Phuoc An Coffee Joint Stock Company
=★=
No: ..35..-2026/CV-CPPA

OCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness
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Dak Lak, 20 July 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: - **Hanoi Stock Exchange**
- **The State Securities Commission.**

Comply with the provisions of Clause 3, Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market. Phuoc An Coffee Joint Stock Company discloses information on the Financial Statements for The second Quarter of 2026 as follows:

1. Organisation Name: **Phuoc An Coffee Joint Stock Company**
- Stock code: CPA
- Address: Km 26, National Route 26, Krong Pac Ward, DakLak Province, Viet Nam.
- Tel: 02623.521149 Fax:
- Email: Nttn21@gmail.com Website: www.phuocancoffee.com.vn

2. Contents of information to be announced:
- Financial statements for The second Quarter of 2026:

☒ Separate financial statements (TCNY does not have subsidiaries and superior accounting units have affiliated units);

☐ Consolidated financial statements (TCNY has subsidiaries)

☐ General financial statements (TCNY has an accounting unit under the organization of its own accounting apparatus).

- Cases subject to explanation of causes:

+ The auditing organization gives an opinion that is not a fully accepted opinion on the financial statements (for audited financial statements 2025):

☐ Yes ☐ No

Written explanation in case of accumulation:

☐ Yes ☐ No

+ Profit after tax in the reporting period has a difference of 5% or more between before and after audit, shifting from loss to profit or vice versa (for audited financial statements 2025):

☐ Yes ☐ No

Written explanation in case of accumulation:

☐ Yes ☐ No

+ Profit after corporate income tax in the report on production and business results of the reporting period changes by 10% or more compared to the report of the same period of the previous year:

CÔNG TY CỔ PHẦN CÀ PHÊ PHƯỚC AN

Digitally signed by CÔNG TY CỔ PHẦN CÀ PHÊ PHƯỚC AN
DN: C=VN, S=ĐẮK LẮK, L=Xã Krông Pắc, CN=CÔNG TY CỔ PHẦN CÀ PHÊ PHƯỚC AN, OID.0.9.2342.19200300.100.1.1=MST:6000183273
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Foxit PDF Reader Version: 2024.4.0

☒ Yes ☐ No

Written explanation in case of accumulation:

☒ Yes ☐ No

+ Profit after tax in the reporting period suffers a loss, transferred from profit in the same reporting period of the previous year to loss in this period or vice versa:

☐ Yes ☐ No

Written explanation in case of accumulation:

☐ Yes ☐ No

This information has been published on the company's website on 20/07/2026 at the link: www.phuocancoffee.com.vn.

We hereby commit that the information disclosed above is true and we are fully responsible before the law for the content of the disclosed information

PHUOC AN COFFEE JOINT STOCK COMPANY

M.S.D.N: 6000183273 - C.T.C.P
CÔNG TY
CỔ PHẦN
CÀ PHÊ
PHƯỚC AN
H. KRÔNG PẮK - T. ĐẮK LẮK

Nguyen Huyen Tram

Attachments:
- Financial Statements Quarter 2/2026;
- Written explanation of profits after tax difference

