<u>27,237,352</u>	<u>109,630,342</u>

(*) These pertain to letters of credit facility with Foreign Trade Bank ("FTB") for the purpose of acquiring of property, plant and equipment.

22. Revenue

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Stevedoring	22,584,971	90,588,319	18,669,016	76,001,564
Lift On Lift Off ("LOLO")	17,184,282	68,926,155	14,062,335	57,247,766
Port dues and charges	6,837,729	27,426,131	5,834,481	23,752,172
Gate fees	1,514,395	6,074,238	1,260,100	5,129,867
Trucking and logistics services	1,301,984	5,222,258	1,188,531	4,838,510
Storage fees	799,253	3,205,804	491,297	2,000,070
Weighting fee	70,041	280,934	66,126	269,199
Stuffing/Unstuffing	<u>19,624</u>	<u>78,712</u>	<u>16,287</u>	<u>66,304</u>
	<u>50,312,279</u>	<u>201,802,551</u>	<u>41,588,173</u>	<u>169,305,452</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

23. Cost of services

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Crane charges	4,930,943	19,778,012	4,024,181	16,382,441
Depreciation	4,912,004	19,702,048	4,569,326	18,601,726
Salaries and wages	2,972,380	11,922,216	2,755,667	11,218,320
Fuel and gasoline	1,491,788	5,983,562	1,684,835	6,858,963
Maintenance costs	1,494,525	5,994,540	1,445,717	5,885,514
Barge freight	625,595	2,509,262	993,120	4,042,992
Logistic costs	42,267	169,533	18,120	73,767
Impairment loss on property, plant and equipment	832,163	3,337,806	-	-
Loss on write off on property, plant and equipment	649,842	2,606,516	-	-
Others	298,200	1,196,080	319,932	1,302,443
	<u>18,249,707</u>	<u>73,199,575</u>	<u>15,810,898</u>	<u>64,366,166</u>

24. Other income/(loss)

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Rental income	1,126,595	4,518,773	1,116,723	4,546,179
Gain/(Loss) on lease receivables termination	62,314	249,941	(1,394,101)	(5,675,385)
Loss on lease receivables remeasurement	(35,208)	(141,219)	-	-
Others	170,146	682,455	176,865	720,018
	<u>1,323,847</u>	<u>5,309,950</u>	<u>(100,513)</u>	<u>(409,188)</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

25. General and administrative expenses

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Salaries and other benefits	5,383,097	21,591,602	5,071,995	20,648,092
Depreciation	944,897	3,789,982	769,592	3,133,009
Donation	910,656	3,652,641	905,029	3,684,373
Utilities and fuel	668,276	2,680,455	681,666	2,775,062
Repair and maintenance	302,201	1,212,128	261,059	1,062,771
Supplies and low value equipment	277,873	1,114,549	247,504	1,007,589
Board of Directors' fees	251,347	1,008,153	247,723	1,008,480
Business entertainment	168,861	677,301	257,215	1,047,122
Security expenses	145,469	583,476	147,803	601,706
Communication expenses	120,813	484,581	99,476	404,967
Professional fees	113,924	456,949	88,753	361,313
Travelling expenses	69,099	277,156	93,819	381,937
Other tax expenses	70,081	281,095	235,227	957,609
Loss on disposal/write off on property, plant and equipment	132,137	530,002	-	-
Loss on disposal/write off on intangible assets	51,034	204,697	-	-
Impairment loss on investment properties (Note 7)	45,913	184,157	-	-
Lease receivable written off	-	-	204,904	834,164
Others	313,814	1,258,708	250,770	1,020,886
	<u>9,969,492</u>	<u>39,987,632</u>	<u>9,562,535</u>	<u>38,929,080</u>

26. Impairment losses on financial assets

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Impairment losses on trade and other receivables (Note 9)	(50,773)	(203,651)	266,205	1,083,720
Impairment loss on lease receivables (Note 6(b(i) & (ii)))	156,123	626,209	60,678	247,020
	<u>105,350</u>	<u>422,558</u>	<u>326,883</u>	<u>1,330,740</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

