

# **Thanh Thanh Cong – Bien Hoa Joint Stock Company**

Consolidated financial statements

For the year ended 30 June 2026



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# Thanh Thanh Cong - Bien Hoa Joint Stock Company

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# Thanh Thanh Cong - Bien Hoa Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and subsequent amended Investment Licenses/Investment Certificates/Enterprise Registration Certificates, with the latest being 22nd amended Enterprise Registration Certificate dated 23 September 2026.

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

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

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

### BOARD OF DIRECTORS

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

|                        |                    |                           |
|------------------------|--------------------|---------------------------|
| Ms Dang Huynh Uc My    | Chairwoman         |                           |
| Ms Huynh Bich Ngoc     | Member             |                           |
| Mr Tran Tan Viet       | Member             |                           |
| Mr Thai Van Chuyen     | Member             | appointed on 30 July 2026 |
| Mr Tran Trong Gia Vinh | Independent member |                           |
| Mr Le Quang Phuc       | Independent member |                           |

### AUDIT COMMITTEE UNDER THE BOARD OF DIRECTORS

The members of the Audit Committee under the Board of Directors during the year and at the date of this report are:

|                        |        |
|------------------------|--------|
| Mr Le Quang Phuc       | Head   |
| Mr Tran Trong Gia Vinh | Member |

# Thanh Thanh Cong - Bien Hoa Joint Stock Company

## GENERAL INFORMATION (continued)

### MANAGEMENT

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

|                           |                         |                                |
|---------------------------|-------------------------|--------------------------------|
| Mr Thai Van Chuyen        | General Director        |                                |
| Mr Tran Quoc Thao         | Deputy General Director |                                |
| Ms Nguyen Thi Phuong Thao | Deputy General Director |                                |
| Mr Huynh Van Phap         | Deputy General Director |                                |
| Ms Nguyen Thi Lan Phuong  | Deputy General Director | resigned on 1 June 2026        |
| Mr Nguyen Duc Hung Linh   | Deputy General Director | appointed on 1 August 2025     |
|                           |                         | resigned on 1 September 2026   |
| Ms Nguyen Bach Kim Vy     | Deputy General Director | appointed on 2 February 2026   |
|                           |                         | resigned on 21 August 2026     |
| Ms Tran Que Trang         | Deputy General Director | appointed on 15 September 2026 |
| Ms Doan Vu Uyen Duyen     | Deputy General Director | appointed on 15 September 2026 |

### LEGAL REPRESENTATIVE

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

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

### AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

# Thanh Thanh Cong - Bien Hoa Joint Stock Company

## REPORT OF MANAGEMENT AND APPROVAL BY BOARD OF DIRECTORS

The Board of Management and The Board of Directors of Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") are pleased to present this report and the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 30 June 2026.

### THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- > select suitable accounting policies and then apply them consistently;
- > make judgements and estimates that are reasonable and prudent;
- > state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- > prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

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

The Management confirmed that they have complied with the above requirements in preparing the accompanying consolidated financial statements.

### STATEMENT BY THE MANAGEMENT

The Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 June 2026 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

For and on behalf of the Management:



Thai Van Chuyen  
General Director

Tay Ninh Province, Vietnam

28 September 2026



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Ernst & Young Vietnam Limited  
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Website (VN): ey.com/vi\_vn

Reference: 11929623/69456544-HN

## INDEPENDENT AUDITORS' REPORT

**To: The Shareholders of Thanh Thanh Cong - Bien Hoa Joint Stock Company**

We have audited the accompanying consolidated financial statements of Thanh Thanh Cong – Bien Hoa Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 28 September 2026 and set out on pages 6 to 83 which comprise the consolidated balance sheet as at 30 June 2026, the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

### *Management's responsibility*

The Company's management is responsible for the preparation and true and fair presentation of these consolidated financial statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' responsibility*

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Group's preparation and true and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



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### Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 30 June 2026, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

### Ernst & Young Vietnam Limited



Phạm Thị Cam Tu  
Deputy General Director  
Audit Practicing Registration Certificate  
No. 2266-2023-004-1

Ho Chi Minh City, Vietnam

28 September 2026

Dang Minh Tai  
Auditor  
Audit Practicing Registration Certificate  
No. 2815-2024-004-1

CONSOLIDATED BALANCE SHEET  
as at 30 June 2026

VND

| Code       | ASSETS                                           | Notes     | Ending balance            | Beginning balance         |
|------------|--------------------------------------------------|-----------|---------------------------|---------------------------|
| <b>100</b> | <b>A. CURRENT ASSETS</b>                         |           | <b>23,685,999,014,075</b> | <b>20,054,307,978,992</b> |
| <b>110</b> | <b>I. Cash and cash equivalents</b>              | <b>5</b>  | <b>2,003,139,601,237</b>  | <b>3,555,316,479,347</b>  |
| 111        | 1. Cash                                          |           | 1,160,285,886,603         | 605,284,780,473           |
| 112        | 2. Cash equivalents                              |           | 842,853,714,634           | 2,950,031,698,874         |
| <b>120</b> | <b>II. Short-term investments</b>                |           | <b>7,066,186,869,114</b>  | <b>3,547,886,320,303</b>  |
| 121        | 1. Held-for-trading securities                   | 6         | 778,179,921,714           | 778,141,003,340           |
| 122        | 2. Provision for held-for-trading securities     | 6         | (15,095,111,322)          | (15,236,361,322)          |
| 123        | 3. Held-to-maturity investments                  | 7         | 6,303,102,058,722         | 2,784,981,678,285         |
| <b>130</b> | <b>III. Current accounts receivable</b>          |           | <b>10,203,101,604,021</b> | <b>9,196,730,558,854</b>  |
| 131        | 1. Short-term trade receivables                  | 8         | 2,502,895,403,905         | 2,198,857,265,403         |
| 132        | 2. Short-term advances to suppliers              | 9         | 6,459,001,064,755         | 5,567,944,913,065         |
| 135        | 3. Short-term loan receivables                   | 11        | 140,690,000,000           | 248,160,054,797           |
| 136        | 4. Other short-term receivables                  | 10        | 1,235,372,952,433         | 1,329,787,122,545         |
| 137        | 5. Provision for doubtful short-term receivables | 8, 9, 10  | (134,857,817,072)         | (148,018,796,956)         |
| <b>140</b> | <b>IV. Inventories</b>                           | <b>12</b> | <b>4,179,360,341,406</b>  | <b>3,583,201,943,065</b>  |
| 141        | 1. Inventories                                   |           | 4,208,176,081,638         | 3,614,639,890,388         |
| 149        | 2. Provision for obsolete inventories            |           | (28,815,740,232)          | (31,437,947,323)          |
| <b>150</b> | <b>V. Other current assets</b>                   |           | <b>234,210,598,297</b>    | <b>171,172,677,423</b>    |
| 151        | 1. Short-term prepaid expenses                   | 13        | 46,033,615,504            | 22,603,791,789            |
| 152        | 2. Value-added tax deductible                    | 23        | 178,047,276,961           | 137,451,552,697           |
| 153        | 3. Tax and other receivables from the State      | 23        | 10,129,705,832            | 11,117,332,937            |

CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2026

VND

| Code       | ASSETS                                          | Notes     | Ending balance            | Beginning balance         |
|------------|-------------------------------------------------|-----------|---------------------------|---------------------------|
| <b>200</b> | <b>B. NON-CURRENT ASSETS</b>                    |           | <b>14,112,595,022,487</b> | <b>12,624,789,182,197</b> |
| <b>210</b> | <b>I. Long-term receivables</b>                 |           | <b>2,138,386,567,599</b>  | <b>1,718,428,145,482</b>  |
| 211        | 1. Long-term trade receivables                  |           | 796,496,058               | 1,592,992,117             |
| 212        | 2. Long-term advances to suppliers              | 9         | 414,707,774,135           | 243,383,665,259           |
| 216        | 3. Other long-term receivables                  | 10        | 1,731,882,093,314         | 1,508,767,829,181         |
| 219        | 4. Provision for doubtful long-term receivables | 9         | (8,999,795,908)           | (35,316,341,075)          |
| <b>220</b> | <b>II. Fixed assets</b>                         |           | <b>3,493,387,420,393</b>  | <b>3,719,838,740,764</b>  |
| 221        | 1. Tangible fixed assets                        | 14        | 2,595,062,308,471         | 2,561,912,634,350         |
| 222        | Cost                                            |           | 9,121,664,673,495         | 8,949,333,975,321         |
| 223        | Accumulated depreciation                        |           | (6,526,602,365,024)       | (6,387,421,340,971)       |
| 224        | 2. Finance leases                               | 15        | 333,531,073,902           | 371,492,655,603           |
| 225        | Cost                                            |           | 390,161,530,038           | 444,608,711,595           |
| 226        | Accumulated depreciation                        |           | (56,630,456,136)          | (73,116,055,992)          |
| 227        | 3. Intangible fixed assets                      | 16        | 564,794,038,020           | 786,433,450,811           |
| 228        | Cost                                            |           | 957,233,476,911           | 1,162,546,585,225         |
| 229        | Accumulated amortisation                        |           | (392,439,438,891)         | (376,113,134,414)         |
| <b>230</b> | <b>III. Investment properties</b>               | <b>17</b> | <b>313,937,157,797</b>    | <b>332,059,308,491</b>    |
| 231        | 1. Cost                                         |           | 370,492,121,879           | 394,916,859,713           |
| 232        | 2. Accumulated depreciation                     |           | (56,554,964,082)          | (62,857,551,222)          |
| <b>240</b> | <b>IV. Long-term asset in progress</b>          |           | <b>880,735,321,085</b>    | <b>468,536,267,762</b>    |
| 242        | 1. Construction in progress                     | 18        | 880,735,321,085           | 468,536,267,762           |
| <b>250</b> | <b>V. Long-term investments</b>                 | <b>19</b> | <b>6,044,991,985,602</b>  | <b>5,110,824,023,463</b>  |
| 252        | 1. Investments in associates                    | 19.1      | 5,741,650,130,772         | 4,651,352,356,089         |
| 253        | 2. Investments in other entities                | 19.2      | 81,076,271,275            | 336,613,897,241           |
| 254        | 3. Provision for long-term investments          | 19.2      | (734,416,445)             | (55,142,229,867)          |
| 255        | 4. Held-to-maturity investments                 | 19        | 223,000,000,000           | 178,000,000,000           |
| <b>260</b> | <b>VI. Other long-term assets</b>               |           | <b>1,241,156,570,011</b>  | <b>1,275,102,696,235</b>  |
| 261        | 1. Long-term prepaid expenses                   | 13        | 1,189,935,073,082         | 1,208,483,969,554         |
| 262        | 2. Deferred tax assets                          | 34.3      | 24,106,896,585            | 27,140,873,292            |
| 269        | 3. Goodwill                                     | 20        | 27,114,600,344            | 39,477,853,389            |
| <b>270</b> | <b>TOTAL ASSETS</b>                             |           | <b>37,798,594,036,562</b> | <b>32,679,097,161,189</b> |

CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2026

VND

| Code       | RESOURCES                                         | Notes | Ending balance            | Beginning balance         |
|------------|---------------------------------------------------|-------|---------------------------|---------------------------|
| <b>300</b> | <b>C. LIABILITIES</b>                             |       | <b>25,338,172,126,135</b> | <b>21,828,307,600,392</b> |
| <b>310</b> | <b>I. Current liabilities</b>                     |       | <b>19,236,085,801,379</b> | <b>15,549,665,514,059</b> |
| 311        | 1. Short-term trade payables                      | 21    | 1,164,418,691,785         | 1,375,567,204,302         |
| 312        | 2. Short-term advances from customers             | 22    | 1,162,646,322,497         | 573,475,550,855           |
| 313        | 3. Statutory obligations                          | 23    | 141,431,926,306           | 231,637,979,126           |
| 314        | 4. Payables to employees                          |       | 36,628,218,362            | 23,631,975,111            |
| 315        | 5. Short-term accrued expenses                    | 24    | 582,048,037,308           | 471,873,767,633           |
| 318        | 6. Short-term unearned revenues                   |       | 681,400,701               | 142,189,068               |
| 319        | 7. Short-term other payables                      | 25    | 4,143,946,708,150         | 1,984,156,300,529         |
| 320        | 8. Short-term loans and finance lease obligations | 26    | 11,925,181,412,584        | 10,875,196,155,097        |
| 321        | 9. Short-term provisions                          |       | 80,661,588                | 80,661,588                |
| 322        | 10. Bonus and welfare fund                        | 3.18  | 79,022,422,098            | 13,903,730,750            |
| <b>330</b> | <b>II. Non-current liabilities</b>                |       | <b>6,102,086,324,756</b>  | <b>6,278,642,086,333</b>  |
| 336        | 1. Long-term unearned revenues                    |       | -                         | 5,223,173                 |
| 337        | 2. Other long-term liabilities                    | 25    | 6,543,874,760             | 38,562,173,466            |
| 338        | 3. Long-term loans and finance lease obligations  | 26    | 4,937,569,238,066         | 6,037,814,229,487         |
| 339        | 4. Convertible bonds                              | 26    | 988,652,800,000           | -                         |
| 341        | 5. Deferred tax liabilities                       | 34.3  | 155,325,140,637           | 178,234,793,524           |
| 342        | 6. Long-term provision                            | 3.15  | 13,995,271,293            | 24,025,666,683            |

CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2026

VND

| Code       | RESOURCES                                         | Notes       | Ending balance            | Beginning balance         |
|------------|---------------------------------------------------|-------------|---------------------------|---------------------------|
| <b>400</b> | <b>D. OWNERS' EQUITY</b>                          |             | <b>12,460,421,910,427</b> | <b>10,850,789,560,797</b> |
| <b>410</b> | <b>I. Capital</b>                                 | <b>27.1</b> | <b>12,460,421,910,427</b> | <b>10,850,789,560,797</b> |
| 411        | 1. Share capital                                  |             | 9,280,263,750,000         | 8,361,563,710,000         |
| 411a       | - Shares with voting rights                       |             | 9,064,150,420,000         | 8,145,450,380,000         |
| 411b       | - Preference shares                               |             | 216,113,330,000           | 216,113,330,000           |
| 412        | 2. Share premium                                  |             | 6,770,104,566,476         | 6,770,104,566,476         |
| 414        | 3. Other fund's belonging to owner's equity       |             | (5,472,074,089,358)       | (5,502,116,030,924)       |
| 417        | 4. Foreign exchange differences reserve           |             | 26,697,360,508            | (55,586,851,363)          |
| 418        | 5. Investment and development fund                |             | 67,054,931,893            | 67,054,931,893            |
| 421        | 6. Undistributed earnings                         |             | 1,133,684,992,666         | 1,046,883,789,037         |
| 421a       | - Undistributed earnings by the end of prior year |             | 350,010,817,654           | 423,958,718,513           |
| 421b       | - Undistributed earnings of the year              |             | 783,674,175,012           | 622,925,070,524           |
| 429        | 7. Non-controlling interests                      |             | 654,690,398,242           | 162,885,445,678           |
| <b>440</b> | <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>       |             | <b>37,798,594,036,562</b> | <b>32,679,097,161,189</b> |

  
Doan Thi Kieu  
Preparer

  
Dang Thi Diem Trinh  
Chief Accountant

  
Thai Van Chuyen  
General Director



Tay Ninh Province, Vietnam

28 September 2026

CONSOLIDATED INCOME STATEMENT  
for the year ended 30 June 2026

VND

| Code | ITEMS                                                        | Notes | Current year         | Previous year        |
|------|--------------------------------------------------------------|-------|----------------------|----------------------|
| 01   | 1. Revenues from sale of goods and rendering of services     | 28.1  | 26,803,640,067,352   | 28,545,010,719,100   |
| 02   | 2. Deductions                                                | 28.1  | (70,791,296,957)     | (62,844,307,659)     |
| 10   | 3. Net revenues from sale of goods and rendering of services | 28.1  | 26,732,848,770,395   | 28,482,166,411,441   |
| 11   | 4. Cost of goods sold and services rendered                  | 29    | (24,058,914,878,291) | (25,497,937,296,723) |
| 20   | 5. Gross profit from sale of goods and rendering of services |       | 2,673,933,892,104    | 2,984,229,114,718    |
| 21   | 6. Finance income                                            | 28.2  | 1,482,397,087,599    | 1,269,951,025,803    |
| 22   | 7. Finance expenses                                          | 30    | (2,070,007,447,209)  | (1,818,693,067,987)  |
| 23   | In which: Interest expenses                                  |       | (1,552,708,494,743)  | (1,521,852,944,972)  |
| 24   | 8. Shares of profit of associates                            | 19.1  | 300,164,897,238      | 33,738,474,892       |
| 25   | 9. Selling expenses                                          | 31    | (946,911,381,366)    | (717,564,753,256)    |
| 26   | 10. General and administrative expenses                      | 31    | (738,716,891,331)    | (742,150,538,564)    |
| 30   | 11. Operating profit                                         |       | 700,860,157,035      | 1,009,510,255,606    |
| 31   | 12. Other income                                             | 33    | 234,520,058,426      | 92,314,053,379       |
| 32   | 13. Other expenses                                           | 33    | (24,260,976,843)     | (151,755,564,205)    |
| 40   | 14. Other profit (loss)                                      | 33    | 210,259,081,583      | (59,441,510,826)     |
| 50   | 15. Accounting profit before tax                             |       | 911,119,238,618      | 950,068,744,780      |
| 51   | 16. Current corporate income tax expense                     | 34.1  | (84,559,902,641)     | (116,006,705,531)    |
| 52   | 17. Deferred tax income                                      | 34.3  | 19,875,672,878       | 425,569,875          |

CONSOLIDATED INCOME STATEMENT (continued)  
for the year ended 30 June 2026

VND

| Code | ITEMS                                                               | Notes | Current year    | Previous year   |
|------|---------------------------------------------------------------------|-------|-----------------|-----------------|
| 60   | 18. Net profit after tax                                            |       | 846,435,008,855 | 834,487,609,124 |
| 61   | 19. Net profit after tax attributable to shareholders of the parent |       | 842,078,063,233 | 812,495,221,190 |
| 62   | 20. Net profit after tax attributable to non-controlling interests  |       | 4,356,945,622   | 21,992,387,934  |
| 70   | 21. Basic earnings per share (VND/share)                            | 27.5  | 811.26          | 717.07          |
| 71   | 22. Diluted earnings per share (VND/share)                          | 27.5  | 811.26          | 717.07          |