Phuoc An Coffee Joint Stock Company

Financial Statements Quarter 2/2026

Phuoc An Coffee Joint Stock Company B02a-DN

INCOME STATEMENT
ended June 30, 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A- CURRENT ASSETS	**100**		**31,554,570,677**	**28,691,020,458**
I. Cash and cash equivalents	**110**	**4**	**769,773,650**	**4,764,945,006**
1. Cash	**111**		769,773,650	4,764,945,006
2. Cash equivalents	**112**		-	-
II.Short-term financial investments	**120**		-	-
III. Short-term receivables	**130**		**5,569,057,335**	**2,826,929,158**
1. Short-term trade receivables	**131**		61,183,503	127,254,583
2. Short-term prepayments to suppliers / Advances to suppliers	**132**	**5**	3,198,123,458	680,235,298
3. Other short-term receivables	**135**	**6a**	52,603,293,592	52,354,868,495
4. Provision for doubtful short-term receivables (*)	**136**	**6b**	(50,293,543,218)	(50,335,429,218)
IV. Inventories	**140**	**7**	**25,109,686,963**	**21,011,310,233**
1. Inventories	**141**		27,062,948,024	22,964,571,294
2. Provision for decline in value of inventories (*)	**142**		(1,953,261,061)	(1,953,261,061)
V. Short-term biological assets	**150**		-	-
VI. Other current assets	**160**		**106,052,729**	**87,836,061**
1. Short-term prepaid expenses	**161**		23,958,329	5,741,661
2. Deductible Value Added Tax (VAT)	**162**		-	-
3. Taxes and other receivables from the State	**163**	**14**	82,094,400	82,094,400
B. NON-CURRENT ASSETS / LONG-TERM ASSETS	**200**		**60,648,495,461**	**64,540,869,332**
I. Long-term receivables	**210**		-	-
II.Fixed assets	**220**		**53,734,859,547**	**57,405,972,247**
1. Tangible fixed assets	**221**	**8**	**53,206,499,547**	56,834,772,247
- Cost	**222**		294,183,190,109	299,474,407,315
- Accumulated depreciation (*)	**223**		(240,976,690,562)	(242,639,635,068)
2. Finance lease fixed assets	**224**		-	-
3. Intangible fixed assets	**227**	**9**	528,360,000	571,200,000
- Cost	**228**		1,285,200,000	1,285,200,000
- Accumulated amortization (*)	**229**		(756,840,000)	(714,000,000)
III. Long-term biological assets	**230**		-	-
IV.Investment properties	**240**	**10**	**5,473,090,438**	**5,854,933,960**
- Cost	**241**		7,636,870,381	7,636,870,381
- Accumulated depreciation (*)	**242**		(2,163,779,943)	(1,781,936,421)
V. Long-term assets in progress	**250**		**1,256,007,472**	**1,013,465,655**
1. Long-term work in progress	**251**		-	-
2. Construction in progress	**252**	**11**	1,256,007,472	1,013,465,655
VI. Long-term financial investments	**260**		-	-
VII. Other non-current assets	**270**		**184,538,004**	**266,497,470**
1. Long-term prepaid expenses	**271**	**12**	184,538,004	266,497,470
TOTAL ASSETS	**280**		**92,203,066,138**	**93,231,889,790**

Phuoc An Coffee Joint Stock Company

B02a-DN

INCOME STATEMENT
ended June 30, 2026

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	**300**		**61,555,021,452**	**62,284,650,982**
I. Current liabilities / Short-term liabilities	**310**		**61,111,041,877**	**61,840,671,407**
1. Short-term trade payables	**311**	**13.1**	2,692,300,822	4,912,286,579
2. Short-term advances from customers	**312**	**13.2**	6,532,543,300	3,613,969,740
3. Dividends and profits payable	**313**		-	-
4. Taxes and other payables to the State	**314**	**14**	1,121,174,563	173,376,524
5. Payables to employees	**315**		179,670,656	183,727,445
6. Short-term accrued expenses	**316**		-	64,000,000
7. Short-term inter-company payables	**317**		-	-
8. Payables according to the progress of construction contracts	**318**		-	-
9. Short-term deferred revenue / Unearned revenue	**319**	**15**	1,978,312,456	3,363,225,789
10. Other short-term payables	**320**	**16**	16,601,256,247	15,524,301,497
11. Short-term borrowings and financial lease liabilities	**321**	**8**	32,000,000,000	34,000,000,000
12. Short-term provisions	**322**		-	-
13. Bonus and welfare fund	**323**		5,783,833	5,783,833
14. Price stabilization fund	**324**		-	-
15. Government bond repurchase agreements	**325**		-	-
II. Non-current liabilities / Long-term liabilities	**330**		**443,979,575**	**443,979,575**
1. Long-term provisions	**343**	**17**	443,979,575	443,979,575
D. OWNER'S EQUITY / EQUITY	**400**	**19**	**30,648,044,686**	**30,947,238,808**
1. Owner's contributed capital / Share capital	**411**		236,279,900,000	236,279,900,000
- Shares with voting rights	**411a**		236,279,900,000	236,279,900,000
- Preference shares	**411b**		-	-
2. Undistributed earnings after tax / Retained earnings	**420**		(205,631,855,314)	(205,332,661,192)
- Accumulated losses by the end of prior period	**420a**		(205,332,661,192)	(195,411,710,799)
- Loss of current period	**420b**		(299,194,122)	(9,920,950,393)
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**92,203,066,138**	**93,231,889,790**

