THANG LOI COFFEE JOINT STOCK COMPANY

Reviewed interim financial statements for the 6-month period ended June 30, 2026

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REPORT OF THE EXECUTIVE BOARD

The Board of Directors of Thang Loi Coffee Joint Stock Company (hereinafter referred to as "the Company") presents its report together with the Financial Statements for the 6-month accounting period ending June 30, 2026.

1. General information

Thang Loi Coffee Joint Stock Company, formerly Thang Loi Coffee One Member Co., Ltd., was equitized under Decision 1128/QD-UBND dated April 22, 2016 of Dak Lak Provincial People's Committee. The company was officially granted a Certificate of Business Registration as a Joint Stock Company from October 9, 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak province for the first time on August 10, 2007, changed for the 7th time on July 17, 2025, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters are located at: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam.

Thang Loi Coffee Joint Stock Company traded its first session on UPCoM on June 3, 2019 with stock code CFV.

2. Members of the Board of Directors, Board of Management and Board of Supervisors

The members of the Board of Directors and the Board of Management of the Company at the date of this report include:

Board of Directors

Mr Do Hoang Phuc	Chairman of the Board of Directors
Mr Pham Xuan Thu	Vice Chairman of the Board of Directors
Mr Do Hoang Phuong	Member
Ms Dang Thi Huyen	Member
Ms Pham Thi Linh	Member

Board of Management

Ms Hoang Thi Thu Ha	Deputy General Manager	
Mr Doan Dinh Hong	Deputy General Manager	Dismissal date: August 1, 2026
Mr Nguyen Xuan Huy	Deputy General Manager	Appointment date: July 1, 2026

Board of Supervisors

Mr Pham Dinh Do	Prefect
Ms Le Dang Uyen Dan	Member
Ms Nguyen Thi Thuy Hang	Member

Legal representative

The legal representative of the Company during the accounting period and up to the time of this report is Mr. Do Hoang Phuc - Chairman of the Board of Directors (born July 3, 1957; Kinh ethnicity, Vietnamese nationality; citizen identification number 037057001333 issued by the Department of Registration and Management of Residence and National Population Data on June 28, 2022; permanent address: 12 Trinh Tu Street, Kim Da Quarter, Ninh Khanh Ward, Ninh Binh Province, Vietnam).

3. Business situation assessment

The Company's results of operations for the 6-month accounting period ending June 30, 2026 and its financial position for the same period are set out in the attached Financial Statements.

4. Events occurring after the Financial situation Report date

There have been no significant events occurring since the Financial situation Report date that require adjustment to or disclosure in the notes to the Financial Statements.

REPORT OF THE EXECUTIVE BOARD

5. Auditor

AFC Vietnam Auditing Company Limited - Northern Branch is appointed to review the Financial Statements for the 6-month accounting period ending June 30, 2026 of the Company.

6. Disclosure of the Board of Directors' responsibility for the Financial situation Report

The Board of Directors is responsible for preparing the Financial Statements to give a true and fair view of the financial position, results of operations and cash flows of the Company during the accounting period. In preparing these Financial Statements, the Board of Directors must:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Clearly state whether the accounting standards applied to the Company have been complied with or not and all material deviations have been presented and explained in the Financial Statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Establish and implement an effective internal control system to limit the risk of material misstatements due to fraud or error in the preparation and presentation of financial statements.

The Board of Directors is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position and performance of the Company and that the accounting records comply with the applicable accounting system. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Directors confirms that it has complied with the above requirements in preparing the Financial Statements.

7. Approve Financial situation Reports

The Board of Directors approved the attached Financial Statements. The Financial Statements have fairly and fairly reflected the financial position of the Company as at June 30, 2026, as well as the results of its operations and cash flows for the accounting period ended on the same day, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and legal regulations related to the preparation and presentation of Financial Statements.

On behalf of the Board of Directors

M.S.D.N: 6000182456-C.T.C.P
CÔNG TY
CỔ PHẦN CÀ PHÊ
THẮNG LỢI
X.EA KNUẾC - T.ĐẮK LẮK

Do Hoang Phuc
Chairman of the Board of Directors

Dak Lak, August 07, 2026

Công ty TNHH Kiểm Toán AFC Việt Nam
AFC Vietnam Auditing Co., Ltd.
Thành viên tập đoàn PKF Quốc tế
Member firm of PKF International

PKF

No.: 055/2026/BCSX-PB.00333

REVIEW REPORT
INTERNAL FINANCIAL INFORMATION

Dear: Shareholders, Board of Directors, General Director and Board of Supervisors
Thang Loi Coffee Joint Stock Company

We have reviewed the accompanying interim financial statements of Thang Loi Coffee Joint Stock Company (the "Company"), prepared on August 07, 2026, from page 05 to page 38, including: Interim Financial situation Report as at June 30, 2026, Interim income statement, Interim cash flow statement for the 6-month period ended June 30, 2026 and Notes to the interim financial statements.

Responsibilities of the Board of Directors

The Board of Directors of the Company is responsible for the preparation and fair presentation of the Company's financial statements in accordance with Vietnamese accounting standards, the Vietnamese enterprise accounting system and legal regulations related to the preparation and presentation of financial statements and is responsible for internal control that the Board of Directors determines is necessary to ensure the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of interim financial information performed by the Company's independent auditor.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for making exception conclusion

As of June 30, 2026, the Company has not yet settled the equitization costs and determined the value of the state capital to be transferred to the Joint Stock Company due to the remaining financial problems. The Company has sent Official Dispatch No. 733/CV-TL dated December 1, 2020 to the Dak Lak Provincial People's Committee, the Dak Lak Department of Finance and the Steering Committee for Equitization of Thang Loi Coffee One Member Co., Ltd, accordingly, the settlement of the equitization cost of VND 1,089,000,000 is submitted, and at the same time, it is recommended to handle the deduction of some receivables of the contracted households, the negative amount of the welfare reward fund, the missing assets awaiting settlement, which is the remaining value of the fixed assets of the coffee garden that were arbitrarily cut down by the households, and the unfinished production and business costs in 2018 that did not collect the output according to the contract into the value payable to the State. As of June 30, 2026, the value of the remaining deductions is VND 9,995,305,332.

Depending on the decision of the Authority, the figures presented in the financial statements may be changed when an official decision is made.

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Conclusion except

Based on our review, except for the matter described in the "Basis for Qualified Conclusion" paragraph, nothing has come to our attention that causes us to believe that the interim financial statements do not present fairly, in all material respects, the financial position of Thang Loi Coffee Joint Stock Company as at June 30, 2026, and its financial performance and its cash flows for the six-month period ended June 30, 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese (corporate) accounting system and the relevant statutory requirements applicable to interim Financial situation Reporting.

Issues to be emphasized

As presented in note 9.1, at the time of issuance of this audit report, the comparative figures are as follows:

Thang Loi Coffee Joint Stock Company has not yet been approved for the value of the state capital at the time of official conversion to a joint stock company. Therefore, the financial statements for the 6-month accounting period ending June 30, 2026 of the Company may change when there is an official approval decision. Our exceptional conclusion is not relevant to this issue.

Other problems

The six-month accounting period of 2026 marks the first time the Company has applied the Corporate Accounting System under Circular No. 99/2025/TT-BTC dated October 27, 2025, replacing Circular No. 200/2014/TT-BTC dated December 22, 2014. Accordingly, several items on the Financial Statements have been reclassified, renamed, or had their codes changed according to the new regulations. The data in the "01/01/2026" column and the "From 01/01/2025 to 30/06/2025" column on the Financial Statements have been presented again according to the new classification and naming conventions of Circular No. 99/2025/TT-BTC. These changes do not affect the Company's total assets, total liabilities, equity, and after-tax profit.

