

Thanh Thanh Cong – Bien Hoa Joint Stock Company

Consolidated financial statements quarter IV of 2025-2026

For the period from 01 April to 30 June 2026



Thanh Thanh Cong - Bien Hoa Joint Stock Company

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Thanh Thanh Cong - Bien Hoa Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and as amended, with the latest being the 21th amended Enterprise Registration Certificate dated 11 May 2026.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange with trading code as SBT following License No. 27/QD-SGDCKHCM issued by the Ho Chi Minh City Stock Exchange on 18 February 2008.

The current principal activities of the Company are producing sugar and electricity; planting sugar cane; producing and trading products using sugar or its by-products, waste products; producing and trading fertilizer, agricultural materials; constructing civil project; trading hotels and restaurant; constructing and trading industrial zone infrastructure; mechanical processing; consulting engineering, technology, and management in sugar's production industry; producing and trading alcohol products; trading real estates, rent houses and apartments and investing activities.

The Company's head office is located at Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province, Vietnam and its representation office is located at No. 63, Cao Thang Street, Ban Co Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Ms Dang Huynh Uc My	Chairwoman
Ms Huynh Bich Ngoc	Member
Mr Tran Tan Viet	Member
Mr Thai Van Chuyen	Member
Mr Le Quang Phuc	Independent member
Mr Tran Trong Gia Vinh	Independent member

AUDIT FUNCTION UNDER THE BOARD OF DIRECTORS

Members of the Internal Audit Function under the Board of Directors during the year and at the date of this report are:

Mr Le Quang Phuc	Head
Mr Tran Trong Gia Vinh	Member

MANAGEMENT

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

Mr Thai Van Chuyen	General Director	
Mr Tran Quoc Thao	Deputy General Director	
Ms Nguyen Thi Phuong Thao	Deputy General Director	
Mr Huynh Van Phap	Deputy General Director	
Mr Nguyen Duc Hung Linh	Deputy General Director	appointed on 1 August 2025
Ms Nguyen Bach Kim Vy	Deputy General Director	appointed on 2 February 2026
Ms Nguyen Thi Lan Phuong	Deputy General Director	resigned on 1 June 2026

LEGAL REPRESENTATIVE

The legal representatives during the period and at the date of this report are:

Ms Dang Huynh Uc My	Chairwoman
Mr Thai Van Chuyen	General Director

CONSOLIDATED BALANCE SHEET
as at 30 June 2026

VND

Code	ASSETS	Note	30 June 2026	30 June 2025
100	A. CURRENT ASSETS		24,253,525,288,010	20,054,307,978,992
110	I. Cash and cash equivalents	4	2,042,118,120,052	3,555,316,479,347
111	1. Cash		1,160,256,984,276	605,284,780,473
112	2. Cash equivalents		881,861,135,776	2,950,031,698,874
120	II. Short-term investments		7,027,179,447,972	3,547,886,320,303
121	1. Short-term investments	5	778,179,921,714	778,141,003,340
122	2. Provision for held-for-trading securities	5	(15,095,111,322)	(15,236,361,322)
123	3. Held-to-maturity investments	6	6,264,094,637,580	2,784,981,678,285
130	III. Short-term receivables		10,903,367,731,253	9,196,730,558,854
131	1. Short-term trade receivables	7	2,662,347,857,634	2,198,857,265,403
132	2. Short-term advances to suppliers	8	6,917,857,965,470	5,567,944,913,065
135	3. Short-term loan receivables		140,690,000,000	248,160,054,797
136	4. Other short-term receivables	9	1,316,528,475,968	1,329,787,122,545
137	5. Provision for doubtful short-term receivables	7,8,9	(134,056,567,819)	(148,018,796,956)
140	IV. Inventories	10	4,031,022,533,888	3,583,201,943,065
141	1. Inventories		4,059,481,381,360	3,614,639,890,388
149	2. Provision for obsolete inventories		(28,458,847,472)	(31,437,947,323)
150	V. Other current assets		249,837,454,845	171,172,677,423
151	1. Short-term prepaid expenses	11	52,565,661,925	22,603,791,789
152	2. Value Added tax deductible	21	182,085,767,059	137,451,552,697
153	3. Tax and other receivables from the State	21	15,186,025,861	11,117,332,937

CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2026

VND

Code	ASSETS	Note	30 June 2026	30 June 2025
200	B. LONG-TERM ASSETS		14,070,248,710,459	12,624,789,182,197
210	I. Long-term receivables		2,091,655,901,481	1,718,428,145,482
211	1. Long-term trade accounts receivable		796,496,058	1,592,992,117
212	2. Long-term advances to suppliers	8	365,446,242,329	243,383,665,259
216	3. Other long-term receivables	9	1,734,412,959,002	1,508,767,829,181
219	4. Provision for doubtful debts – long term	7,8,9	(8,999,795,908)	(35,316,341,075)
220	II. Fixed assets		3,463,554,761,351	3,719,838,740,764
221	1. Tangible fixed assets	12	2,565,229,649,429	2,561,912,634,350
222	Cost		9,089,991,473,671	8,949,333,975,321
223	Accumulated depreciation		(6,524,761,824,242)	(6,387,421,340,971)
224	2. Finance lease fixed assets	13	333,531,073,902	371,492,655,603
225	Cost		390,161,530,038	444,608,711,595
226	Accumulated depreciation		(56,630,456,136)	(73,116,055,992)
227	3. Intangible fixed assets	14	564,794,038,020	786,433,450,811
228	Cost		967,057,930,900	1,162,546,585,225
229	Accumulated amortisation		(402,263,892,880)	(376,113,134,414)
230	III. Investment properties	15	313,937,157,799	332,059,308,491
231	1. Cost		370,544,835,532	394,916,859,713
232	2. Accumulated depreciation		(56,607,677,733)	(62,857,551,222)
240	IV. Long-term assets in progress		904,361,793,876	468,536,267,762
242	1. Construction in progress	16	904,361,793,876	468,536,267,762
250	V. Long-term investments		6,045,912,260,778	5,110,824,023,463
252	1. Investments in associates	17.1	5,742,570,405,948	4,651,352,356,089
253	2. Investments in other entities	17.2	81,076,271,275	336,613,897,241
254	3. Provision for long-term investments	17	(734,416,445)	(55,142,229,867)
255	4. Investments held to maturity	17	223,000,000,000	178,000,000,000
260	VI. Other long-term assets		1,250,826,835,174	1,275,102,696,235
261	1. Long-term prepaid expenses	11	1,198,800,604,453	1,208,483,969,554
262	2. Deferred tax assets		24,911,630,376	27,140,873,292
269	4. Goodwill	18	27,114,600,345	39,477,853,389
270	TOTAL ASSETS		38,323,773,998,469	32,679,097,161,189

CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2026

VND

Code	RESOURCES	Note	30 June 2026	30 June 2025
300	C. LIABILITIES		25,882,423,068,050	21,828,307,600,392
310	I. Current liabilities		19,731,079,952,491	15,549,665,514,059
311	1. Short-term trade payable	19	1,155,059,370,830	1,375,567,204,302
312	2. Short-term advances from customers	20	1,635,677,810,160	573,475,550,855
313	3. Statutory obligations	21	148,670,578,845	231,637,979,126
314	4. Payable to employees		36,628,218,363	23,631,975,111
315	5. Short-term accrued expenses	22	610,254,361,960	471,873,767,633
318	6. Short-term unearned revenues		681,400,701	142,189,068
319	7. Other short-term payables	23	4,189,375,424,780	1,984,156,300,529
320	8. Short-term loans and finance lease obligations	24	11,875,629,676,700	10,875,196,155,097
321	9. Short-term provisions		80,661,588	80,661,588
322	10. Bonus and welfare funds		79,022,448,564	13,903,730,750
330	II. Non-current liabilities		6,151,343,115,559	6,278,642,086,333
336	2. Long-term unearned revenues		-	5,223,173
337	3. Other long-term liabilities	23	16,865,295,678	38,562,173,466
338	4. Long-term loans and finance lease obligations	24	4,988,409,562,227	6,037,814,229,487
339	5. Convertible bonds		976,389,323,027	-
341	6. Deferred tax liabilities		154,743,489,671	178,234,793,524
342	7. Provision for long-term liabilities		14,935,444,956	24,025,666,683

CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2026

VND

Code	RESOURCES	Note	30 June 2026	30 June 2025
400	D. OWNERS' EQUITY		12,441,350,930,419	10,850,789,560,797
410	I. Capital and reserves		12,441,350,930,419	10,850,789,560,797
411	1. Share capital	25	9,280,263,750,000	8,361,563,710,000
411a	- Shares with voting rights		9,064,150,420,000	8,145,450,380,000
411b	- Preferred shares		216,113,330,000	216,113,330,000
412	2. Share premium	25	6,770,104,566,476	6,770,104,566,476
413	3. Convertible bonds options	25	12,263,476,973	-
414	4. Other fund's belonging to owner's equity	25	(5,502,116,030,924)	(5,502,116,030,924)
417	5. Foreign exchange differences reserve	25	(15,687,708,212)	(55,586,851,363)
418	6. Investment and development funds	25	67,054,931,893	67,054,931,893
421	7. Undistributed earnings	25	1,210,890,129,307	1,046,883,789,037
421a	- Undistributed post-tax profits up to the end of prior years		418,106,147,412	423,958,718,513
421b	- Undistributed earnings of current year		792,783,981,895	622,925,070,524
429	8. Non-controlling interests		618,577,814,906	162,885,445,678
440	TOTAL RESOURCES		38,323,773,998,469	32,679,097,161,189


 Doan Thi Kieu
 Preparer


 Dang Thi Diem Trinh
 Chief Accountant


 Thai Van Chuyen
 General Director

30 July 2026

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B02a-DN

CONSOLIDATED INCOME STATEMENT (Continued) For the period from 01 April to 30 June 2026