  
Doan Thi Kieu  
Preparer

  
Dang Thi Diem Trinh  
Chief Accountant

  
Thai Van Chuyen  
General Director



Tay Ninh Province, Vietnam

28 September 2026

CONSOLIDATED CASH FLOW STATEMENT  
for the year ended 30 June 2026

VND

| Code | ITEMS                                                                                                                                            | Notes              | Current year        | Previous year       |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|---------------------|
|      | <b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>                                                                                                   |                    |                     |                     |
| 01   | Accounting profit before tax                                                                                                                     |                    | 911,119,238,618     | 950,068,744,780     |
|      | Adjustments for:                                                                                                                                 |                    |                     |                     |
| 02   | Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including amortisation of goodwill) | 14, 15, 16, 17, 20 | 514,735,702,677     | 534,637,599,999     |
| 03   | Reversal of provision                                                                                                                            |                    | (106,679,190,954)   | (48,805,607,990)    |
| 04   | Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currencies                                           |                    | 15,705,379,556      | 2,959,971,917       |
| 05   | Profit from investing activities                                                                                                                 |                    | (1,278,789,169,526) | (306,923,319,130)   |
| 06   | Interest expenses                                                                                                                                | 30                 | 1,552,708,494,743   | 1,521,852,944,972   |
| 08   | Operating profit before changes in working capital                                                                                               |                    | 1,608,800,455,114   | 2,653,790,334,548   |
| 09   | (Increase) decrease in receivables                                                                                                               |                    | (2,121,516,647,335) | 77,980,938,206      |
| 10   | (Increase) decrease in inventories                                                                                                               |                    | (593,536,191,250)   | 379,168,249,238     |
| 11   | Increase (decrease) in payables                                                                                                                  |                    | 2,597,979,230,188   | (1,715,136,814,406) |
| 12   | Increase in prepaid expenses                                                                                                                     |                    | (14,608,250,074)    | (71,323,746,820)    |
| 13   | (Increase) decrease in held-for-trading securities                                                                                               |                    | (38,918,374)        | 34,051,000,000      |
| 14   | Interest paid                                                                                                                                    |                    | (1,449,016,750,828) | (1,699,255,034,131) |
| 15   | Corporate income tax paid                                                                                                                        |                    | (112,140,112,823)   | (125,651,363,699)   |
| 17   | Other cash outflows for operating activities                                                                                                     |                    | (50,445,441,292)    | (139,512,731,104)   |
| 20   | Net cash flows used in operating activities                                                                                                      |                    | (134,522,626,674)   | (605,889,168,168)   |
|      | <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                                                                  |                    |                     |                     |
| 21   | Purchase and construction of fixed assets                                                                                                        |                    | (957,483,080,244)   | (633,592,838,164)   |
| 22   | Proceeds from disposals of fixed assets                                                                                                          |                    | 103,608,288,275     | 40,174,756,700      |
| 23   | Proceeds from bank deposit                                                                                                                       |                    | (3,563,120,380,437) | (48,071,233,516)    |
| 24   | Collections from borrowers and term deposits                                                                                                     |                    | 186,990,054,797     | 566,519,494,686     |
| 25   | Payments for investments in other entities                                                                                                       |                    | (2,177,933,040,533) | (3,597,525,187,640) |
| 26   | Proceeds from sale of investments in other entities                                                                                              |                    | 2,421,083,593,874   | 1,867,187,767,039   |
| 27   | Interest, dividends and profits received                                                                                                         |                    | 792,148,884,357     | 377,634,442,024     |
| 30   | Net cash flows used in investing activities                                                                                                      |                    | (3,194,705,679,911) | (1,427,672,798,871) |

CONSOLIDATED CASH FLOW STATEMENT (continued)  
for the year ended 30 June 2026

VND

| Code | ITEMS                                                         | Notes    | Current year               | Previous year              |
|------|---------------------------------------------------------------|----------|----------------------------|----------------------------|
|      | <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>              |          |                            |                            |
| 31   | Capital contribution and issuance of shares                   | 27.1     | 1,056,675,510,000          | 497,100,000                |
| 33   | Drawdown of borrowings                                        | 26       | 32,513,693,295,659         | 35,925,120,540,942         |
| 34   | Repayment of borrowings                                       | 26       | (31,537,458,828,410)       | (34,759,291,432,335)       |
| 35   | Finance lease principal paid                                  | 26       | (80,446,780,739)           | (78,005,586,507)           |
| 36   | Dividends paid                                                | 27.2     | (93,127,556,164)           | (73,917,455,695)           |
| 40   | <b>Net cash flows from financing activities</b>               |          | <b>1,859,335,640,346</b>   | <b>1,014,403,166,405</b>   |
| 50   | <b>Net decrease in cash and cash equivalents for the year</b> |          | <b>(1,469,892,666,239)</b> | <b>(1,019,158,800,634)</b> |
| 60   | <b>Cash and cash equivalent at beginning of year</b>          |          | <b>3,555,316,479,347</b>   | <b>4,630,062,131,344</b>   |
| 61   | Impact of exchange rate fluctuation                           |          | (82,284,211,871)           | (55,586,851,363)           |
| 70   | <b>Cash and cash equivalents at end of year</b>               | <b>5</b> | <b>2,003,139,601,237</b>   | <b>3,555,316,479,347</b>   |

Doan Thi Kieu  
Preparer

Dang Thi Diem Trinh  
Chief Accountant

Thai Van Chuyen  
General Director

Tay Ninh Province, Vietnam

28 September 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
as at 30 June 2026 and for the year then ended

**1. CORPORATE INFORMATION**

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and subsequent amended Investment Licenses/Investment Certificates/Enterprise Registration Certificates, with the latest being 22nd amended Enterprise Registration Certificate dated 23 September 2026.

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

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

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

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

The number of the Group's employees as at 30 June 2026 was 3,233 persons (30 June 2025: 2,646 persons).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**1. CORPORATE INFORMATION (continued)**

**Corporate structure**

At the balance sheet date, the Company has 7 direct subsidiaries and 21 indirect subsidiaries as follows:

| No.      | Company name                                       | Head office | Principal activities                                                                                                                              | Equity interest (*) |                   | Voting right (*) |                   |
|----------|----------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|------------------|-------------------|
|          |                                                    |             |                                                                                                                                                   | Ending balance      | Beginning balance | Ending balance   | Beginning balance |
|          |                                                    |             |                                                                                                                                                   | (%)                 | (%)               | (%)              | (%)               |
| <b>I</b> | <b>Direct subsidiaries</b>                         |             |                                                                                                                                                   |                     |                   |                  |                   |
| 1        | AgriS Agricultural Development Joint Stock Company | Vietnam     | Manufacturing and trading alcohol and related by-products; manufacturing and trading electricity; manufacturing fertilizer and planting sugarcane | 100.00              | 100.00            | 100.00           | 100.00            |
| 2        | AgriS Gia Lai Agricultural Joint Stock Company     | Vietnam     | Manufacturing sugar and other by-products from sugar cane for sale; manufacturing electricity for sale; manufacturing and trading in fertilizer   | 100.00              | 100.00            | 100.00           | 100.00            |
| 3        | AgriS Globe Pte. Ltd.                              | Singapore   | Trading and apart of manufacturing and packaging raw and refined sugar to sell in Singapore and export to region                                  | 100.00              | 100.00            | 100.00           | 100.00            |
| 4        | Bien Hoa Consumer Joint Stock Company              | Vietnam     | Manufacturing and trading sugar and related by-products; manufacturing fertilizer; manufacturing and trading electricity; and technical advisory  | 100.00              | 100.00            | 100.00           | 100.00            |

(\*) Including direct and indirect voting right of the Group

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

1. CORPORATE INFORMATION (continued)

**Corporate structure** (continued)

At the balance sheet date, the Company has 7 direct subsidiaries and 21 indirect subsidiaries as follows (continued):

| No.                                      | Company name                                                                        | Head office | Principal activities                                                                                                                                                                                             | Equity interest (*) |                   | Voting right (*) |                   |
|------------------------------------------|-------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|------------------|-------------------|
|                                          |                                                                                     |             |                                                                                                                                                                                                                  | Ending balance      | Beginning balance | Ending balance   | Beginning balance |
|                                          |                                                                                     |             |                                                                                                                                                                                                                  | (%)                 | (%)               | (%)              | (%)               |
| <b>I Direct subsidiaries</b> (continued) |                                                                                     |             |                                                                                                                                                                                                                  |                     |                   |                  |                   |
| 5                                        | AgriS Production Development Joint Stock Company                                    | Vietnam     | Consulting management in manufacturing sugar industry                                                                                                                                                            | 99.98               | 99.98             | 99.98            | 99.98             |
| 6                                        | TSU Australia Pty Ltd.                                                              | Australia   | Developing sugarcane raw material areas and other crops                                                                                                                                                          | 100.00              | 100.00            | 100.00           | 100.00            |
| 7                                        | TTC Attapeu Cane Sugar Limited Company                                              | Vietnam     | Trading sugar and other by-products from sugar cane                                                                                                                                                              | 100.00              | 100.00            | 100.00           | 100.00            |
| 8                                        | TTC An Hoa Production – Trading – Service One Member Limited Liability Company (**) | Vietnam     | Packaging service; producing sugar; trading food; warehousing and storage of goods; producing electricity; transmission and distribution of electricity; installation of electrical systems; trading real estate | -                   | 100.00            | -                | 100.00            |

(\*) Including direct and indirect voting right of the Group

(\*\*) From 1 October 2025, The Company is no longer direct subsidiaries of the Group (Note 4.1)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

1. CORPORATE INFORMATION (continued)

**Corporate structure** (continued)

At the balance sheet date, the Company has 7 direct subsidiaries and 21 indirect subsidiaries as follows (continued):

| No                       | Company name                                                    | Head office | Principal activities                                                                                                                                             | Equity interest (*) |             | Voting right (*) |             |
|--------------------------|-----------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------|------------------|-------------|
|                          |                                                                 |             |                                                                                                                                                                  | 30 Jun 2026         | 30 Jun 2025 | 30 Jun 2026      | 30 Jun 2025 |
|                          |                                                                 |             |                                                                                                                                                                  | (%)                 | (%)         | (%)              | (%)         |
| II Indirect subsidiaries |                                                                 |             |                                                                                                                                                                  |                     |             |                  |             |
| 1                        | AgriS Ninh Hoa Import Export Joint Stock Company                | Vietnam     | Produce sugar and by-products from sugar cane; manufacture electricity; trade agricultural materials; produce and trade fertilizer; and provide storage services | 99.98               | 99.98       | 100.00           | 100.00      |
| 2                        | Ninh Hoa Thermoelectricity One Member Limited Liability Company | Vietnam     | Manufacture and sell electricity; and provide electricity system installation services                                                                           | 99.98               | 99.98       | 100.00           | 100.00      |
| 3                        | AgriS Gia Lai Electricity Joint Stock Company                   | Vietnam     | Manufacture, transmit and distribute electricity                                                                                                                 | 100.00              | 100.00      | 100.00           | 100.00      |
| 4                        | Bien Hoa – Phan Rang Sugar Joint Stock Company                  | Vietnam     | Produce and trade sugar, by-products from sugar, produce and trade organic fertilizer and feed alcohol; and trade oil and gas                                    | 95.77               | 95.77       | 95.79            | 95.79       |
| 5                        | Bien Hoa - Thanh Long Joint Stock Company                       | Vietnam     | Plant sugar cane; produce and trade fertilizer and agricultural materials                                                                                        | 98.00               | 98.00       | 98.00            | 98.00       |
| 6                        | TTC Attapeu Sugar Cane Sole Co., Ltd.                           | Laos        | Plant sugar cane; produce and trade sugar and other by-products from sugar cane                                                                                  | 100.00              | 100.00      | 100.00           | 100.00      |

(\*) Including direct and indirect voting right of the Group

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

1. CORPORATE INFORMATION (continued)

**Corporate structure** (continued)

At the balance sheet date, the Company has 7 direct subsidiaries and 21 indirect subsidiaries as follows (continued):

| No.                                         | Company name                                                               | Head office | Principal activities                                                                                                                                                                                                                            | Equity interest (*) |             | Voting right (*) |             |
|---------------------------------------------|----------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------|------------------|-------------|
|                                             |                                                                            |             |                                                                                                                                                                                                                                                 | 30 Jun 2026         | 30 Jun 2025 | 30 Jun 2026      | 30 Jun 2025 |
|                                             |                                                                            |             |                                                                                                                                                                                                                                                 | (%)                 | (%)         | (%)              | (%)         |
| <b>II Indirect subsidiaries</b> (continued) |                                                                            |             |                                                                                                                                                                                                                                                 |                     |             |                  |             |
| 7                                           | Mien Trung Bovine Breeding Joint Stock Company                             | Vietnam     | Breed cows; plant sugar cane and other industrial crops                                                                                                                                                                                         | 92.02               | 92.02       | 92.04            | 92.04       |
| 8                                           | Hai Vi Limited Company                                                     | Vietnam     | Planting sugarcane; providing services of planting in post-harvesting, nursing seedling; installing machines; providing technical advisory services; trading fertilizers, agricultural products, machines and tools for agricultural activities | 100.00              | 100.00      | 100.00           | 100.00      |
| 9                                           | Nuoc Trong Sugar Joint Stock Company (**)                                  | Vietnam     | Produce sugar; plant sugar cane and wheat trees; install food industry machineries and equipment; and wholesale commercial goods                                                                                                                | -                   | 87.57       | -                | 87.58       |
| 10                                          | Thanh Thanh Cong Sugarcane Research, Application Limited Liability Company | Vietnam     | Researching and developing sugar cane sprouts; analysing cultivation and planting protection products; producing and developing mechanic machineries for sugar canes production                                                                 | 100.00              | 100.00      | 100.00           | 100.00      |

(\*) Including direct and indirect voting right of the Group

(\*\*) From 31 March 2026, The Company is no longer indirect subsidiaries of the Group (Note 4.1)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

1. **CORPORATE INFORMATION** (continued)

**Corporate structure** (continued)

At the balance sheet date, the Company has 7 direct subsidiaries and 21 indirect subsidiaries as follows (continued):

| No.                                         | Company name                                                       | Head office | Principal activities                                                  | Equity interest (*) |             | Voting right (*) |             |
|---------------------------------------------|--------------------------------------------------------------------|-------------|-----------------------------------------------------------------------|---------------------|-------------|------------------|-------------|
|                                             |                                                                    |             |                                                                       | 30 Jun 2026         | 30 Jun 2025 | 30 Jun 2026      | 30 Jun 2025 |
|                                             |                                                                    |             |                                                                       | (%)                 | (%)         | (%)              | (%)         |
| <b>II Indirect subsidiaries</b> (continued) |                                                                    |             |                                                                       |                     |             |                  |             |
| 11                                          | Tay Ninh Sugar Joint Stock Company                                 | Vietnam     | Planting sugarcane; producing and trading in sugar, casava and rubber | 95.10               | 78.73       | 99.89            | 78.73       |
| 12                                          | TTC Circular Agrotech Joint Stock Company                          | Vietnam     | Planting vegetables, beans and flowers                                | 51.00               | 51.00       | 51.00            | 51.00       |
| 13                                          | Y Tuong Xanh Thanh Cong One Member Limited Liability Company       | Vietnam     | Engaged in electricity production, transmission, and distribution     | 100.00              | 100.00      | 100.00           | 100.00      |
| 14                                          | Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company   | Vietnam     | Producing electricity                                                 | 100.00              | 100.00      | 100.00           | 100.00      |
| 15                                          | Thanh Cong Xanh One Member Limited Liability Company               | Vietnam     | Producing electricity                                                 | 100.00              | 100.00      | 100.00           | 100.00      |
| 16                                          | Dau Tu Nong Nghiep Thanh Cong One Member Limited Liability Company | Vietnam     | Producing electricity                                                 | 100.00              | 100.00      | 100.00           | 100.00      |
| 17                                          | Ninh Hoa Clean Energy One Member Limited Liability Company         | Vietnam     | Producing electricity                                                 | 100.00              | 100.00      | 100.00           | 100.00      |
| 18                                          | Ninh Hoa Green Energy One Member Limited Liability Company         | Vietnam     | Producing electricity                                                 | 100.00              | 100.00      | 100.00           | 100.00      |

(\*) Including direct and indirect voting right of the Group

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

1. CORPORATE INFORMATION (continued)

**Corporate structure** (continued)

At the balance sheet date, the Company has 7 direct subsidiaries and 21 indirect subsidiaries as follows (continued):

| No.                                         | Company name                                             | Head office | Principal activities                                                          | Equity interest (*) |             | Voting right (*) |             |
|---------------------------------------------|----------------------------------------------------------|-------------|-------------------------------------------------------------------------------|---------------------|-------------|------------------|-------------|
|                                             |                                                          |             |                                                                               | 30 Jun 2026         | 30 Jun 2025 | 30 Jun 2026      | 30 Jun 2025 |
|                                             |                                                          |             |                                                                               | (%)                 | (%)         | (%)              | (%)         |
| <b>II Indirect subsidiaries</b> (continued) |                                                          |             |                                                                               |                     |             |                  |             |
| 19                                          | Growfin Investment Joint Stock Company                   | Vietnam     | Management consulting                                                         | 77.37               | 77.38       | 77.38            | 77.39       |
| 20                                          | Trang Sinh Mushroom One Member Limited Liability Company | Vietnam     | Engaged in cultivation, production, and processing of mushroom-based products | 100.00              | 100.00      | 100.00           | 100.00      |
| 21                                          | Thanh Thanh Cong Agriculture Research Institute          | Vietnam     | Researching and developing technology in agricultural industry                | 100.00              | -           | 100.00           | -           |
| 22                                          | Global Mind Business Limited Company                     | Vietnam     | Management consulting                                                         | 99.80               | -           | 99.80            | -           |

(\*) Including direct and indirect voting right of the Group

In addition, the Company has 5 associates as described in Note 19.1

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**2. BASIS OF PREPARATION**

**2.1 Accounting standards and system**

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

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

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

**2.2 Applied accounting documentation system**

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

**2.3 Fiscal year**

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

**2.4 Accounting currency**

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

**2.5 Basis of consolidation**

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year ended 30 June 2026.

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

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

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**2. BASIS OF PREPARATION (continued)**

**2.6 Accounting regulation issued but not yet effective**

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 takes effect from 1 January 2026 and applies to enterprises with a financial year beginning on or after 1 January 2026.

The Company is in the process of assessing the impact of Circular 99 on the preparation and presentation of its financial statements and will implement Circular 99 for the financial year ending 30 June 2027.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash in 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.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

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

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

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

*Provision for obsolete inventories*

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.3 Receivables**

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

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim consolidated income statement.

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

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

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

**3.5 Leased assets**

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

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

*Where the Group is the lessee*

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.5 Leased assets (continued)**

*Where the Group is the lessee (continued)*

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

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

*Where the Group is the lessor*

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

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

**3.6 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

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

*Land use rights*

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.7 Depreciation and amortisation

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

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

#### 3.8 Investment properties

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

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

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

|                          |               |
|--------------------------|---------------|
| Buildings and structures | 20 - 25 years |
| Land use right           | 50 years      |

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.9 Investments**

*Investment in associates*

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

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

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

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

*Held-for-trading securities and investments in other entities*

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

*Provision for investments*

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expenses in the consolidated income statement.