M.S.C.N: 0300448995-004 - T.T.N.H
CÔNG TY TRÁCH NHIỆM HỮU HẠN KIỂM TOÁN AFC VIỆT NAM CHI NHÁNH PHÍA BẮC
Q. CẦU GIẤY - T.P HÀ NỘI

NGUYEN XUAN HUNG

Branch Deputy Director
Authorized person
Certificate of Auditing Practice
No.: 5701-2023-009-1
AFC VIETNAM AUDITING COMPANY LIMITED
Hanoi, Vietnam
August 07, 2026

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

INTERIM FINANCIAL SITUATION REPORT

As of June 30, 2026 **Form B01a - DN**

ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
A/ CURRENT ASSETS	**100**		**288,729,294,503**	**260,968,852,175**
I/ Cash and cash equivalents	**110**	**5.1**	**12,986,339,840**	**6,573,355,200**
. Cash	111		12,986,339,840	1,573,355,200
. Cash equivalents	112		-	5,000,000,000
II/ Short-term financial investments	**120**	**5.2**	**91,320,000,000**	**91,320,000,000**
. Short-term investments held until maturity	123		91,320,000,000	91,320,000,000
III/ Short-term receivables	**130**		**30,271,902,949**	**52,476,554,050**
. Short-term trade receivables	131	5.3	5,943,398,582	32,949,062,947
. Short-term advances to suppliers	132	5.4	362,684,842	415,458,092
. Other short-term receivables	135	5.5	34,233,299,930	29,272,449,863
. Provision for short-term doubtful debts	136	5.6	(10,278,617,032)	(10,171,553,479)
. Deficit assets awaiting resolution	137		11,136,627	11,136,627
IV/ Inventories	**140**	**5.7**	**148,258,934,247**	**103,710,292,546**
. Inventories	141		158,114,711,850	103,710,292,546
. Provision for decline in value of inventories	142		(9,855,777,603)	-
V/ Short-term biological assets	**150**		**-**	**-**
VI/ Other current assets	**160**		**5,892,117,467**	**6,888,650,379**
. Short-term prepaid expenses	161	5.8	161,651,018	328,840,080
. Deductible VAT	162		5,730,466,449	6,559,810,299
B/ NON-CURRENT ASSETS	**200**		**83,869,164,743**	**86,855,297,990**
I/ Long-term receivables	**210**		**-**	**-**
II/ Fixed assets	**220**		**62,336,447,557**	**53,801,703,315**
. Tangible fixed assets	221	5.9	62,256,447,573	53,681,703,329
- Cost	*222*		*186,609,334,879*	*176,147,408,102*
- Accumulated depreciation	*223*		*(124,352,887,306)*	*(122,465,704,773)*
. Intangible fixed assets	227	5.10	79,999,984	119,999,986
- Cost	*228*		*454,360,000*	*454,360,000*
- Accumulated depreciation	*229*		*(374,360,016)*	*(334,360,014)*
III/ Long-term biological assets	**230**		**12,670,888,290**	**23,906,703,998**
IV/ Investment property	**240**	**5.11**	**9,753,774,342**	**10,470,288,228**
- Cost	241		31,556,798,566	31,556,798,566
- Accumulated depreciation	242		(21,803,024,224)	(21,086,510,338)
V/ Long-term assets in progress	**250**		**2,917,113,948**	**13,436,415,770**
. Construction in progress	252	5.12	2,917,113,948	13,436,415,770
VI/ Long-term financial investments	**260**		**-**	**-**
VII/ Other Long-term assets	**270**		**8,861,828,896**	**9,146,890,677**
. Long-term prepaid expenses	271	5.8	8,861,828,896	9,146,890,677
TOTAL ASSETS	**280**		**372,598,459,246**	**347,824,150,165**

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

INTERIM FINANCIAL SITUATION REPORT

As of June 30, 2026 **Form B01a - DN**

EQUITY	Code	Note	30/06/2026 VND	01/01/2026 VND
C/ LIABILITIES	**300**		**179,379,713,558**	**144,584,024,995**
I/ Current liabilities	**310**		**162,423,143,558**	**126,067,781,995**
. Short-term trade payables	311	5.13	487,456,352	6,423,342,204
. Short-term advances from customers	312	5.14	49,676,000	315,550
. Dividends and profits payable	313	5.15	12,650,000,000	-
. Short-term taxes and other payables to the State	314	5.16	3,164,563,662	8,987,458,313
. Payables to employees	315		578,367,417	1,349,140,302
. Short-term accrued expenses	316	5.17	609,119,718	502,447,553
. Short-term deferred revenue	319	5.18	3,174,783,552	-
. Other short-term payables	320	5.19	12,688,533,926	11,781,533,436
. Short-term borrowings and finance lease lia	321	5.20	130,572,607,091	98,575,508,797
. Bonus and welfare fund	323		(1,551,964,160)	(1,551,964,160)
II/ Long-term liabilities	**330**		**16,956,570,000**	**18,516,243,000**
. Other long-term payables	338	5.19	1,275,000,000	2,125,475,000
. Long-term borrowings and finance lease lia	339	5.20	15,681,570,000	16,390,768,000
D/ OWNER'S EQUITY	**400**	**5.21**	**193,218,745,688**	**203,240,125,170**
. Owner's contributed capital	411		126,500,000,000	126,500,000,000
- Voting common shares	*411a*		*126,500,000,000*	*126,500,000,000*
. Investment and development fund	418		59,413,744,504	59,413,744,504
. Undistributed post-tax profit	420		7,305,001,184	17,326,380,666
- Accumulated undistributed post-tax profit up to the end of last period	*420a*		*4,676,380,666*	-
- Undistributed post-tax profit of this period	*420b*		*2,628,620,518*	*17,326,380,666*
TOTAL EQUITY	**440**		**372,598,459,246**	**347,824,150,165**

M.S.D.N: 6000182456-C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
X.EA KNUEC-T.ĐẮK LẮK

Do Hoang Phuc	**Nguyen Thi Quynh Nhu**	**Nguyen Thi Quynh Nhu**
Chairman of the Board of Directors	**Chief accountant**	**Report maker**
Dak Lak, August 07, 2026		

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

INTERIM BUSINESS PERFORMANCE REPORT

For the 6-month accounting period ending June 30, 2026 **Form B02a - DN**

	Item	Code	Note	From January 1, 2026 to June 30, 2026 VND	From January 1, 2025 to June 30, 2025 VND
1.	**Revenue from sales and provision of services**	**01**	**6.1**	**256,790,007,013**	**281,619,188,468**
2.	Revenue deductions	02		-	-
3.	**Net revenue from sales and provision of services**	**10**		**256,790,007,013**	**281,619,188,468**
4.	Cost of goods sold	11	6.2	243,059,951,644	263,934,957,856
5.	**Gross profit from sales and provision of services**	**20**		**13,730,055,369**	**17,684,230,612**
6.	Gain/loss from sale or disposal of investment property	21		-	-
7.	Financial income	22	6.3	6,377,688,962	5,341,840,141
8.	Financial expenses	23	6.4	7,622,083,524	8,957,875,487
	In which: Interest expenses	*24*		*4,363,685,628*	*3,455,465,263*
9.	Selling expenses	25	6.5	4,157,406,044	4,251,147,025
10.	General and administrative expenses	26	6.6	5,582,754,868	4,380,547,602
11.	**Net operating profit**	30		**2,745,499,895**	**5,436,500,639**
12.	Other income	31	6.7	1,145,600,912	1,797,712,216
13.	Other expenses	32	6.8	634,329,887	5,726,919,213
14.	**Other profit/loss**	**40**		**511,271,025**	**(3,929,206,997)**
15.	**Total accounting profit before tax**	**50**		**3,256,770,920**	**1,507,293,642**
16.	Current corporate income tax expense	51	6.9	628,150,402	343,143,635
17.	Deferred corporate income tax expense	52		-	-
18.	**Profit after corporate income tax nghiệp**	**60**		**2,628,620,518**	**1,164,150,007**
19.	Basic earnings per share	70	6.10	208	92
20.	Diluted earnings per share	71	6.11	208	92

M.S.D.N: 6000182456-C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
X.EA KNUEC - T.ĐẮK LẮK

Do Hoang Phuc **Chairman of the Board of Directors** *Dak Lak, August 07, 2026*	**Nguyen Thi Quynh Nhu** **Chief accountant**	**Nguyen Thi Quynh Nhu** **Report maker**

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

INTERIM CASH FLOW STATEMENT

(By direct method) **Form B03a - DN**
For the 6-month accounting period ending June 30, 2026