VND

Code	ITEMS	Note	Quarter IV		For the year ended 30 June	
			Current year	Previous year	Current year	Previous year
01	1. Revenue from sales of goods and rendering of services	26.1	6,572,716,436,915	6,857,925,129,157	26,962,529,921,609	28,545,010,719,100
02	2. Less deductions	26.1	(17,261,092,970)	(24,193,487,531)	(70,685,963,853)	(62,844,307,659)
10	3. Net revenue from sales of goods and rendering of services	26.1	6,555,455,343,945	6,833,731,641,626	26,891,843,957,756	28,482,166,411,441
11	4. Cost of goods sold and services rendered	27	(5,667,730,269,349)	(6,263,323,443,992)	(24,211,788,344,717)	(25,497,937,296,723)
20	5. Gross profit from sales of goods and rendering of services		887,725,074,596	570,408,197,634	2,680,055,613,039	2,984,229,114,718
21	6. Financial income	26.2	459,481,814,678	295,785,105,298	1,460,200,068,470	1,269,951,025,803
22	7. Financial expenses	28	(635,591,899,235)	(423,567,350,402)	(2,007,749,746,462)	(1,818,693,067,987)
23	Including: Interest expenses	28	(469,107,583,545)	(381,827,327,196)	(1,545,873,383,471)	(1,521,852,944,972)
24	8. Profit sharing from joint ventures and associates		63,269,834,757	108,176,641,729	301,334,993,238	33,738,474,892
25	9. Selling expenses	29	(337,646,208,461)	(182,596,013,828)	(973,274,191,691)	(717,564,753,256)
26	10. General and administration expenses	29	(221,428,741,394)	(192,258,607,017)	(737,501,767,689)	(742,150,538,564)
30	11. Net operating profit		215,809,874,941	175,947,973,414	723,064,968,905	1,009,510,255,606
31	12. Other income	30	57,659,604,325	49,369,098,154	218,433,301,738	92,314,053,379
32	13. Other expenses	30	(14,708,534,673)	(48,289,770,425)	(33,684,085,234)	(151,755,564,205)
40	14. Net other income	30	42,951,069,652	1,079,327,729	184,749,216,504	(59,441,510,826)

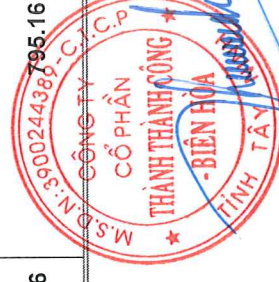
Thanh Thanh Cong - Bien Hoa Joint Stock Company

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CONSOLIDATED INCOME STATEMENT (Continued) For the period from 01 April to 30 June 2026

VND

Code	ITEMS	Note	Quarter IV		For the year ended 30 June	
			Current year	Previous year	Current year	Previous year
50	15. Net accounting profit before tax		258,760,944,593	177,027,301,143	907,814,185,409	950,068,744,780
51	16. Business income tax - current	31	(31,491,460,207)	(25,305,895,148)	(84,371,215,386)	(116,006,705,531)
52	17. Business income tax - deferred	31	1,188,187,093	2,823,977,279	16,688,243,066	425,569,875
60	18. Net profit after tax		228,457,671,479	154,545,383,274	840,131,213,089	834,487,609,124
61	19. Owners of the parent company		229,420,696,562	160,663,198,545	837,793,456,490	812,495,221,190
62	20. Non-controlling interests		(963,025,083)	(6,117,815,271)	2,337,756,599	21,992,387,934
70	21. Basic earnings per share	25.4	203.17	159.36	795.16	855.96
71	22. Diluted earnings per share	25.4	203.17	159.36	795.16	855.96



[Signature]

Doan Thi Kieu
Preparer

30 July 2026

Dang Thi Diem Trinh
Chief Accountant

Thai Van Chuyen
General Director

CONSOLIDATED CASH FLOW STATEMENT
for the three-month period ended 30 June 2026

VND

Code	ITEMS	Note	For the year ended 30 June 2026	For the year ended 30 June 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net profit before tax		907,814,185,409	950,068,744,780
	Adjustments for:			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)	12, 13, 14, 15, 18	520,619,224,000	534,637,599,999
03	Provisions		(106,897,159,304)	(48,805,607,990)
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currencies		79,324,690,546	2,959,971,917
05	Profits from investing activities		(1,419,668,591,559)	(306,923,319,130)
06	Interest expense	28	1,545,873,383,471	1,521,852,944,972
08	Operating profit before changes in working capital		1,527,065,732,563	2,653,790,334,548
09	(Increase)/decrease in receivables		(2,680,242,984,285)	77,980,938,206
10	(Increase)/decrease in inventories		(444,841,490,972)	379,168,249,238
11	Increase/(decrease) in payables		2,849,436,352,039	(1,715,136,814,406)
12	Increase in prepaid expenses		(20,278,505,035)	(71,323,746,820)
13	(Increase)/decrease in held-for-trading securities		(38,918,374)	34,051,000,000
14	Interest paid		(1,414,609,705,823)	(1,699,255,034,131)
15	Corporate income tax paid		(116,228,856,054)	(125,651,363,699)
17	Other cash outflows for operating activities		(33,091,007,321)	(139,512,731,104)
20	Net cash outflows from operating activities		(332,829,383,262)	(605,889,168,168)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases and construction of fixed assets		(974,172,355,378)	(633,592,838,164)
22	Proceeds from disposals of fixed assets		234,201,993,578	40,174,756,700
23	Loans to other entities		(3,416,642,904,498)	(48,071,233,516)
24	Collection from borrowers and term deposits		-	566,519,494,686
25	Payments for investments in other entities		(2,176,457,785,838)	(3,597,525,187,640)
26	Proceeds from divestment in other entities		2,421,083,593,874	1,867,187,767,039
27	Interest and dividends received		923,401,272,808	377,634,442,024
30	Net cash flows from investing activities		(2,988,586,185,454)	(1,427,672,798,871)

CONSOLIDATED CASH FLOW STATEMENT (Continued)
for the three-month period ended 30 June 2026

VND

Code	ITEMS	Note	For the year ended 30 June 2026	For the year ended 30 June 2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issuing stocks and capital contributions from owners	27	417,938,986,973	497,100,000
32	Proceed from NCI		651,000,000,000	-
33	Drawdown of borrowings		34,318,652,934,661	35,925,120,540,942
34	Repayments of borrowings		(33,381,923,337,119)	(34,759,291,432,335)
35	Finance lease principal repayments		(88,636,110,718)	(78,005,586,507)
36	Dividends paid	25.2	(93,127,556,164)	(73,917,455,695)
40	Net cash flows used in financing activities		1,823,904,917,633	1,014,403,166,405
50	Net increase in cash and cash equivalents for the year		(1,497,510,651,083)	(1,019,158,800,634)
60	Cash and cash equivalents at beginning of year	4	3,555,316,479,347	4,630,062,131,344
61	Impact of exchange rate fluctuation		(15,687,708,212)	(55,586,851,363)
70	Cash and cash equivalents at end of year	4	2,042,118,120,052	3,555,316,479,347



Doan Thi Kieu
Preparer



Dang Thi Diem Trinh
Chief Accountant



Thái Văn Chuyền
General Director

30 July 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 April to 30 June 2026

1. CORPORATE INFORMATION

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and as amended, with the latest being the 21th amended Enterprise Registration Certificate dated 11 May 2026.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange with trading code as SBT in accordance with License No. 27/QD-SGDCKHCM issued by the Ho Chi Minh City Stock Exchange on 18 February 2008.

The current principal activities of the Company and its subsidiaries ("the Group") are producing sugar and electricity; planting sugar cane; producing and trading products using sugar or its by-products, waste products; producing and trading fertilizer, agricultural materials; constructing civil project; trading hotel and restaurant; constructing and trading industrial zone infrastructure; mechanical processing; consulting engineering, technology, and management in sugar's production industry; producing and trading alcohol products; trading real estates, rent houses and apartments and investing activities.

The Company's normal course of business cycle is 12 months.

The Company's head office is located at Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province, Vietnam and its representation office is located at No. 63, Cao Thang Street, Ban Co Ward, Ho Chi Minh City, Vietnam.

The number of Group's employees as at 30 June 2026 was 3,233, including 2,612 official employees and 621 seasonal employees (As at 30 June 2025: 2,646, including 2,503 official employees and 148 seasonal employees).

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 30 June 2026, The Group's corporate structure includes 7 direct subsidiaries and 21 indirect subsidiaries, as follows:

No.	Name of subsidiaries	Head office	Principal activities	Equity interest right (%)	Voting right (%)
I Direct subsidiaries					
1	AgriS Agricultural Development Joint Stock Company	Tan Phu Commune, Tay Ninh Province	Manufacturing and trading alcohol and related by-products; manufacturing and trading electricity; manufacturing fertilizer and planting sugarcane	100.00	100.00
2	AgriS Gia Lai Agricultural Joint Stock Company	Ayunpa Town, Gia Lai Province	Manufacturing sugar and other by-products from sugarcane for sale; manufacturing electricity for sale; manufacturing and trading in fertilizer	100.00	100.00
3	AgriS Globe Pte. Ltd	Singapore	Trading and part of manufacturing and packaging raw and refined sugar to sell in Singapore and export to the region	100.00	100.00
4	Bien Hoa Consumer Joint Stock Company	Tran Bien Ward, Dong Nai Province	Produce sugar, plant sugar cane, produce and trade in products and by-products from sugar, produce and trade in fertilizers and agricultural materials; produce and sell electricity; and technical and management consultancy in the sugar industry	100.00	100.00
5	AgriS Production Development Joint Stock Company	Tan Phu Commune, Tay Ninh Province	Consulting in the sugar industry	99.98	99.98
6	TSU Australia Pty Ltd.	Australia	Develop sugar cane and other plants areas	100.00	100.00
7	TTC Attapeu Cane Sugar Limited Company	Pleiku Ward, Gia Lai Province	Trading sugar and other by-products from sugar cane	100.00	100.00

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the period from 01 April to 30 June 2026

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 30 June 2026, The Group's corporate structure includes 7 direct subsidiaries and 21 indirect subsidiaries, as follows: (continued)