*Held-to-maturity investments*

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

**3.10 Prepaid expenses**

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

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

*Prepaid land rental*

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.11 *Business combinations and goodwill*

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

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

##### *Business combinations involving entities under common control*

A business combination involving entities under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory.

No new goodwill is recorded as for a business combination involving entities under common control, which is a business combination in which all of the combining entities are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity may be controlled by an individual or by a group of individuals acting together under a contractual arrangement. The difference between the acquirer's cost of investment and the acquiree's net assets is presented as a separate reserve within equity section and recognised in "Other fund's belonging to owner's equity" in the consolidated balance sheet (Note 27.1).

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

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

#### 3.12 *Borrowing costs*

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.13 Payables and accruals**

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

**3.14 Foreign currency transactions**

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

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

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

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

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

*Conversion of the financial statements of foreign operation*

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

For the consolidation of the financial statements of a foreign operation into the Group's financial statements, during the elimination of intragroup balances of a subsidiary, an intragroup monetary items cannot be eliminated against the corresponding intragroup item without showing the results of currency fluctuations in the consolidated financial statements. This is because the monetary item represents a commitment to convert one currency into another and exposes the reporting entity to a gain or loss through currency fluctuations. Accordingly, in the consolidated financial statements of the reporting entity, such an exchange difference is recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.15 Provisions**

*Retrenchment allowance*

Retrenchment allowance for employees who have been worked for more than 12 months at Group/Corporation is accrued at the rate of one month's salary for each year of service qualified for retrenchment allowance and the minimum amount for each employee is two months' salary in accordance with the Labour Code and related implementing guidance. The salary as the basis for calculation of retrenchment allowance is adjusted at the end of each reporting year following the average salary of the last 6-months period up to the reporting date.

Increases or decreases to the provision balance other than actual payment to employee are recorded as general and administrative expense in the consolidated income statement.

This provision is used to settle the severance allowance to be paid to employee upon termination of their labour contract following Article 47 of the Labour Code.

**3.16 Convertible bond**

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

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

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

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

**3.17 Share capital**

***Ordinary shares***

Ordinary shares with voting right are recognised at par value.

***Share premium***

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

***Preference shares***

Preference shares are classified as equity if the Company has no obligation to redeem those preference shares.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.18 Appropriation of net profits

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

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

► *Investment and development fund*

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

► *Bonus and welfare fund*

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

► *Scientific and technological development fund*

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

#### 3.19 Earnings per share

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.20 Revenue recognition**

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

*Sale of goods*

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

*Sale of electricity*

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

*Rental income*

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

*Rendering of services*

Revenues are recognised upon completion of the services provided.

*Interest income*

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

*Dividends*

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

**3.21 Taxation**

*Current income tax*

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

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

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

*Deferred tax*

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.21 Taxation (continued)**

*Deferred tax (continued)*

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

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, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

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

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Group intends either 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.22 Related parties**

Parties are considered to be related parties of the Group if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

**3.23 Segment information**

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Group's business segment is derived mainly from production and trading sugar and sugar related by-products, accordingly the Group does not present business segment.

The Group's geographical segments are determined based on the locations of the Group entities that engage in business operations in different geographical regions.

**4. SIGNIFICANT EVENT DURING THE YEAR**

**4.1 Disposal and loss of control of TTC An Hoa Manufacturing Trading and Services One Member Limited Liability Company ("An Hoa")**

Pursuant to a Resolution of the Board of Directors, on 20 September 2025, the Board of Directors ("BOD") approved the transfer of 100% ownership interest in An Hoa to another investor for a consideration of VND 200,000,000,000. Accordingly, on 30 September 2025, the Group completed the above transaction.

**4.2 Disposal and loss of control of Nuoc Trong Sugar JSC ("Nuoc Trong")**

Pursuant to a Resolution of the Board of Directors, on 30 March 2026, the Board approved the transfer of 100% ownership interest in Nuoc Trong to another investor for a consideration of VND 120,001,155,750. Accordingly, on 30 March 2026, the Group completed the above transaction.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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4. SIGNIFICANT EVENT DURING THE YEAR (continued)

4.3 Acquisition of Global Mind Business Joint Stock Company ("GMBC")

Pursuant to the Resolution of the Board of Directors of AgriS Agricultural Development Joint Stock Company ("AgriC"), on 9 September 2025, the Board of Directors of AgriC approved the receipt of the transfer of 3,800,000 shares (equivalent to a 99.8% ownership interest) in GMBC from another investor. Accordingly, on 9 September 2025, the Group completed the above transaction with the total consideration of VND 43,512,800,000.

The fair values of the identifiable assets and liabilities of GMBC at the acquisition date are presented below:

|                                              | VND                                              |
|----------------------------------------------|--------------------------------------------------|
|                                              | <i>Fair value recognised at acquisition date</i> |
| <b>Assets</b>                                |                                                  |
| Tangible fixed assets                        | 34,440,879,012                                   |
| Long-term asset in progress                  | 5,637,078,377                                    |
| Other current assets                         | 1,443,613,663                                    |
| Inventories                                  | 17,101,819,120                                   |
| Short-term receivables                       | 4,172,173,726                                    |
| Cash and cash equivalents                    | 11,132,767,248                                   |
|                                              | <b>73,928,331,146</b>                            |
| <b>Liabilities</b>                           |                                                  |
| Short-term trade payables                    | 18,145,804,692                                   |
| Short-term advances from customers           | 57,370,000                                       |
| Statutory obligations                        | 159,207,572                                      |
| Short-term accrued expenses                  | 741,000,000                                      |
| Short-term unearned revenue                  | 16,576,025,991                                   |
| Short-term other payables                    | 264,954,370                                      |
|                                              | <b>35,944,362,625</b>                            |
| <b>Net assets</b>                            | <b>37,983,968,521</b>                            |
| Non-control interests (Note 27.1)            | (75,967,937)                                     |
| Goodwill from business combination (Note 20) | 5,604,799,416                                    |
| <b>Total consideration</b>                   | <b>43,512,800,000</b>                            |
|                                              | VND                                              |
| <b>Cash flow on acquisition</b>              |                                                  |
| Net cash acquired with the subsidiary        | 11,132,767,248                                   |
| Cash paid                                    | (43,512,800,000)                                 |
| <b>Net cash flow on acquisition</b>          | <b>(32,380,032,752)</b>                          |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

## 5. CASH AND CASH EQUIVALENTS

|                            | VND                      |                          |
|----------------------------|--------------------------|--------------------------|
|                            | Ending balance           | Beginning balance        |
| Cash on hand               | 3,004,020,533            | 8,014,133,580            |
| Cash in banks              | 1,157,281,866,070        | 597,270,646,893          |
| Time deposits at banks (*) | 842,853,714,634          | 2,950,031,698,874        |
| <b>TOTAL</b>               | <b>2,003,139,601,237</b> | <b>3,555,316,479,347</b> |

(\*) This represent bank deposits with an original or remaining term of less than three (3) months in VND at commercial banks and earns interest at the applicable rates.

## 6. HELD-FOR-TRADING SECURITIES

This mainly represented investment in listed shares of Gia Lai Electricity Joint Stock Company ("GEG"), and other shares as follows:

|                  | Ending balance    |                  |                  |
|------------------|-------------------|------------------|------------------|
|                  | GEG (*)           | Others           | Total            |
| Number of shares | 61,203,963        | 863,000          | 62,066,963       |
| Cost (VND)       | 749,990,160,396   | 28,189,761,318   | 778,179,921,714  |
| Provision (VND)  | -                 | (15,095,111,322) | (15,095,111,322) |
| Net (VND)        | 749,990,160,396   | 13,094,649,996   | 763,084,810,392  |
| Fair value (VND) | 946,288,790,350   | 13,094,649,996   | 959,383,440,346  |
|                  | Beginning balance |                  |                  |
|                  | GEG (*)           | Others           | Total            |
| Number of shares | 58,289,490        | 863,000          | 59,152,490       |
| Cost (VND)       | 749,951,242,022   | 28,189,761,318   | 778,141,003,340  |
| Provision (VND)  | -                 | (15,236,361,322) | (15,236,361,322) |
| Net (VND)        | 749,951,242,022   | 12,953,399,996   | 762,904,642,018  |
| Fair value (VND) | 941,375,263,500   | 12,953,399,996   | 954,328,663,496  |

(\*) As at 30 June 2026 and 30 June 2025, GEG shares were pledged as collaterals for long-term bonds obtained from commercial banks (Note 26.4).

## 7. HELD-TO-MATURITY INVESTMENTS

This balance represents bank deposits in VND with maturity of twelve (12) months and earns interest at the applicable rates. As at 30 June 2026, a part of bank deposits was pledged as collaterals for the short-term loans obtained from commercial banks (Note 26.1).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**8. SHORT-TERM TRADE RECEIVABLES**

|                                                     | VND                      |                          |
|-----------------------------------------------------|--------------------------|--------------------------|
|                                                     | <i>Ending balance</i>    | <i>Beginning balance</i> |
| Due from other parties                              | 2,442,507,363,887        | 2,103,755,824,044        |
| <i>In which:</i>                                    |                          |                          |
| - Global Mind Agriculture Pte. Ltd                  | 186,085,612,458          | 88,463,158,677           |
| - Others                                            | 2,256,421,751,429        | 2,015,292,665,367        |
| Due from related parties (Note 35)                  | 60,388,040,018           | 95,101,441,359           |
| <b>TOTAL</b>                                        | <b>2,502,895,403,905</b> | <b>2,198,857,265,403</b> |
| Provision for doubtful short-term trade receivables | (24,577,382,249)         | (34,453,969,283)         |
| <b>NET</b>                                          | <b>2,478,318,021,656</b> | <b>2,164,403,296,120</b> |

As at 30 June 2026, a part of short-term trade receivables was pledged as collaterals for the short-term loans obtained from commercial banks (Note 26.1).

*Details of movements of provision for doubtful short-term trade receivables:*

|                                        | VND                 |                      |
|----------------------------------------|---------------------|----------------------|
|                                        | <i>Current year</i> | <i>Previous year</i> |
| Beginning balance                      | 34,453,969,283      | 38,507,320,469       |
| Provisions made during the year        | 1,829,634,152       | 3,902,602,914        |
| Reversal of provisions during the year | (11,706,221,186)    | (7,955,954,100)      |
| Ending balance                         | 24,577,382,249      | 34,453,969,283       |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**9. ADVANCES TO SUPPLIERS**

|                                                         | VND                      |                          |
|---------------------------------------------------------|--------------------------|--------------------------|
|                                                         | Ending balance           | Beginning balance        |
| <b>Short-term</b>                                       | <b>6,459,001,064,755</b> | <b>5,567,944,913,065</b> |
| Advances to other parties (**)                          | 4,162,617,789,475        | 3,315,000,785,210        |
| <i>In which:</i>                                        |                          |                          |
| - Ham Luong Services Trading Company Limited            | 1,105,005,943,922        | 252,655,203,500          |
| - Son Tin Commodity Exchange JSC                        | 461,825,925,590          | -                        |
| - AgriS Tay Ninh Joint Stock Company                    | 400,369,496,000          | -                        |
| - Global Mind Agriculture Pte. Ltd                      | -                        | 1,544,109,726,174        |
| - Others                                                | 2,195,416,423,963        | 1,518,235,855,536        |
| Advances to farmers (*)                                 | 2,230,073,948,502        | 2,190,518,289,579        |
| Advances to related parties (Note 35)                   | 66,309,326,778           | 62,425,838,276           |
| <b>Long-term</b>                                        | <b>414,707,774,135</b>   | <b>243,383,665,259</b>   |
| Advances to farmers (*)                                 | 414,707,774,135          | 243,383,665,259          |
| <b>TOTAL</b>                                            | <b>6,873,708,838,890</b> | <b>5,811,328,578,324</b> |
| Provision for doubtful short-term advances to suppliers | (83,701,304,786)         | (85,166,628,158)         |
| Provision for doubtful long-term advances to suppliers  | (8,999,795,908)          | (35,316,341,075)         |
| <b>NET</b>                                              | <b>6,781,007,738,196</b> | <b>5,690,845,609,091</b> |

(\*) Advances to sugarcane farmers are partially secured by the farmers' land use rights and earned interest at applicable rates.

(\*\*) Mainly comprise advances to suppliers for purchase of sugar in accordance with merchandised goods sale and purchase agreement at applicable rates.

*Details of movements of provision for doubtful short-term advances to suppliers:*

|                                        | VND              |                  |
|----------------------------------------|------------------|------------------|
|                                        | Current year     | Previous year    |
| Beginning balance                      | 120,482,969,233  | 114,004,723,027  |
| Provisions made during the year        | 10,307,149,812   | 21,361,081,836   |
| Reversal of provisions during the year | (38,089,018,351) | (14,882,835,630) |
| Ending balance                         | 92,701,100,694   | 120,482,969,233  |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

10. OTHER RECEIVABLES

|                                                                                      | VND                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                                      | Ending balance           | Beginning balance        |
| <b>Short-term</b>                                                                    | <b>1,235,372,952,433</b> | <b>1,329,787,122,545</b> |
| Interest receivables from term deposits, lendings, advances to farmers and suppliers | 803,180,687,900          | 580,752,638,952          |
| Deposits                                                                             | 172,250,062,848          | 59,659,056,582           |
| Share transfer                                                                       | -                        | 408,354,192,858          |
| Others                                                                               | 259,942,201,685          | 281,021,234,153          |
| <b>Long-term</b>                                                                     | <b>1,731,882,093,314</b> | <b>1,508,767,829,181</b> |
| Capital contribution under BCC (i)                                                   | 1,595,948,535,102        | 1,399,933,965,813        |
| Deposits for land rental                                                             | 134,296,519,209          | 101,145,918,038          |
| Others                                                                               | 1,637,039,003            | 7,687,945,330            |
| <b>TOTAL</b>                                                                         | <b>2,967,255,045,747</b> | <b>2,838,554,951,726</b> |
| Provision for doubtful other short-term receivables                                  | (26,579,130,037)         | (28,398,199,515)         |
| <b>NET</b>                                                                           | <b>2,940,675,915,710</b> | <b>2,810,156,752,211</b> |
| <i>In which:</i>                                                                     |                          |                          |
| Other receivables from related parties (Note 35)                                     | 14,381,045,039           | 34,279,680,584           |
| Other receivables from other parties                                                 | 2,926,294,870,671        | 2,775,877,071,627        |

Details of movements of provision for doubtful other short-term receivables:

|                                        | VND             |                |
|----------------------------------------|-----------------|----------------|
|                                        | Current year    | Previous year  |
| Beginning balance                      | 28,398,199,515  | 21,827,467,345 |
| Provisions made during the year        | 5,187,972,398   | 6,570,732,170  |
| Reversal of provisions during the year | (7,007,041,876) | -              |
| Ending balance                         | 26,579,130,037  | 28,398,199,515 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

10. OTHER RECEIVABLES (continued)

- (i) This includes four capital contributions to Business Cooperation Contracts under the form of profit-sharing after tax cooperation, without establishing a new legal entity, as follows:  
VND

| <i>Company Name</i>                                                     | <i>Description and timing of Project</i>                                                                                                               | <i>Profit Sharing</i>                              | <i>Ending balance</i>    | <i>Opening balance</i>   |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------|--------------------------|
| Thanh Thanh Cong Food One-Member Limited Liability Company ("TTC Food") | Development of large-scale sugarcane raw material areas. The project duration is until November 5, 2026.                                               | Per specific profit-sharing ratio for each project | 763,500,000,000          | 763,500,000,000          |
| BVA Land Pty Ltd                                                        | Planting and developing sugarcane. The project's duration is until August 23, 2026. The parties may extend the contract term by an additional 6 years. | 50% of the project's net profit after tax          | 535,850,773,807          | 437,125,346,250          |
| Global Mind Australia Pte. Ltd ("GMA")                                  | Planting and developing sugarcane. The project's duration is until January 1, 2028.                                                                    | 50% of the project's net profit after tax          | 244,597,761,295          | 147,308,619,563          |
| Binh Phuoc Food Production Joint Stock Company                          | Planting high-quality fruit trees. The project's duration is until March 23, 2055.                                                                     | 20% of the project's net profit after tax          | 52,000,000,000           | 52,000,000,000           |
| <b>TOTAL</b>                                                            |                                                                                                                                                        |                                                    | <b>1,595,948,535,102</b> | <b>1,399,933,965,813</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

11. SHORT-TERM LOAN RECEIVABLES

|                                                    | VND                    |                        |
|----------------------------------------------------|------------------------|------------------------|
|                                                    | Ending balance         | Opening balance        |
| Binh Phuoc Food Production Joint Stock Company (*) | 140,690,000,000        | 140,690,000,000        |
| Global Mind Australia Pte., Ltd                    | -                      | 103,470,054,797        |
| Global Mind Business., Ltd                         | -                      | 4,000,000,000          |
| <b>TOTAL</b>                                       | <b>140,690,000,000</b> | <b>248,160,054,797</b> |

(\*) This is an unsecured loan receivable from Binh Phuoc Food Production Joint Stock Company, interest rate 10.5% per annum for financing of working capital.