27. Finance income, net

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Finance income				
Interest incomes from:				
Other investments and bank balances	1,226,636	4,920,037	1,148,515	4,675,605
Lease receivables	83,943	336,695	160,196	652,158
Others	3,123	12,527	3,978	16,194
Finance income	<u>1,313,702</u>	<u>5,269,259</u>	<u>1,312,689</u>	<u>5,343,957</u>
Finance cost				
Net loss on currencies exchange	<u>54,377</u>	<u>218,106</u>	<u>30,043</u>	<u>122,305</u>
Interest expenses from:				
Lease liabilities	305,929	1,227,081	477,791	1,945,087
Borrowings	653,592	2,621,558	619,910	2,523,654
Provision for retirement benefits	31,947	128,139	33,414	136,028
Others	3,385	13,578	1,498	6,099
	<u>994,853</u>	<u>3,990,356</u>	<u>1,132,613</u>	<u>4,610,868</u>
Finance cost	<u>1,049,230</u>	<u>4,208,462</u>	<u>1,162,656</u>	<u>4,733,173</u>
Finance income, net	<u><u>264,472</u></u>	<u><u>1,060,797</u></u>	<u><u>150,033</u></u>	<u><u>610,784</u></u>

28. Earnings per share

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Profit attributable to ordinary equity holders	19,334,996	77,552,670	12,957,417	52,749,645
Weighted average number of ordinary shares in issue	<u>20,684,365</u>	<u>20,684,365</u>	<u>20,684,365</u>	<u>20,684,365</u>
Basic earnings per share	0.93	3.75	0.63	2.55
Diluted earnings per share	<u>0.93</u>	<u>3.75</u>	<u>0.63</u>	<u>2.55</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

29. Dividends

On 20 March 2025, the Board of Directors of PPAP resolved to distribute the dividends in respect to the financial year ended 31 December 2024 to shareholders of each class of shares as follows:

- Shareholders in Class A is entitled to total dividend of KHR1,429,703,000 (equivalent to US\$356,802)
- Shareholders in Class B is entitled to total dividend of KHR3,200,000,000 (equivalent to US\$798,602)

The dividends were paid on 3 June 2025 after approval from the Company's 10th shareholder general meeting on 9 May 2025.

30. Related parties

(a) Identity of related party

For the purposes of these financial statements, parties are considered to be related to the Company if the Company has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Company and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

The Company have related party relationships with its substantial shareholders and key management personnel.

Key management personnel are defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Company either directly or indirectly.

The key management personnel include all the Directors of the Company, and certain senior management members of the Company.

Key management have relationships with the Company which are entered into in the normal course of business and on substantially the same terms, including warehouse rental, purchase of goods and services, insurance, telephone expense and other expense, as for comparable transactions with other persons of a similar standing or, where applicable, with other employees. These transactions did not involve more than the normal risk of repayment or present other unfavourable features.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

30. Related parties (continued)

(b) Significant transactions with related parties

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Related parties:				
<i>MEF</i>				
Interest expense	<u>653,592</u>	<u>2,621,558</u>	<u>619,910</u>	<u>2,523,654</u>
<i>MPWT</i>				
Donation and charities	97,536	391,217	39,942	162,604
Crane charge	1,314,075	5,270,755	1,205,370	4,907,061
Crane Rental	<u>16,163</u>	<u>64,830</u>	<u>28,000</u>	<u>113,988</u>
<i>Funan Techo Inland Waterways and Logistics Co., Ltd.</i>				
Capital injection (Note 8)	<u>2,500,000</u>	<u>10,027,500</u>	-	-
<i>Funan Techo Canal Innovest Co., Ltd.</i>				
Advance (Note 9)	<u>16,734,641</u>	<u>67,122,645</u>	-	-

(c) Significant balances with related parties

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Related parties:				
<i>MEF</i>				
Borrowing from shareholder (Note 16)	<u>29,468,452</u>	<u>118,256,898</u>	<u>14,709,119</u>	<u>59,204,204</u>
<i>MPWT</i>				
Amount due to a related party (Note 15)	<u>549,101</u>	<u>2,203,542</u>	<u>180,447</u>	<u>726,299</u>
<i>Funan Techo Inland Waterways and Logistics Co., Ltd.</i>				
Investment (Note 8)	<u>2,500,000</u>	<u>10,032,500</u>	-	-
<i>Funan Techo Canal Innovest Co., Ltd.</i>				
Advance (Note 9)	<u>16,734,641</u>	<u>67,156,114</u>	-	-

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

30. Related parties (continued)

(d) Compensation of key management personnel

Key management compensation during the financial year are as follows:

	2025		2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Employee benefits	<u>897,479</u>	<u>3,599,788</u>	<u>914,334</u>	<u>3,722,254</u>

31. Financial instruments – fair values and risk management

(a) Accounting classifications and fair values

The following table shows the carrying amounts of financial assets and financial liabilities. It does not include fair value information for financial assets and financial liabilities not measured at fair value because their carrying amounts are a reasonable approximation of fair value.