No	Name of subsidiaries	Head office	Principal activities	Equity interest right (%)	Voting right (%)
II Indirect subsidiaries					
1	AgriS Ninh Hoa Import Export Joint Stock Company	Tan Dinh Commune, Khanh Hoa Province	Producing sugar and by-products from sugar cane; trading agricultural materials; producing and trading fertilizer; and providing storage services	99.98	100.00
2	Ninh Hoa Thermolectricity One Member Limited Liability Company	Tan Dinh Commune, Khanh Hoa Province	Manufacturing and selling electricity; and providing electricity system installation service	99.98	100.00
3	AgriS Gia Lai Electricity Joint Stock Company	Ayunpa Ward, Gia Lai Province	Manufacturing, transmitting and distributing electricity	100.00	100.00
4	Bien Hoa – Phan Rang Sugar Joint Stock Company	Do Vinh Ward, Khanh Hoa Province	Producing and trading sugar, by-products from sugar, beverage, animal feed and other agriculture products and organic fertilizer	95.77	95.79
5	Bien Hoa - Thanh Long Joint Stock Company	Ninh Dien Commune, Tay Ninh Province	Planting sugar cane; producing and trading fertilizer and agricultural materials	98.00	98.00
6	TTC Attapeu Sugar Cane Sole Co., Ltd.	Attapeu Province, Laos	Planting sugar cane; producing and trading sugar and other by-products from sugar cane	100.00	100.00
7	Mien Trung Bovine Breeding Joint Stock Company	Tay Ninh Hoa Commune, Khanh Hoa Province	Breeding cows; planting sugar cane and other industrial crops	92.02	92.04
8	Hai Vi Limited Company	Ninh Dien Commune, Tay Ninh Province	Plant sugarcane; provide services of planting and technical advisory and trade fertilizers, agricultural products, agricultural machines and tools	100.00	100.00
9	Thanh Thanh Cong Sugarcane Research and Application Limited Company	Chau Thanh Commune, Tay Ninh Province	Researching and developing sugar cane sprouts; analysing cultivation and planting protection products; producing and developing mechanic machineries for sugar canes production	100.00	100.00
10	Tay Ninh Sugar Joint Stock Company	Tan Ninh Ward, Tay Ninh Province	Planting sugar cane; produce sugar, trading rubber, growing starchy root vegetables	95.10	99.89

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B09a-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 30 June 2026, The Group's corporate structure includes 7 direct subsidiaries and 22 indirect subsidiaries, as follows: (continued)

No	Name of subsidiaries	Head office	Principal activities	Equity interest right (%)	Voting right (%)
II Indirect subsidiaries (continued)					
11	TTC Circular Agrotech Joint Stock Company	Lac Duong Commune, Lam Dong Province	Planting vegetables, beans and flowers	51.00	51.00
12	Y Tuong Xanh Thanh Cong One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Manufacturing, transmitting and distributing electricity	100.00	100.00
13	Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Producing electricity	100.00	100.00
14	Thanh Cong Xanh One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Producing electricity	100.00	100.00
15	Dau Tu Nong Nghiep Thanh Cong One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Producing electricity	100.00	100.00
16	Ninh Hoa Clean Energy One Member Limited Liability Company	Tan Dinh Commune, Khanh Hoa Province	Producing electricity	100.00	100.00
17	Ninh Hoa Green Energy One Member Limited Liability Company	Tan Dinh Commune, Khanh Hoa Province	Producing electricity	100.00	100.00
18	Growfin Investment Joint Stock Company	Phu Nhuan Ward, Ho Chi Minh City	Management consulting	77.37	77.38
19	Trang Sinh Mushroom Company Limited	Cho Lon Ward, Ho Chi Minh City	Cultivation, production, and processing of mushroom-based products	100.00	100.00
20	Thanh Thanh Cong Agriculture Research Institute	Chau Thanh Commune, Tay Ninh Province	Researching and developing technology in agricultural industry	100.00	100.00
21	Global Mind Business Joint Stock Company	Ninh Dien Commune, Tay Ninh Province	Management consulting	99.80	99.80

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

2. BASIS OF PREPARATION

2.1 Accounting standards and system

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

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

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

2.2 Applied accounting documentation system

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

2.3 Fiscal year

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 July and ends on 30 June.

2.4 Accounting currency

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

2.5 Basis of consolidation

The consolidated financial statements for quarter IV comprise the financial statements of the Company and its subsidiaries for the period from 01 April to 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

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

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

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

3.2 Inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

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

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, merchandise	-	cost of purchase on a weighted average basis.
Finished goods and work-in-process	-	cost of direct materials and labour plus attributable manufacturing overheads based on the normal operating capacity on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

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

3.3 Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the consolidated income statement.

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 *Leased assets*

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

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

Where the Group is the lessee

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

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

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

Where the Group is the lessor

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

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

3.6 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures

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

Land use rights

Land use right is recorded as intangible fixed asset on the consolidated balance sheet when the Company obtained the land use right certificate. The costs of a land use right comprise all directly attributable costs of bringing the land lot to the condition available for its intended use.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 July 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Depreciation and amortisation

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

Land use rights	50 years
Buildings and structures	5 - 50 years
Machineries and equipment	5 - 25 years
Computer software	2 - 6 years
Office equipment	3 - 10 years
Means of transportation	8 - 15 years
Other tangible fixed assets	12 - 25 years

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

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

Buildings and structures	20 - 25 years
Land use rights	50 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.9 Investments

Investment in associates

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING (continued)

3.9 Investments (continued)

Investment in associates (continued)

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

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

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

Held-for-trading securities and investments in other entities

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

Provision for investments

Provision is made for any diminution in value of the held-for-trading securities and investments in capital of other entities at the balance sheet date in accordance with the guidance under the Circular No 48/2009/TT-BTC dated 8 September 2019 by the Ministry of Finance. Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the consolidated income statement and deducted against the value of such investments.

3.10 Prepaid expenses

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

Deferred sugar cane crop costs and sugarcane farming cost are calculated and amortised to production costs based on the volume of sugar produced and sugarcane harvested during the period.

Prepaid land rental

The prepaid land rental represents the unamortised balance of advance payment made in accordance with the lease contract signed with farmers for a period of 44-50 years. Such prepaid rental is recognised as a long-term prepaid expense for allocation to the income statement over the remaining lease period according to Circular 45.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Business combinations and goodwill

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

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost of the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 10-year period on a straight-line basis [amend as appropriate]. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

No new goodwill is recorded as for a business combination involving entities under common control, which is a business combination in which all of the combining entities are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity may be controlled by an individual or by a group of individuals acting together under a contractual arrangement. The difference between the acquirer's cost of investment and the acquiree's net assets is presented as a separate reserve within equity section and recognised in "Other fund's belonging to owner's equity" in the consolidated balance sheet.

Business combinations involving entities under common control are accounted for as follows:

- ▶ The assets and liabilities of the combined entities are consolidated at their carrying amounts on the date of business combination;
- ▶ No goodwill is recognised as a result of the business combination;
- ▶ The consolidated income statement reflects the results of the combined entities for the full year, irrespective of when the combination took place.

3.12 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.13 Payables and accruals

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Foreign currency transactions

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

- ▶ Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rate at the balance sheet dates which are determined as follow:

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

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

Conversion of the financial statements of foreign operation

For the purpose of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operation are translated into VND using exchange rates prevailing at the end of the reporting period. Income and expense items are translated at the average exchange rates for the year, unless exchange rates fluctuated significantly during that year, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising, if any, are recognised in the "foreign exchange difference reserve" account in the equity section of the consolidated balance sheet (attributed to non-controlling interests as appropriate).

3.15 Convertible bond

Bonds that are convertible by the holder into a fixed number of ordinary shares of the entity are separated into financial liability (a contractual arrangement to deliver cash or other financial assets) and equity instrument (a call option granting the holder the right, for a specified period of time) based on the terms of the contract.

On issuance of the convertible bond, the fair value of the liability component is determined by discounting the future payment (including principal and interest) to present value at the market rate for an equivalent non-convertible bond less issuance cost.

The remainder of the proceeds is allocated to the conversion option that is recognised and included in shareholders' equity. The carrying amount of the conversion option is not re-measured in subsequent years.

Transaction costs are amortised during the lifetime of the bond. At initial recognition, issuance costs are deducted from the liability component of the bond.

3.16 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, re-issue or cancellation of the Group's own equity instruments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

► *Investment and development fund*

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

► *Bonus and welfare fund*

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

► *Scientific and technological development fund*

This fund is set aside in accordance with the Decree No. 95/2014/ND-CP dated 17 October 2014 for use in the Group's scientific and technological development in Vietnam.

3.18 *Earnings per share*

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

Diluted earnings per share amounts are calculated by dividing the net profit or loss after tax attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.19 *Revenue recognition*

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

Sale of goods

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

Sale of electricity

Revenue is recognized based on the actual electricity sold and transferred to the grid at the pre-agreed tariff.

Rental income

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Revenue recognition (continued)

Rendering of services

Revenues are recognised upon completion of the services provided.

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

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

3.20 Future contracts

Future contract is a standardized agreement to buy or sell a particular commodity asset, or security at a predetermined price at a specified time in the future. The premium or discount resulting from the difference between the spot rate at the effective date of the contract and the future rate will be recognised immediately at the effective date of the contract as an asset if positive or a liability if the negative on the consolidated balance sheet. The difference will be recognised to the consolidated income statement when the significant risks and rewards of ownership of the goods have passed to the buyer.

3.21 Taxation

Current income tax

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

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

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

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Taxation (continued)

Deferred tax (continued)

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

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

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

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

3.22 Related parties

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

3.23 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment), or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. As the Group's revenue and profit are derived mainly from production and trading sugar and sugar related by-products in Vietnam while other sources of revenue are not material as a whole, the management accordingly believed that the Group operates in a sole business segment of production and trading sugar and sugar related by-products. Geographical segment of the Group is in Vietnam only.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

4. CASH AND CASH EQUIVALENTS

VND

	30 June 2026	30 June 2025
Cash on hand	3,003,994,439	8,014,133,580
Cash at bank	1,157,252,989,837	597,270,646,893
Cash equivalents	881,861,135,776	2,950,031,698,874
TOTAL	2,042,118,120,052	3,555,316,479,347

5. HELD-FOR-TRADING SECURITIES

	30 June 2026		30 June 2025	
	Number of Share	Value VND	Number of Share	Value VND
Shares				
Gia Lai Electricity Joint Stock Company ("GEG")	73,641,151	749,990,160,396	58,289,490	749,951,242,022
Others		28,189,761,318		28,189,761,318
TOTAL		778,179,921,714		778,141,003,340
Provision for held-for-trading securities		(15,095,111,322)		(15,236,361,322)
NET		763,084,810,392		762,904,642,018

6. HELD-TO-MATURITY INVESTMENTS

This balance represents bank deposits in VND with maturity of twelve (12) months and earns interest at applicable fee rate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

7. SHORT-TERM TRADE RECEIVABLES

VND

	30 June 2026	30 June 2025
Due from related parties (Note 32)	26,561,371,591	96,693,830,759
Due from other parties	2,635,786,486,043	2,102,163,434,644
TOTAL	2,662,347,857,634	2,198,857,265,403
Provision for doubtful receivables	(42,208,530,391)	(34,453,969,283)
NET	2,620,139,327,243	2,164,403,296,120

As at 30 June 2026, several short-term trade receivables were used as collateral for short-term loans at bank (Note 24.1).