12. INVENTORIES

|                      | Ending balance           |                         | Beginning balance        |                         |
|----------------------|--------------------------|-------------------------|--------------------------|-------------------------|
|                      | Cost                     | Provision               | Cost                     | Provision               |
| Finished goods       | 1,575,675,277,332        | (3,580,757,431)         | 1,788,489,394,167        | (3,303,388,956)         |
| Raw materials        | 985,812,135,095          | (22,776,977,027)        | 643,780,912,112          | (25,462,838,409)        |
| Merchandise goods    | 873,758,760,973          | (961,228,530)           | 807,280,050,441          | (340,260,765)           |
| Work-in-process      | 494,624,909,082          | -                       | 260,629,976,297          | -                       |
| Goods on consignment | 133,852,527,509          | -                       | 1,403,026,945            | -                       |
| Goods in transit     | 130,003,758,094          | -                       | 96,255,886,787           | -                       |
| Tools and supplies   | 14,448,713,553           | (1,496,777,244)         | 16,800,643,639           | (2,331,459,193)         |
| <b>TOTAL</b>         | <b>4,208,176,081,638</b> | <b>(28,815,740,232)</b> | <b>3,614,639,890,388</b> | <b>(31,437,947,323)</b> |

As at 30 June 2026 and 30 June 2025, a part of inventories was pledged as collaterals for the short-term loans obtained from commercial banks (Note 26.1).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**12. INVENTORIES (continued)**

*Details of movements of provision for obsolete inventories:*

|                                        | VND                   |                       |
|----------------------------------------|-----------------------|-----------------------|
|                                        | Current year          | Previous year         |
| Beginning balance                      | 31,437,947,323        | 40,610,837,154        |
| Provisions made during the year        | 8,394,455,279         | 8,670,876,877         |
| Reversal of provisions during the year | (7,920,182,551)       | (17,843,766,708)      |
| Decrease due to divestment             | (3,096,479,819)       | -                     |
| Ending balance                         | <u>28,815,740,232</u> | <u>31,437,947,323</u> |

**13. PREPAID EXPENSES**

|                               | VND                             |                                 |
|-------------------------------|---------------------------------|---------------------------------|
|                               | Ending balance                  | Beginning balance               |
| <b>Short-term</b>             | <b>46,033,615,504</b>           | <b>22,603,791,789</b>           |
| Loan front-end fee            | 21,072,727,580                  | 458,246,620                     |
| Insurance fee                 | 3,896,112,747                   | 2,510,517,906                   |
| Prepaid land rental           | 988,205,874                     | 6,998,022,550                   |
| Others                        | 20,076,569,303                  | 12,637,004,713                  |
| <b>Long-term</b>              | <b>1,189,935,073,082</b>        | <b>1,208,483,969,554</b>        |
| Land and plantation costs (*) | 853,817,536,315                 | 891,199,401,810                 |
| Prepaid land rental fees (**) | 129,097,060,939                 | 132,579,396,634                 |
| Consulting fee                | 90,651,276,137                  | 80,955,110,911                  |
| Tools and supplies            | 18,959,416,362                  | 18,344,321,502                  |
| Others                        | 97,409,783,329                  | 85,405,738,697                  |
| <b>TOTAL</b>                  | <b><u>1,235,968,688,586</u></b> | <b><u>1,231,087,761,343</u></b> |

(\*) This is comprised of the development land costs for sugar cane farm of the Group located at Attapeu Province, Lao People's Democratic Republic, which mainly included (i) the carrying value of sugar cane farm amounting to VND 655,894,628,870 with initial fair value (in accordance with Appraisal Letter No. 177/017/CT/TDGSG dated 15 August 2017) of VND 853,817,536,315 acquired from a subsidiary and to be allocated during land rental duration of 44 years from 1 July 2017, and (ii) development costs of another sugar cane farm amounting to VND 174,558,185,707.

(\*\*) A part of prepaid land rental was pledged as collateral for the short-term loans obtained from commercial banks (Note 26.1).

# Thanh Thanh Cong - Bien Hoa Joint Stock Company

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

## 14. TANGIBLE FIXED ASSETS

|                                               | Machinery and<br>equipment | Buildings and<br>structures | Means of<br>transportation | Office<br>equipment | Other assets    | VND<br>Total      |
|-----------------------------------------------|----------------------------|-----------------------------|----------------------------|---------------------|-----------------|-------------------|
| <b>Cost:</b>                                  |                            |                             |                            |                     |                 |                   |
| Beginning balance                             | 6,604,092,022,925          | 1,811,714,005,848           | 374,317,720,532            | 62,096,522,472      | 97,113,703,544  | 8,949,333,975,321 |
| Construction in progress completed            | 79,088,389,504             | 15,609,522,366              | 1,627,452,192              | -                   | -               | 96,325,364,062    |
| New purchase                                  | 279,996,268,926            | 79,272,575,088              | 1,445,815,182              | 11,459,706,134      | 10,695,074,985  | 382,869,440,315   |
| Increase due to business<br>combination       | 28,551,194,677             | -                           | 662,359,455                | 270,339,423         | -               | 29,483,893,555    |
| Repurchase of finance leases                  | 120,416,155,545            | -                           | -                          | -                   | -               | 120,416,155,545   |
| Disposal                                      | (281,874,357,843)          | (68,412,763,913)            | (20,250,378,876)           | (7,231,174,413)     | (30,946,220)    | (377,799,621,265) |
| De-investment of subsidiaries                 | (39,746,112,658)           | (38,504,550,385)            | (3,273,575,850)            | (2,335,798,104)     | (7,854,517,782) | (91,714,554,779)  |
| Write off                                     | (1,798,467,296)            | (1,879,983,795)             | (1,733,531,832)            | (98,644,776)        | (52,185,000)    | (5,562,812,699)   |
| Foreign exchange differences<br>(Note 3.14)   | 11,625,676,615             | 4,287,788,873               | 2,197,557,057              | 43,135,935          | 158,674,960     | 18,312,833,440    |
| Ending balance                                | 6,800,350,770,395          | 1,802,086,594,082           | 354,993,417,860            | 64,204,086,671      | 100,029,804,487 | 9,121,664,673,495 |
| <i>In which:</i>                              |                            |                             |                            |                     |                 |                   |
| <i>Fully depreciated</i>                      | 2,170,318,968,493          | 178,399,971,681             | 49,178,021,050             | 22,675,892,713      | 58,263,737,180  | 2,478,836,591,117 |
| <b>Accumulated depreciation:</b>              |                            |                             |                            |                     |                 |                   |
| Beginning balance                             | 4,870,563,518,078          | 1,168,013,170,284           | 225,671,810,047            | 48,438,851,892      | 74,733,990,670  | 6,387,421,340,971 |
| Depreciation for the year                     | 303,316,786,402            | 71,568,391,703              | 21,148,372,262             | 4,944,782,524       | 3,295,741,703   | 404,274,074,594   |
| Increase due to business<br>combination       | 788,222,264                | -                           | 41,715,421                 | 41,777,689          | -               | 871,715,374       |
| Repurchase of finance leases                  | 53,785,578,971             | -                           | -                          | -                   | -               | 53,785,578,971    |
| Disposal                                      | (179,525,115,392)          | (53,060,469,526)            | (17,211,372,853)           | (6,875,950,636)     | (69,105,214)    | (256,742,013,621) |
| De-investment of subsidiaries                 | (31,022,378,663)           | (25,407,032,257)            | (3,049,159,619)            | (1,790,744,510)     | (7,497,805,889) | (68,767,120,938)  |
| Write off                                     | (1,496,060,196)            | (1,144,952,637)             | (1,439,075,624)            | (58,329,182)        | (26,092,494)    | (4,164,510,133)   |
| Foreign exchange differences<br>(Note 3.14)   | 5,985,937,061              | 2,596,436,205               | 1,294,245,725              | 27,772,571          | 18,908,244      | 9,923,299,806     |
| Ending balance                                | 5,022,396,488,525          | 1,162,565,543,772           | 226,456,535,359            | 44,728,160,348      | 70,455,637,020  | 6,526,602,365,024 |
| <b>Net carrying amount:</b>                   |                            |                             |                            |                     |                 |                   |
| Beginning balance                             | 1,733,528,504,847          | 643,700,835,564             | 148,645,910,485            | 13,657,670,580      | 22,379,712,874  | 2,561,912,634,350 |
| Ending balance                                | 1,777,954,281,870          | 639,521,050,310             | 128,536,882,501            | 19,475,926,323      | 29,574,167,467  | 2,595,062,308,471 |
| <i>In which:</i>                              |                            |                             |                            |                     |                 |                   |
| <i>Pledged as loan security<br/>(Note 26)</i> | 1,767,742,281,012          | 651,464,679,213             | 33,446,191,337             | 3,749,305,331       | 423,340,403     | 2,456,825,797,296 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**15. FINANCE LEASES**

|                                  |                                    |                                    | VND               |
|----------------------------------|------------------------------------|------------------------------------|-------------------|
|                                  | <i>Machinery<br/>and equipment</i> | <i>Means of<br/>transportation</i> | <i>Total</i>      |
| <b>Cost:</b>                     |                                    |                                    |                   |
| Beginning balance                | 444,608,711,595                    | -                                  | 444,608,711,595   |
| Additions                        | 63,678,973,988                     | 2,290,000,000                      | 65,968,973,988    |
| Repurchase of finance<br>leases  | (120,416,155,545)                  | -                                  | (120,416,155,545) |
| Ending balance                   | 387,871,530,038                    | 2,290,000,000                      | 390,161,530,038   |
| <b>Accumulated depreciation:</b> |                                    |                                    |                   |
| Beginning balance                | 73,116,055,992                     | -                                  | 73,116,055,992    |
| Depreciation for the year        | 38,733,261,803                     | 91,600,000                         | 38,824,861,803    |
| Repurchase finance leases        | (55,310,461,659)                   | -                                  | (55,310,461,659)  |
| Ending balance                   | 56,538,856,136                     | 91,600,000                         | 56,630,456,136    |
| <b>Net carrying amount:</b>      |                                    |                                    |                   |
| Beginning balance                | 371,492,655,603                    | -                                  | 371,492,655,603   |
| Ending balance                   | 331,332,673,902                    | 2,198,400,000                      | 333,531,073,902   |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

16. INTANGIBLE FIXED ASSETS

|                                  |                        |                          |               | VND               |
|----------------------------------|------------------------|--------------------------|---------------|-------------------|
|                                  | <i>Land use rights</i> | <i>Computer software</i> | <i>Others</i> | <i>Total</i>      |
| <b>Cost:</b>                     |                        |                          |               |                   |
| Beginning balance                | 981,621,508,014        | 175,974,246,534          | 4,950,830,677 | 1,162,546,585,225 |
| New purchase                     | 1,235,274,480          | 10,010,599,474           | -             | 11,245,873,954    |
| Disposal                         | (10,185,973,278)       | (530,735,800)            | -             | (10,716,709,078)  |
| De-investment of subsidiaries    |                        |                          |               |                   |
| (Notes 4.2 and 4.4)              | (204,168,831,500)      | (1,700,090,000)          | -             | (205,868,921,500) |
| Foreign exchange differences     | -                      | 26,648,310               | -             | 26,648,310        |
| Ending balance                   | 768,501,977,716        | 183,780,668,518          | 4,950,830,677 | 957,233,476,911   |
| <i>In which:</i>                 |                        |                          |               |                   |
| Fully amortised                  | 34,771,915,335         | 22,639,279,586           | 36,379,934    | 57,447,574,855    |
| <b>Accumulated amortisation:</b> |                        |                          |               |                   |
| Beginning balance                | 294,178,754,240        | 79,215,037,461           | 2,719,342,713 | 376,113,134,414   |
| Amortisation for the year        | 30,999,853,219         | 16,943,090,487           | 816,127,272   | 48,759,070,978    |
| Disposal                         | (4,835,154,588)        | (530,735,800)            | -             | (5,365,890,388)   |
| De-investment of subsidiaries    |                        |                          |               |                   |
| (Notes 4.2 and 4.4)              | (26,349,994,495)       | (725,305,228)            | -             | (27,075,299,723)  |
| Foreign exchange differences     | -                      | 8,423,610                | -             | 8,423,610         |
| Ending balance                   | 293,993,458,376        | 94,910,510,530           | 3,535,469,985 | 392,439,438,891   |
| <b>Net carrying amount:</b>      |                        |                          |               |                   |
| Beginning balance                | 687,442,753,774        | 96,759,209,073           | 2,231,487,964 | 786,433,450,811   |
| Ending balance                   | 474,508,519,340        | 88,870,157,988           | 1,415,360,692 | 564,794,038,020   |
| <i>In which:</i>                 |                        |                          |               |                   |
| Pledged as loan security         |                        |                          |               |                   |
| (Note 26)                        | 61,759,048,524         | -                        | -             | 61,759,048,524    |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

# 17. INVESTMENT PROPERTIES

|                                  | VND                    |                                 |                  |
|----------------------------------|------------------------|---------------------------------|------------------|
|                                  | <i>Land use rights</i> | <i>Buildings and structures</i> | <i>Total</i>     |
| <b>Cost:</b>                     |                        |                                 |                  |
| Beginning balance                | 220,603,724,551        | 174,313,135,162                 | 394,916,859,713  |
| Disposal                         | -                      | (24,424,737,834)                | (24,424,737,834) |
| Ending balance                   | 220,603,724,551        | 149,888,397,328                 | 370,492,121,879  |
| <b>Accumulated depreciation:</b> |                        |                                 |                  |
| Beginning balance                | 9,464,402,073          | 53,393,149,149                  | 62,857,551,222   |
| Depreciation for the year        | 584,155,629            | 4,325,487,212                   | 4,909,642,841    |
| Disposal                         | -                      | (11,212,229,981)                | (11,212,229,981) |
| Ending balance                   | 10,048,557,702         | 46,506,406,380                  | 56,554,964,082   |
| <b>Net carrying amount:</b>      |                        |                                 |                  |
| Beginning balance                | 211,139,322,478        | 120,919,986,013                 | 332,059,308,491  |
| Ending balance                   | 210,555,166,849        | 103,381,990,948                 | 313,937,157,797  |
| <i>In which:</i>                 |                        |                                 |                  |
| <i>Pledged as loan security</i>  |                        |                                 |                  |
| <i>(Note 26.1)</i>               | 142,439,601,636        | 138,695,318,266                 | 281,134,919,902  |

The fair values of the investment properties as at 30 June 2026 had not yet been formally assessed and determined. However, based on current rental situation and the market value of these investment properties, the management believed that their fair values were higher than their carrying values as at the balance sheet date.

## Revenue and expenses relating to investment properties

|                                                                                                 | VND                 |                      |
|-------------------------------------------------------------------------------------------------|---------------------|----------------------|
|                                                                                                 | <i>Current year</i> | <i>Previous year</i> |
| Rental income from investment properties                                                        | 20,337,508,053      | 50,852,498,739       |
| Direct operating expenses of investment properties that generated rental income during the year | (17,155,028,133)    | (33,870,964,722)     |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**18. CONSTRUCTION IN PROGRESS**

|                                                               | VND                           |                               |
|---------------------------------------------------------------|-------------------------------|-------------------------------|
|                                                               | <i>Ending balance</i>         | <i>Beginning balance</i>      |
| Machineries, equipment and software system under installation | 312,399,864,459               | 235,214,789,259               |
| Canned Sugarcane Juice factory                                | 281,316,331,182               | 30,410,218,775                |
| Raw material area development cost                            | 226,225,601,564               | 123,823,924,266               |
| Solar energy system                                           | 46,391,826,855                | 45,439,923,695                |
| Others                                                        | 14,401,697,025                | 33,647,411,767                |
| <b>TOTAL</b>                                                  | <b><u>880,735,321,085</u></b> | <b><u>468,536,267,762</u></b> |

**19. LONG-TERM INVESTMENTS**

|                                           | VND                             |                                 |
|-------------------------------------------|---------------------------------|---------------------------------|
|                                           | <i>Ending balance</i>           | <i>Beginning balance</i>        |
| Investments in associates (Note 19.1)     | 5,741,650,130,772               | 4,651,352,356,089               |
| Investments in other entities (Note 19.2) | 81,076,271,275                  | 336,613,897,241                 |
| Held-to-maturity investments (Note 19.3)  | 223,000,000,000                 | 178,000,000,000                 |
| <b>TOTAL</b>                              | <b><u>6,045,726,402,047</u></b> | <b><u>5,165,966,253,330</u></b> |
| Provision for long-term investments       | <u>(734,416,445)</u>            | <u>(55,142,229,867)</u>         |
| <b>NET</b>                                | <b><u>6,044,991,985,602</u></b> | <b><u>5,110,824,023,463</u></b> |



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**19. LONG-TERM INVESTMENTS (continued)**

**19.1 Investments in associates**

Details of these investments in associates were as follows:

| Name of associates                                       | Business activities                                             | Ending balance      |                          |                      | Beginning balance   |                     |                          |                      |                     |
|----------------------------------------------------------|-----------------------------------------------------------------|---------------------|--------------------------|----------------------|---------------------|---------------------|--------------------------|----------------------|---------------------|
|                                                          |                                                                 | Quantity<br>(share) | Carrying amount<br>(VND) | % of interest<br>(%) | Voting right<br>(%) | Quantity<br>(share) | Carrying amount<br>(VND) | % of interest<br>(%) | Voting right<br>(%) |
| Toan Hai Van Joint Stock Company (*)                     | Sea transportation business                                     | 90,338,559          | 2,562,436,508,531        | 30.87                | 39.88               | 76,190,225          | 1,880,231,521,119        | 26.03                | 33.64               |
| Ben Tre Import Export Joint Stock Company                | Processing and preserving fruits and vegetables.                | 37,301,429          | 1,614,795,882,018        | 25.99                | 25.99               | 37,301,429          | 1,493,599,166,550        | 30.22                | 30.22               |
| Global Mind Investment Management Pte. Ltd – GMIM (****) | Investing in renewable energy, infrastructure, and agriculture. | -                   | -                        | -                    | -                   | 13,728,424          | 1,147,877,066,130        | 29.50                | 29.50               |
| Tay Ninh Tapioca Joint Stock Company                     | Manufacturing starch, tapioca and malt                          | 3,362,436           | 136,855,463,420          | 23.62                | 30.00               | 3,362,436           | 129,420,550,442          | 23.62                | 30.00               |
| Tapioca Vietnam Company Limited                          | Manufacturing and trading starch and tapioca                    | -                   | -                        | 23.62                | 30.00               | -                   | 224,051,848              | 23.62                | 30.00               |
| AgriMind Joint Stock Company (**)                        | Software development                                            | 8,750,000           | 90,764,016,124           | 34.93                | 34.93               | -                   | -                        | -                    | -                   |
| Coco Investment Pte. Ltd (***)                           | Coconut trading                                                 | 13,642,069          | 1,336,798,260,679        | 20.06                | 20.06               | -                   | -                        | -                    | -                   |
| TOTAL                                                    |                                                                 |                     | 5,741,650,130,772        |                      |                     |                     | 4,651,352,356,089        |                      |                     |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**19. LONG-TERM INVESTMENTS (continued)**

**19.1 Investments in associates (continued)**

- (\*) Growfin completed the acquisition of an additional 4.84% equity interest in Toan Hai Van Joint Stock Company ("THV") pursuant to Resolution No. 0406/2025/NQ-DHDCD dated 4 June 2025. Previously, Growfin held a 26.03% equity interest in THV. Accordingly, as at 30 June 2026, the Group's equity interest in THV was 30.87%.
- (\*\*) Global Mind Business Limited Company contributed capital to AgriMind Joint Stock Company ("AgriMind") and acquired a 35.00% ownership interest therein pursuant to Resolution No. 0710/2025/NQ-DHDCD dated 7 October 2025. As at 30 June 2026, the Group's effective interest in AgriMind was 34.93%.
- (\*\*\*) AgriS Globe Pte. LTD ("AGG") completed the acquisition of 20.06% equity interest in Coco Investment Pte. Ltd pursuant to Resolution Board of Directors dated 8 June 2026. Accordingly, as at 30 June 2026, the Group's equity interest in Coco Investment Pte. Ltd was 20.06%.
- (\*\*\*\*) AGG completed the transfer of its 29.5% ownership interest in GMIM to investors in accordance with the Board of Directors' Resolution dated 17 May 2026. Accordingly, GMIM ceased to be an associate of the Company.

All associate companies are in operation.

Fair value of these investments are not officially determined as at 30 June 2026 due to unavailability of market information. However, based on the current financial position of these companies, the management believed that their fair value was higher than their book values as at the balance sheet date.