M.S.D.N:6000183273-C.T.C.P
CÔNG TY
CỔ PHẦN
CÀ PHÊ
PHƯỚC AN
H.KRÔNG PẮC - T.ĐẮK LẮK

Nguyen Thi Thanh Nhan
Preparer

Bui Quoc Thinh
Chief Accountant

Nguyen Huyen Tram
General Director

July 20, 2026

Phuoc An Coffee Joint Stock Company

B02a-DN

INCOME STATEMENT
ended June 30, 2026

VND

Item	Code	Notes	Current quarter	Prior year's quarter	Current year-to-date (YTD)	Prior year-to-date (YTD)
1. Sales (1)	01	20	4,477,335,459	3,612,400,000	7,169,501,903	6,726,342,073
2. Sales deductions	02		-	-	-	-
3. Net sales (10 = 01 - 02)	**10**		**4,477,335,459**	**3,612,400,000**	**7,169,501,903**	**6,726,342,073**
4. Cost of sales	11	21	3,787,184,511	2,468,866,716	5,126,615,740	4,408,175,898
5. Gross profit (20=10-11)	**20**		**690,150,948**	**1,143,533,284**	**2,042,886,163**	**2,318,166,175**
6. Profit/loss from disposal of investment properties	21					
7. Financial income	22		369,086	105,458,544	513,645	308,059,003
8. Financial expenses	23	22	607,205,479	742,191,778	1,258,438,356	1,448,630,135
- In which: Loan interest expenses	24		607,205,479	742,191,778	1,258,438,356	1,448,630,135
9. Selling expenses	25	23a	102,463,642	96,492,188	197,350,309	206,381,047
10. General and administration expenses	26	23b	449,492,674	258,505,590	992,704,073	385,692,193
11. Net operating profit {30=20+21+22-(23+25+26)}	**30**		**(468,641,761)**	**151,802,272**	**(405,092,930)**	**585,521,803**
12. Other income	31	24	5,909,092	88,858,927	106,633,092	94,216,777
13. Other expenses	32	25	734,284	86,813,711	734,284	1,870,949,554
14. Other profit/(loss) (40=31-32)	**40**		**5,174,808**	**2,045,216**	**105,898,808**	**(1,776,732,777)**
15. Total accounting profit before tax (50=30+40)	**50**	**26**	**(463,466,953)**	**153,847,488**	**(299,194,122)**	**(1,191,210,974)**
16. Current income tax	51		-	-	-	-
17. Deferred income tax	52		-	-	-	-
18. Profit after tax (60=50-51-52)	**60**		**(463,466,953)**	**153,847,488**	**(299,194,122)**	**(1,191,210,974)**
19. The basic earnings per share (*)	70					
20. Diluted loss per share (*)	71					

M.S.D.N: 6000183273-C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ PHƯỚC AN
H. KRÔNG PẮC - T. ĐẮK LẮK

Nguyen Thi Thanh Nhan Preparer	Bui Quoc Thinh Chief Accountant	Nguyen Huyen Tram General Director