8. ADVANCES TO SUPPLIERS

VND

	30 June 2026	30 June 2025
Short-term	6,917,857,965,470	5,567,944,913,065
Advances to related parties (Note 32)	58,962,317,000	62,425,838,276
Advances to farmers (*)	1,992,081,072,956	2,190,518,289,579
Advances to other parties	4,866,814,575,514	3,315,000,785,210
Long-term	365,446,242,329	243,383,665,259
Advances to farmers (*)	365,446,242,329	243,383,665,259
TOTAL	7,283,304,207,799	5,811,328,578,324
Provision for doubtful short-term advances to suppliers	(80,713,484,306)	(85,166,628,158)
Provision for doubtful long-term advances to suppliers	(8,999,795,908)	(35,316,341,075)
NET	7,193,590,927,585	5,690,845,609,091

(*) Advances to sugar cane farmers are partially secured by the farmers' land use rights and earned applicable interest.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

9. OTHER RECEIVABLES

VND

	30 June 2026	30 June 2025
Short-term	1,316,528,475,968	1,329,787,122,545
Deposit	172,250,062,848	59,659,056,582
Receivable from divestment	-	408,354,192,858
Interest receivables	803,180,687,900	580,752,638,952
Advances to employees	91,220,758,692	93,567,125,116
Others	249,876,966,528	187,454,109,037
Long-term	1,734,412,959,002	1,508,767,829,181
Deposit	113,267,362,541	101,145,918,038
Capital contribution under Business Cooperation Contract	1,595,948,535,102	1,399,933,965,813
Others	25,197,061,359	7,687,945,330
TOTAL	3,050,941,434,970	2,838,554,951,726
Provision for doubtful other short-term receivables	(11,134,553,122)	(28,398,199,515)
NET	3,039,806,881,848	2,810,156,752,211
<i>In which:</i>		
Other receivables from related parties (Note 32)	14,381,045,039	34,279,680,584
Other receivables from other parties	3,025,425,836,809	2,775,877,071,627

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

10. INVENTORIES

VND

	30 June 2026		30 June 2025	
	Cost	Provision	Cost	Provision
Finished goods	1,580,780,430,762	(3,221,281,365)	1,788,489,394,167	(3,303,388,956)
Merchandise goods	789,249,901,138	(961,228,530)	807,280,050,441	(340,260,765)
Raw materials	1,059,023,848,154	(23,338,921,137)	643,780,912,112	(25,462,838,409)
Work in progress	489,189,344,735	-	260,629,976,297	-
Tools and supplies	14,450,669,312	(937,416,440)	16,800,643,639	(2,331,459,193)
Goods in transits	125,193,290,223	-	96,255,886,787	-
Goods on consignment	1,593,897,036	-	1,403,026,945	-
TOTAL	4,059,481,381,360	(28,458,847,472)	3,614,639,890,388	(31,437,947,323)

As at 30 June 2026, part of the inventory was used as collateral for short-term loans at commercial banks (Note 24.1).

11. PREPAID EXPENSES

VND

	30 June 2026	30 June 2025
Short-term	52,565,661,925	22,603,791,789
Prepaid land rental	988,205,874	6,998,022,550
Others	51,577,456,051	15,605,769,239
Long-term	1,198,800,604,453	1,208,483,969,554
Farming cost	853,817,536,315	891,199,401,810
Prepaid land rental	129,097,060,939	132,579,396,634
Tools and supplies	18,959,416,362	18,344,321,502
Others	196,926,590,837	166,360,849,608
TOTAL	1,251,366,266,378	1,231,087,761,343

(*) Sugar cane farming costs mainly represented land costs and expenses for developing of sugar cane farm of the Group located at Attapeu Province, Lao People's Democratic Republic. The fair value surplus adjustments of this expense was recognised in accordance with Appraisal Letter No. 177/017/CT/TDGS dated 15 August 2017 and be allocated during land rental duration of 44 years from 1 July 2017.

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12. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other assets	Total
Historical cost						
As at 1 July 2025	1,811,714,005,848	6,604,092,022,925	374,317,720,532	62,096,522,472	97,113,703,544	8,949,333,975,321
Disposal of investment in subsidiaries	(38,504,550,385)	(39,746,112,658)	(3,273,575,850)	(2,335,798,104)	(7,854,517,782)	(91,714,554,779)
New purchases	46,751,231,685	276,298,886,295	4,368,174,637	11,730,016,738	10,695,074,985	349,843,384,340
Transfer from construction in progress	27,293,898,963	82,338,665,679	1,626,032,340	30,000,000	-	111,288,596,982
Repurchase of financial lease assets	-	120,416,155,545	-	-	-	120,416,155,545
Write-off	(2,262,634,326)	(1,797,376,146)	(1,732,591,730)	(98,609,402)	-	(5,891,211,604)
Disposal	(68,014,277,531)	(272,269,446,569)	(22,531,589,503)	(7,231,174,413)	(30,946,220)	(370,077,434,236)
Reclassification	-	-	-	-	(52,185,000)	(52,185,000)
Impact from foreign exchange difference	4,310,646,872	20,143,083,160	2,189,217,165	43,129,380	158,670,525	26,844,747,102
As at 30 June 2026	1,781,288,321,126	6,789,475,878,231	354,963,387,591	64,234,086,671	100,029,800,052	9,089,991,473,671
Accumulated depreciation						
As at 1 July 2025	1,168,013,170,284	4,870,563,518,078	225,671,810,047	48,438,851,892	74,733,990,670	6,387,421,340,971
Disposal of investment in subsidiaries	(25,407,032,257)	(31,022,378,663)	(3,049,159,619)	(1,790,744,510)	(7,497,805,889)	(68,767,120,938)
Depreciation for the period	72,387,723,592	305,819,744,716	22,214,679,328	5,377,122,826	3,043,889,850	408,843,160,312
Repurchase of financial lease assets	-	55,133,388,719	-	-	-	55,133,388,719
Write-off	(1,454,120,913)	(1,496,060,196)	(1,439,075,624)	(58,329,182)	-	(4,447,585,915)
Disposal	(52,189,258,323)	(185,811,684,769)	(18,283,848,246)	(6,964,669,668)	(69,105,214)	(263,318,566,220)
Reclassification	12,869,443	(12,869,443)	-	-	(26,092,494)	(26,092,494)
Impact from foreign exchange difference	2,596,436,205	5,985,937,062	1,294,245,725	27,772,571	18,908,244	9,923,299,807
As at 30 June 2026	1,163,959,788,031	5,019,159,595,504	226,408,651,611	45,030,003,929	70,203,785,167	6,524,761,824,242
Net book value						
As at 1 July 2025	643,700,835,564	1,733,528,504,847	148,645,910,485	13,657,670,580	22,379,712,874	2,561,912,634,350
As at 30 June 2026	617,328,533,095	1,770,316,282,727	128,554,735,980	19,204,082,742	29,826,014,885	2,565,229,649,429

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the period from 01 April to 30 June 2026

13. FINANCE LEASES

VND

	<i>Machineries and equipment</i>	<i>Means of transportation</i>	<i>Total</i>
Historical cost			
As at 1 July 2025	444,608,711,595	-	444,608,711,595
New leases	63,678,973,988	2,290,000,000	65,968,973,988
Repurchase of leased assets	(120,416,155,545)	-	(120,416,155,545)
As at 30 June 2026	<u>387,871,530,038</u>	<u>2,290,000,000</u>	<u>390,161,530,038</u>
Accumulated depreciation			
As at 1 July 2025	73,116,055,992	-	73,116,055,992
Charge for the year	38,556,188,863	91,600,000	38,647,788,863
Repurchase of leased assets	(55,133,388,719)	-	(55,133,388,719)
As at 30 June 2026	<u>56,538,856,136</u>	<u>91,600,000</u>	<u>56,630,456,136</u>
Net book value			
As at 1 July 2025	<u>371,492,655,603</u>	<u>-</u>	<u>371,492,655,603</u>
As at 30 June 2026	<u>331,332,673,902</u>	<u>2,198,400,000</u>	<u>333,531,073,902</u>

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14. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Others	Total
				VND
Historical cost				
As at 1 July 2025	981,621,508,014	175,974,246,534	4,950,830,677	1,162,546,585,225
Disposal of investment in subsidiaries	(204,168,831,500)	(1,700,090,000)	-	(205,868,921,500)
New purchases	1,377,776,250	9,868,097,704	-	11,245,873,954
Disposals	(361,519,289)	(530,735,800)	-	(892,255,089)
Foreign exchange differences	-	26,648,310	-	26,648,310
As at 30 June 2026	778,468,933,475	183,638,166,748	4,950,830,677	967,057,930,900
Accumulated amortisation				
As at 1 July 2025	294,178,754,240	79,215,037,461	2,719,342,713	376,113,134,414
Disposal of investment in subsidiaries	(26,349,994,495)	(725,305,228)	-	(27,075,299,723)
Charge for the year	36,968,840,659	16,324,921,737	816,127,272	54,109,889,668
Disposals	(361,519,289)	(530,735,800)	-	(892,255,089)
Foreign exchange differences	-	8,423,610	-	8,423,610
As at 30 June 2026	304,436,081,115	94,292,341,780	3,535,469,985	402,263,892,880
Net book value				
As at 1 July 2025	687,442,753,774	96,759,209,073	2,231,487,964	786,433,450,811
As at 30 June 2026	474,032,852,360	89,345,824,968	1,415,360,692	564,794,038,020

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the period from 01 April to 30 June 2026