	Item	Code	From January 1, 2026 to June 30, 2026 VND	From January 1, 2025 to June 30, 2025 VND
I/	**Cash flows from operating activities**			
1.	Cash received from sales, provision of services and other revenue	01	280,937,074,843	241,799,680,842
2.	Cash paid to suppliers of goods and services	02	(286,645,600,156)	(282,788,374,809)
3.	Cash paid to employees	03	(4,150,821,342)	(2,702,483,738)
4.	Interest paid	04	(4,048,103,145)	(3,491,503,526)
6.	Other cash receipts from operating activities	06	8,113,659,430	7,185,642,152
7.	Other cash payments for operating activities	07	(13,335,529,626)	(15,888,981,954)
	Net cash flows from operating activities	**20**	**(23,904,557,169)**	**(64,363,577,524)**
II/	**Cash flows from investing activities**			
1.	Cash paid for purchase and construction of fixed assets and other long-term assets	21	(1,393,396,088)	(4,428,166,717)
2.	Cash received from disposal of fixed assets and other long-term assets	22	242,137,273	-
3.	Cash paid for loans and purchase of debt instruments of other entities	23	(6,000,000,000)	(8,600,000,000)
4.	Cash received from loan recovery and sale of debt instruments of other entities	24	6,000,000,000	60,500,000,000
5.	Cash received from interest, dividends and distributed profits	27	88,229,542	1,242,933,703
	Net cash flows from investing activities	**30**	**(1,063,029,273)**	**48,714,766,986**
III/	**Cash flows from financing activities**			
1.	Cash received from borrowings	33	283,379,429,828	303,479,843,330
2.	Cash paid for principal repayment	34	(252,091,529,535)	(293,761,381,968)
	Net cash flows from financing activities	**40**	**31,287,900,293**	**9,718,461,362**
	Net cash flow during the period	**50**	**6,320,313,851**	**(5,930,349,176)**
	Cash and cash equivalents at the beginning of the period	**60**	**6,573,355,200**	**6,542,852,783**
	Effect of foreign exchange rate changes	61	92,670,789	89,566
	Cash and cash equivalents at the end of the period	**70**	**12,986,339,840**	**612,593,173**

CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI

Do Hoang Phuc	**Nguyen Thi Quynh Nhu**	**Nguyen Thi Quynh Nhu**
Chairman of the Board of Directors	**Chief accountant**	**Report maker**

Dak Lak, August 07, 2026

INTERIM NOTES TO FINANCIAL STATEMENTS

For the 6-month accounting period ending June 30, 2026 **Form B09a - DN**

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

1. OPERATION CHARACTERISTICS

1.1 Form of capital ownership

Thang Loi Coffee Joint Stock Company, formerly Thang Loi Coffee One Member Co., Ltd., was equitized under Decision 1128/QD-UBND dated April 22, 2016 of Dak Lak Provincial People's Committee. The company was officially granted a Certificate of Business Registration as a Joint Stock Company from October 9, 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak province for the first time on August 10, 2007, changed for the 7th time on July 17, 2025, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters are located at: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam.

1.2 Business areas

The Company's business fields are planting, exploiting and processing coffee.

1.3 Business lines

According to Business Registration Certificate No. 6000182456 first issued by the Department of Planning and Investment of Dak Lak province on August 10, 2007, the 7th time on July 17, 2025, the Company's main business activities include:
- Growing coffee trees;
- Processing, trading and exporting coffee beans;
- Processing, trading and exporting coffee powder;
- Buying and selling machinery, materials and equipment for industry and agriculture;
- Tourism services, office, factory and warehouse rental;
- Buying and selling construction materials, buying and selling gasoline and related products./.

1.4 Normal production and business cycle

The Company's normal production and business cycle does not exceed 12 months.

1.5 Characteristics of the Company's operations during the accounting period that affect the Financial Statements

During the 6-month accounting period ending June 30, 2026, there are no activities that have a significant impact on the indicators on the Company's Financial Statements.

1.6 Corporate structure

As of June 30, 2026, the Company has one business office, Hanoi Business Location - Thang Loi Coffee Joint Stock Company, business location at No. 28+30, Lane 172, Lac Long Quan Street, Buoi Ward, Hanoi City.

2. FISCAL YEAR, CURRENCY USED IN ACCOUNTING

2.1 Fiscal year

The Company's fiscal year begins on January 1 and ends on December 31 of each year..

2.2 Currency used in accounting

The currency used in accounting is Vietnamese Dong (VND) because revenue and expenditure are mainly made in VND.

3. ACCOUNTING STANDARDS AND REGIMES APPLIED

3.1 Applicable accounting standards and regimes

The company applies Vietnamese accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 ("Circular 99"), and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

3.2 Statement on compliance with Accounting Standards and Accounting Regime

The Board of Directors assures that it has complied with the requirements of accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 ("Circular 99"), as well as the circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation of financial statements.

4. ACCOUNTING POLICIES APPLIED

4.1 Basis for preparing Financial Statements

Financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

4.2 Types of exchange rates applied in accounting

Transactions in foreign currencies are translated at the exchange rate on the date of the transaction. The balance of foreign currency monetary items at the end of the financial year is translated at the exchange rate on that date.

Exchange rate differences arising during the year from foreign currency transactions are recorded in financial income or financial expenses. Exchange rate differences arising from revaluation of foreign currency monetary items at the end of the financial year after offsetting the increase and decrease are recorded in financial income or financial expenses.

4.3 Cash and cash equivalents

Cash includes cash on hand, demand deposits in banks, and cash in transit. Cash equivalents are short-term investments with a recovery period of no more than 3 months from the date of investment (from the date of purchase to the maturity date), which are easily convertible into a defined amount of cash and do not pose significant risk in converting to cash at the time of reporting. Cash and cash equivalents with restricted use are not presented under this item but are presented under "Other short-term assets" or "Other long-term assets" depending on the duration of the restriction.

4.4 Financial investments

Held to maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer must redeem at a certain time in the future, and loans held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and any costs associated with the transaction. After initial recognition, these investments are recognized at their recoverable amount. Interest income from investments held to maturity after the acquisition date is recognized in the Statement of Business Operations on an accrual basis. Interest earned before the Company holds is deducted from the cost at the acquisition date.

When there is strong evidence that part or all of an investment may not be recovered and the amount of loss can be reliably determined, the loss is recorded in financial expenses in the year and the investment value is directly deducted.

4.5 Accounts Receivable

Receivables are presented at carrying amount less allowance for doubtful debts.

Receivables from customers, advances to suppliers, internal receivables and other receivables at the reporting date, if:

- With a recovery or payment period of less than 1 year (or within a business production cycle) are classified as Short-term Assets;
- With a recovery or payment period of more than 1 year (or within a business production cycle) are classified as Long-term Assets.

Provision for bad debts

The provision for doubtful debts represents the estimated loss value of receivables that are likely to be non-collectible by customers for receivables at the time of preparing the Financial Statements.

Provisions for doubtful receivables are established for each doubtful receivable based on the age of the overdue debt or the projected potential loss.

For overdue accounts receivable, the following guidelines from the Ministry of Finance's tax and accounting regulations apply:
+ 30% of the value for accounts receivable overdue from more than 6 months to less than 1 year.
+ 50% of the value for accounts receivable overdue from 1 year to less than 2 years.
+ 70% of the value for accounts receivable overdue from 2 years to less than 3 years.
+ 100% of the value for accounts receivable overdue for 3 years or more.

Increases and decreases in the balance of the provision for doubtful debts that must be set up at the end of the fiscal year are recorded in business administration expenses.

4.6 Inventory

Inventories are stated at cost. Where the net realizable value is lower than cost, the net realizable value should be stated at the net realizable value. The cost of inventories comprises direct materials, direct labour and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution.

Net realizable value is the estimated selling price of the inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories are valued using the weighted average method and accounted for using the perpetual inventory method.

Provision for inventory devaluation is established for each inventory item whose original cost is greater than its net realizable value. For unfinished services, provision for devaluation is calculated for each type of service with a separate price. Increases and decreases in the balance of provision for devaluation of inventory that must be established at the end of the fiscal year are recorded in cost of goods sold.

4.7 Prepaid expenses

Short-term prepaid expenses are expenses allocated within 12 months including operating expenses awaiting allocation corresponding to revenue in the year.
Long-term prepaid expenses include actual expenses that have been incurred but are related to the business performance of many accounting periods. The Company's prepaid expenses include the following expenses:

Tools and equipment
Tools and equipment already put into use are allocated to expenses using the straight-line method with an allocation period of no more than 03 years.