July 20, 2026

Phuoc An Coffee Joint Stock Company

B03a-DN

CASH FLOW STATEMENT (continued)
ended June 30, 2026

VND

Items	Code	Notes	Current year-to-date (YTD)	Prior year-to-date (YTD)
I. Cash flows from operating activities				
1. Profit before tax	**1**		**(299,194,122)**	**(1,191,210,974)**
2. Adjustments for:			-	
Depreciation of fixed assets and investment properties	2		(1,238,260,984)	5,106,537,652
Provisions	3		1,911,375,061	(785,268,981)
Gains and losses from exchange rate differences due to revaluation of monetary items denominated in foreign currencies	4		-	-
Gains and losses from investment activities	5		(513,645)	(307,958,073)
Interest expenses	6		1,258,438,356	53,109,383
Other adjustments	7		-	
3. Profit from operating activities before changes in working capital	**8**		**1,631,844,666**	**2,875,209,007**
Increase, decrease in receivables	9		(3,256,592,177)	432,255,201
Increase, decrease in inventories	10		(6,051,637,791)	(7,376,327,599)
Increase, decrease in payables (excluding interest payable and corporate income tax payable)	11		1,826,720,470	(2,284,759,503)
Increase, decrease in prepaid expenses	12		63,742,798	78,865,973
Increase, decrease in trading securities	13		-	-
Interest paid	14		(1,258,438,356)	(89,109,383)
Corporate income tax paid	15		-	-
Other cash receipts from operating activities	16		-	-
Other cash payments for operating activities	17		-	-
Net cash flows from operating activities	**20**		**(7,044,360,390)**	**(6,363,866,304)**
II. Cash flows from investing activities			-	
1. Cash payments to acquire fixed assets and other long-term assets	21		5,048,675,389	(681,768,876)
2. Cash receipts from disposal of fixed assets and other long-term assets	22		-	-
3. Cash payments for loans, purchase of debt instruments of other entities	23		-	-
4. Cash receipts from loan recoveries, sale of debt instruments of other entities	24		-	-
5. Cash payments for investments in other entities	25		-	-
6. Cash receipts from investments in other entities	26		-	-
7. Interest and dividends received	27		513,645	307,958,073
Net cash flows from investing activities	**30**		**5,049,189,034**	**(373,810,803)**
III. Cash flows from financing activities			-	
1. Cash receipts from issuing shares, receiving capital contributions from owners	31		-	-
2. Cash payments to return capital to owners, repurchase shares issued by the enterprise	32		-	-
3. Cash receipts from borrowings	33		-	3,000,000,000
4. Cash repayments of borrowings	34		(2,000,000,000)	600,000,000
5. Cash repayments of finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	**40**		**(2,000,000,000)**	**3,600,000,000**

CASH FLOW STATEMENT (continued)
ended June 30, 2026

Items	Code	Notes	Current year-to-date (YTD)	Prior year-to-date (YTD)
Net cash flows during the period (50 = 20+30+40)	**50**		**(3,995,171,356)**	**(3,137,677,107)**
Cash and cash equivalents at the beginning of the period	**60**		4,764,945,006	4,418,262,999
Effect of exchange rate changes on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	**70**		**769,773,650**	**1,280,585,892**

M.S.D.N: 6000183273 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ PHƯỚC AN
H. KRÔNG PẮC - T. ĐẮK LẮK

Nguyen Thi Thanh Nhan
Preparer

Bui Quoc Thinh
Chief Accountant

Nguyen Huyen Tram
General Director

July 20, 2026

1. CORPORATE INFORMATION

Phuoc An Coffee Joint Stock Company ("the Company") incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 6000183273 issued by the Department of Planning and Investment of Dak Lak Province on 20 June 1996. The Company subsequently received the amended Enterprise Registration Certificates ("ERC"), with the latest being the 18th amended ERC on 19 June 2023.

The current principal activities of the Company are to produce and trade agricultural products.

The Company's shares were registered for trading in the market of unlisted public companies managed by the Hanoi Stock Exchange ("HNX") with the code of CPA in accordance with the Decision No. 861/QD-SGDHN issued by HNX on 20 December 2019.

The Company's registered head office are located at Km26, Highway 26, Ea Yong Commune, Krong Pak District, Dak Lak Province, Vietnam.

The Company's normal course of business cycle is 12 months after the investment period, the investment period is over 3 years.

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The interim financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 – Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per the:

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

Accordingly, the accompanying interim 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 interim financial position and interim results of operations and interim cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

2.4 *Accounting currency*

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

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, highly 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 measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

Cultivated products

Cultivated products 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 ("NRV") 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	-	cost of purchase on a weighted average basis.
Finished goods and work-in process	-	cost of finished goods and work-in process on a weighted average basis.

Other 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 ("NRV") 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, consumables and goods for resale	-	cost of purchase on a weighted average basis.
Finished goods	-	cost of finished goods 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 other inventories owned by the Company, based on appropriate evidence of impairment available at the interim balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim income statement.

3.3 Receivables

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

The provision for doubtful receivables 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 into general and administration expense account in the interim income statement. When bad debts are determined as unrecoverable and accountant writtes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim 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.

Expenditure for additions, improvements and renewals are added to the carrying amount of the assets and expenditure for maintenance and repairs are charged to the interim 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 interim income statement.

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 Company is the lessee

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

Where the Company is the lessor

Assets subject to operating leases are included as the Company's investment property in the interim balance sheet.

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

3.6 *Intangible assets*

Intangible assets are stated at cost less accumulated amortisation.

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

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim income statement as incurred.

When intangible 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 interim income statement.