Details of these investments in associates were as follows:

|                                                                        | Value<br>VND             |
|------------------------------------------------------------------------|--------------------------|
| <b>Cost of investment:</b>                                             |                          |
| Beginning balance                                                      | 4,620,397,896,493        |
| Increase during the year                                               | 2,073,234,563,346        |
| Decrease during the year                                               | (1,149,102,500,000)      |
| Ending balance                                                         | <u>5,544,529,959,839</u> |
| <b>Accumulated share in post-acquisition profit of the associates:</b> |                          |
| Beginning balance                                                      | 30,954,459,596           |
| Shares of profit of the associates for the year                        | 300,164,897,238          |
| Dividend distributed during the year                                   | (143,215,679,156)        |
| Divestment                                                             | 9,216,493,255            |
| Ending balance                                                         | <u>197,120,170,933</u>   |
| <b>Net carrying amount:</b>                                            |                          |
| Beginning balance                                                      | 4,651,352,356,089        |
| Ending balance                                                         | <u>5,741,650,130,772</u> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**19. LONG-TERM INVESTMENTS (continued)**

**19.2 Investments in other entities**

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

|                                                                                                | Business activities                                                                                              | Ending balance        |               | Opening balance        |               |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------|---------------|------------------------|---------------|
|                                                                                                |                                                                                                                  | Cost of investment    | % of interest | Cost of investment     | % of interest |
|                                                                                                |                                                                                                                  | (VND)                 | (%)           | (VND)                  | (%)           |
| Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company ("Dang Huynh") (i) | Leasing and management industrial zone                                                                           | 80,341,854,830        | 2.29          | 266,154,514,119        | 7.39          |
| Son Duong Sugar Joint Stock Company ("Son Duong") (ii)                                         | Planting sugarcane, producing and trading in sugar                                                               | -                     | -             | 36,456,277,500         | 13.84         |
| Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company (ii)                  | Trading real estates                                                                                             | -                     | -             | 15,330,856,343         | 12.89         |
| Sorbitol France - Vietnam Joint Stock Company ("Sorbitol") (ii)                                | Producing starch, non-alcoholic beverages, chemical products, installation of industrial machinery and equipment | -                     | -             | 17,951,535,922         | 18.86         |
| Other long-term investments                                                                    |                                                                                                                  | 734,416,445           |               | 720,713,357            |               |
| <b>TOTAL</b>                                                                                   |                                                                                                                  | <b>81,076,271,275</b> |               | <b>336,613,897,241</b> |               |
| Provision for diminution in value of long-term investment                                      |                                                                                                                  | (734,416,445)         |               | (55,142,229,867)       |               |
| <b>NET</b>                                                                                     |                                                                                                                  | <b>80,341,854,830</b> |               | <b>281,471,667,374</b> |               |

(i) The Group completed the transfer of a portion of its ownership interest in Dang Huynh Company to another investor on 3 June 2026, for a total transfer consideration of VND 162,426,660,096.

(ii) The Group completed the transfer of 100% ownership interest in Son Duong, Sorbitol, and Tan Hoi to investors with a total consideration of VND 20,000,000,000, VND 22,105,440,000 and VND 16,426,660,096 respectively.

Fair value of these investments are not determined as at 30 June 2026 due to unavailability of market information. However, based on the financial position of these companies, the Management believed that the fair value of those investments was higher than their book value.

**19.3 Investments in other entities**

It represents long term bonds with the terms from three (3) years to ten (10) years at commercial banks and earning interest at the applicable rates. A part of long-term bonds were pledged as collateral for loans obtained from commercial banks (Note 26).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

20. GOODWILL

|                                       | Value<br>VND           |
|---------------------------------------|------------------------|
| <b>Cost:</b>                          |                        |
| Beginning balance                     | 206,534,238,006        |
| Increase due to investment (Note 4.3) | 5,604,799,416          |
| Ending balance                        | <u>212,139,037,422</u> |
| <b>Accumulated amortisation:</b>      |                        |
| Beginning balance                     | 167,056,384,617        |
| Amortisation for the year             | 17,968,052,461         |
| Ending balance                        | <u>185,024,437,078</u> |
| <b>Net carrying amount:</b>           |                        |
| Beginning balance                     | 39,477,853,389         |
| Ending balance                        | <u>27,114,600,344</u>  |

21. SHORT-TERM TRADE PAYABLES

|                                                                  | Ending balance           | Beginning balance        |
|------------------------------------------------------------------|--------------------------|--------------------------|
| Due to other parties                                             | 1,036,874,797,932        | 1,239,776,804,572        |
| <i>In which:</i>                                                 |                          |                          |
| - Global Mind Agriculture Pte, Ltd                               | 325,148,545,557          | 266,757,192,794          |
| - Lien Khoi Tien Manufacture Trading And Service Company Limited | 54,260,576,000           | 82,449,000,000           |
| - Others                                                         | 657,465,676,375          | 890,570,611,778          |
| Due to farmers                                                   | 91,846,817,717           | 122,139,680,158          |
| Due to related parties (Note 35)                                 | 35,697,076,136           | 13,650,719,572           |
| <b>TOTAL</b>                                                     | <u>1,164,418,691,785</u> | <u>1,375,567,204,302</u> |

22. SHORT-TERM ADVANCES FROM CUSTOMERS

|                                              | Ending balance           | Beginning balance      |
|----------------------------------------------|--------------------------|------------------------|
| Due to other parties                         | 1,158,270,434,555        | 567,220,437,588        |
| <i>In which:</i>                             |                          |                        |
| - Ham Luong Services Trading Company Limited | 559,635,621,600          | -                      |
| - AgriS Tay Ninh Joint Stock Company         | 333,000,000,000          | 372,500,000,000        |
| - Others                                     | 265,634,812,955          | 194,720,437,588        |
| Due to related parties (Note 35)             | 4,375,887,942            | 6,255,113,267          |
| <b>TOTAL</b>                                 | <u>1,162,646,322,497</u> | <u>573,475,550,855</u> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**23. STATUTORY OBLIGATIONS**

|                            | Beginning balance      | Decrease due to disposal of subsidiaries | Increase during the year | Decrease during the year   | VND<br>Ending balance  |
|----------------------------|------------------------|------------------------------------------|--------------------------|----------------------------|------------------------|
| <b>Payables</b>            |                        |                                          |                          |                            |                        |
| Value-added tax            | 116,195,438,410        | 1,359,842,978                            | 2,115,151,140,237        | (2,180,546,233,204)        | 52,160,188,421         |
| Corporate income tax       | 113,318,349,722        | (2,856,495,493)                          | 83,908,587,286           | (114,670,854,560)          | 79,699,586,955         |
| Personal income tax        | 406,688,672            | 522,975,903                              | 49,879,426,935           | (42,441,905,607)           | 8,367,185,903          |
| Others                     | 1,717,502,322          | -                                        | 225,551,698,731          | (226,064,236,026)          | 1,204,965,027          |
| <b>TOTAL</b>               | <b>231,637,979,126</b> | <b>(973,676,612)</b>                     | <b>2,474,490,853,189</b> | <b>(2,563,723,229,397)</b> | <b>141,431,926,306</b> |
| <b>Receivables</b>         |                        |                                          |                          |                            |                        |
| Value-added tax deductible | 137,451,552,697        | (22,737,015,328)                         | 1,879,196,939,362        | (1,815,864,199,770)        | 178,047,276,961        |
| Corporate income tax       | 1,372,905,792          | -                                        | 1,416,990,731            | (2,530,741,737)            | 259,154,786            |
| Personal income tax        | 210,098,888            | -                                        | 379,100,889              | (390,161,861)              | 199,037,916            |
| Others                     | 9,534,328,257          | -                                        | 160,155,306              | (22,970,433)               | 9,671,513,130          |
| <b>TOTAL</b>               | <b>148,568,885,634</b> | <b>(22,737,015,328)</b>                  | <b>1,881,153,186,288</b> | <b>(1,818,808,073,801)</b> | <b>188,176,982,793</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**24. SHORT-TERM ACCRUED EXPENSES**

|                                     |                               | VND                           |
|-------------------------------------|-------------------------------|-------------------------------|
|                                     | <i>Ending balance</i>         | <i>Beginning balance</i>      |
| External services expenses          | 175,800,218,595               | 140,409,513,745               |
| Transportation and loading fees     | 120,436,046,760               | 60,088,007,935                |
| Interest expenses                   | 116,235,161,132               | 63,306,973,798                |
| Agricultural extension costs        | 77,858,878,622                | 66,503,155,945                |
| Land rental costs                   | 40,645,987,721                | 25,175,424,536                |
| Bonus and support fees for agencies | 26,097,516,865                | 32,440,157,417                |
| Foreign contractor withholding tax  | 15,217,552,023                | 11,035,586,309                |
| Others                              | 9,756,675,590                 | 72,914,947,948                |
| <b>TOTAL</b>                        | <b><u>582,048,037,308</u></b> | <b><u>471,873,767,633</u></b> |

**25. OTHER PAYABLES**

|                                                                       |                                 | VND                             |
|-----------------------------------------------------------------------|---------------------------------|---------------------------------|
|                                                                       | <i>Ending balance</i>           | <i>Beginning balance</i>        |
| <b>Short-term</b>                                                     | <b>4,143,946,708,150</b>        | <b>1,984,156,300,529</b>        |
| Payables commercial banks under non-recourse documentary arrangements | 3,976,753,587,911               | 1,763,771,240,420               |
| Interest payables                                                     | 137,248,385,517                 | 58,912,895,203                  |
| Dividends                                                             | 21,398,245,045                  | 56,133,825,284                  |
| Others                                                                | 8,546,489,677                   | 105,338,339,622                 |
| <b>Long-term</b>                                                      | <b>6,543,874,760</b>            | <b>38,562,173,466</b>           |
| Deposits                                                              | 6,543,874,760                   | 8,300,642,030                   |
| Receipt of project implementation funds pending final settlement      | -                               | 30,261,531,436                  |
| <b>TOTAL</b>                                                          | <b><u>4,150,490,582,910</u></b> | <b><u>2,022,718,473,995</u></b> |
| <i>In which:</i>                                                      |                                 |                                 |
| Other parties                                                         | 4,149,527,344,910               | 2,021,001,765,768               |
| Related parties (Note 35)                                             | 963,238,000                     | 1,716,708,227                   |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS**

|                                                                 | Movement during the year  |                            |                           |                             |                            | Foreign exchange difference | Ending balance            |
|-----------------------------------------------------------------|---------------------------|----------------------------|---------------------------|-----------------------------|----------------------------|-----------------------------|---------------------------|
|                                                                 | Opening balance           | Increase due to divestment | Drawdown                  | Repayment                   | Reclassification           |                             |                           |
| <b>Short-term</b>                                               | <b>10,875,196,155,097</b> | <b>26,900,000,000</b>      | <b>28,822,686,657,579</b> | <b>(31,379,846,438,158)</b> | <b>3,579,488,398,176</b>   | <b>756,639,890</b>          | <b>11,925,181,412,584</b> |
| Bank loans (Note 26.1)                                          | 10,142,234,176,780        | -                          | 28,320,062,875,182        | (30,364,177,960,026)        | -                          | 756,681,821                 | 8,098,875,773,757         |
| Loan from other party                                           | -                         | 26,900,000,000             | 700,000,000               | -                           | -                          | -                           | 27,600,000,000            |
| Current portion of long-term bank loans (Note 26.3)             | 683,890,225,571           | -                          | -                         | (935,956,911,981)           | 2,487,124,416,909          | -                           | 2,235,057,730,499         |
| Current portion of long-term loans from other party (Note 26.2) | 4,817,663,072             | -                          | -                         | (4,467,048,543)             | 10,018,482,041             | (41,931)                    | 10,369,054,639            |
| Loans from related parties (Note 35)                            | 400,000,000               | -                          | -                         | (400,000,000)               | -                          | -                           | -                         |
| Current portion of long-term bonds (Note 26.4.2)                | (15,949,712,181)          | -                          | -                         | -                           | 1,000,000,000,000          | -                           | 984,050,287,819           |
| Convertible bonds (Note 26.4.1)                                 | -                         | -                          | 501,923,782,397           | (3,353,831,232)             | -                          | -                           | 498,569,951,165           |
| Current portion of finance leases (Note 26.5)                   | 59,803,801,855            | -                          | -                         | (71,490,686,376)            | 82,345,499,226             | -                           | 70,658,614,705            |
| <b>Long-term</b>                                                | <b>6,037,814,229,487</b>  | <b>-</b>                   | <b>3,691,006,638,080</b>  | <b>(238,059,170,991)</b>    | <b>(3,579,488,398,176)</b> | <b>14,948,739,666</b>       | <b>5,926,222,038,066</b>  |
| Bank loans (Note 26.3)                                          | 3,440,533,945,865         | -                          | 2,536,825,000,000         | -                           | (2,487,124,416,909)        | 14,741,301,370              | 3,504,975,830,326         |
| Loans from other party (Note 26.2)                              | 16,861,766,250            | -                          | 65,730,000,000            | -                           | (10,018,482,041)           | 207,438,296                 | 72,780,722,505            |
| Long-term bonds (Note 26.4.2)                                   | 2,389,584,040,591         | -                          | 24,902,635,250            | (220,650,576,628)           | (1,000,000,000,000)        | -                           | 1,193,836,099,213         |
| Convertible bonds (Note 26.4.1)                                 | -                         | -                          | 997,105,300,000           | (8,452,500,000)             | -                          | -                           | 988,652,800,000           |
| Long-term finance leases (Note 26.5)                            | 190,834,476,781           | -                          | 66,443,702,830            | (8,956,094,363)             | (82,345,499,226)           | -                           | 165,976,586,022           |
| <b>TOTAL</b>                                                    | <b>16,913,010,384,584</b> | <b>26,900,000,000</b>      | <b>32,513,693,295,659</b> | <b>(31,617,905,609,149)</b> | <b>-</b>                   | <b>15,705,379,556</b>       | <b>17,851,403,450,650</b> |
| VND                                                             |                           |                            |                           |                             |                            |                             |                           |

VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)**

**26.1 Short-term loans from banks**

| <i>Banks</i>                                                                               | <i>Ending balance</i> | <i>Principal<br/>repayment term</i> | <i>Descriptions of collaterals</i>                                                                                     |
|--------------------------------------------------------------------------------------------|-----------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|                                                                                            | <i>VND</i>            |                                     | <i>(Notes<br/>7,8,12,13,14,16,17,19)</i>                                                                               |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Dinh Branch    | 1,398,435,124,598     | From July to December 2026          | Land use rights at Ben Cau District, capital contribution, bank deposits and receivables                               |
| First Commercial Bank of Viet Nam - Ho Chi Minh Branch                                     | 1,054,313,999,739     | July 2026                           | Bank deposits                                                                                                          |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh Branch | 481,698,016,675       | From July to September 2026         | Bank deposits, shares, land use rights at Tay Ninh Province and Letter of Guarantee                                    |
| United Overseas Bank Vietnam Limited                                                       | 473,172,600,000       | From September to November 2026     | Bank deposits, inventories and receivables                                                                             |
| Vietnam International Commercial Joint Stock Bank - Dong Nai Branch                        | 421,624,995,022       | From July to December 2026          | Inventories, bank deposits, short-term trade receivables, guarantee letter and commitment to pay issued by the Company |
| Mizuho Bank, Ltd. - Hanoi Branch                                                           | 394,995,000,000       | July 2026                           | Unsecured                                                                                                              |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Khanh Hoa Branch   | 352,535,756,287       | From July to December 2026          | Bank deposits, bonds issued and inventories                                                                            |
| Bank SinoPac - Ho Chi Minh City Branch                                                     | 306,149,584,000       | October 2026                        | Unsecured                                                                                                              |
| Hua Nan Commercial Bank, Ltd – Ho Chi Minh Branch                                          | 260,083,512,000       | December 2026                       | Bank deposits                                                                                                          |
| E.Sun Commercial Bank Limited - Dong Nai Branch                                            | 258,651,784,277       | From July to October 2026           | Bank deposits                                                                                                          |
| China Construction Bank Corporation - Branch Ho Chi Minh City                              | 249,519,200,000       | October 2026                        | Bank deposits                                                                                                          |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended**26. LOANS AND FINANCE LEASE OBLIGATIONS** (continued)**26.1 Short-term loans from banks** (continued)

| <i>Banks</i>                                                                           | <i>Ending balance</i> | <i>Principal<br/>repayment term</i> | <i>Descriptions of collaterals</i>                                                                                                     |
|----------------------------------------------------------------------------------------|-----------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                        | <i>VND</i>            |                                     | <i>(Notes<br/>7,8,12,13,14,16,17,19)</i>                                                                                               |
| Lao Viet Joint Venture Bank - Attapeu Branch                                           | 200,641,947,000       | From September 2026 to March 2027   | Land use right located in Laos, real estate owned by a third party and machines and equipment                                          |
| TaiPei Fubon Commercial Bank - Ho Chi Minh Branch                                      | 199,323,052,000       | October 2026                        | Bank deposits                                                                                                                          |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai Branch | 198,639,386,627       | From August to November 2026        | Deposits and inventories                                                                                                               |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Tay Ninh Branch           | 180,492,902,649       | From October to December 2026       | Land use rights at Tay Ninh Province, machineries and equipment and bank deposits                                                      |
| Kasikornbank Public Company Limited – Ho Chi Minh Branch                               | 174,939,888,000       | October 2026                        | Bank deposits and receivables                                                                                                          |
| Vietnam Maritime Commercial Stock Bank - Ho Chi Minh City Branch                       | 163,621,552,501       | From August to November 2026        | Machines and equipment; land use right at Tay Ninh Province; the Company's share owned by related parties, bank deposits and guarantee |
| The Siam Commercial Bank Public Company Limited - Ho Chi Minh Branch                   | 157,677,114,000       | From September to October 2026      | Deposit, inventories and receivables                                                                                                   |
| BNP Paris Bank - Ho Chi Minh Branch                                                    | 156,815,680,000       | From November to December 2026      | Bank deposits and receivables                                                                                                          |
| Modern Vietnam Bank Limited                                                            | 134,343,262,011       | From September to October 2026      | Bank deposits and inventories                                                                                                          |
| Shinhan Bank Vietnam – North Saigon Branch                                             | 132,060,707,288       | November 2026                       | Unsecured                                                                                                                              |
| Ban Viet Commercial Joint Stock Bank - Ho Chi Minh City Branch                         | 123,043,650,000       | November 2026                       | Bank deposits                                                                                                                          |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS** (continued)