15. INVESTMENT PROPERTIES

VND

	<i>Land use rights</i>	<i>Buildings</i>	<i>Total</i>
Historical cost			
As at 1 July 2025	220,603,724,551	174,313,135,162	394,916,859,713
Disposals	-	(24,372,024,181)	(24,372,024,181)
As at 30 June 2026	<u>220,603,724,551</u>	<u>149,941,110,981</u>	<u>370,544,835,532</u>
Accumulated depreciation			
As at 1 July 2025	9,464,402,073	53,393,149,149	62,857,551,222
Charge for the year	584,155,629	4,348,329,795	4,932,485,424
Disposals	-	(11,182,358,913)	(11,182,358,913)
As at 30 June 2026	<u>10,048,557,702</u>	<u>46,559,120,031</u>	<u>56,607,677,733</u>
Net book value			
As at 1 July 2025	<u>211,139,322,478</u>	<u>120,919,986,013</u>	<u>332,059,308,491</u>
As at 30 June 2026	<u>210,555,166,849</u>	<u>103,381,990,950</u>	<u>313,937,157,799</u>

The fair values of the investment properties as at 30 June 2026 had not yet been formally assessed and determined. However, the Management believed that it was much higher than the property's carrying values considering that the investment properties have been almost fully rented out as at the balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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16. CONSTRUCTION IN PROGRESS

VND

	30 June 2026	30 June 2025
Construction and machinery for power project	46,391,826,855	45,439,923,695
Farming project	273,887,459,480	123,823,924,266
Machineries, equipment and software under installation	258,267,617,447	235,214,789,259
Miaha project	309,688,198,491	30,410,218,775
Others	16,126,691,603	33,647,411,767
TOTAL	904,361,793,876	468,536,267,762

17. LONG-TERM INVESTMENTS

VND

	30 June 2026	30 June 2025
Investments in associates (Note 17.1)	5,742,371,374,169	4,651,352,356,089
Investments in other entities (Note 17.2)	81,076,271,275	336,613,897,241
Held-to-maturity investments (*)	223,000,000,000	178,000,000,000
TOTAL	6,046,447,645,444	5,165,966,253,330
Provision for long-term investments	(734,416,445)	(55,142,229,867)
NET	6,045,713,228,999	5,110,824,023,463

(*) This represented for a long-term investment in bonds at joint stock commercial banks with maturity from three (3) to ten (10) years and earn interest at applicable rate. A part of these bonds is used as collateral for loans at commercial banks (Note 24).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

17. LONG-TERM INVESTMENTS (CONTINUED)

17.1 Investments in associates

Details of these investments in associates were as follows:

			30 June 2026				30 June 2025			
			Number of shares	Carrying amount (VND)	% of interest	% of voting right	Number of shares	Carrying amount (VND)	% of interest	% of voting right
	Name of associates	Business activities								
	Toan Hai Van Joint Stock Company	Operating real estate, port, warehouse	90,338,559	2,562,438,111,813	30.87	39.88	76,190,225	1,880,231,521,119	26.03	33.64
	Tay Ninh Tapioca Joint Stock Company	Manufacturing and trading tapioca starch by-products	3,362,436	136,837,107,170	23.62	30.00	3,362,436	129,420,550,442	23.62	30.00
	Tapioca Vietnam Company Limited	Manufacturing and trading tapioca starch and tapioca starch-related products	-	-	23.62	30.00	-	224,051,848	23.62	30.00
	Bentre Import Export Join Stock Corporation	Manufacturing and trading agricultural product	37,301,429	1,614,791,604,722	25.99	25.99	37,301,429	1,493,599,166,550	30.22	30.22
	Global Mind Investment Management Pte. Ltd	Investing in renewable energy, infrastructure, and agriculture	-	-	-	-	13,728,424	1,147,877,066,130	29.50	29.50
	AgriMind Joint Stock Company	Software development	8,750,000	90,763,957,372	34.93	34.93	-	-	-	-
	Coco Investment Pte. Ltd	Coconut trading	13,642,069	1,337,739,624,871	20.06	20.06	-	-	-	-
				5,742,570,405,948				4,651,352,356,089		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in associates (continued)

Details of these investments in associates were as follows: (continued)

	VND
Cost of investment:	
As at 01 July 2025	4,620,397,896,493
Additional investments during the year	2,073,234,563,346
Disposal of investment	(1,147,877,066,130)
As at 30 June 2026	5,545,755,393,709
Accumulated share in post-acquisition profit (loss) of the associates:	
As at 01 July 2025	30,954,459,596
Share in post-acquisition profit of the associates for the year	301,334,993,238
Disposal of investment	7,741,238,561
Dividend	(143,215,679,156)
As at 30 June 2026	196,815,012,239
Net carrying amount:	
As at 01 July 2025	4,651,352,356,089
As at 30 June 2026	5,742,570,405,948

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) For the period from 01 April to 30 June 2026

17. LONG-TERM INVESTMENTS (continued)

17.2 Investments in other entities

Details of the these investments in other entities were as follows:

Name of entities	Business activities	30 June 2026		30 June 2025	
		Cost of investment	% of interest	Cost of investment	% of interest
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Leasing industrial zone	80,341,854,830	2.29	266,154,514,119	7.39
Son Duong sugar and sugarcane Joint Stock Company	Planting sugarcane, producing and trading in sugar	-	-	36,456,277,500	13.84
France- Vietnam Sorbitol Joint Stock Company	Producing starch and products related to starch; producing artificial condensed products, non-alcohol and mineral water, nitrogen compound; installing machinery and industrial equipment.	-	-	17,951,535,922	18.86
Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company	Trading real estates, land use rights belonging to the Company or from leasing activities	-	-	15,330,856,343	12.89
Other long-term investments		734,416,445	-	720,713,357	-
TOTAL		81,076,271,275		336,613,897,241	
Provision for diminution in value of long-term investment		(734,416,445)		(55,142,229,867)	
NET AMOUNT		80,341,854,830		281,471,667,374	

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18. GOODWILL

VND

30 June 2026

Cost:

As at 1 July 2025	206,534,238,006
Addition	5,604,799,416
Disposal of investment in subsidiaries	(3,882,152,727)
As at 30 June 2026	208,256,884,695

Accumulated amortisation:

As at 1 July 2025	167,056,384,617
Amortisation for the year	14,085,899,733

As at 30 June 2026	181,142,284,350
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Net book value

As at 1 July 2025	39,477,853,389
As at 30 June 2026	27,114,600,345

19. SHORT-TERM TRADE PAYABLES

VND

30 June 2026

30 June 2025

Due to related parties (Note 32)	33,329,405,358	13,650,719,572
Due to farmers	93,580,373,191	122,139,680,158
Due to other parties	1,028,149,592,281	1,239,776,804,572
TOTAL	1,155,059,370,830	1,375,567,204,302

20. ADVANCES FROM CUSTOMERS

VND

30 June 2026

30 June 2025

Short-term	1,635,677,810,160	573,475,550,855
Due to related parties (Note 32)	4,375,887,942	6,255,113,267
Due to other parties	1,631,301,922,218	567,220,437,588
TOTAL	1,635,677,810,160	573,475,550,855

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

21. STATUTORY OBLIGATIONS

VND

	30 June 2026	30 June 2025
Payables		
Corporate income tax	85,156,452,801	113,318,349,722
Value-added tax	52,766,958,743	116,195,438,410
Personal income tax	9,944,852,339	406,688,672
Others	802,314,962	1,717,502,322
TOTAL	148,670,578,845	231,637,979,126
Receivables		
Corporate income tax	5,068,649,539	1,372,905,792
Value-added tax	182,085,767,059	137,451,552,697
Personal income tax	406,693,890	210,098,888
Other	9,710,682,432	9,534,328,257
TOTAL	197,271,792,920	148,568,885,634

22. SHORT-TERM ACCRUED EXPENSES

VND

	30 June 2026	30 June 2025
Interest expense	116,235,161,132	63,306,973,798
External services expense	175,800,218,595	140,409,513,745
Bonus and support fees for agencies	1,067,695,420	32,440,157,417
Transportation and loading fees	120,436,046,760	60,088,007,935
Purchase of materials	280,000,000	4,796,384,452
Encourage agriculture expense	77,858,878,622	66,503,155,945
Others	118,576,361,431	104,329,574,341
TOTAL	610,254,361,960	471,873,767,633

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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23. OTHER PAYABLES

VND

	30 June 2026	30 June 2025
Short-term	4,189,375,424,780	1,984,156,300,529
Payables under non-recourse documentary arrangements	3,976,753,587,911	1,763,771,240,420
Dividends	21,398,245,045	56,133,825,284
Reimbursement of expenses	17,254,017,794	15,653,420,966
Interest expense	137,248,385,517	58,912,895,203
Others	36,721,188,513	89,684,918,656
Long-term	16,865,295,678	38,562,173,466
Deposits	7,214,521,710	38,562,173,466
Other	9,650,773,968	-
TOTAL	4,206,240,720,458	2,022,718,473,995
<i>In which:</i>		
Other parties	4,205,900,720,458	2,021,001,765,768
Related parties (Note 32)	340,000,000	1,716,708,227

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24. LOANS AND FINANCE LEASE OBLIGATIONS

	As at 30 June 2025	Movement during the period			Foreign exchange difference	As at 30 June 2026
		Drawdown	Repayment	Reclassification		
Short-term						
Loans from banks (Note 24.1)	10,875,196,155,097	30,641,818,816,251	(33,361,978,742,201)	3,719,964,621,240	628,826,313	11,875,629,676,700
Short-term loan from another entity	10,142,234,176,780	30,100,078,753,413	(32,144,069,605,588)	-	632,424,072	8,098,875,748,677
Current portion of long-term loan from another entity (Note 24.2)	-	27,600,000,000	-	-	-	27,600,000,000
Loans from related party	4,817,663,072	-	(4,463,467,126)	10,018,482,041	(3,597,759)	10,369,080,228
Current portion of long-term loans from banks (Note 24.3)	400,000,000	-	(400,000,000)	-	-	-
Current portion of long-term bonds (Note 24.4)	683,890,225,571	214,320,000	(935,956,911,981)	2,437,358,361,025	-	2,185,505,994,615
Convertible bonds (Note 24.3)	(15,949,712,181)	-	(200,000,000,000)	1,200,000,000,000	-	984,050,287,819
Current portion of finance leases (Note 24.5)	59,803,801,855	12,001,960,441	(73,734,926,274)	72,587,778,174	-	70,658,614,196
Long-term						
Loans from banks (Note 24.3)	6,037,814,229,487	3,676,834,118,410	(44,218,581,042)	(3,719,964,621,240)	14,333,739,639	5,964,798,885,254
Loan from another entity (Note 24.2)	3,440,533,945,865	2,537,440,000,000	(214,319,970)	(2,437,358,361,025)	14,126,301,370	3,554,527,566,240
Long-term bonds (Note 24.4)	16,861,766,250	65,730,000,000	-	(10,018,482,041)	207,438,269	72,780,722,478
Convertible bonds (Note 24.3)	2,389,584,040,591	24,902,635,250	(20,650,576,628)	(1,200,000,000,000)	-	1,193,836,099,213
Long-term finance leases (Note 24.5)	190,834,476,781	63,919,660,133	(14,901,184,444)	(72,587,778,174)	-	976,389,323,027
TOTAL	16,913,010,384,584	34,318,652,934,661	(33,406,197,323,243)	-	14,962,565,952	17,840,428,561,954

VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

24. LOANS AND FINANCE LEASE OBLIGATIONS

24.1 Short-term loans from banks

Those loans are secured by held for trading securities and related rights; land use rights and associated assets of land area for the purpose of financing its working capital requirements to implement the project of the Group.