	31 December 2025		31 December 2024	
	US\$	KHR'000 (Note 4)	US\$	KHR'000 (Note 4)
Financial assets measured at amortised cost				
Lease receivables	1,932,833	7,756,459	2,231,531	8,981,912
Other receivables	16,814,425	67,476,288	76,661	308,561
Other investments	15,000,000	60,195,000	15,000,000	61,650,000
Trade and other receivables	6,293,160	25,254,451	6,803,062	27,382,324
Cash and bank balances	4,083,145	16,385,661	12,001,625	48,306,541
	<u>44,123,563</u>	<u>177,067,859</u>	<u>36,112,879</u>	<u>146,629,338</u>
Financial liabilities at amortised cost				
Other payable	16,197	64,999	15,571	62,673
Borrowings	29,468,452	118,256,898	14,709,119	59,204,204
Lease liabilities	12,888,384	51,721,085	12,235,381	49,247,408
Trade and other payables	8,918,598	35,790,334	5,728,246	23,056,189
	<u>51,291,631</u>	<u>205,833,316</u>	<u>32,688,317</u>	<u>131,570,474</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

31. Financial instruments – fair values and risk management (continued)

(b) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- credit risk
- liquidity and cash flow risk
- market risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital.

(i) *Risk management framework*

The financial risk management objective of the Company is to optimise value creation for its shareholders whilst minimising the potential adverse impact arising from volatility of the financial markets.

The Directors are responsible for setting the objectives and underlying principles of financial risk management for the Company. The management then establishes the detailed policies such as authority levels, oversight responsibilities, risk identification and measurement and exposure limits in accordance with the objectives and underlying principles approved by the Directors.

(ii) *Credit risk*

Credit risk is the risk of financial loss to the Company if a counter party to a financial instrument fails to perform as contracted. It is the Company's policy to monitor the financial standing of these counter parties on an ongoing basis to ensure that the Company is exposed to minimal credit risk.

The Company's primary exposure to credit risk arises through its receivables. The credit period for trade receivables is one to three months and the Company seeks to maintain strict control over its outstanding receivables to minimise credit risk. Overdue balances are reviewed regularly by management.

Recognition and measurement of impairment losses on trade and other receivables

The Company use an allowance matrix to measure ECLs of receivables with its loss rates being calculated using a 'roll rate' method.

Loss rates are based on actual credit loss experience over the past twelve months. The Company also considers economic conditions during the period over which the historic data has been collected and over the expected lives of the receivables. Nevertheless, the Company believes that these factors are immaterial for the purpose of impairment calculation for the year.

There is impairment allowance amounting to US\$511,155 recognised for trade and other receivables at 31 December 2025 (31 December 2024: US\$3,420,981).

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

31. Financial instruments – fair values and risk management (continued)

(b) Financial risk management (continued)

(ii) Credit risk (continued)

The following table provides information about the exposure to credit risk and ECLs for trade and other receivables as at reporting date:

31 December 2025	Weighted average loss rate (%)	Gross carrying amount (US\$)	Loss allowance (US\$)
Current	0.00%	386,115	-
1 – 30 days	3.00%	3,277,910	96,609
31 – 60 days	3.00%	1,459,553	43,246
61 – 90 days	3.56%	595,682	19,426
91 – 120 days	6.50%	14,122	918
121 – 150 days	33.33%	98,399	32,792
151 – 180 days	59.61%	47,883	28,440
Over 180 days	100%	291,267	289,724
Total		6,170,931	511,155

31 December 2024	Weighted average loss rate (%)	Gross carrying amount (US\$)	Loss allowance (US\$)
1 – 30 days	3.90%	2,990,252	134,061
31 – 60 days	5.06%	1,207,096	80,172
61 – 90 days	7.80%	662,587	49,479
91 – 120 days	17.97%	106,254	17,146
121 – 150 days	39.62%	29,023	9,701
151 – 180 days	83.58%	11,132	6,310
Over 180 days	100.00%	198,016	184,212
Specific provision	100.00%	3,039,900	2,939,900
Total		8,244,260	3,420,981

Recognition and measurement of impairment loss on lease receivables

The Company measure ECL of lease receivables that reflect an unbiased and probability-weighted amount which is determined by evaluating a range of possible outcomes, current conditions, forecasts of future economic conditions, the time value of money and reasonable and supportable information about past events including historical collection and cash shortfalls of its lease receivables.