Industrial Park Land Rental Costs
The Nam Tan Uyen Industrial Park land rental costs are allocated over the land lease period of 518 months, equivalent to approximately 43 years.

Other prepaid expenses
Other prepaid expenses include asset repair costs, insurance costs, and other costs allocated for no more than 03 years.

4.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the asset is ready for use. Expenses incurred after initial recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will increase future economic benefits from the use of the asset. Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognized as income or expense in the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The years of various types of tangible fixed assets are as follows:

Type of fixed asset	Years
Houses, buildings	10 - 25
Machinery and equipment	10 - 20
Means of transport, transmission	10
Management equipment and tools	03 - 10
Perennial garden	20

4.9 Cost of unfinished basic construction

Construction in progress reflects costs directly related (including related interest expenses in accordance with the Company's accounting policies) to assets under construction, machinery and equipment being installed for production, leasing and management purposes as well as costs related to repairs of fixed assets in progress. These assets are recorded at original cost and are not depreciated.

4.10 Liabilities and accrued expenses

Payables to suppliers, internal payables, other payables, loans at the reporting time, if:

- Have a payment term of less than 1 year or within a business production cycle are classified as short-term debt.

- Have a payment term of more than 1 year or over a business production cycle are classified as long-term debt.

Payable expenses include actual expenses that have not yet occurred but have been deducted in advance from production and business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

4.11 Equity

Owner's Equity

Owner's equity is recorded at the actual amount contributed.

Development Investment Fund

The Development Investment Fund is set aside from after-tax profits as prescribed in the Company's charter.

4.12 Profit Distribution

Undistributed profits are profits from the Company's business activities after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustments of material errors from previous years.

Undistributed profits are distributed according to the Resolution of the General Meeting of Shareholders after offsetting accumulated losses (if any).

4.13 Revenue and income recognition

Revenue from the sale of goods and finished products

Revenue from the sale of goods and finished products is recognized when the Company fulfills its contractual obligations by transferring control of the goods and finished products to the customer, and all of the following conditions are met:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Service revenue

Revenue from providing services is recognized when the Company fulfills its contractual obligations and all of the following conditions are met:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the entity.

- The stage of completion of the transaction at the end of the financial year can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest

Interest is recognized on an accrual basis, determined on the deposit account balance and the actual interest rate for each period.

4.14 Borrowing costs

Borrowing costs include interest and other costs incurred in connection with borrowing.

Borrowing costs are recognized as expenses when incurred. Where borrowing costs are directly related to the construction or production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for its intended use or sale, these borrowing costs are capitalized. For loans specifically used to build fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Income from temporary investment of loans is recorded as a reduction in the original cost of the related assets.

For long-term loans used for basic construction investment purposes, capitalized borrowing costs are determined based on the average loan ratio for rubber tree care activities and the average loan ratio for rubber tree care activities.

4.15 Corporate income tax

Corporate income tax expense includes current corporate income tax and deferred corporate income tax.

Current income tax

Current income tax is the tax that is calculated on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

4.16 Related Parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering a related party relationship, attention is paid more to the substance of the relationship than to the legal form.

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM FINANCIAL SITUATION REPORT

5.1 Cash and cash equivalents

	30/06/2026 VND	01/01/2026 VND
Cash	173,869,012	229,856,521
Demand deposit	12,812,470,828	1,343,498,679
VND deposits	*548,435,681*	*1,320,947,065*
Foreign currency deposits	*12,264,035,147*	*22,551,614*
Cash equivalents	-	5,000,000,000
- Time deposits must have a term of no more than 3 months	-	*5,000,000,000*
Total	**12,986,339,840**	**6,573,355,200**

Details of foreign currency balances as at June 30, 2026:

	30/06/2026	01/01/2026
Demand deposit - USD	466,519.12	866.39

5.2 Financial investments

	30/06/2026			01/01/2026		
	Original price VND	Recoverable value VND	Reserve value VND	Original price VND	Recoverable value VND	Reserve value VND
Short term investment	***91,320,000,000***	***91,320,000,000***	-	***91,320,000,000***	***91,320,000,000***	-
held until maturity - Time deposit (i)	91,320,000,000	91,320,000,000	-	91,320,000,000	91,320,000,000	-
Total	**91,320,000,000**	**91,320,000,000**	-	**91,320,000,000**	**91,320,000,000**	-

(i) Term deposits with terms of 6 months and 12 months at banks with values as of June 30, 2026 are as follows:

- Short-term deposits at Vietnam Foreign Trade Commercial Bank (Vietcombank) Dak Lak Branch with a total balance as of June 30, 2026 of VND 28,820,000,000, interest rates ranging from 4.6%/year to 5.5%/year.

- Short-term deposits at Saigon - Hanoi Commercial Joint Stock Bank (Vietcombank) Dak Lak Branch with a total balance as of December 31, 2025 of VND 3,000,000,000, interest rates ranging from 4.7%/year to 5.8%/year.

- Short-term deposits at Tien Phong Commercial Joint Stock Bank (Vietcombank) Dak Lak Branch with a total balance as of December 31, 2025 of VND 12,200,000,000, interest rate of 6.2%/year.

- Short-term deposits at Military Commercial Joint Stock Bank, Dak Lak Branch, with a total balance as of December 31, 2025, of VND 24,200,000,000, interest rates ranging from 4.8%/year to 6.5%/year.

- Short-term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade, Dak Lak Branch, with a total balance as of December 31, 2025, of VND 23,100,000,000, interest rates ranging from 4.2%/year to 5.8%/year.

5.3 Short-term customer receivables

	30/06/2026		01/01/2026	
	Book value *VND*	Reserve value *VND*	Book value *VND*	Reserve value *VND*
Receivable from related parties	-	-	-	-
Receivable from other customers	**5,943,398,582**	**-**	**32,949,062,947**	**-**
MARUBENI CORPOPATION	1,743,128,582	-	32,534,169,120	-
Vuong Thuong Trading Private Enterprise	273,414,320	-	235,049,066	-
SOJITZ FOODS CORPORATION	3,784,392,563	-	-	-
Other customers	142,463,117	-	179,844,761	-
Total	**5,943,398,582**	**-**	**32,949,062,947**	**-**

5.4 Short-term prepayments to sellers

	30/06/2026		01/01/2026	
	Book value *VND*	Reserve value *VND*	Book value *VND*	Reserve value *VND*
Prepayment to related parties				
Prepay other customers	**362,684,842**	**(177,308,092)**	**415,458,092**	**-**
An Phuc Construction and Surveying Co,.Ltd	177,308,092	(177,308,092)	177,308,092	-
TIN THANH PRODUCTION AND SERVICE TRADING Co,.Ltd	156,750,000	-	156,750,000	-
Other subjects	28,626,750	-	81,400,000	-
Total	**362,684,842**	**(177,308,092)**	**415,458,092**	**-**

5.5 Other short-term receivables

INTERIM NOTES TO FINANCIAL STATEMENTS

	30/06/2026		01/01/2026	
	Book value	Reserve value	Book value	Reserve value
	VND	*VND*	*VND*	*VND*
Other subjects must be collected				
Interest payable on provisional	2,872,806,303	-	1,090,954,520	-
Advance payments for	516,520,000	-	-	-
Other receivables	28,836,912,447	(10,101,308,940)	26,143,277,433	(10,171,553,479)
- Land lease fees payable by households before privatization	*7,047,313,363*	*(6,354,997,711)*	*7,079,606,979*	*(6,387,291,327)*
- Land lease fees payable by households in 2026 (i)	*3,020,715,268*	-	-	-
- Land lease fees payable by households in 2025 (i)	*3,373,027,788*	-	*3,462,630,994*	-
- Land lease fees payable by households in 2024 (i)	*3,216,831,868*	-	*3,269,461,154*	-
- Land lease fees payable by households in 2020 to 2023 (i)	*11,282,774,967*	*(3,746,311,229)*	*11,435,325,113*	*(3,784,262,152)*
- Fertilizer costs that contracted households must pay (i)	*524,518,000*	-	*524,518,000*	-
- Replanting loan (i)	*175,000,000*	-	*175,000,000*	-
- Social insurance contributions must be collected from workers	*196,731,193*	-	*196,735,193*	-
- Other receivables	*2,007,061,180*	-	*2,038,217,910*	-
Total	**34,233,299,930**	**(10,101,308,940)**	**29,272,449,863**	**(10,171,553,479)**

The land rent of associated households and contracted households must be paid according to the rate and the amount of fertilizer sold from previous years has not been verified because these households have not received the verification letters and have not cooperated in repaying the debts to the Company. Currently, the Company is proposing the Dak Lak Provincial People's Committee and the Equitization Steering Committee to allow the deduction of this debt from the value of the state capital at the time of conversion to a joint stock company on October 8, 2019.