<i>Banks</i>	<i>30 June 2026</i>	<i>Principal repayment term</i>
	<i>VND</i>	
Joint Stock Commercial Bank for Investment and Development of Vietnam – Gia Dinh Branch	1,398,435,124,598	From July 2026 to December 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 1	122,924,471,500	From July 2026 to November 2026
Vietnam Prosperity Joint Stock Commercial Bank – Ho Chi Minh City Branch	5,000,000,000	To August 2026
Joint Stock Commercial Bank for Investment and Development of Vietnam – Khanh Hoa Branch	352,535,756,287	From July 2026 to December 2026
Orient Commercial Joint Stock Bank – Dak Lak Branch	106,584,532,822	From May 2026 to December 2026
Saigon Thuong Tin Commercial Joint Stock Bank - Champasack Branch	44,844,599,118	To June 2027
Vietnam Maritime Commercial Stock Bank – Ho Chi Minh City Branch	163,621,552,501	From August 2026 to November 2026
BPCE IOM Bank – Ho Chi Minh Branch	56,198,998,000	To October 2026
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh Branch	481,698,016,675	From July 2026 to September 2026
Joint Stock Commercial Bank for Investment and Development of Vietnam – Gia Lai Branch	198,639,386,627	From August 2026 to November 2026
Military Commercial Joint Stock Bank - Ho Chi Minh City Branch	34,776,280,362	From August 2026 to September 2026
Military Commercial Joint Stock Bank – Khanh Hoa Branch	39,691,500,000	To October 2026
United Overseas Bank Vietnam Limited	473,172,600,000	To November 2026
Ho Chi Minh City Development Joint Stock Commercial Bank – Gia Lai Branch	19,997,335,897	To September 2026
Vietnam International Commercial Joint Stock Bank - Dong Nai Branch	421,624,995,022	From July 2026 to December 2026
Bank SinoPac - Ho Chi Minh City Branch	306,149,584,000	To October 2026
Shinhan Bank Vietnam Limited - North Saigon Branch	132,060,707,288	To November 2026
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ninh Thuan Branch	34,311,874,138	From July 2026 to December 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

24. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

24.1 Short-term loans from banks (continued)

Banks	30 June 2026 VND	Principal repayment term
Lao Viet Joint Venture Bank - Attapeu Branch	200,641,921,920	From September 2026 to March 2027
Vietnam - Russia Joint Venture Bank – Khanh Hoa Branch	77,367,895,996	From August 2026 to November 2026
Tien Phong Commercial Joint Stock Bank – Nha Trang Branch	55,833,436,454	To November 2026
ESUN Commercial Bank Limited – Dong Nai Branch	258,651,784,277	From July 2026 to October 2026
The Siam Commercial Bank Public Company Limited – Ho Chi Minh Branch	157,677,114,000	From September 2026 to October 2026
Modern Bank of Vietnam Limited – Khanh Hoa Branch	134,343,262,011	From September 2026 to October 2026
Hua Nan Commercial Bank, Ltd. Ho Chi Minh City Branch	260,083,512,000	To December 2026
Orient Commercial Joint Stock Bank – Pleiku Branch	19,382,396,656	To September 2026
First Commercial Bank – Ho Chi Minh City Branch	1,054,313,999,739	To July 2026
China Construction Bank Corporation – Ho Chi Minh City Branch	249,519,200,000	To October 2026
Kasikornbank Public Company Limited – Ho Chi Minh City Branch	174,939,888,000	To October 2026
Taipei Fubon Commercial Bank - Ho Chi Minh City Branch	199,323,052,000	To October 2026
BNP Paribas Bank - Ho Chi Minh City Branch	156,815,680,000	From November 2026 to December 2026
Vietcombank Financial Leasing Company Limited - Ho Chi Minh Branch	9,183,738,140	To November 2026
Mizuho Bank, Ltd. – Hanoi Branch	394,995,000,000	To July 2026
Viet Capital Commercial Joint Stock Bank	123,043,650,000	To November 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade – Tay Ninh branch	180,492,902,649	From October 2026 to December 2026
TOTAL	8,098,875,748,677	
<i>In which:</i>		
in VND	5,896,199,378,526	
in USD	79,641,361	
in KIP	85,347,215,927	

Those short-term loans from banks are charged at market interest rate and secured by land use rights; machines and equipment; bank deposits; inventories, guarantee letter for financing its working capital requirements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

24. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

24.2 Loan from other party

Lender	30 June 2026		Principal repayment term
	VND	USD	
Dole Asia Holding PTE, Ltd	83,149,802,706	3.142.353	From September 2026 to December 2029
<i>In which:</i>			
Current - portion	10,369,080,228		
Non - current portion	72,780,722,478		

24.3 Long-term loans from banks

Banks	30 June 2026		Principal repayment term
	VND		
Orient Commercial Joint Stock Bank – Dak Lak Branch	17,233,110,053		From September 2026 to March 2028
Saigon Thuong Tin Commercial Joint Stock Bank - Nguyen Van Troi Branch	2,112,470,000		From June 2026 to September 2027
ESUN Commercial Bank Limited – Dong Nai Branch	1,038,360,000,000		From June 2026 to June 2027
Vietnam Maritime Commercial Stock Bank – Ho Chi Minh City Branch	247,758,679,411		From June 2026 to December 2028
Mizuho Bank, Ltd. – Hanoi Branch	492,518,000,000		To May 2027
ING BANK. A BRANCH OF ING-DIBA AG	1,058,400,000,000		From January 2027 to July 2029
Kasikornbank Public Company Limited – Ho Chi Minh City Branch	374,900,000,000		From January 2026 to July 2028
First Commercial Bank – Ho Chi Minh City Branch	1,309,500,000,000		From August 2026 to February 2029
Deutsche Investitions- Und Entwicklungsgesellschaft Mbh	648,950,000,000		From June 2027 to June 2032
Responsability Climate Smart Agriculture & Food Systems Fund. Sicav-Raif	157,050,000,000		From June 2028 to May 2029
Responsability Investments AG	393,251,301,391		From October 2025 to July 2029
TOTAL	5,740,033,560,855		
<i>In which:</i>			
Current - portion	2,185,505,994,615		
Non - current portion	3,554,527,566,240		
<i>Original currency:</i>			
VND	642,004,259,464		
USD	197,800,000		

Those long-term loans from banks are charged at market interest rate for financing its working capital requirements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

24. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

24.4 Bonds

24.4.1 Convertible bonds

24.4.1.1 Short-term convertible bonds

On 12 September 2025, the Company completed the issuance of 4,992,969 convertible bonds with a par value of VND 100,000 per bond to investor. The total actual proceeds (net proceeds) from the issuance amounted to VND 499,295,800,000 (the gross issuance value of VND 499,296,900,000 less a transfer fee of VND 1,100,000 automatically deducted by the Vietnam Securities Depository and Clearing Corporation upon transferring the proceeds into the issuer's escrow account).
Details of the convertible bonds are follows:

	30 June 2026	VND Principal repayment term
Convertible bonds	499,296,900,000	12 September 2026
Issuance fee	(726,948,835)	
Total	498,569,951,165	

- Use of proceeds: Debt restructuring
- At initial recognition, the number of shares that will be issued upon conversion cannot be reliably measured due to its dependence on future conversion date information. Therefore, the full value of the convertible bonds is recorded as a liability

24.4.1.2 Convertible bonds long - term

On 10 June 2026, the Company completed the issuance of 9,971,053 convertible bonds with a par value of VND 100,000 per bond to investor, bond maturity is 2 years. The total actual proceeds (net proceeds) from the issuance amounted to VND 997,104,200,000 (the gross issuance value of VND 997,105,300,000 less a transfer fee of VND 1,100,000 automatically deducted by the Vietnam Securities Depository and Clearing Corporation upon transferring the proceeds into the issuer's escrow account).
Details of the convertible bonds are follows:

	30 June 2026 VND
Value of convertible bond	997,105,300,000
Issuance fee	(8,820,000,000)
Equity component (Note 25)	<u>(12,263,476,973)</u>
Liability component at initial recognition	<u>976,021,823,027</u>
Amortisation for the period	367,500,000
Liability component at end of year	<u>976,389,323,027</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

24. LOANS AND FINANCE LEASES (continued)

24.4 *Convertible bonds* (continued)

24.4.2 *Long-term bonds*

	30 June 2026	Principal repayment term
	VND	
<i>Issued at par value</i>		
PVI Asset Management Joint Stock Company	500,000,000,000	November 2026
Vietcap Securities Joint Stock Company	500,000,000,000	January 2027
Techcom Securities Joint Stock Company	700,000,000,000	December 2027
Techcom Securities Joint Stock Company	500,000,000,000	June 2028
Issuance fee	(22.113.612.968)	
TOTAL	2,177,886,387,032	
<i>In which:</i>		
<i>Current portion</i>	984,050,287,819	
<i>Non-current portion</i>	1,193,836,099,213	

Those long-term loans from banks are secured by held for trading securities and related rights; land use rights and associated assets of land area for the purpose of financing its working capital requirements to implement the project of the Group.