Land use rights

Land use rights are recorded as intangible assets representing the value of the rights to use the lands acquired by the Company. The advance payment for land rental, of which the land lease contracts and Land use rights 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 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

The useful life of land use rights is assessed as either definite or indefinite. Accordingly, the land use rights with definite useful life representing the land lease are amortised over the lease term while the land use rights with indefinite useful lives is not amortised

3.7 Depreciation and amortisation

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

Buildings and structures	5 - 25 years
Machinery and equipment	5 - 20 years
Perennial trees garden	20 - 25 years
Means of transportation	10 years
Office equipment	5 - 8 years
Land use rights	15 years
Other assets	5 years

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised 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 Company.

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

Buildings	10 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 interim income statement in the period 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 Construction in progress

Construction in progress represents tangible fixed assets under construction and is stated at cost. This includes costs of investment in avocado and durian planting project and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into use.

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the period in which they are incurred.

3.11 Prepaid expenses

Prepaid expenses are reported as long-term prepaid expenses on the interim 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.

3.12 *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 Company.

3.13 *Accrual for severance pay*

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at Corporation. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Any increase or decrease to the accrued amount will be taken into the interim income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 46 of the Labour Code.

3.14 *Appropriation of profits*

Net profit after tax is available for appropriation to the investor after approval by the appropriate level of authority, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit after tax as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting:

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 interim balance sheet.

3.15 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company 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.

Interest

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

Rental income

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

3.16 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior periods 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 interim balance sheet date.

Current income tax is charged or credited to the interim 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 Company to set off current tax assets against current tax liabilities and when the Company 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 interim balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purpose.

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.

The carrying amount of deferred tax assets is reviewed at each interim 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 interim 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 realised or the liability is settled based on tax rates and tax laws that have been enacted at the interim balance sheet date.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off 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 Company intends either to 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.

3.17 Segment information

A segment is a component determined separately by the Company 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.

The Company's principal activities are to produce and trade agricultural products. In addition, these activities are mainly taking place within Vietnam. Therefore, the Company's risks and returns are not impacted by the Company's products that the Company is manufacturing or the locations where the Company is trading. As a result, the Company's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

4. CASH AND CASH EQUIVALENTS

VND

	June 30, 2026	*December 31, 2025*
Cash on hand	45,292,258	58,861,528
Cash in banks	724,481,392	4,706,083,478
TOTAL	**769,773,650**	**4,764,945,006**

(*) Cash equivalents mainly represent bank deposits at commercial bank with original maturity of one (1) month and earn interest at 2.7% p.a.

5. SHORT-TERM ADVANCES TO SUPPLIERS

VND

	June 30, 2026	*December 31, 2025*
An Loc Phat Fire Protection Technical and Trading Company Limited	307,800,000	307,800,000
Central Highlands Fire Protection Technical and Trading Company Limited	268,429,616	268,429,616
International Auditing and Valuation Company Limited	38,880,000	
Quang Minh Construction Mechanical Service Trading One Member Co., Ltd	2,479,008,160	
Others	104,005,682	104,005,682
TOTAL	**3,198,123,458**	**680,235,298**

6. OTHER SHORT-TERM RECEIVABLES

VND

	June 30, 2026	*December 31, 2025*
Receivables from farmers on shortage of contracted products	44,911,887,661	44,911,887,661
Receivables from farmers on planting avocado at An Thuan perennial trees	2,733,236,593	2,733,236,593
Advances to employees	1,799,143,453	1,506,348,685
Receivable on reclaim of perennial trees garden	1,421,167,415	1,421,167,415
Receivables on transfer of perennial trees garden	1,182,587,954	1,182,587,954
Others	470,089,246	599,640,187
TOTAL	**52,603,293,592**	**52,354,868,495**
Provision for doubtful short-term receivables	(50,293,543,218)	(50,231,423,536)

7. INVENTORIES

VND

	June 30, 2026	*December 31, 2025*
Work in process *(*)*	17,044,181,270	12,236,263,697
Raw materials	301,979,764	10,574,886,039
Finished goods	9,684,151,428	138,177,452
Tools and supplies	32,635,562	15,244,106
TOTAL	**27,062,948,024**	**22,964,571,294**
Provision for obsolete inventories	(1,953,261,061)	(1,953,261,061)
NET	**25,109,686,963**	**21,011,310,233**

(*) This is the growing cosf of coffee be waiting to be harvested. It includes fertilizer cost, labor cost, depreciation cost, protection cost, electricity, water, wastewater treatment and other monetary costs.