**26.1 Short-term loans from banks** (continued)

| <i>Banks</i>                                                                              | <i>Ending balance</i><br><i>VND</i> | <i>Principal<br/>repayment<br/>term</i> | <i>Descriptions of collaterals</i><br><i>(Notes 7,8,12,13,14,16,17,19)</i>                                                                                                                                |
|-------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh Branch 1         | 122,924,471,500                     | From July to November 2026              | Short-term receivables from customers, inventories, bank deposit, bonds owned by subsidiaries and related parties, machineries and equipment                                                              |
| Orient Commercial Joint Stock Bank – Dak Lak Branch                                       | 106,584,532,822                     | December 2026                           | Inventories, a part of capital contribution in subsidiary, debt collection rights arising from commercial contracts, biological fertilizer factory, commitment to sell sugarcane, share and bank deposits |
| Vietnam - Russia Joint Venture Bank - Khanh Hoa Branch                                    | 77,367,895,996                      | From August to November 2026            | Bank deposits and guarantee                                                                                                                                                                               |
| BPCE IOM Bank - Ho Chi Minh Branch                                                        | 56,198,998,000                      | October 2026                            | Deposits, inventories and short-term receivables                                                                                                                                                          |
| Tien Phong Commercial Joint Stock Bank - Nha Trang Branch                                 | 55,833,436,454                      | November 2026                           | Bank deposits and right to collect sales contract                                                                                                                                                         |
| Saigon Thuong Tin Commercial Joint Stock Bank - Champasack Branch                         | 44,844,599,118                      | June 2027                               | Parent Company Guarantee Letter                                                                                                                                                                           |
| Military Commercial Joint Stock Bank - Khanh Hoa Branch                                   | 39,691,500,000                      | October 2026                            | Bank deposits and inventories                                                                                                                                                                             |
| Military Commercial Joint Stock Bank - Ho Chi Minh City Branch                            | 34,776,280,362                      | From August to September 2026           | Inventories, receivables, bank deposits, land use rights at Tay Ninh Province and a part of capital contribution of the Company and subsidiaries                                                          |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Ninh Thuan Branch | 34,311,874,138                      | From July to December 2026              | Bank deposits, receivables, land use rights and buildings, structures, machinery and equipment and means of transport                                                                                     |
| Ho Chi Minh City Development Joint Stock Commercial Bank – Gia Lai Branch                 | 19,997,335,897                      | September 2026                          | Unsecured                                                                                                                                                                                                 |
| Orient Commercial Joint Stock Bank - Pleiku Branch                                        | 19,382,396,656                      | September 2026                          | Land use right, machine and equipment and bank deposit                                                                                                                                                    |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)**

**26.1 Short-term loans from banks (continued)**

| Banks                                                                    | Ending balance           | Principal repayment term | Descriptions of collaterals<br>(Notes 7,8,12,13,14,16,17,19) |
|--------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------------------------------------------|
|                                                                          | VND                      |                          |                                                              |
| Vietcombank Financial Leasing Co., Ltd - Ho Chi Minh Branch              | 9,183,738,140            | November 2026            | Assets leased                                                |
| Vietnam Prosperity Joint Stock Commercial Bank - Ho Chi Minh City Branch | 5,000,000,000            | August 2026              | Deposits and inventories                                     |
| <b>TOTAL</b>                                                             | <b>8,098,875,773,757</b> |                          |                                                              |
| <i>In which:</i>                                                         |                          |                          |                                                              |
| Original currency                                                        |                          |                          |                                                              |
| VND                                                                      | 5,896,199,378,526        |                          |                                                              |
| USD                                                                      | 79,641,361               |                          |                                                              |
| LAK                                                                      | 85,347,215,927           |                          |                                                              |

The Group obtained short-term loans from banks at applicable interest rate for financing its working capital requirements.

**26.2 Loan from other party**

| Lender                               | Ending balance         |                  | Principal repayment term             | Interest rate<br>(% p.a.)           | Purpose                   | Descriptions of collaterals |
|--------------------------------------|------------------------|------------------|--------------------------------------|-------------------------------------|---------------------------|-----------------------------|
|                                      | VND                    | USD              |                                      |                                     |                           |                             |
| Dole Asia Holding Pte., Ltd.         | 83,149,777,144         | 3,142,353        | From September 2026 to December 2029 | 2.0 + SOFR USD<br>3 months interest | Financing working capital | Unsecured                   |
| Duong Nuoc Trong Joint Stock Company | 26,900,000,000         | -                | From July 2026 to June 2027          | 10                                  | Financing working capital | Unsecured                   |
| Others                               | 700,000,000            | -                | February 2027                        | 9                                   | Financing working capital | Unsecured                   |
| <b>TOTAL</b>                         | <b>110,749,777,144</b> | <b>3,142,353</b> |                                      |                                     |                           |                             |
| <i>In which:</i>                     |                        |                  |                                      |                                     |                           |                             |
| Current portion                      | 10,369,054,639         |                  |                                      |                                     |                           |                             |
| Non-current portion                  | 72,780,722,505         |                  |                                      |                                     |                           |                             |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)**

**26.3 Long-term loans from banks**

The Group obtained long-term loans from banks to finance its projects and supplement its working capital requirements. Details are as follows:

| <i>Banks</i>                                                                      | <i>Ending balance<br/>VND</i> | <i>Principal<br/>repayment term</i>  | <i>Descriptions of collaterals<br/>(Notes 7,8,12,13,14, 16,17,19)</i>                                   |
|-----------------------------------------------------------------------------------|-------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------|
| First Commercial Bank of Viet Nam - Ho Chi Minh Branch                            | 1,309,500,000,000             | From August 2026 to February 2029    | Bank deposits, shares, and guarantees                                                                   |
| ING Bank. A Branch of ING – DIBA AG                                               | 1,058,400,000,000             | From July 2026 to July 2029          | Bank deposits and receivables                                                                           |
| E.Sun Commercial Bank Limited - Dong Nai Branch                                   | 1,038,360,000,000             | From September 2026 to June 2027     | Bank deposit, LC credit letter, land use right, asset on land and machinery and equipment               |
| Deutsche Investitions-und Entwicklungsgesellschaft ("DEG")                        | 648,950,000,000               | From June 2027 to June 2032          | Bank deposits, receivables, shares, and guarantees                                                      |
| Mizuho Bank, Ltd – Ha Noi Branch                                                  | 492,518,000,000               | From August 2026 to May 2027         | Bank deposits                                                                                           |
| Responsability Investments AG                                                     | 393,251,301,370               | January 2028                         | Shares                                                                                                  |
| Kasikornbank Public Company Limited - Ho Chi Minh Branch                          | 374,900,000,000               | From July 2026 to July 2028          | Bank deposits                                                                                           |
| Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh Branch                 | 247,758,679,411               | From December 2026 to December 2028  | Real estate, machinery and equipment, savings deposits and shares                                       |
| Responsability Climate Smart Agriculture & Food Systems Fund, Sicav-Raif          | 157,050,000,000               | June 2028                            | Shares                                                                                                  |
| Orient Commercial Joint Stock Bank - Dak Lak Branch                               | 17,233,110,044                | From August 2026 to February 2031    | Machinery and equipment formed from loan capital and the entire Solar Power System in Tay Ninh Province |
| Saigon Thuong Tin Commercial Joint Stock Bank - Nguyen Van Troi Branch            | 2,112,470,000                 | From November 2026 to September 2027 | Assets formed from loans                                                                                |
| <b>TOTAL</b>                                                                      | <b>5,740,033,560,825</b>      |                                      |                                                                                                         |
| <i>In which:</i>                                                                  |                               |                                      |                                                                                                         |
| <i>Current portion</i>                                                            | 2,235,057,730,499             |                                      |                                                                                                         |
| <i>Non-current portion</i>                                                        | 3,504,975,830,326             |                                      |                                                                                                         |
| <i>In which:</i>                                                                  |                               |                                      |                                                                                                         |
| <i>Original currency</i>                                                          |                               |                                      |                                                                                                         |
| VND                                                                               | 642,004,259,455               |                                      |                                                                                                         |
| USD                                                                               | 197,800,000                   |                                      |                                                                                                         |
| Long-term loans from the banks of the Group are subject to market interest rates. |                               |                                      |                                                                                                         |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)**

**26.4 Long-term bonds**

|                                         | Ending balance<br>VND    | Principal<br>repayment<br>term | Interest<br>(%/year)           | Purpose                   | Descriptions<br>of collaterals                                                                                   |
|-----------------------------------------|--------------------------|--------------------------------|--------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------|
| <i>Issued at par value</i>              |                          |                                |                                |                           |                                                                                                                  |
| Techcom Securities Joint Stock Company  | 700,000,000,000          | December 2027                  | 4.95 + reference interest rate | Debt payment              | Machinery and equipment and land use rights                                                                      |
| Techcom Securities Joint Stock Company  | 500,000,000,000          | June 2028                      | 4.4 + reference interest rate  | Debt payment              | Shares                                                                                                           |
| PVI Fund Management Joint Stock Company | 500,000,000,000          | November 2026                  | 3.5 + reference interest rate  | Implementing the project  | Unsecured                                                                                                        |
| Vietcap Securities Joint Stock Company  | 500,000,000,000          | January 2027                   | 3.85 + reference interest rate | Purchase of raw materials | Land use rights, ownership of construction works on land and other assets attached to land at Tay Ninh Province. |
| Issuance fee                            | (22,113,612,968)         |                                |                                |                           |                                                                                                                  |
| <b>TOTAL</b>                            | <b>2,177,886,387,032</b> |                                |                                |                           |                                                                                                                  |
| <i>In which:</i>                        |                          |                                |                                |                           |                                                                                                                  |
| Current portion                         | 984,050,287,819          |                                |                                |                           |                                                                                                                  |
| Non-current portion                     | 1,193,836,099,213        |                                |                                |                           |                                                                                                                  |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS** (continued)

**26.5 Convertible bonds**

**26.5.1 Short-term convertible bonds**

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

Documents issued in connection with the bond package comprise Resolution of the Extraordinary General Meeting of Shareholders for fiscal year 2024 - 2025 No. 20/2025/NQ-DHDCD dated 23 January 2025, Resolution of the Board of Directors No. 133/2025/NQ-HDQT dated 20 March 2025, Resolution of the Board of Directors No. 03/2025/NQ-HDQT dated 9 July 2025, Public Offering Registration Certificate No. 230/GCN-UBCK issued by the Chairman of the State Securities Commission on 3 July 2025, the Prospectus for the public offering of convertible bonds, Notice No. 274/2025/CV/TTCBH dated 9 July 2025 regarding the public offering, and Report No. 358/2025/BC-SBT dated 15 September 2025 on the results of the public offering.

VND

|                  | <i>Movement in year</i>  |                        |                              |                                          | <i>Ending balance</i>  |
|------------------|--------------------------|------------------------|------------------------------|------------------------------------------|------------------------|
|                  | <i>Beginning balance</i> | <i>New issuance</i>    | <i>Transferred to shares</i> | <i>Due and not transferred to shares</i> |                        |
| Convertible Bond | -                        | 499,296,900,000        | -                            | -                                        | 499,296,900,000        |
| Issuance fee     | -                        | (726,948,835)          | -                            | -                                        | (726,948,835)          |
| <b>TOTAL</b>     |                          | <b>498,569,951,165</b> | -                            | -                                        | <b>498,569,951,165</b> |

The convertible bonds with a total par value of VND 499,296,900,000 are detailed as follows:

- Par value per bond: VND 100,000
- Quantity of convertible bond: 4,992,969;
- Bondholders: Individual investor and Institutional investors;
- Type of bonds: Unsecured convertible bonds, convertible into common shares and without warrants;
- Issuance date: 12 September 2025;
- Original maturity: 1 year from the issuance date;
- Coupon rate: 9.5% per annum;
- Interest payment frequency: Quarterly;
- Use of proceeds: Debt restructuring for the Issuer.

At initial recognition of the convertible bonds, the number of shares to be converted at the conversion time cannot be determined, therefore, full amount of convertible bonds are recorded as liabilities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)**

**26.5 Convertible bonds**

**26.5.2 Long-term convertible bonds**

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

Documents issued in connection with the bond package comprise: Resolution of the Extraordinary General Meeting of Shareholders for fiscal year 2025 - 2026 No. 64/2026/NQ-HDQT dated 11 June 2026, and Public Offering Registration Certificate No. 50/GCN-UBCK issued by the Chairman of the State Securities Commission on 19 March 2026.

VND

|                  | <i>Movement in year</i>  |                     |                              |                                          | <i>Ending balance</i>  |
|------------------|--------------------------|---------------------|------------------------------|------------------------------------------|------------------------|
|                  | <i>Beginning balance</i> | <i>New issuance</i> | <i>Transferred to shares</i> | <i>Due and not transferred to shares</i> |                        |
| Convertible Bond | - 997,105,300,000        |                     | -                            | -                                        | 997,105,300,000        |
| Issuance fee     | - (8,452,500,000)        |                     | -                            | -                                        | (8,452,500,000)        |
| <b>TOTAL</b>     | <b>- 988,652,800,000</b> |                     | <b>-</b>                     | <b>-</b>                                 | <b>988,652,800,000</b> |

The convertible bonds with a total par value of VND 997,105,300,000 are detailed as follows:

- Par value per bond: VND 100,000
- Quantity of convertible bond: 9,971,053;
- Bondholders: Individual investor and Institutional investors;
- Type of bonds: Unsecured convertible bonds, convertible into common shares and without warrants;
- Issuance date: 10 June 2026;
- Original maturity: 2 years from the issuance date;
- Coupon rate: 9.5% per annum;
- Interest payment frequency: Quarterly;
- Use of proceeds: Debt restructuring for the Issuer.

At initial recognition of the convertible bonds, the number of shares to be converted at the conversion time cannot be determined, therefore, full amount of convertible bonds are recorded as liabilities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**26. LOANS AND FINANCE LEASE OBLIGATIONS** (continued)

**26.6 Finance leases**

The Group currently has leased machineries and equipment under finance lease agreements with BIDV - SuMi TRUST Leasing Company Limited - Ho Chi Minh Branch and Vietnam International Leasing Company. Future obligations due under finance lease agreements as at the balance sheet dates were as follows:

|                              |                         |                         |                     | VND             |
|------------------------------|-------------------------|-------------------------|---------------------|-----------------|
|                              | <i>Less than 1 year</i> | <i>From 1 - 5 years</i> | <i>Over 5 years</i> | <i>Total</i>    |
| <b>Ending balance</b>        |                         |                         |                     |                 |
| Total minimum lease payments | 84,686,585,884          | 188,948,599,431         | 3,699,435,921       | 277,334,621,236 |
| Finance charges              | 14,027,971,179          | 26,548,168,514          | 123,280,816         | 40,699,420,509  |
| Lease liabilities            | 70,658,614,705          | 162,400,430,917         | 3,576,155,105       | 236,635,200,727 |
| <b>Beginning balance</b>     |                         |                         |                     |                 |
| Total minimum lease payments | 73,077,177,018          | 210,040,857,740         | 9,449,530,088       | 292,567,564,846 |
| Finance charges              | 13,273,375,163          | 27,497,438,181          | 1,158,472,866       | 41,929,286,210  |
| Lease liabilities            | 59,803,801,855          | 182,543,419,559         | 8,291,057,222       | 250,638,278,636 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**27. OWNERS' EQUITY**

**27.1 Increase and decrease in owners' equity**

VND

|                                     | Share capital     |                   | Share premium (i) | Other funds belonging to owner's equity (i) | Foreign exchange difference reserve (Note 3.14) | Investment and development fund | Undistributed earnings | Non - controlling interest | Total              |
|-------------------------------------|-------------------|-------------------|-------------------|---------------------------------------------|-------------------------------------------------|---------------------------------|------------------------|----------------------------|--------------------|
|                                     | Common shares     | Preference shares |                   |                                             |                                                 |                                 |                        |                            |                    |
| <b>Previous year</b>                |                   |                   |                   |                                             |                                                 |                                 |                        |                            |                    |
| Beginning balance                   | 7,405,009,930,000 | 216,113,330,000   | 6,770,104,566,476 | (5,502,116,030,924)                         | 108,670,122,767                                 | 67,054,931,893                  | 1,133,016,463,101      | 946,450,668,740            | 11,144,303,982,053 |
| Net profit for the year             | -                 | -                 | -                 | -                                           | -                                               | -                               | 812,495,221,190        | 21,992,387,934             | 834,487,609,124    |
| Share dividend distribution         | 740,440,450,000   | -                 | -                 | -                                           | -                                               | -                               | (740,440,450,000)      | -                          | -                  |
| Change in ownership in subsidiaries | -                 | -                 | -                 | -                                           | -                                               | -                               | -                      | -                          | -                  |
| Disposal of subsidiaries            | -                 | -                 | -                 | -                                           | 39,980,781,300                                  | -                               | -                      | (581,014,476,972)          | (541,033,695,672)  |
| Foreign exchange difference reserve | -                 | -                 | -                 | -                                           | (204,237,755,430)                               | -                               | -                      | -                          | (204,237,755,430)  |
| Appropriation to set up a fund      | -                 | -                 | -                 | -                                           | -                                               | -                               | (127,722,622,031)      | -                          | (127,722,622,031)  |
| Preferences dividend                | -                 | -                 | -                 | -                                           | -                                               | -                               | (77,800,800,001)       | -                          | (77,800,800,001)   |
| Ending balance                      | 8,145,450,380,000 | 216,113,330,000   | 6,770,104,566,476 | (5,502,116,030,924)                         | (55,586,851,363)                                | 67,054,931,893                  | 1,046,883,789,037      | 162,885,445,678            | 10,850,789,560,797 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**27. OWNERS' EQUITY (continued)**

**27.1 Increase and decrease in owners' equity (continued)**

|                                                                  | Share capital     |                   |                   | Share premium       | Other funds belonging to owner's equity (i) | Foreign exchange difference reserve (Note 3.14) | Investment and development fund | Undistributed earnings | Non - controlling interest | Total |
|------------------------------------------------------------------|-------------------|-------------------|-------------------|---------------------|---------------------------------------------|-------------------------------------------------|---------------------------------|------------------------|----------------------------|-------|
|                                                                  | Common shares     | Preference shares |                   |                     |                                             |                                                 |                                 |                        |                            |       |
| <b>Current year</b>                                              |                   |                   |                   |                     |                                             |                                                 |                                 |                        |                            |       |
| Beginning balance                                                | 8,145,450,380,000 | 216,113,330,000   | 6,770,104,566,476 | (5,502,116,030,924) | (55,586,851,363)                            | 67,054,931,893                                  | 1,046,883,789,037               | 162,885,445,678        | 10,850,789,560,797         |       |
| Increase in capital (Note 27.2)                                  | 405,675,510,000   | -                 | -                 | -                   | -                                           | -                                               | -                               | -                      | 405,675,510,000            |       |
| Stock dividend distribution (Note 27.2)                          | 513,024,530,000   | -                 | -                 | -                   | -                                           | -                                               | (513,024,530,000)               | -                      | -                          |       |
| Net profit for the year                                          | -                 | -                 | -                 | -                   | -                                           | -                                               | 842,078,063,233                 | 4,356,945,622          | 846,435,008,855            |       |
| Non-controlling interests' capital contributions to subsidiaries | -                 | -                 | -                 | -                   | -                                           | -                                               | -                               | 651,000,000,000        | 651,000,000,000            |       |
| Foreign exchange difference reserve                              | -                 | -                 | -                 | -                   | 82,284,211,871                              | -                                               | -                               | -                      | 82,284,211,871             |       |
| Business combination                                             | -                 | -                 | -                 | -                   | -                                           | -                                               | -                               | 75,967,937             | 75,967,937                 |       |
| Disposal of subsidiaries                                         | -                 | -                 | -                 | -                   | -                                           | -                                               | (30,041,941,566)                | (6,699,168,173)        | (6,699,168,173)            |       |
| Preferences dividend (Note 27.2)                                 | -                 | -                 | -                 | -                   | -                                           | -                                               | (58,403,888,220)                | -                      | (58,403,888,220)           |       |
| Appropriation to set up a fund                                   | -                 | -                 | -                 | -                   | -                                           | -                                               | (115,564,132,640)               | -                      | (115,564,132,640)          |       |
| Change in ownership in a subsidiary                              | -                 | -                 | -                 | -                   | -                                           | -                                               | (38,242,367,178)                | (156,928,792,822)      | (195,171,160,000)          |       |
| Ending balance                                                   | 9,064,150,420,000 | 216,113,330,000   | 6,770,104,566,476 | (5,472,074,089,358) | 26,697,360,508                              | 67,054,931,893                                  | 1,133,684,992,666               | 654,690,398,242        | 12,460,421,910,427         |       |