24.5 *Finance leases*

The Group currently has leased machineries and equipment under finance lease agreements with Vietnam International Leasing Company; Vietcombank Financial Leasing Co., Ltd and BIDV - SuMi TRUST Leasing Co., Ltd, Future obligations due under finance lease agreements as at the balance sheet dates were as follows:

	VND			
	<i>Less than 1 year</i>	<i>From 1 - 5 years</i>	<i>From 5 years and above</i>	<i>Total</i>
As at 30 June 2026				
Total minimum lease payments	84,686,585,375	188,948,599,431	4,988,024,195	278,623,209,001
Finance charges	14,027,971,179	26,548,168,514	123,280,816	40,699,420,509
Lease liabilities	70,658,614,196	162,400,430,917	4,864,743,379	237,923,788,492
As at 30 June 2025				
Total minimum lease payments	73,077,177,018	210,040,857,740	9,449,430,088	292,567,464,846
Finance charges	13,273,375,163	27,497,438,181	1,158,372,866	41,929,186,210
Lease liabilities	59,803,801,855	182,543,419,559	8,291,057,222	250,638,278,636

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) For the period from 01 April to 30 June 2026

25. OWNERS' EQUITY

25.1 Increase and decrease in owners' equity

Share capital											VND
	Issued share capital	Preference shares	Share premium	Other funds belonging to owner's equity (i)	Foreign exchange difference reserve	Investment and development fund	Undistributed earnings	Non-controlling interest	Total		
For the year ended 30 June 2025											
As at 30 June 2024	7,405,009,930,000	216,113,330,000	6,770,104,566,476	(5,502,116,030,924)	108,670,122,767	67,054,931,893	1,133,016,463,101	946,450,668,740	11,144,303,982,053		
Increase in capital	740,440,450,000	-	-	-	-	-	(740,440,450,000)	-	-		
Change in ownership in subsidiaries											
Disposal of investment in subsidiaries	-	-	-	-	39,980,781,300	-	-	(581,014,476,972)	(541,033,695,672)		
Net profit for the year	-	-	-	-	-	-	812,495,221,190	21,992,387,934	834,487,609,124		
Difference exchange rate of currency for financial statement	-	-	-	-	(204,237,755,430)	-	-	-	(204,237,755,430)		
Transfer to bonus and welfare fund	-	-	-	-	-	-	(127,722,622,031)	-	(127,722,622,031)		
Others	-	-	-	-	-	-	(77,800,800,001)	-	(77,800,800,001)		
As at 30 June 2025	8,145,450,380,000	216,113,330,000	6,770,104,566,476	(5,502,116,030,924)	(55,586,851,363)	67,054,931,893	1,046,883,789,037	162,885,445,678	10,850,789,560,797		

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the period from 01 April to 30 June 2026

25. OWNERS' EQUITY (CONTINUED)

25.1 Increase and decrease in owners' equity (continued)

	Share capital			Conversion options on convertible bonds	Other funds belonging to owner's equity (i)	Foreign exchange difference reserve	Investment and development fund	Undistributed earnings	Non-controlling interest	Total	VND
	Issued share capital	Preference shares	Share premium								
For the year ended 30 June 2026											
As at 30 June 2025	8,145,450,380,000	216,113,330,000	6,770,104,566,476	-	(5,502,116,030,924)	(55,586,851,363)	67,054,931,893	1,046,883,789,037	162,885,445,678	10,850,789,560,797	
Increase in capital	405,675,510,000	-	-	-	-	-	-	-	-	405,675,510,000	
Dividend shares	513,024,530,000							(513,024,530,000)		-	
Business combination											
Change in ownership in subsidiaries	-	-	-	-	-	-	-	(6,313,510,582)	(188,857,649,418)	(195,171,160,000)	
NCI invest in subsidiaries	-							-	651,000,000,000	651,000,000,000	
Disposal of investment in subsidiaries											
Net profit for the year	-	-	-	-	-	-	-	837,793,456,490	2,337,756,599	840,131,213,089	
Difference exchange rate of currency for financial statement	-	-	-	-	-	39,899,143,151	-	-	-	39,899,143,151	
Transfer to bonus and welfare fund	-	-	-	-	-	-	-	(98,209,725,135)	-	(98,209,725,135)	
Dividends for preference share	-	-	-	-	-	-	-	(58,403,888,220)	-	(58,403,888,220)	
Issuance of convertible bonds	-	-	-	12,263,476,973	-	-	-	-	-	12,263,476,973	
Others	-	-	-	-	-	-	-	2,164,537,717	(2,164,537,717)	-	
As at 30 June 2026	9,064,150,420,000	216,113,330,000	6,770,104,566,476	12,263,476,973	(5,502,116,030,924)	(15,687,708,212)	67,054,931,893	1,210,890,129,307	618,577,814,906	12,441,350,930,419	

(i) The is a reserve within equity incurred from business combination transactions under common control companies.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the period from 01 April to 30 June 2026

25. OWNERS' EQUITY (CONTINUED)

25.2 Capital transactions with owners and distribution of dividends

VND

For the year ended 30 June 2026 For the year ended 30 June 2025

Issued contributed share capital

Beginning balance	8,361,563,710,000	7,621,123,260,000
Increase during the period	918,700,040,000	740,440,450,000
Ending balance	<u>9,280,263,750,000</u>	<u>8,361,563,710,000</u>

Dividends declared in cash

Dividends on preference shares	58,403,888,220	-
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25.3 Owners

	30 June 2026			30 June 2025		
	Number of ordinary share	Number of preference share	% interest	Number of ordinary share	Number of preference share	% interest
Thanh Thanh Cong Investment Joint Stock Company	137,738,968	-	14.84	183,228,072	-	21.91
Legendary Venture Fund 1	146,503,698	-	15.79	138,311,036	-	16.54
Others	622,172,376	21,611,333	69.37	493,005,930	21,611,333	61.55
TOTAL	<u>906,415,042</u>	<u>21,611,333</u>	<u>100.00</u>	<u>814,545,038</u>	<u>21,611,333</u>	<u>100.00</u>

25.4 Shares

	Number of shares	
	30 June 2026	30 June 2025
Authorised shares	928,026,375	836,156,371
Shares issued and fully paid		
Ordinary shares	906,415,042	814,545,038
Preference share	21,611,333	21,611,333
Shares in circulation		
Ordinary shares	906,415,042	814,545,038
Preference share	21,611,333	21,611,333

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

25. OWNERS' EQUITY (CONTINUED)

25.5 Earnings per share

	For the year ended 30 June 2026	For the year ended 30 June 2025
Net profit for the year attributable to the Company's shareholders (VND)	837,793,456,490	812,495,221,190
Appropriation to bonus and welfare fund	(58,645,541,954)	(56,874,665,483)
Net profit after tax attributable to ordinary shareholders for basic earnings	779,147,914,536	755,620,555,707
Dividend of convertible preference shares	(58,403,888,220)	(58,403,888,220)
Net profit attributable to ordinary shareholders after adjusting for the effect of dilution	720,744,026,316	697,216,667,487
Weighted average number of ordinary shares for basis earning per share (*)	906,415,042	814,545,038
Weighted average number of ordinary shares adjusted for the effect of dilution	906,415,042	814,545,038
Basic earning per share (VND/share)	795.16	855.96
Diluted earning per share (VND/share)	795.16	855.96

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

26 REVENUES

26.1 Revenues from sale of goods and rendering of services

VND

	For the period from 01 Apr to 30 Jun 2026	For the period from 01 Apr to 30 Jun 2025
Gross revenue	6,572,716,436,915	6,857,925,129,157
In which:		
Revenue from sales of sugar	4,339,359,992,853	5,970,286,572,917
Revenue from sales of molasses	169,162,504,525	119,262,271,320
Revenue from sales of electricity	55,503,276,023	34,884,630,777
Revenue from sales of fertilizer	310,732,400,518	346,145,426,374
Others	1,697,958,262,996	387,346,227,769
Less:	17,261,092,970	24,193,487,531
Sales returns	4,312,568,567	5,028,091,968
Trade discounts	12,948,524,403	19,165,395,563
Net revenue	6,555,455,343,945	6,833,731,641,626
In which:		
Revenue from sales of sugar	4,328,860,614,086	5,956,283,016,848
Revenue from sales of molasses	169,162,504,525	119,262,271,320
Revenue from sales of electricity	55,503,276,023	32,559,023,876
Revenue from sales of fertilizer	310,714,077,682	340,938,309,174
Others	1,691,214,871,629	384,689,020,408

26.2 Finance income

VND

	For the period from 01 Apr to 30 Jun 2026	For the period from 01 Apr to 30 Jun 2025
Interest income from bank deposit, lending and advance to suppliers	291,600,874,338	223,794,687,321
Gains from disposal of investments	135,317,172,431	56,076,259,439
Foreign exchange gains	31,400,463,766	151,824,070
Dividends income	-	2,657,173,000
Others	1,163,304,143	13,105,161,468
TOTAL	459,481,814,678	295,785,105,298

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

27. COST OF GOODS SOLD AND SERVICES RENDERED

VND

	<i>For the period from 01 Apr to 30 Jun 2026</i>	<i>For the period from 01 Apr to 30 Jun 2025</i>
Cost of sugar	4,100,660,931,881	5,602,645,841,903
Cost of molasses	178,805,912,196	141,786,105,179
Cost of electricity	34,702,192,063	28,168,470,512
Cost of fertilizer	300,943,449,069	290,106,044,079
Others	1,052,617,784,140	200,616,982,319
TOTAL	5,667,730,269,349	6,263,323,443,992

28. FINANCE EXPENSES

VND

	<i>For the period from 01 Apr to 30 Jun 2026</i>	<i>For the period from 01 Apr to 30 Jun 2025</i>
Interest expenses	469,107,583,545	381,827,327,196
Foreign exchange losses	74,794,593,946	25,613,040,403
(Reversal of provision)/ provision for diminution in investments	4,117,281,543	(22,412,120,575)
Loss from disposal of investments	2,499,848,061	-
Others	85,072,592,140	38,539,103,378
TOTAL	635,591,899,235	423,567,350,402

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND

	<i>For the period from 01 Apr to 30 Jun 2026</i>	<i>For the period from 01 Apr to 30 Jun 2025</i>
Selling expenses		
Expenses for external services	193,152,676,232	120,615,896,071
Labour cost	31,147,383,299	38,645,460,405
Transportation expense	78,262,445,505	4,851,429,956
Sales supporting fee	21,102,028,980	(13,632,207,651)
Expense for advertising and promotion	5,392,828,323	13,204,864,010
Depreciation and amortisation	2,135,472,407	10,622,215,541
Others	6,453,373,715	8,288,355,496
TOTAL	337,646,208,461	182,596,013,828
General and administrative expenses		
Labour cost	89,291,512,547	78,282,889,377
Expenses for external services	88,808,947,115	81,084,125,904
Provision/ (Reversal)	(8,089,698,917)	(23,253,574,044)
Depreciation and amortisation	3,688,575,207	18,004,682,241
Other expenses	47,729,405,442	38,140,483,539
TOTAL	221,428,741,394	192,258,607,017

30. OTHER INCOME AND EXPENSES

VND

	<i>For the period from 01 Apr to 30 Jun 2026</i>	<i>For the period from 01 Apr to 30 Jun 2025</i>
Other income	57,659,604,325	49,369,098,154
Gains from disposal of fixed assets	3,020,180,452	23,590,264,530
Others	54,639,423,873	25,778,833,624
Other expenses	14,708,534,673	48,289,770,425
Depreciation of retired assets	2,274,615,671	-
Depreciation of idled assets	-	7,846,159,622
Loss from disposal of fixed assets	(61,298,222)	7,653,112,091
Others	12,495,217,224	32,790,498,712
OTHER PROFIT	42,951,069,652	1,079,327,729

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

31. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 10% of taxable profits. The Company is entitled to an exemption from CIT in regard to taxable profits generated from manufacturing sugar from sugar-cane commencing from 1 January 2015 in accordance with Circular No. 96/2015/TT-BTC issued by the Ministry of Finance dated 22 June 2015.