8. TANGIBLE FIXED ASSETS

VND

	Buildings and Structures	***Machinery and Equipment***	***Means of Transportation***	***Perennial Crops***	***Management Tools and Equipment***	***Total***
Cost						
As at **December 31, 2025**	85,840,159,157	41,846,455,932	800,000,000	169,395,733,590	1,592,058,636	299,474,407,315
Newly purchase	-	-	-		-	-
Disposal	-	-	-	5,291,217,206	-	5,291,217,206
As at June 30, 2026	**85,840,159,157**	**41,846,455,932**	**800,000,000**	**164,104,516,384**	**1,592,058,636**	**294,183,190,109**
						-
Accumulated depreciation						-
As at **December 31, 2025**	(78,278,212,939)	(39,938,681,042)	(800,000,000)	(122,030,682,451)	(1,592,058,636)	(242,639,635,068)
Depreciation for the period	(1,002,490,113)	(205,538,998)	-	(2,420,243,575)	-	(3,628,272,686)
Write-off	5,179,052,206	112,165,000				5,291,217,206
As at June 30, 2026	**(74,101,650,846)**	**(40,032,055,040)**	**(800,000,000)**	**(124,450,926,027)**	**(1,592,058,636)**	**(240,976,690,548)**
						-
Net carrying amount						-
As at **December 31, 2025**	7,561,946,218	1,907,774,890	-	47,365,051,138	-	56,834,772,246
As at June 30, 2026	**6,559,456,105**	**1,702,235,892**	**-**	**44,944,807,563**	**-**	**55,029,523,905**

9. INTANGIBLE ASSETS

	VND
	Land use rights
Cost	
As at **December 31, 2025** and **June 30, 2026**	1,285,200,000
Accumulated amortisation	
As at **December 31, 2025**	(714,000,000)
Amortisation for the period	(42,840,000)
As at **June 30, 2026**	(756,840,000)
Net carrying amount	
As at **December 31, 2025**	571,200,000
As at **June 30, 2026**	528,360,000

10. INVESTMENT PROPERTY FOR RENT

	VND
	Buildings
Cost:	
As at **December 31, 2025** and **June 30, 2026**	7,636,870,381
Accumulated depreciation and amortisation:	
As at **December 31, 2025**	(1,781,936,421)
Depreciation for the period	(381,843,522)
As at **June 30, 2026**	(2,163,779,943)
Net carrying amount:	
As at **December 31, 2025**	5,854,933,960
As at **June 30, 2026**	5,473,090,438

11. CONSTRUCTION IN PROGRESS

		VND
	June 30, 2026	***December 31, 2025***
Avocado & durian planting project	1,256,007,472	1,013,465,655

12. LONG-TERM PREPAID EXPENSES

		VND
	June 30, 2026	***December 31, 2025***

Goodwill *(i)*	177,837,254	254,053,220
Others	6,700,750	12,444,250
TOTAL	**184,538,004**	**266,497,470**

(i) This is the goodwill of the Company which was determined when transforming from a state-owned company into a joint stock company according to the Decision 43/QD-UBND dated 6 January 2017 of the Dak Lak Province People's Committee on approval the value of equitization. Goodwill was gradually allocated to expenses for a period of 10 years since 1 September 2017 according to Circular No. 127/2014/TT-BTC issued by the Ministry of Finance on 5 September 2014.

13. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

13.1 Short-term trade payables

VND

	June 30, 2026	*December 31, 2025*
Payable to farmers on over-contracted products	2,290,888,419	4,766,086,578
Others	401,412,403	146,200,001
TOTAL	**2,692,300,822**	**4,912,286,579**

13.2 Short-term advances from customers

VND

	June 30, 2026	*December 31, 2025*
Advances from other customers	4,269,000,300	3,578,576,880
Cu Ne Wind Power Investment and Management Company Limited	*3,410,000,000*	*3,410,000,000*
Van Hoa Holding Group Joint Stock Company	*2,500,000,000*	
Others	*119,000,300*	*168,576,880*
Binh Duong Nutifood Nutrition Food Joint Stock Company	503,543,000	35,392,860
TOTAL	**4,917,773,300**	**3,613,969,740**

14. STATUTORY OBLIGATIONS

VND

	June 30, 2026	*December 31, 2025*
Receivables		
Corporate income tax	82,094,400	82,094,400
Payables		
Property tax and land rental	1,111,802,424	99,650,218
Value added tax	5,480,074	70,150,908
Personal income tax	3,892,065	3,575,398
TOTAL	**1,121,174,563**	**173,376,524**

15. UNEARNED REVENUE

Unearned revenue as at 30 June 2024 included the rental fees which were received in advance for the whole rental year and are amortised periodically.