5.6 Provision for doubtful receivables

5.6.1 Tracking difficult-to-collect accounts receivable

Short-term receivables that are difficult to collect	30/06/2026 Overdue	30/06/2026 Original price	30/06/2026 Recoverable value	01/01/2026 Overdue	01/01/2026 Original price	01/01/2026 Recoverable value
	VND	VND		VND	VND	
Other overdue receivables		**18,330,088,330**	**8,228,779,390**		**18,514,932,092**	**8,343,378,613**
Land lease fees payable by contracted households and affiliated households (before 2020)	>3 years	7,047,313,363	692,315,652	>3 years	7,079,606,979	692,315,652
Land rent payable by contracted households and affiliated households (2020)	>3 years	1,608,311,703	6,401,168	>3 years	1,615,164,280	6,401,168
Land rent payable by contracted households and affiliated households (2021)	>3 years	3,284,040,683	2,718,216,839	>2 years	3,331,982,595	2,759,434,508
Land rent payable by contracted households and affiliated households (2022)	>3 years	3,183,989,422	2,502,255,658	>2 years	3,231,831,933	2,543,373,926
Land rent payable by contracted households and affiliated households (2023)	>2 years	3,206,433,159	2,309,590,073	>1 years	3,256,346,305	2,341,853,359
Overdue prepayment to the seller		**177,308,092**	**-**		**177,308,092**	**177,308,092**
An Phuc Construction and Surveying Co,.Ltd	> 3 years	177,308,092	-	> 3 years	177,308,092	177,308,092
Total	**-**	**18,507,396,422**	**8,228,779,390**		**18,692,240,184**	**8,520,686,705**

5.6.2 The situation of fluctuations in provisions for receivables and bad loans is as follows:

	Accounts receivable, short-term loans	Accounts receivable, long-term loans	Total
	VND	VND	VND
As of 01/01/2026	(10,171,553,479)	-	(10,171,553,479)
Additional provision for reserves	(177,308,092)	-	(177,308,092)
Reversal of provisions	70,244,539	-	70,244,539
As of 30/06/2026	**(10,278,617,032)**	**-**	**(10,278,617,032)**

5.7 Inventory

	30/06/2026		01/01/2026	
	Original price	Preventive	Original price	Preventive
	VND	*VND*	*VND*	*VND*
Inventory	**158,114,711,850**	**(9,855,777,603)**	**103,710,292,546**	**-**
Raw materials	1,916,198,456	-	1,720,270,876	-
Tools and equipment	461,694,689	-	719,652,517	-
Work-in-progress production and business costs (i)	21,591,596,790	-	19,640,992,674	-
Product	289,214,473	-	370,601,105	-
Goods	133,856,007,442	(9,855,777,603)	81,258,775,374	-
Total	**158,114,711,850**	**(9,855,777,603)**	**103,710,292,546**	**-**

(i) As of June 30, 2026, the cost of unfinished production and business includes the production cost from 2018 to the end of June 2026 with a value of VND 15,752,848,158 corresponding to the annual output from 2018 to the end of June 2026 that is still receivable from the contracted households. Regarding the unfinished business production costs from 2018, the Board of Directors of the Company assesses that it is very difficult to fully recover and there is a potential risk of an outstanding cost that is difficult to recover.

5.8 Short-term and long-term prepaid expenses

5.8.1 Short-term prepaid expenses

	30/06/2026	01/01/2026
	VND	*VND*
Tools and equipment issued for use, awaiting allocation	161,651,018	328,840,080
Total	**161,651,018**	**328,840,080**

5.8.2 Long-term prepaid expenses

	30/06/2026	01/01/2026
	VND	*VND*
Tools and equipment awaiting allocation	144,517,201	128,430,843
Repair costs	63,771,576	206,095,431
Land lease costs for Nam Tan Uyen Industrial Park (i)	8,653,540,119	8,812,364,403
Total	**8,861,828,896**	**9,146,890,677**

(i) Warehouse rental cost of the Company at Nam Tan Uyen Industrial Park from the end of 2019, rental area is 15,000 m2, rental period is 35 years.

5.9 Increase or decrease in tangible fixed assets

	Houses, buildings	Machinery, equipment	Transportation and transmission	Management equipment and tools	Perennial garden	Total
	VND	VND	VND	VND	VND	VND
ORIGINAL PRICE						
Balance at 01/01/2026	**66,862,593,663**	**42,586,181,413**	**3,274,602,292**	**130,387,273**	**63,293,643,461**	**176,147,408,102**
Increase during the year	11,415,702,169	-	-	-	496,995,741	11,912,697,910
Liquidation, sale	-	(1,450,771,133)	-	-	-	(1,450,771,133)
Balance at 30/06/2026	**78,278,295,832**	**41,135,410,280**	**3,274,602,292**	**130,387,273**	**63,790,639,202**	**186,609,334,879**
DEPRECIATION VALUE						
Balance at 01/01/2026	**47,692,341,171**	**22,645,427,893**	**2,836,858,290**	**130,387,273**	**49,160,690,146**	**122,465,704,773**
Depreciation during the year	1,091,106,797	1,056,387,361	56,514,072	-	1,052,547,610	3,256,555,840
Liquidation, sale	-	(1,369,373,307)	-	-	-	(1,369,373,307)
Balance at 30/06/2026	**48,783,447,968**	**22,332,441,947**	**2,893,372,362**	**130,387,273**	**50,213,237,756**	**124,352,887,306**
REMAINING VALUE						
Balance at 01/01/2026	**19,170,252,492**	**19,940,753,520**	**437,744,002**	**-**	**14,132,953,315**	**53,681,703,329**
Balance at 30/06/2026	**29,494,847,864**	**18,802,968,333**	**381,229,930**	**-**	**13,577,401,446**	**62,256,447,573**
The original cost of tangible fixed assets that have been fully depreciated but are still in use:						
Balance at 01/01/2026	**35,509,668,509**	**13,516,221,703**	**2,156,970,557**	**130,387,273**	**18,941,749,636**	**70,254,997,678**
Balance at 30/06/2026	**35,509,668,509**	**12,265,450,570**	**2,156,970,557**	**130,387,273**	**39,625,975,228**	**89,688,452,137**

5.10 Increase or decrease in intangible fixed assets

	Land use rights	Copyright, patent	Software program	Total
	VND	*VND*	*VND*	*VND*
ORIGINAL PRICE				
Balance at 01/01/2026	-	-	**454,360,000**	**454,360,000**
Balance at 30/06/2026	-	-	**454,360,000**	**454,360,000**
DEPRECIATION VALUE				
Balance at 01/01/2026	-	-	**334,360,014**	**334,360,014**
Depreciation during the year	-	-	40,000,002	40,000,002
Balance at 30/06/2026	-	-	**374,360,016**	**374,360,016**
REMAINING VALUE				
Balance at 01/01/2026	-	-	**119,999,986**	**119,999,986**
Balance at 30/06/2026	-	-	**79,999,984**	**79,999,984**
The original cost of intangible assets at the end of the period that have been fully depreciated but are still in use:				
Balance at 01/01/2026	-	-	**54,360,000**	**54,360,000**
Balance at 30/06/2026	-	-	**54,360,000**	**54,360,000**