The Company's subsidiaries have the obligations to pay CIT at the rates ranging from 10% to the normal applicable rate of their respective taxable profits their respective taxable profits. They are also entitled to CIT exemption and reduction in accordance with their respective business registration certificates and applicable tax regulations.

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

31.1 CIT expense

	VND	
	<i>For the period from 01 Apr to 30 Jun 2026</i>	<i>For the period from 01 Apr to 30 Jun 2025</i>
Current CIT expenses	31,491,460,207	15,747,235,982
Adjustment for under/(over) accrual of tax from prior years	-	9,558,659,166
Deferred tax expenses	(1,188,187,093)	(2,823,977,279)
TOTAL	30,303,273,114	22,481,917,869

31.2 Current CIT

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

32. TRANSACTIONS WITH RELATED PARTIES

List of related parties has the balance amount as at 30 June 2026 and significant transactions during the period as follows:

<i>Related parties</i>	<i>Relationship</i>
Toan Hai Van Joint Stock Company	Associate
Ben Tre Import Export Trading Joint Stock Company	Associate
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Investee
Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company	Investee
Green Packaging Joint Stock Company	Affiliate
Thanh Thanh Cong Tourist Joint Stock Company	Affiliate
Gia Lai Electricity Joint Stock Company	Affiliate
Thanh Thanh Cong Trading Joint Stock Company	Affiliate
Thanh Thanh Cong Energy Joint Stock Company	Affiliate
Thanh Thanh Cong Industrial Zones Joint Stock Company	Affiliate
Thanh Thanh Cong Investment Joint Stock Company	Shareholder

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the 3-month period ended 30 June 2026 and 30 June 2025 were as follows:

Related parties	Transactions	For the period from 01 Apr to 30 Jun 2026		For the period from 01 Apr to 30 Jun 2025	
					VND
Thanh Thanh Cong Investment Joint Stock Company	Sale of goods	57,863,700,000		30,902,500,000	
	Interest incomes	592,123,287		2,182,686,316	
Thanh Thanh Cong Trading Joint Stock Company	Sale of goods	6,531,482,135		-	
	Rendering of services	104,166,667		-	
	Purchase of goods	-		21,285,000	
Ben Tre Import Export Joint Stock Company	Sale of goods	2,650,400,000		1,869,165,750	
	Purchase of goods	48,253,487,744		12,134,247,804	
Green Packaging Joint Stock Company	Purchase of materials	28,247,347,680		7,862,901,734	
	Purchase of goods	6,419,948,300		7,304,877,734	
Thanh Thanh Cong Industrial Zones Joint Stock Company	Sale of goods	-		1,558,224,142	
	Rendering of services	2,777,778		-	
Gia Lai Electricity Joint Stock Company	Purchase of services	16,680,000		16,680,000	

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the 3-month period ended 30 June 2026 and 30 June 2025 were as follows: (continued)

Related parties	Transactions	For the period from 01 Apr to 30 Jun 2026	For the period from 01 Apr to 30 Jun 2025
			VND
Thanh Thanh Cong Tourist Joint Stock Company	Sale of goods	186,158,800	-
	Rendering of services	26,400,000	-
Toan Hai Van Joint Stock Company	Sale of goods	67,010,880	349,940,000
	Purchases of shares	-	45,914,500,000
Thanh Thanh Cong Energy Joint Stock Company	Interest expenses	-	10,471,233
	Purchase of services	331,689,771	289,031,925
Tan Hoi Industrial Cluster Infrastructure Joint Stock Company	Rendering of services	-	137,176,110
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Rendering of services	759,601,636	1,178,940,436
	Purchase of fixed assets	8,524,290,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the 3-month period ended 30 June 2026 and 30 June 2025 were as follows: (continued)

Details of remuneration of the Board of Directors during the year are as follows:

VND

Name	Position	Remunerations (*)	
		For the period from 01 April to 30 June 2026	For the period from 01 April to 30 June 2025
Ms Dang Huynh Uc My	Chairwoman	1,155,000,000	1,155,000,000
Ms Huynh Bich Ngoc	Member	450,000,000	450,000,000
Mr Tran Tan Viet	Member	540,000,000	540,000,000
Mr Tran Trong Quang Vinh	Independent member	735,000,000	735,000,000
Mr Le Quang Phuc	Independent member	750,000,000	750,000,000
TOTAL		3,630,000,000	3,630,000,000

(*) including only for the position at the Board of Director.

Details of remuneration of the Board of Managesment during the year are as follows:

VND

Name	Position	Remunerations	
		For the period from 01 Jan to 30 June 2026	For the period from 01 Jan to 30 June 2025
Mr Thai Van Chuyen	General Director	1,205,135,000	1,202,065,000
Other members		5,027,168,518	1,296,510,000
TOTAL		6,232,303,518	2,498,575,000

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet date were as follows:

Related parties	Transactions	As at 30 June 2026	As at 30 June 2025
VND			
Short-term trade accounts receivable			
Thanh Thanh Cong Investment Joint Stock Company	Sale of goods	22,653,500,004	89,633,129,107
Ben Tre Import and Export Joint Stock Company	Sale of goods	2,844,294,965	3,494,164,015
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Sale of goods	905,815,310	1,517,087,990
Thanh Thanh Cong Tourist Joint Stock Company	Sale of goods	126,925,752	74,599,425
Toan Hai Van Joint Stock Company	Sale of goods	-	331,354,822
Thanh Thanh Cong Energy Joint Stock Company	Sale of goods	4,520,000	4,520,000
Thanh Thanh Cong Industrial Zones Joint Stock Company	Sale of goods	26,315,560	32,586,000
Other related parties	Sale of goods	-	1,606,389,400
TOTAL		26,561,371,591	96,693,830,759
Short-term advances to suppliers			
Green Packaging Joint Stock Company	Purchase of materials	25,000,000,000	25,978,679,276
Thanh Thanh Cong Investment Joint Stock Company	Purchase of goods	25,175,000,000	25,175,000,000
Ben Tre Import Export Joint Stock Company	Purchase of goods	261,270,000	1,346,112,000
Thanh Thanh Cong Tourist Joint Stock Company	Purchase of goods	7,526,047,000	8,926,047,000
Gia Lai Electricity Joint Stock Company	Purchase of services	1,000,000,000	1,000,000,000
TOTAL		58,962,317,000	62,425,838,276

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) For the period from 01 April to 30 June 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet date were as follows:

<i>Related parties</i>	<i>Transactions</i>	<i>As at 30 June 2026</i>	<i>As at 30 June 2025</i>
			VND
<i>Other short-term receivables</i>			
Toan Hai Van Joint Stock Company	Interest incomes	221,917,810	-
Thanh Thanh Cong Investment Joint Stock Company	Interest incomes	7,098,855,641	27,219,408,996
Thanh Thanh Cong Tourist Joint Stock Company	Purchase of services	7,052,817,588	7,052,817,588
Ben Tre Import and Export Joint Stock Company	Purchase of goods	7,454,000	7,454,000
TOTAL		14,381,045,039	34,279,680,584
<i>Short-term advances from customers</i>			
Thanh Thanh Cong Trading Joint Stock Company	Sale of goods	1,375,887,942	3,255,113,267
Thanh Thanh Cong Energy Joint Stock Company	Sale of goods	3,000,000,000	3,000,000,000
TOTAL		4,375,887,942	6,255,113,267

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet date were as follows (continued):

<i>Related parties</i>	<i>Transactions</i>	<i>As at 30 June 2026</i>	<i>VND</i> <i>As at 30 June 2025</i>
Short-term trade payable			
Ben Tre Import and Export Joint Stock Company	Purchase of goods	11,894,042,909	6,879,536,065
Green Packaging Joint Stock Company	Purchase of materials	11,746,634,450	6,445,732,155
Thanh Thanh Cong Investment Joint Stock Company	Purchase of services	304,264,999	304,421,652
Other related parties	Purchase of goods	9,384,463,000	21,029,700
TOTAL		33,329,405,358	13,650,719,572
Other short-term payables			
Thanh Thanh Cong Energy Joint Stock Company	Sale of goods	340,000,000	1,716,708,227
TOTAL		340,000,000	1,716,708,227
Loan payable			
Thanh Thanh Cong Energy Joint Stock Company	Loan	-	400,000,000
TOTAL		-	400,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
For the period from 01 April to 30 June 2026

33. OFF BALANCE SHEETS

	30 June 2026	30 June 2025
Goods held on consignment		
Sugar finished goods (tonne)	13,780	8,243
Molasses (tonne)	6,751	6
Good sugar (tonne)	-	106
Foreign currencies		
LAK	191,898,545	172,862,877
USD	4,580,143	4,377,193
EUR	226	241

34. EVENTS AFTER THE BALANCE SHEET DATE

There is no other matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the consolidated financial statements of the Group.



Doan Thi Kieu
Preparer

30 July 2026



Dang Thi Diem Trinh
Chief Accountant



Thái Văn Chuyên
General Director