There is impairment allowance amounting to US\$3,075,854 recognised for lease receivables at 31 December 2025 (31 December 2024: 60,678).

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

31. Financial instruments – fair values and risk management (continued)

(b) Financial risk management (continued)

(iii) Liquidity and cash flow risk

Liquidity and cash flow risk arises from the Company's management of working capital. It is the risk that the Company will encounter difficulty in meeting its financial obligations when due.

The Company actively manages its debt maturity profile, operating cash flows and the availability of funding so as to ensure that all operating, investing and financing needs are met. In liquidity risk management strategy, the Company maintains a level of cash and cash equivalents deemed adequate to finance the Company's activities.

The following are the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements:

	Carrying amount US\$	Contractual cash flows				
		Gross outflow US\$	Less than 1 year US\$	1 - 2 years US\$	2 - 5 years US\$	More than 5 years US\$
31 December 2025						
Other payable	16,197	(16,197)	(16,197)	-	-	-
Borrowings	29,468,452	(33,730,440)	(2,546,068)	(4,139,798)	(11,132,242)	(15,912,332)
Lease liabilities	12,888,384	(22,482,856)	(611,136)	(611,136)	(1,868,376)	(19,392,208)
Trade and other payables	8,918,598	(8,918,598)	(8,918,598)	-	-	-
	<u>51,291,631</u>	<u>(65,148,091)</u>	<u>(12,091,999)</u>	<u>(4,750,934)</u>	<u>(13,000,618)</u>	<u>(35,304,540)</u>
KHR'000 equivalent (Note 4)	<u>205,833,316</u>	<u>(261,439,289)</u>	<u>(48,525,192)</u>	<u>(19,065,498)</u>	<u>(52,171,480)</u>	<u>(141,677,119)</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

31. Financial instruments – fair values and risk management (continued)

(b) Financial risk management (continued)

(iii) *Liquidity and cash flow risk (continued)*

The following are the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements:
(continued)

	Carrying amount US\$	Contractual cash flows				
		Gross outflow US\$	Less than 1 year US\$	1 - 2 years US\$	2 - 5 years US\$	More than 5 years US\$
31 December 2024						
Other payable	15,571	(15,571)	(15,571)	-	-	-
Borrowings	14,709,119	(16,663,292)	(2,628,867)	(2,546,068)	(7,141,411)	(4,346,946)
Lease liabilities	12,235,381	(22,220,259)	(567,601)	(554,519)	(1,681,042)	(19,417,097)
Trade and other payables	5,728,246	(5,728,246)	(5,728,246)	-	-	-
	<u>32,688,317</u>	<u>(44,627,368)</u>	<u>(8,940,285)</u>	<u>(3,100,587)</u>	<u>(8,822,453)</u>	<u>(23,764,043)</u>
KHR'000 equivalent (Note 4)	<u>131,570,474</u>	<u>(179,625,156)</u>	<u>(35,984,647)</u>	<u>(12,479,863)</u>	<u>(35,510,373)</u>	<u>(95,650,273)</u>

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

31. Financial instruments – fair values and risk management (continued)

(b) Financial risk management (continued)

(iv) *Market risk*

Market risk is the risk that changes in market prices that will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Foreign currency risk

The foreign currency exchange risk of the Company arises from the transactions denominated in foreign currencies.

During the year, the Company's exposure to this risk, which normally arises from changes in foreign currency exchange rates, is minimal as most of its transactions are conducted in US\$.

Interest rate risk

Interest rate sensitivity is the risk that the fair value of future cash flows of the Company's financial instruments will fluctuate because of changes in market interest rates.

The Company is not exposed to interest rate risk as the Company does not have any financial assets and financial liabilities subject to floating interest rate.

32. Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the PPAP's decision makers. Those whom is responsible for allocating resources to and assessing the performance of the operating segments has been identified as the key management team. PPAP operates in one operating segment being port related business.