(i) This is a reserve within equity incurred from business combination transactions of under common control companies (Note 3.11).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

27. OWNERS' EQUITY (continued)

27.2 Capital transactions with owners and distribution of dividends

|                                         |                          | VND                      |
|-----------------------------------------|--------------------------|--------------------------|
|                                         | Current year             | Previous year            |
| <b>Issued contributed share capital</b> |                          |                          |
| Beginning balance                       | 8,361,563,710,000        | 7,621,123,260,000        |
| Increase in capital (i)                 | 405,675,510,000          | 740,440,450,000          |
| Stock dividend distribution (iii)       | 513,024,530,000          | -                        |
| <b>Ending balance</b>                   | <b>9,280,263,750,000</b> | <b>8,361,563,710,000</b> |
| <b>Dividends declared</b>               | <b>58,403,888,220</b>    | <b>77,800,800,001</b>    |
| Dividends on preference shares          | 58,403,888,220           | 77,800,800,001           |
| <b>Dividends paid in cash (ii)</b>      | <b>93,127,556,164</b>    | <b>73,917,455,695</b>    |
| Dividends on preference shares          | 93,127,556,164           | 73,910,102,790           |
| Dividends on ordinary shares            | -                        | 7,352,905                |

- (i) According to Resolution of the General Meeting of Shareholders No. 22/2025/NQ-DHDCD dated 24 June 2025, the General Meeting of Shareholders approved the share issuance plan under the Company's employee stock ownership program ("ESOP"), with an issuance ratio of 4.87% of the total number of outstanding shares at the date on which the issuance plan was approved by the General Meeting of Shareholders. The Board of Directors approved the results of the aforementioned share issuance, with the completion date of the issuance being 20 October 2025.

According to Resolution of the Annual General Meeting of Shareholders for the fiscal year 2024 - 2025 No. 10/2025/NQ--DHDCD dated 6 December 2025, the Company's Board of Directors approved a share issuance plan to pay dividends for the 2024–2025 fiscal year, with an issuance ratio of 6% of the total number of outstanding shares at the date on which the issuance plan was approved by the General Meeting of Shareholders. The Board of Directors approved the results of the aforementioned share issuance, with the completion date of the issuance being 20 April 2026.

- (ii) This amount represents the cash dividends appropriated for distribution to holders of convertible preferred shares, calculated at an annual dividend rate of 12% of the issuance value.

27.3 Shareholders and shares

|                                                          | Ending balance                  |                                       |               | Opening balance                 |                                   |               |
|----------------------------------------------------------|---------------------------------|---------------------------------------|---------------|---------------------------------|-----------------------------------|---------------|
|                                                          | Number of<br>ordinary<br>shares | Number of<br>preference<br>shares (*) | % interest    | Number of<br>ordinary<br>shares | Number of<br>preference<br>shares | % interest    |
| Thanh Thanh<br>Cong Investment<br>Joint Stock<br>Company | 137,738,968                     | -                                     | 14.84         | 183,228,072                     | -                                 | 21.91         |
| Legendary<br>Venture Fund 1                              | 146,503,698                     | -                                     | 15.79         | 138,311,036                     | -                                 | 16.54         |
| Others                                                   | 622,172,376                     | 21,611,333                            | 69.37         | 493,005,930                     | 21,611,333                        | 61.55         |
| <b>TOTAL</b>                                             | <b>906,415,042</b>              | <b>21,611,333</b>                     | <b>100.00</b> | <b>814,545,038</b>              | <b>21,611,333</b>                 | <b>100.00</b> |

- (\*) These dividend preference shares are convertible, in whole or in part, into ordinary shares at any time after the issuance date at a conversion price agreed upon with the Company. They carry no voting rights and are classified as equity, as the Company has no contractual obligation to redeem the shares.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**27. OWNERS' EQUITY** (continued)

**27.3 Shareholders and shares** (continued)

|                              | Number of shares |                   |
|------------------------------|------------------|-------------------|
|                              | Ending balance   | Beginning balance |
| Authorised shares            | 928,026,375      | 836,156,371       |
| Shares issued and fully paid |                  |                   |
| <i>Ordinary shares</i>       | 906,415,042      | 814,545,038       |
| <i>Preference shares</i>     | 21,611,333       | 21,611,333        |
| Shares in circulation        |                  |                   |
| <i>Ordinary shares</i>       | 906,415,042      | 814,545,038       |
| <i>Preference shares</i>     | 21,611,333       | 21,611,333        |

The par value of each outstanding share: VND 10,000/share (as at 30 June 2025: VND 10,000/share).

**27.4 Earnings per share**

The Group uses the following information to calculate basic earnings

|                                                                                                                 | Current year           | Previous year<br>(as restated) | Previous year<br>(as previous<br>presented) |
|-----------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|---------------------------------------------|
| Net profit for the year<br>attributable to the Company's<br>shareholders (VND)                                  | 842,078,063,233        | 812,495,221,190                | 812,495,221,190                             |
| Distribution to bonus and<br>welfare fund (*)                                                                   | (58,945,464,426)       | (115,564,132,639)              | (56,874,665,483)                            |
| Dividend of dividend preference<br>shares attached with convertible<br>rights (Note 27.2)                       | (58,403,888,220)       | (77,800,800,001)               | (77,800,800,001)                            |
| <b>Net profit attributable to<br/>ordinary shareholders before<br/>adjusting for the effect of<br/>dilution</b> | <b>724,728,710,587</b> | <b>619,130,288,550</b>         | <b>677,819,755,706</b>                      |
| <b>Net profit attributable to<br/>ordinary shareholders after<br/>adjusting for the effect of<br/>dilution</b>  | <b>724,728,710,587</b> | <b>619,130,288,550</b>         | <b>677,819,755,706</b>                      |
| Weighted average number of<br>ordinary shares for basic<br>earnings per share                                   | 893,342,144            | 863,417,741                    | 814,545,038                                 |
| <b>Basic earnings per share<br/>(VND/share)</b>                                                                 | <b>811.26</b>          | <b>717.07</b>                  | <b>832.15</b>                               |
| <b>Diluted earnings per share<br/>(VND/share)</b>                                                               | <b>811.26</b>          | <b>717.07</b>                  | <b>832.15</b>                               |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**27. OWNERS' EQUITY (continued)**

**27.4 Earnings per share (continued)**

(\*) Net profit used to compute earnings per share for the previous year was restated following the actual distribution to Bonus and welfare funds from 2025 undistributed earnings as approved in accordance with the Resolution of Annual Shareholders Meeting No. 05/2025/NQ-DHDCD dated 6 December 2025.

Weighted average number of ordinary shares for basic earnings for the previous year was restated to reflect the issuance of shares appropriated from stock dividends at the ratio of 6% of the year 2026 according to the Resolution of the Board of Directors No. 46/2026/NQ-HDQT dated 25 March 2026.

Appropriation to bonus and welfare fund for current period is estimated based on profit plan in accordance with the Resolution of Annual Shareholders Meeting No. 05/2025/NQ-DHDCD dated 6 December 2025.

Diluted earnings per share have not been adjusted for the effects of the potential conversion of dividend preference shares into ordinary shares (Note 27.3), as the number of potential ordinary shares to be issued upon conversion cannot be reliably determined at the reporting date.

**28. REVENUES**

**28.1 Revenues from sale of goods and rendering of services**

|                                        | VND                       |                           |
|----------------------------------------|---------------------------|---------------------------|
|                                        | Current year              | Previous year             |
| <b>Gross revenue</b>                   | <b>26,803,640,067,352</b> | <b>28,545,010,719,100</b> |
| Of which:                              |                           |                           |
| Sale of sugar                          | 21,925,285,519,113        | 26,280,176,719,090        |
| Sale of agricultural products          | 2,817,093,445,783         | 404,549,210,998           |
| Sale of fertilizer                     | 548,109,807,393           | 387,187,350,171           |
| Sale of molasses                       | 517,925,381,150           | 516,490,730,381           |
| Sale of electricity                    | 184,705,510,477           | 162,876,555,102           |
| Rendering of rental services (Note 17) | 20,337,508,053            | 50,852,498,739            |
| Others                                 | 790,182,895,383           | 742,877,654,619           |
| <b>Less</b>                            | <b>(70,791,296,957)</b>   | <b>(62,844,307,659)</b>   |
| Sales allowances                       | (59,361,166,394)          | (53,834,013,144)          |
| Sales returns                          | (11,298,005,318)          | (9,010,294,515)           |
| Sale discount                          | (132,125,245)             | -                         |
| <b>Net revenues</b>                    | <b>26,732,848,770,395</b> | <b>28,482,166,411,441</b> |
| Of which:                              |                           |                           |
| Sale of sugar                          | 21,868,169,316,995        | 26,231,412,741,680        |
| Sale of agricultural products          | 2,817,093,445,783         | 404,549,210,998           |
| Sale of fertilizer                     | 548,091,484,557           | 381,980,232,970           |
| Sale of molasses                       | 517,925,381,150           | 516,463,748,659           |
| Sale of electricity                    | 184,705,510,477           | 162,876,555,102           |
| Rendering of rental services (Note 17) | 20,337,508,053            | 50,852,498,739            |
| Others                                 | 776,526,123,380           | 734,031,423,293           |
| Of which:                              |                           |                           |
| Sales to other parties                 | 26,503,934,239,864        | 28,264,270,938,718        |
| Sales to related parties               | 228,914,530,531           | 217,895,472,723           |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**28. REVENUES (continued)**

**28.2 Finance income**

|                                                                    | VND                      |                          |
|--------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                    | Current year             | Previous year            |
| Interest income from lending and advances to suppliers and farmers | 605,347,624,459          | 730,339,367,514          |
| Gain on disposal of investment                                     | 339,896,903,013          | 56,076,259,439           |
| Interest income from bank deposit                                  | 230,689,401,240          | 219,931,013,357          |
| Dividend income                                                    | 143,467,479,156          | 2,657,173,000            |
| Foreign exchange gains                                             | 123,559,324,185          | 235,314,580,797          |
| Bonds interest                                                     | 7,714,405,510            | 13,079,074,181           |
| Others                                                             | 31,721,950,036           | 12,553,557,515           |
| <b>TOTAL</b>                                                       | <b>1,482,397,087,599</b> | <b>1,269,951,025,803</b> |

**29. COST OF GOODS SOLD AND SERVICES RENDERED**

|                                    | VND                       |                           |
|------------------------------------|---------------------------|---------------------------|
|                                    | Current year              | Previous year             |
| Cost of sugar                      | 19,580,346,337,158        | 23,586,921,228,850        |
| Cost of agricultural products      | 2,574,169,521,301         | 349,396,241,141           |
| Cost of fertilizer                 | 514,588,046,242           | 308,558,791,411           |
| Cost of molasses                   | 486,630,124,089           | 533,526,960,324           |
| Cost of electricity                | 150,450,303,071           | 129,237,801,026           |
| Cost of rental services (Note 17)  | 17,155,028,133            | 33,870,964,722            |
| Provision for obsolete inventories | 356,892,759               | 1,252,093,172             |
| Others                             | 735,218,625,538           | 555,173,216,077           |
| <b>TOTAL</b>                       | <b>24,058,914,878,291</b> | <b>25,497,937,296,723</b> |

**30. FINANCE EXPENSES**

|                                                                 | VND                      |                          |
|-----------------------------------------------------------------|--------------------------|--------------------------|
|                                                                 | Current year             | Previous year            |
| Interest expense                                                | 1,552,708,494,743        | 1,521,852,944,972        |
| Transaction fees for non-recourse documentary set               | 212,422,172,040          | 79,683,367,494           |
| Foreign exchange losses                                         | 179,930,811,584          | 123,861,349,764          |
| Provision (reversal of provision) for diminution in investments | 16,746,924,448           | (36,296,802,175)         |
| Loss from disposal of investments                               | 14,802,221,483           | 64,530,540,800           |
| Others                                                          | 93,396,822,911           | 65,061,667,132           |
| <b>TOTAL</b>                                                    | <b>2,070,007,447,209</b> | <b>1,818,693,067,987</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**31. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

|                                            | VND                    |                        |
|--------------------------------------------|------------------------|------------------------|
|                                            | Current year           | Previous year          |
| <b>Selling expenses</b>                    |                        |                        |
| Transportation expense                     | 385,308,945,979        | 307,061,855,985        |
| Expenses for external services             | 273,264,931,445        | 153,748,408,457        |
| Labour costs                               | 117,869,712,481        | 108,917,076,141        |
| Sales supporting fee                       | 81,192,459,672         | 91,596,695,479         |
| Depreciation and amortisation              | 7,844,811,965          | 16,855,013,264         |
| Others                                     | 81,430,519,824         | 39,385,703,930         |
|                                            | <b>946,911,381,366</b> | <b>717,564,753,256</b> |
| <b>General and administrative expenses</b> |                        |                        |
| Labour costs                               | 345,985,744,448        | 284,178,417,138        |
| Expenses for external services             | 292,182,554,041        | 274,772,626,995        |
| Depreciation and amortisation              | 19,954,219,514         | 47,639,901,061         |
| Goodwill (Note 20)                         | 17,968,052,461         | 37,391,340,548         |
| (Reversal provision) provision             | (39,975,823,845)       | 11,060,270,164         |
| Others                                     | 102,602,144,712        | 87,107,982,658         |
|                                            | <b>738,716,891,331</b> | <b>742,150,538,564</b> |
| <b>TOTAL</b>                               |                        |                        |

**32. PRODUCTION AND OPERATING COSTS**

|                                     | VND                       |                           |
|-------------------------------------|---------------------------|---------------------------|
|                                     | Current year              | Previous year             |
| Raw materials and merchandise goods | 23,121,505,137,429        | 23,973,062,071,001        |
| Expenses for external services      | 1,417,000,885,538         | 1,235,112,060,781         |
| Labour costs                        | 677,329,681,706           | 944,763,773,981           |
| Depreciation and amortisation       | 390,886,287,307           | 534,637,599,999           |
| Others                              | 119,853,106,547           | 232,685,742,233           |
|                                     | <b>25,726,575,098,527</b> | <b>26,920,261,247,995</b> |
| <b>TOTAL</b>                        |                           |                           |

**33. OTHER INCOME AND EXPENSES**

|                                     | VND                    |                         |
|-------------------------------------|------------------------|-------------------------|
|                                     | Current year           | Previous year           |
| <b>Other income</b>                 | <b>234,520,058,426</b> | <b>92,314,053,379</b>   |
| Gains from disposal of fixed assets | 103,608,288,275        | 40,174,756,700          |
| Income from project sponsorship (*) | 47,456,180,330         | -                       |
| Compensation                        | 13,720,827,301         | 149,771,944             |
| Income from leasing activities      | 1,064,886,137          | 9,512,267,998           |
| Gain from bargain purchase          | -                      | 1,533,548,178           |
| Others                              | 68,669,876,383         | 40,943,708,559          |
| <b>Other expenses</b>               | <b>24,260,976,843</b>  | <b>151,755,564,205</b>  |
| Depreciation of idle assets         | 5,103,028,352          | 14,305,283,004          |
| Loss from disposal of fixed assets  | 4,230,238,762          | 37,369,431,273          |
| Penalties                           | 2,996,703,283          | 30,693,104,799          |
| Others                              | 11,931,006,446         | 69,387,745,129          |
| <b>OTHER PROFIT (LOSS)</b>          | <b>210,259,081,583</b> | <b>(59,441,510,826)</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**33. OTHER INCOME AND EXPENSES (continued)**

(\*) This represented the sponsorship from Deutsche Investitions- und Entwicklungsgesellschaft mbH ("DEG") for the Company under an agreement between DEG and Thanh Thanh Cong – Bien Hoa Joint Stock Company dated 10 November 2021. According to that, the project was to help improve the income of farmers in the growing areas and improving the soil environment in this area through projects to build organic fertilizer factories. This has been granted for the Company as the project has been completed at balance sheet date.