5.11 Increase or decrease in investment real estate

	Houses	Infrastructure	Total
	VND	*VND*	*VND*
ORIGINAL PRICE			
Balance at 01/01/2026	**29,938,241,930**	**1,618,556,636**	**31,556,798,566**
Balance at 30/06/2026	**29,938,241,930**	**1,618,556,636**	**31,556,798,566**
DEPRECIATION VALUE			
Balance at 01/01/2026	**20,172,180,928**	**914,329,410**	**21,086,510,338**
Depreciation during the year	676,049,970	40,463,916	716,513,886
Balance at 30/06/2026	**20,848,230,898**	**954,793,326**	**21,803,024,224**
REMAINING VALUE			
Balance at 01/01/2026	**9,766,061,002**	**704,227,226**	**10,470,288,228**
Balance at 30/06/2026	**9,090,011,032**	**663,763,310**	**9,753,774,342**
The original cost of investment properties at the end of the period, after depreciation has been fully depreciated but they are still in use:			
Balance at 01/01/2026	**2,896,243,015**	-	**2,896,243,015**
Balance at 30/06/2026	**2,896,243,015**	-	**2,896,243,015**

5.12 Construction in progress costs

	01/01/2026	Expenses incurred during the year	Transfer of increase in fixed assets / Other transfers	30/06/2026
	VND	*VND*	*VND*	*VND*
Purchasing fixed assets	13,436,415,770	1,393,396,088	11,912,697,910	2,917,113,948
- Project: Warehouse and processing plant system for coffee and other agricultural products	*10,493,310,502*	*922,391,667*	*11,415,702,169*	-
- The coffee plantation was planted in 2020	*2,943,105,268*	*471,004,421*	*496,995,741*	*2,917,113,948*
Total	**13,436,415,770**	**1,393,396,088**	**11,912,697,910**	**2,917,113,948**

5.13 Short-term trade payables

	30/06/2026	01/01/2026
	Value	Value
	VND	*VND*
Requires payment to relevant parties	-	-
Other suppliers must be paid	**487,456,352**	**6,423,342,204**
THANH BINH AGRICULTURAL PRODUCTS IMPORT-EXPORT CO., LTD	237,747,000	3,000,100,450
VINA NHA TRANG MECHANICAL ENGINEERING JSC	-	1,100,000,000
Other subjects	249,709,352	2,323,241,754
Total	**487,456,352**	**6,423,342,204**

5.14 Short-term advance payment by buyer

	30/06/2026	01/01/2026
	Value	Value
	VND	*VND*
Requires payment to relevant parties	-	-
Other suppliers must be paid	**49,676,000**	**315,550**
COOLVN COMPANY LIMITED	49,500,000	-
Other subjects	176,000	315,550
Total	**49,676,000**	**315,550**

5.15 Dividends and profits must be paid

	30/06/2026	01/01/2026
	Value	Value
	VND	*VND*
People's Committee of Dak Lak Province	4,554,000,000	-
Dividends payable to other parties	8,096,000,000	-
Total	**12,650,000,000**	**-**

5.16 Taxes and other payments to the state

	Amounts Receivable 30/06/2026	Amount due 30/06/2026	Amount payable during the period	Amount actually paid during the period	Amounts Receivable 01/01/2026	Amount due 01/01/2026
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Corporate income tax	-	456,129,823	628,150,402	4,775,237,173	-	4,603,216,594
Personal income tax	-	49,437,685	146,147,671	136,616,983	-	39,906,997
Resource tax	-	-	1,102,590	1,102,590	-	-
Property tax and land rent	-	162,110,647	5,840,232,984	7,525,571,552	-	1,847,449,215
Other types of taxes	-	2,496,885,507	-	-	-	2,496,885,507
Total	**-**	**3,164,563,662**	**25,566,229,997**	**31,581,200,834**	**-**	**8,987,458,313**

5.17 Short-term payable expenses

	30/06/2026 VND	01/01/2026 VND
Interest expense payable	300,070,025	110,999,747
Salary, bonuses, and allowances	45,510,347	41,776,660
Brokerage commission fees	147,081,204	56,326,320
Other expenses	116,458,142	293,344,826
Total	**609,119,718**	**502,447,553**

5.18 Short-term deferred revenue

	30/06/2026 VND	01/01/2026 VND
Warehouse rental income received in advance	3,174,783,552	-
Total	**3,174,783,552**	**-**

5.19 Other short-term and long-term payables
5.19.1 Other short-term payables

	30/06/2026 Value VND	01/01/2026 Value VND
Requires payment to relevant parties	**-**	**-**
Other parties must be paid	**12,688,533,926**	**11,781,533,436**
Trade union funds	137,003,764	137,003,764
Social insurance	83,662,665	83,662,662
Health insurance	5,086,831	5,086,828
It must be returned to the privatization process	4,015,607,667	4,015,607,667
Accepting deposits and collateral	1,810,998,000	525,000,000
Cooperative investment capital for orchards of farming households	5,568,356,271	5,775,951,027
Other payments	1,067,818,728	1,239,221,488
Total	**12,688,533,926**	**11,781,533,436**

5.19.2 Other long-term payables

	30/06/2026 Value VND	01/01/2026 Value VND
Accept long-term deposits and collateral (i)	1,275,000,000	2,125,475,000
Total	**1,275,000,000**	**2,125,475,000**

(i) Receive long-term deposits for factory rental according to the Lease Contracts.

5.20 Borrowings and finance leases

Short-term borrowings and finance leases

	30/06/2026		During the year		01/01/2026	
	Value	Debt repayment value	Increase	Reduce	Value	Debt repayment value
	VND	VND	VND	VND	VND	VND
Short-term loans	**126,868,015,091**	**126,868,015,091**	**282,012,972,828**	**249,248,438,534**	**94,103,480,797**	**94,103,480,797**
Vietnam Foreign Trade Commercial Bank, Dak Lak	20,732,827,102	20,732,827,102	38,348,988,315	17,616,161,213	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dak Lak Branch	76,876,617,120	76,876,617,120	166,457,268,353	135,357,354,439	45,776,703,206	45,776,703,206
Military Commercial Joint Stock Bank - Dak Lak Branch	29,258,570,869	29,258,570,869	66,206,716,160	85,274,922,882	48,326,777,591	48,326,777,591
Other individuals	-	-	11,000,000,000	11,000,000,000	-	-
Long-term loans due for repayment	**3,704,592,000**	**3,704,592,000**	**1,809,198,000**	**2,576,634,000**	**4,472,028,000**	**4,472,028,000**
Military Commercial Joint Stock Bank - Dak Lak Branch	3,704,592,000	3,704,592,000	1,809,198,000	2,576,634,000	4,472,028,000	4,472,028,000
Total	**130,572,607,091**	**130,572,607,091**	**283,822,170,828**	**251,825,072,534**	**98,575,508,797**	**98,575,508,797**

Long-term borrowings and finance leases

	30/06/2026		During the year		01/01/2026	
	Value	Debt repayment value	Increase	Reduce	Value	Debt repayment value
	VND	VND	VND	VND	VND	VND
Long-term loans	**15,681,570,000**	**15,681,570,000**	**1,100,000,000**	**1,809,198,000**	**16,390,768,000**	**16,390,768,000**
Military Commercial Joint Stock Bank - Dak Lak Branch	15,681,570,000	15,681,570,000	1,100,000,000	1,809,198,000	16,390,768,000	16,390,768,000
Total	**15,681,570,000**	**15,681,570,000**	**1,100,000,000**	**1,809,198,000**	**16,390,768,000**	**16,390,768,000**

Additional information for short-term loans and finance leases

Loan contract	Loan term	Interest rate	Loan limit	Outstanding principal balance as of June 30, 2026	Purpose of the loan	Collateral
Loan from Vietnam Foreign Trade Commercial Bank, Dak Lak Branch						
Credit limit loan agreement No. 041225/276952/HĐHM signed on December 4, 2025	4 months	According to each promissory note	70.000.000.000 VND	20,732,827,102	Loan for supplementing working capital to support the production and business of coffee for export (Loan for paying for coffee purchases)	The loan is secured by deposit contracts at Vietnam Foreign Trade Commercial Bank (Vietcombank).
Loan from Vietnam Commercial and Industrial Bank - Dak Lak Branch						
Credit limit loan agreement No. 25.94.083/2025-HĐCVHM/NHCT502-THANGLOI signed on December 16, 2025	6 months	According to each promissory note	100.000.000.000 VND	76,876,617,120	Loan for supplementing working capital to support the production and business of coffee for export (Loan for paying for coffee purchases)	The loan is secured by deposit contracts at Vietnam Joint Stock Commercial Bank for Industry and Trade
Loan from Military Commercial Joint Stock Bank - Dak Lak Branch						
Credit agreement number 309202.25.340.923045.TD signed on June 13, 2025	6 months	According to each promissory note	60.000.000.000 VND	29,258,570,869	Loan for supplementing working capital to support the production and business of coffee for export (Loan for paying for coffee purchases)	The loan is secured by deposit contracts at Military Commercial Joint Stock Bank
Total				**126,868,015,091**		