16. OTHER SHORT-TERM PAYABLES

VND

	June 30, 2026	*December 31, 2025*
Other payables to third parties	11,611,037,071	11,792,520,677
- *Land Fund Development Center of Krong Buk District*	*6,787,453,717*	*6,787,453,717*
- *Equitization payables to farmers*	*2,603,658,717*	*2,603,658,717*
- *Payables related to equitization (Note 9)*	*1,388,629,410*	*1,388,629,410*
- *Short-term deposits received*	*687,113,880*	*387,113,880*
- *Others*	*144,181,347*	*625,664,953*
Binh Duong Nutifood Nutrition Food Joint Stock Company	4,990,219,176	3,731,780,820
TOTAL	**16,601,256,247**	**15,524,301,497**

17. OTHER LONG-TERM PROVISION

This represents the severance allowance payable to employees.

18. SHORT-TERM LOAN

VND

	December 31, 2025	*Drawdown*	*Repayment*	***June 30, 2026***
Short-term loans from a related party	34,000,000,000	-	2,000,000,000	32,000,000,000

19. OWNERS' EQUITY

VND

	Share capital	*Accumulated losses*	*Total*
For the accounting period ended June 30, 2026			
As at **December 31, 2025**	236,279,900,000	(205,332,661,192)	30,947,238,808
Net loss for the period	-	(299,194,122)	(299,194,122)
As at **June 30, 2026**	236,279,900,000	(205,631,855,314)	30,648,044,686

20. NET REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

VND

	The second quarter of 2026	***The second quarter of 2025***
Net revenues from sale of goods and rendering of services	**4,477,335,459**	**3,612,400,000**
In which:		
Sale of finished goods	*3,200,790,000*	*2,516,400,000*
Rental	*1,276,545,459*	*1,096,000,000*

21. COST OF GOODS SOLD AND SERVICE RENDERED

VND

	The second quarter of 2026	*The second quarter of 2025*
Cost of finished goods sold	3,483,828,018	2,190,307,737
Cost of office rental	303,356,493	278,558,979
TOTAL	**3,787,184,511**	**2,468,866,716**

22. FINANCE EXPENSES

VND

	The second quarter of 2026	*The second quarter of 2025*
Loan interest	607,205,479	742,191,778

23. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND

	The second quarter of 2026	*The second quarter of 2025*
Selling expenses	**102,463,642**	**96,492,188**
Labor costs	67,231,860	67,535,832
Expenses for external services	35,231,782	28,956,356
General and administrative expenses	**449,492,674**	**258,505,590**
Depreciation and amortisation	147,763,698	150,604,155
Labor costs	110,597,462	107,901,435
Others	191,131,514	
TOTAL	**551,956,316**	**354,997,778**

24. OTHER INCOME

VND

	The second quarter of 2026	*The second quarter of 2025*
Others	5,909,092	88,858,927
TOTAL	**5,909,092**	**88,858,927**

25. OTHER EXPENSES

VND

	The second quarter of 2026	*The second quarter of 2025*
Others	734,284	86,813,711
TOTAL	**734,284**	**86,813,711**

26. CORPORATE INCOME TAX

As the Company reported a tax loss for the six-month period ended **June 30, 2026**, no provision for corporate income tax has been made.

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable income.

The tax returns filed by the Company 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 interim financial statements could change at a later date upon final determination by the tax authorities.

VND

	The second quarter of 2026	***The second quarter of 2025***
Total accounting profit before tax	**(463,466,953)**	**153,847,488**

26. OTHER INFORMATION

The cost allocation unit for The second quarter of 2026 is a relative figure due to the seasonal nature of the agricultural production industry.

CÔNG TY CỔ PHẦN CÀ PHÊ PHƯỚC AN

Nguyen Thi Thanh Nhan	Bui Quoc Thinh	Nguyen Huyen Tram
Preparer	Chief Accountant	General Director

July 20, 2026