33. Contingent liability

The Company is currently disputing the invoices received from Saab Technologies Bv ("SAAB") with the amount totalling to US\$1,084,498 for the services rendered under the Support and Maintenance contract (contract no. CP20120224) for Integrated Terminal Operation System dated 24 February 2012 and subsequent invoices in relation to the Growth Paths and Maintenance and Support Fee starting from January 2023. The Company has identified certain performance obligations mentioned in the contract have not been fully satisfied. These include the dysfunctional cargo system for booking stuffing and unstuffing service, booking of refer service, booking weight bridge service, and other system bugs. Moreover, there are limited functionalities for the billing system over services such as additional storage fee charge and stuffing-unstuffing charges among others. Furthermore, the Electronic Data Interchange ("EDI") system for contacting with shipping line and customers and Yard View for monitoring over container masterplan function remains incomplete to date.

Phnom Penh Autonomous Port

Notes to the financial statements (continued) for the year ended 31 December 2025

33. Contingent liability (continued)

On 14 July 2023, the Company has engaged an external legal counsel to conduct the assessment of the claims made by SAAB. Subsequently, the Company has deputed the invoices from SAAB, citing the aforementioned reason. On 12 September 2023, the Company has been notified through a copy of writ of summons that SAAB's legal counsel commenced a lawsuit at Belgian court. The preliminary hearing was set for 12 December 2023 at the Antwerp Court of Enterprises, Belgium. In accordance with the writ of summons, SAAB has claimed a sum of US\$1,281,613, excluding the present summons costs and the court fee, against the Company. On 19 December 2023, the Company has received another letter from Belgian Court instructing them to appear in the hearing on 25 June 2024. On 6 May 2024, a default judgement was issued by the Belgian court without the presence of PPAP or its legal counsel, ordering the payment of US\$1,281,613 plus interest at 12% per annum from 2 September 2023 until the settlement date.

As of the date of this report, the Company denies all allegations of false and misleading facts regarding the claim against the Company initiated by SAAB. Management believes that the amount claim is not equivalent, nor does it reflect to the actual performance obligations being fulfilled by the vendor as at the date of this report.

34. Subsequent events

Subsequent to the reporting date, at the Board of Directors meeting on 25 March 2026, the Board of Directors resolved to distribute the dividends in respect to the financial year ended 31 December 2025 to shareholders of each class of shares as follows:

- Shareholders in Class A is entitled to total dividend of KHR1,641,511,206.
- Shareholders in Class B is entitled to total dividend of KHR6,566,044,826.

This dividend is subject to a voting approval from shareholders at the Annual Shareholder Meeting, which will be held in May 2026.

Additionally, the Board of Directors resolved to distribute the Company's net profit to legal reserve amounting to KHR3,877,634,000, general reserve amounting to KHR3,877,634,000, and to development fund amounting to KHR61,589,845,968.

PPAP'S TERMINALS



SCAN HERE
TO VIEW THE GOOGLE
MAP OF ALL TERMINALS



→ **SUB-FEEDER MULTIPURPOSE TERMINAL UM2**

Doun Mau Leu Village, Tonle Bet Commune, Tboung Khmum District, Tboung Khmum Province, Cambodia

→ **SUB-FEEDER MULTIPURPOSE TERMINAL UM1**

National Road No. 6A, Kandal Village, Prek Anhchanh Commune, Mok Kampul District, Kandal Province, Cambodia

→ **CONTAINER TERMINAL LM17**

Kandal Leu Village, Bantey Dek Commune, Kien Svay District, Kandal Province, Cambodia

→ **SUB-FEEDER MULTIPURPOSE TERMINAL LM26**

Koh Roka Village, Koh Roka Commune, Peam Chor District, Prey Veng Province, Cambodia

→ **PASSENGER AND TOURIST TERMINAL TS1**

Preah Sisowath Quay, Wat Phnom Commune, Daun Penh District, Phnom Penh, Cambodia

→ **MULTIPURPOSE TERMINAL TS3**

#649, Preah Sisowath Quay, Sras Chork Commune, Daun Penh District, Phnom Penh, Cambodia

→ **SUB-FEEDER MULTIPURPOSE TERMINAL TS11**

National Road No.5, Spean Khpos Village, Kilometer 6 Commune, Reussey Keo District, Phnom Penh, Cambodia

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PPAP'S WEBSITE



PPAP'S FACEBOOK PAGE