Additional information for long-term loans and finance leases

Loan contract	Loan term	Interest rate	Loan limit	Outstanding principal balance as of June 30, 2026	Purpose of the loan	Collateral
Loan from Military Commercial Joint Stock Bank - Dak Lak Branch						
Credit Agreement No. 295402.25.340.923045.TD dated April 25, 2025 and general agreement concluded	60 months	According to each promissory note	20.000.000.000 VND	19,386,162,000	- Loans for purchasing machinery and equipment include: 1 coffee bean processing system with an input capacity of 15-18 tons/hour, under a sales contract with Vina Nha Trang Mechanical Joint Stock Company; and 2 forklifts under a sales contract with Le Xuan Limited Company. - Loans to pay for the installation costs of the coffee bean processing system.	The loan is secured by deposit contracts at Vietnam Joint Stock Commercial Bank for Industry and Trade
Total				**19,386,162,000**		

5.21 Owners' Equity ("Equity")

5.21.1 Equity Fluctuation

	Owner's equity contribution	Share premium	Development Investment Fund	Undistributed Net Profit	Total
	VND	*VND*	*VND*	*VND*	*VND*
Balance at 01/01/2025	**126,500,000,000**	-	**12,381,398,775**	**47,032,345,729**	**185,913,744,504**
Profit/loss in the previous year	-		-	17,326,380,666	17,326,380,666
Allocate funds from the previous year's profits	-		47,032,345,729	(47,032,345,729)	-
Balance at 31/12/2025	**126,500,000,000**	-	**59,413,744,504**	**17,326,380,666**	**203,240,125,170**
Balance at 01/01/2026	**126,500,000,000**	-	**59,413,744,504**	**17,326,380,666**	**203,240,125,170**
Profit/loss for this period	-	-	-	2,628,620,518	2,628,620,518
Dividend distribution from undistributed profits	-	-	-	(12,650,000,000)	(12,650,000,000)
Balance at 30/06/2026	**126,500,000,000**	-	**59,413,744,504**	**7,305,001,184**	**193,218,745,688**

5.21.2 Owner's equity details

	30/06/2026		01/01/2026	
	Value	Proportion	Value	Proportion
	VND	%	*VND*	%
People's Committee of Dak Lak Province	45,540,000,000	36.00%	45,540,000,000	36.00%
Ms Pham Thi Linh	67,499,000,000	53.36%	67,499,000,000	53.36%
Other shareholders	13,461,000,000	10.64%	13,461,000,000	10.64%
Total	**126,500,000,000**	**100%**	**126,500,000,000**	**100%**

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM INCOME STATEMENT

6.1 Sales and service revenue

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Sales revenue	245,795,330,308	269,188,143,512
Product sales revenue	2,297,876,035	5,477,645,778
Warehouse rental revenue	8,696,800,670	6,953,399,178
Total	**256,790,007,013**	**281,619,188,468**

6.2 Cost of goods sold

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Cost of goods sold	231,423,374,786	262,588,420,627
Cost of finished products sold	861,399,438	606,228,003
Cost of services provided	919,399,817	740,309,226
Provision for inventory devaluation	9,855,777,603	-
Total	**243,059,951,644**	**263,934,957,856**

6.3 Financial operating revenue

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Interest on deposits and loans	2,286,801,872	2,728,301,976
Realized exchange rate gains	2,785,700,992	2,613,538,165
Unrealized exchange rate gains	1,305,186,098	-
Total	**6,377,688,962**	**5,341,840,141**

6.4 Financial operating costs

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Interest on loans	4,363,685,628	3,455,465,263
Realized exchange rate losses	3,258,397,896	3,856,439,793
Unrealized exchange rate losses	-	1,600,002,690
Other financial costs	-	45,967,741
Total	**7,622,083,524**	**8,957,875,487**

6.5 Selling expenses

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Employee costs	560,390,444	748,171,264
Cost of materials and packaging	52,818,289	123,298,009
Depreciation cost of fixed assets	156,871,243	243,640,782
Outsourced service costs	2,725,866,776	2,259,605,717
Other monetary expenses	661,459,292	876,431,253
Total	**4,157,406,044**	**4,251,147,025**

6.6 Business management costs

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Management staff costs	2,691,688,903	2,671,529,354
Management material costs	100,966,911	110,788,885
Depreciation costs of fixed assets	167,324,964	191,958,854
Taxes, fees and charges	1,220,674,472	(332,276,437)
Provisions	107,063,553	344,934,246
Costs of purchased services	677,999,150	336,662,801
Other cash expenses	617,036,915	1,056,949,899
Total	**5,582,754,868**	**4,380,547,602**

6.7 Other income

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Asset liquidation	160,739,447	-
Revenue from contract compensation	-	50,000,000
Other income	984,861,465	1,747,712,216
Total	**1,145,600,912**	**1,797,712,216**

6.8 Other costs

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Depreciation of fixed assets not used in production and business activities	127,741,910	208,424,535
Other items	506,587,977	5,518,494,678
Total	**634,329,887**	**5,726,919,213**

6.9 Current corporate income tax expense

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Total accounting profit before tax	**3,256,770,920**	**1,507,293,642**
Adjustments to accounting profit to determine taxable corporate income	**286,377,250**	**208,424,535**
Increasing adjustments	286,377,250	208,424,535
Non-deductible expenses	*286,377,250*	*208,424,535*
Losses carried forward	-	-
Taxable corporate income	**3,543,148,170**	**1,715,718,177**
Corporate income tax rate	**20%**	**20%**
Current corporate income tax	**708,629,634**	**343,143,635**
	708,629,634	**343,143,635**
Adjustment of corporate income tax expense from previous years to current corporate income tax expense this year	(80,479,232)	-
Total current corporate income tax expense	**628,150,402**	**343,143,635**

6.10 Basic earnings per share

	From January 1, 2026 to June 30, 2026 VND	From January 1, 2025 to June 30, 2025 VND
Net profit after corporate income tax	2,628,620,518	1,164,150,007
Profit or (Loss) attributable to common shareholders	2,628,620,518	1,164,150,007
Average number of outstanding common shares during the year	12,650,000	12,650,000
Earnings per share	**208**	**92**

6.11 Diluted earnings per share

	From January 1, 2026 to June 30, 2026 VND	From January 1, 2025 to June 30, 2025 VND
Net profit after corporate income tax	2,628,620,518	1,164,150,007
Profit or (Loss) attributable to common shareholders	2,628,620,518	1,164,150,007
Average number of outstanding common shares during the year	12,650,000	12,650,000
Declining earnings per share	**208**	**92**

6.12 Production and business costs by factor

	From January 1, 2026 to June 30, 2026 VND	From January 1, 2025 to June 30, 2025 VND
Labor costs	3,896,029,411	3,894,000,782
Materials, tools and equipment costs	283,012,383,314	265,521,150,145
Depreciation costs of fixed assets	4,013,069,728	2,428,679,486
Taxes, fees and charges	1,220,674,472	(332,276,437)
Provisions	9,962,841,156	344,934,246
Costs of purchased services	3,403,865,926	2,596,268,518
Other cash expenses	1,757,698,101	2,330,951,384
Total	**307,266,562,108**	**276,783,708,124**

7. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CASH FLOW STATEMENT

7.1 Proceeds from borrowing

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Receipts from loans under ordinary contracts	283,379,429,828	303,479,843,330

7.2 Loan principal repayment

	From January 1, 2026 to June 30, 2026 *VND*	From January 1, 2025 to June 30, 2025 *VND*
Principal repayment under a standard loan agreement	252,091,529,535	293,761,381,968

8. FINANCIAL TOOLS

Capital Risk Management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to the Company through the optimisation of its debt and equity balances.

The Company's capital structure includes liabilities disclosed in the Financial situation Report, and the Company's equity, which includes contributed capital and retained earnings.

ignificant accounting policies

Details of the significant accounting policies and accounting methods applied by the Company (including the criteria for recognition, the basis for determining value and the basis for recording income and expenses) for each type of financial asset, financial liability and equity instrument are presented in Note 4.

Types of financial instruments

	Book value			
	30/06/2026		01/01/2026	
	Original price	Preventive	Original price	Preventive
	VND	*VND*	*VND*	*VND*
Financial Assets				
Cash and cash equivalents	12,986,339,840	-	6,573,355,200	-
Accounts receivable	5,943,398,582	-	32,949,062,947	-
Other receivables	34,233,299,930	(10,101,308,940)	29,272,449,863	(10,171,553,479)
Financial investments	91,320,000,000	-	91,320,000,000	-
	144,483,038,352	**(10,101,308,940)**	**160,114,868,010**	**(10,171,553,479)**
Financial liabilities				
Loans and debts	146,254,177,091	-	114,966,276,797	-
Accounts payable	487,456,352	-	6,423,342,204	-
Accrued expenses	609,119,718	-	502,447,553	-
Other payables	13,963,533,926	-	13,907,008,436	-
	161,314,287,087	**-**	**135,799,074,990**	**-**

As at June 30, 2026, the Company has not assessed the fair value of financial assets and financial liabilities because Circular No. 210/2009/TT-BTC dated 06 November 2009 of the Ministry of Finance as well as current regulations do not provide specific guidance on this matter. Circular No. 210/2009/TT-BTC requires the application of International Financial situation Reporting Standards on the presentation of financial statements and disclosures for financial instruments but does not provide equivalent guidance for the measurement and recognition of financial instruments including fair value in accordance with International Financial situation Reporting Standards.

Financial Risk Management

Financial risks include market risk (exchange rate risk, interest rate risk, price risk), credit risk and liquidity risk. The Board of Directors has overall responsibility for establishing and implementing policies to control risks (detect, prevent and limit the impact of risks).

Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The Company's business operations are primarily exposed to risks from changes in foreign exchange rates, interest rates, commodity prices and other prices such as equity prices. The objective of market risk management is to manage and control the level of risk within acceptable limits while maximizing returns.

Liquidity Risk Management

The purpose of liquidity risk management is to ensure that there are sufficient funds to meet present and future financial obligations. Liquidity is also managed by the Company to ensure that the excess of maturing liabilities over maturing assets during a period is kept to a manageable level relative to the amount of funds that the Company believes can be generated during that period.

The Company's policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and capital to meet its liquidity requirements in the short and longer term. The table below details financial liabilities by maturity.

The figures are presented on the basis of the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

	One year or less	Over 1 year to 5 years	Over 5 years	Total
	VND	*VND*	*VND*	*VND*
Financial liabilities				
As of 30/06/2026				
Loans and debts	130,572,607,091	15,681,570,000	-	146,254,177,091
suppliers	487,456,352	-	-	487,456,352
Accrued expenses	609,119,718	-	-	609,119,718
Other payables	12,688,533,926	1,275,000,000	-	13,963,533,926
Total	**144,357,717,087**	**16,956,570,000**	**-**	**161,314,287,087**
As of 01/01/2026				
Loans and debts	98,575,508,797	16,390,768,000	-	114,966,276,797
suppliers	6,423,342,204	-	-	6,423,342,204
Accrued expenses	502,447,553	-	-	502,447,553
Other payables	11,781,533,436	2,125,475,000	-	13,907,008,436
Total	**117,282,831,990**	**18,516,243,000**	**-**	**135,799,074,990**

The following table details financial assets by maturity. The figures presented are based on undiscounted cash flows.

	One year or less	Over 1 year to 5 years	Over 5 years	Total
	VND	*VND*	*VND*	*VND*
Financial assets				
As of 30/06/2026				
Cash and cash equivalents	12,986,339,840	-	-	12,986,339,840
Accounts receivable and other receivables	40,176,698,512	-	-	40,176,698,512
Financial investments	-	-	-	-
Other financial assets	-	-	-	-
Total	**53,163,038,352**	**-**	**-**	**53,163,038,352**
As of 01/01/2026				
Cash and cash equivalents	6,573,355,200	-	-	6,573,355,200
Accounts receivable and other receivables	62,221,512,810	-	-	62,221,512,810
Financial investments	-	-	-	-
Other financial assets	-	-	-	-
Total	**68,794,868,010**	**-**	**-**	**68,794,868,010**

The Board of Directors assesses the level of concentration of liquidity risk at a low level. The Board of Directors believes that the Company will be able to generate sufficient funds to meet its financial obligations as and when they fall due.

9. OTHER INFORMATION

9.1 Comparative figures

The opening figures on the Financial situation Report are taken from the figures on the 2025 Financial Statements audited by AFC Vietnam Auditing Company Limited - Northern Branch.

The comparative figures for the previous period on the Income Statement and Cash Flow Statement are taken from the figures on the Financial Statements for the 6-month accounting period ending June 30, 2025, which have been audited by AFC Vietnam Auditing Company Limited - Northern Branch.

As of the time of preparing this financial statement, the Company has not yet finalized the equitization costs and determined the value of the State capital to be transferred to the Joint Stock Company. Therefore, the beginning of the year figures may change after the Company is officially approved by the Management Agency.

The six-month accounting period of 2026 marks the first time the Company has applied the Corporate Accounting System under Circular No. 99/2025/TT-BTC dated October 27, 2025, replacing Circular No. 200/2014/TT-BTC dated December 22, 2014. Accordingly, several items on the Financial Statements have been reclassified, renamed, or had their codes changed according to the new regulations. The data in the "01/01/2026" column and the "From 01/01/2025 to 30/06/2026" column on the Financial Statements have been presented according to the new classification and naming conventions of Circular No. 99/2025/TT-BTC. These changes do not affect the Company's total assets, total liabilities, equity, and after-tax profit. According to the new presentation, the company has no influence that needs to be reclassified

9.2 Departmental reporting

Currently, the Company's main activities are doing business in the same geographical area without any difference in production and business conditions and the main type of service business. Therefore, no Segment Report is presented.

9.3 Contingent Liabilities

There are no contingent liabilities arising from past events that could affect the information presented in the Financial Statements that the Company does not control or has not recorded.

9.4 Related party information

Transactions with other related parties

Transactions with related companies during the year are as follows

Related parties	**Relationship**	**Transaction details**	**Amount**
			VND
Dak Lak Water Supply Joint Stock Company	Related company	Coffee sales revenue	158,081,944
		Buy bottled water	6,303,247
Nam Phuong Investment and Trading Company Limited	Related company	Coffee sales revenue	214,559,259

Main Management Members' Compensation:

Key Management Members	Position	From January 1, 2026 to June 30, 2026 VND	From January 1, 2025 to June 30, 2025 VND
Executive Income		**1,074,932,755**	**1,041,777,020**
Mr Do Hoang Phuc	Chairman of the Board of Directors	243,000,000	244,300,000
Mr Pham Xuan Thu	Vice Chairman of the Board of Directors	129,000,000	130,300,000
Mr Do Hoang Phuong	Member of the Board of Directors	123,000,000	123,000,000
Ms Pham Thi Linh	Member of the Board of Directors	123,000,000	123,000,000
Ms Dang Thi Huyen	Member of the Board of Directors	93,316,837	95,954,096
Ms Hoang Thi Thu Ha	Deputy General Director	117,200,000	116,200,000
Mr Doan Dinh Hong	Deputy General Director (removed in August 2026)	117,500,000	115,900,000
Ms Nguyen Thi Quynh Nhu	Chief Accountant	128,915,918	93,122,924

9.5 Information on going concern

There are no events that cast significant doubt on the Company's ability to continue as a going concern and the Company has no intention or need to cease operations or significantly reduce the scale of its operations. Therefore, in the opinion of the Board of Directors, the Company's financial statements are certainly prepared on the going concern basis.

9.6 Events occurring after the Financial situation Report date

There are no events occurring after the reporting date that require adjustment to or disclosure in the Financial Statements.

M.S.D.N: 6000182456-C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
X. EA KNUẾC - T. ĐẮK LẮK

Do Hoang Phuc	**Nguyen Thi Quynh Nhu**	**Nguyen Thi Quynh Nhu**
Chairman of the Board of Directors	**Chief accountant**	**Report maker**

Dak Lak, August 07, 2026