**34. CORPORATE INCOME TAX**

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**34. CORPORATE INCOME TAX (continued)**

**34.1 CIT expense**

|                                                      |                       | VND                    |
|------------------------------------------------------|-----------------------|------------------------|
|                                                      | Current year          | Previous year          |
| Current CIT expense                                  | 83,279,028,950        | 106,448,046,365        |
| Adjustment for under accrual of tax from prior years | 1,280,873,691         | 9,558,659,166          |
|                                                      | 84,559,902,641        | 116,006,705,531        |
| Deferred tax income                                  | (19,875,672,878)      | (425,569,875)          |
| <b>TOTAL</b>                                         | <b>64,684,229,763</b> | <b>115,581,135,656</b> |

Reconciliation between CIT expense and the accounting profit multiplied by CIT rate is presented below:

|                                                                       |                        | VND                    |
|-----------------------------------------------------------------------|------------------------|------------------------|
|                                                                       | Current year           | Previous year          |
| <b>Accounting profit before tax</b>                                   | <b>911,119,238,618</b> | <b>950,068,744,780</b> |
| At applicable CIT rates                                               | 192,975,171,487        | 262,827,333,383        |
| <i>Adjustments:</i>                                                   |                        |                        |
| Non-deductible expenses                                               | 15,082,641,781         | 8,652,788,261          |
| Change in unrealized profit eliminated from intra-group transactions. | (1,474,557,476)        | 16,673,816,885         |
| Amortisation of goodwill                                              | 3,593,610,492          | 7,478,268,110          |
| Shares of profit in associates                                        | (60,032,979,448)       | (5,164,690,978)        |
| Tax loss carried forward not yet recognized                           |                        |                        |
| deferred tax asset                                                    | (9,175,334,451)        | 12,447,796,087         |
| Tax exemption                                                         | (75,456,359,407)       | (174,626,654,520)      |
| Dividends income                                                      | (34,435,807,566)       | (47,342,399,028)       |
| Adjustment for under accrual of tax from prior years                  | 1,280,873,691          | 9,558,659,166          |
| Adjustment related to Decree No. 132/2020/ND-CP                       | 41,111,265,724         | 26,046,783,073         |
| Others                                                                | (8,784,295,064)        | (970,564,783)          |
| <b>CIT expenses</b>                                                   | <b>64,684,229,763</b>  | <b>115,581,135,656</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**34. CORPORATE INCOME TAX (continued)**

**34.2 Current CIT**

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

**34.3 Deferred tax**

|                                                                   |                        | VND                               |                          |                                          |
|-------------------------------------------------------------------|------------------------|-----------------------------------|--------------------------|------------------------------------------|
|                                                                   |                        | <u>Consolidated balance sheet</u> |                          | <u>Consolidated income statement</u>     |
|                                                                   |                        | <u>Ending balance</u>             | <u>Beginning balance</u> | <u>Current year</u> <u>Previous year</u> |
| <b>Deferred tax assets</b>                                        |                        |                                   |                          |                                          |
| Unrealised profits                                                | 10,423,094,875         | 16,155,709,209                    | (5,732,614,334)          | (15,691,392,813)                         |
| Accrued expenses                                                  | 11,986,905,798         | 7,716,577,951                     | 4,270,327,847            | 2,302,004,638                            |
| Decrease in fair value of investment                              | -                      | 2,481,524,975                     | (2,481,524,975)          | -                                        |
| Provision for obsolete inventories                                | 1,085,278,464          | 1,027,650,236                     | 57,628,228               | (265,037,478)                            |
| Foreign exchange difference                                       | 611,617,448            | (240,589,079)                     | 852,206,527              | (24,818,094)                             |
| <b>TOTAL</b>                                                      | <b>24,106,896,585</b>  | <b>27,140,873,292</b>             |                          |                                          |
| <b>Deferred tax liabilities</b>                                   |                        |                                   |                          |                                          |
| Surplus fair value of net assets acquired in business combination | 147,453,769,504        | 158,316,774,945                   | 10,863,002,139           | 10,061,622,019                           |
| Provisions for investments                                        | (208,917,290)          | 11,837,730,156                    | 12,046,647,446           | 4,043,191,603                            |
| Gains in fair value of investment                                 | 8,080,288,423          | 8,080,288,423                     | -                        | -                                        |
| <b>TOTAL</b>                                                      | <b>155,325,140,637</b> | <b>178,234,793,524</b>            |                          |                                          |
| <b>Deferred tax income</b>                                        |                        |                                   | <b>19,875,672,878</b>    | <b>425,569,875</b>                       |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**35. TRANSACTIONS WITH RELATED PARTIES**

*Terms and conditions of transactions with related parties:*

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions.

Outstanding balances at 30 June 2026 are unsecured, interest free and will be settled in cash. For the fiscal year ended 30 June 2026, the Group has not made any provision for doubtful debts relating to amounts owed by related parties (30 June 2025: 0 VND). This assessment is undertaken each financial year through the examination of the financial position of the related party and the market in which the related party operates.

List of related parties, including the entities under direct and indirect ownership by Thanh Thanh Cong Investment Joint Stock Company (collectively referred as "affiliate") have the balance amount as at 30 June 2026 and significant transactions during the year as follows:

| <i>Related parties</i>                                                                                                    | <i>Relationship</i>                |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Thanh Thanh Cong Investment Joint Stock Company                                                                           | Major shareholder                  |
| Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company                                               | Investee                           |
| Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company                                                  | Investee<br>(until of 8 June 2026) |
| Betrimex Investment Joint Stock Company                                                                                   | Investee                           |
| Toan Hai Van Joint Stock Company                                                                                          | Associate                          |
| Tay Ninh Tapioca Joint Stock Company                                                                                      | Associate                          |
| Vietnam Tapioca Company Limited                                                                                           | Associate                          |
| Ben Tre Import Export Trading Joint Stock Company ("Betrimex")                                                            | Associate                          |
| Global Mind Investment Management Pte. Ltd                                                                                | Associate                          |
| Viet Nam Green Packaging Joint Stock Company (formerly Thanh Thanh Cong Packing Trading – Production Joint Stock Company) | Affiliate                          |
| Thanh Thanh Cong Tourist Joint Stock Company                                                                              | Affiliate                          |
| Thanh Thanh Cong Trading Joint Stock Company                                                                              | Affiliate                          |
| Thanh Thanh Cong Energy Joint Stock Company                                                                               | Affiliate                          |
| Thanh Thanh Cong Industrial Park Joint Stock Company                                                                      | Affiliate                          |
| Gia Lai Electricity Joint Stock Company                                                                                   | Affiliate                          |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**35. TRANSACTIONS WITH RELATED PARTIES (continued)**

Significant transactions with related parties in current year and prior year were as follows:

| <i>Related parties</i>                            | <i>Transactions</i>                           | <i>VND</i>          |                      |
|---------------------------------------------------|-----------------------------------------------|---------------------|----------------------|
|                                                   |                                               | <i>Current year</i> | <i>Previous year</i> |
| Thanh Thanh Cong Investment Joint Stock Company   | Sale of goods                                 | 188,796,496,200     | 152,200,500,000      |
|                                                   | Interest income                               | 4,775,621,995       | 11,251,775,853       |
|                                                   | Purchase of services                          | -                   | 16,800,000,000       |
| Ben Tre Import Export Trading Joint Stock Company | Purchase of goods                             | 139,781,238,688     | 32,080,397,697       |
|                                                   | Sale of goods                                 | 1,355,284,535       | 6,427,836,643        |
| Green Packaging Joint Stock Company               | Purchase of materials                         | 83,239,250,299      | 53,360,714,946       |
|                                                   | Purchase of goods                             | 13,842,108,778      | 33,542,304,872       |
| Betrimex Investment Joint Stock Company           | Disposal of investment property               | 60,005,999,698      | -                    |
|                                                   | Proceeds from disposal of investment property | 33,003,299,834      | -                    |
| Thanh Thanh Cong Trading Joint Stock Company      | Sale of finished goods                        | 33,076,795,411      | -                    |
|                                                   | Sale of goods                                 | 1,220,000,000       | 46,282,563,092       |
|                                                   | Rendering of services                         | 416,666,668         | 473,981,481          |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**35. TRANSACTIONS WITH RELATED PARTIES (continued)**

***Transactions with other related parties***

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

|                        |                         |                   | VND            |
|------------------------|-------------------------|-------------------|----------------|
| Name                   | Position                | Remunerations (*) |                |
|                        |                         | Current year      | Previous year  |
| Ms Dang Huynh Uc My    | Chairwoman              | 4,620,000,000     | 4,360,000,000  |
| Ms Huynh Bich Ngoc     | Member                  | 1,800,000,000     | 1,200,000,000  |
| Mr Tran Tan Viet       | Member                  | 2,160,000,000     | 1,920,000,000  |
| Mr Le Quang Phuc       | Independent member      | 3,000,000,000     | 2,000,000,000  |
| Mr Tran Trong Gia Vinh | Independent member      | 2,940,000,000     | 2,560,000,000  |
| Mr Dao Duy Thi         | Member                  |                   |                |
|                        | (until 23 October 2024) | -                 | 600,000,000    |
| Mr Vo Tong Xuan        | Member                  |                   |                |
|                        | (until 18 August 2024)  | -                 | 150,000,000    |
| Ms Vo Thuy Anh         | Independent member      |                   |                |
|                        | (until 23 October 2024) | -                 | 380,000,000    |
| TOTAL                  |                         | 14,520,000,000    | 13,170,000,000 |

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

|                     |                                        |                       | VND                   |
|---------------------|----------------------------------------|-----------------------|-----------------------|
| Name                | Position                               | Remunerations         |                       |
|                     |                                        | Current year          | Previous year         |
| Mr Thai Van Chuyen  | General Director                       | 5,186,642,564         | 4,377,000,769         |
| Mr Nguyen Thanh Ngu | General Director<br>until 28 July 2024 | -                     | 250,770,000           |
| Other members       |                                        | 22,841,264,357        | 7,123,969,376         |
| <b>TOTAL</b>        |                                        | <b>28,027,906,921</b> | <b>11,751,740,145</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**35. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

|                                                                                 |                       | VND                      |
|---------------------------------------------------------------------------------|-----------------------|--------------------------|
| <i>Related parties</i>                                                          | <i>Ending balance</i> | <i>Beginning balance</i> |
| <b><i>Short-term receivables from customers for goods sold</i></b>              |                       |                          |
| Betrimex Investment Joint Stock Company                                         | 33,003,299,834        | -                        |
| Thanh Thanh Cong Investment Joint Stock Company                                 | 22,653,500,004        | 89,633,129,107           |
| Ben Tre Import Export Joint Stock Company                                       | 3,667,663,558         | 3,494,164,015            |
| Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company     | 905,815,310           | 1,517,087,990            |
| Toan Hai Van Joint Stock Company                                                | -                     | 331,354,822              |
| Other related parties                                                           | 157,761,312           | 125,705,425              |
| <b>TOTAL</b>                                                                    | <b>60,388,040,018</b> | <b>95,101,441,359</b>    |
| <b><i>Short-term advances to suppliers for material and goods purchased</i></b> |                       |                          |
| Thanh Thanh Cong Packaging Trading – Production Joint Stock Company             | 25,000,000,000        | 25,978,679,276           |
| Thanh Thanh Cong Investment Joint Stock Company                                 | 25,175,000,000        | 25,175,000,000           |
| Thanh Thanh Cong Tourist Joint Stock Company                                    | 14,190,569,000        | 8,926,047,000            |
| Gia Lai Electricity Joint Stock Company                                         | 1,000,000,000         | 1,000,000,000            |
| Ben Tre Import Export Joint Stock Company                                       | 943,757,778           | 1,346,112,000            |
| <b>TOTAL</b>                                                                    | <b>66,309,326,778</b> | <b>62,425,838,276</b>    |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**35. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

|                                                                             |                       | VND                   |                       |
|-----------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| Related parties                                                             | Transactions          | Ending balance        | Beginning balance     |
| <b>Other short-term receivables</b>                                         |                       |                       |                       |
| Thanh Thanh Cong Investment Joint Stock Company                             | Interest income       | 7,098,855,641         | 27,219,408,996        |
| Thanh Thanh Cong Tourist Joint Stock Company                                | Rendering of services | 7,052,817,588         | 7,052,817,588         |
| Toan Hai Van Joint Stock Company                                            | Interest income       | 221,917,810           | -                     |
| Ben Tre Import Export Joint Stock Company                                   | Sale of goods         | 7,454,000             | 7,454,000             |
| <b>TOTAL</b>                                                                |                       | <b>14,381,045,039</b> | <b>34,279,680,584</b> |
| <b>Short-term trade payables for material, good and service purchased</b>   |                       |                       |                       |
| Green Packaging Joint Stock Company                                         |                       | 13,429,814,450        | 6,445,732,155         |
| Ben Tre Import Export Joint Stock Company                                   |                       | 12,576,530,687        | 6,879,536,065         |
| Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company |                       | 9,376,719,000         | -                     |
| Thanh Thanh Cong Investment Joint Stock Company                             |                       | 304,264,999           | 304,421,652           |
| Thanh Thanh Cong Tourist Joint Stock Company                                |                       | 9,747,000             | -                     |
| Other related parties                                                       |                       | -                     | 21,029,700            |
| <b>TOTAL</b>                                                                |                       | <b>35,697,076,136</b> | <b>13,650,719,572</b> |
| <b>Short-term advances from customers for good sold</b>                     |                       |                       |                       |
| Thanh Thanh Cong Energy Joint Stock Company                                 |                       | 3,000,000,000         | 3,000,000,000         |
| Thanh Thanh Cong Trading Joint Stock Company                                |                       | 1,375,887,942         | 3,255,113,267         |
| <b>TOTAL</b>                                                                |                       | <b>4,375,887,942</b>  | <b>6,255,113,267</b>  |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**35. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

|                                             |                      | VND                   |                          |
|---------------------------------------------|----------------------|-----------------------|--------------------------|
| <i>Related parties</i>                      | <i>Transactions</i>  | <i>Ending balance</i> | <i>Beginning balance</i> |
| <b><i>Other short-term payables</i></b>     |                      |                       |                          |
| Betrimex Investment Joint Stock Company     | Collection on behalf | 623,238,000           | -                        |
| Thanh Thanh Cong Energy Joint Stock Company | Interest expense     | 340,000,000           | 1,716,708,227            |
| <b>TOTAL</b>                                |                      | <b>963,238,000</b>    | <b>1,716,708,227</b>     |
| <b><i>Short-term loan</i></b>               |                      |                       |                          |
| TTC Energy Joint Stock Company              | Loan                 | -                     | 400,000,000              |

**36. COMMITMENTS**

***Operating lease commitment***

The Group leases office and warehouses under operating lease arrangements. The future minimum lease commitment as at the balance sheet dates under the operating lease agreements is as follows:

|                   |  | VND                    |                          |
|-------------------|--|------------------------|--------------------------|
|                   |  | <i>Ending balance</i>  | <i>Beginning balance</i> |
| Less than 1 year  |  | 261,234,925,276        | 225,591,656,867          |
| From 1 – 5 years  |  | 230,427,013,637        | 85,327,976,185           |
| More than 5 years |  | 433,374,960,821        | 494,904,287,276          |
| <b>TOTAL</b>      |  | <b>925,036,899,734</b> | <b>805,823,920,328</b>   |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

### 37. SEGMENT INFORMATION

The following tables present revenue and profit and certain assets and liability information regarding the Group's business segment:

|                                        | Domestic                  | Foreign territories      | Elimination                | VND<br>Total              |
|----------------------------------------|---------------------------|--------------------------|----------------------------|---------------------------|
| <b>For the year ended 30 June 2026</b> |                           |                          |                            |                           |
| <i>Revenue</i>                         |                           |                          |                            |                           |
| Sales to external customers            | 25,907,676,576,869        | 825,172,193,526          | -                          | 26,732,848,770,395        |
| Inter-segment sales                    | 9,251,093,856,914         | 378,813,553,417          | (9,629,907,410,331)        | -                         |
| <b>Net revenue</b>                     | <b>35,158,770,433,783</b> | <b>1,203,985,746,943</b> | <b>(9,629,907,410,331)</b> | <b>26,732,848,770,395</b> |
| <i>Consolidation income statement</i>  |                           |                          |                            |                           |
| Segment result                         | (1,615,850,517,530)       | (97,294,677,308)         | 27,516,922,141             | 2,673,933,892,104         |
| Unallocated expenses                   | 2,241,366,100,066         | 134,303,951,145          | (893,272,963,612)          | (1,685,628,272,697)       |
| Finance income                         | (2,467,123,735,773)       | (67,946,342,031)         | 465,062,630,595            | 1,482,397,087,599         |
| Finance expense                        |                           |                          |                            | (2,070,007,447,209)       |
| Shares of profit of associates         |                           |                          |                            | 300,164,897,238           |
| Other loss                             |                           |                          |                            | 210,259,081,583           |
| Operating profit                       |                           |                          |                            | 911,119,238,618           |
| Current corporate income tax expense   |                           |                          |                            | (84,559,902,641)          |
| Deferred tax income                    |                           |                          |                            | 19,875,672,878            |
| <b>Net profit after tax</b>            |                           |                          |                            | <b>846,435,008,855</b>    |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**37. SEGMENT INFORMATION** (continued)

The following tables present revenue and profit and certain assets and liability information regarding the Group's business segment (continued):

|                                                | Domestic           | Foreign territories | Elimination         | VND<br>Total              |
|------------------------------------------------|--------------------|---------------------|---------------------|---------------------------|
| <b>As at 30 June 2026</b>                      |                    |                     |                     |                           |
| <i>Segment's assets</i>                        |                    |                     |                     |                           |
| Cash and cash equivalents                      | 1,867,124,554,488  | 136,015,046,749     | -                   | 2,003,139,601,237         |
| Short-term investments                         | 7,066,186,869,114  | -                   | -                   | 7,066,186,869,114         |
| Current accounts receivable                    | 19,572,335,283,691 | 599,676,530,141     | (9,968,910,209,811) | 10,203,101,604,021        |
| Inventories                                    | 3,943,753,357,814  | 390,779,516,772     | (155,172,533,180)   | 4,179,360,341,406         |
| Other current assets                           | 217,042,807,723    | 17,167,790,574      | -                   | 234,210,598,297           |
| Long-term receivables                          | 4,102,060,233,114  | 829,710,066,908     | (2,793,383,732,423) | 2,138,386,567,599         |
| Fixed assets                                   | 2,495,396,270,299  | 997,991,150,094     | -                   | 3,493,387,420,393         |
| Investment properties                          | 313,937,157,797    | -                   | -                   | 313,937,157,797           |
| Construction in progress                       | 872,210,620,037    | 8,524,701,048       | -                   | 880,735,321,085           |
| Long-term investments                          | 6,044,991,985,602  | -                   | -                   | 6,044,991,985,602         |
| Other long-term assets                         | -                  | -                   | -                   | 1,241,156,570,011         |
| <b>Total assets</b>                            |                    |                     |                     | <b>37,798,594,036,562</b> |
| <i>Segment's liabilities</i>                   |                    |                     |                     |                           |
| Short-term trade payables                      | 5,555,237,731,035  | 541,024,128,431     | (4,931,843,167,681) | 1,164,418,691,785         |
| Short-term loans and finance lease obligations | 11,600,980,799,452 | 324,200,613,132     | -                   | 11,925,181,412,584        |
| Long-term loans and finance lease obligations  | 4,937,569,238,066  | -                   | -                   | 4,937,569,238,066         |
| Unallocated liabilities                        | -                  | -                   | -                   | 7,311,002,783,700         |
| <b>Total liabilities</b>                       |                    |                     |                     | <b>25,338,172,126,135</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**37. SEGMENT INFORMATION** (continued)

The following tables present revenue, expenditure and certain asset information regarding the Group's geographical segments (continued):

|                                        | Domestic                  | Foreign territories      | Elimination                 | VND<br>Total              |
|----------------------------------------|---------------------------|--------------------------|-----------------------------|---------------------------|
| <b>For the year ended 30 June 2025</b> |                           |                          |                             |                           |
| <i>Revenue</i>                         |                           |                          |                             |                           |
| Sales to external customers            | 24,425,360,301,278        | 4,056,806,110,163        | -                           | 28,482,166,411,441        |
| Inter-segment sales                    | 9,344,918,777,460         | 3,042,154,646,927        | (12,387,073,424,387)        | -                         |
| <b>Net revenue</b>                     | <b>33,770,279,078,738</b> | <b>7,098,960,757,090</b> | <b>(12,387,073,424,387)</b> | <b>28,482,166,411,441</b> |
| <i>Consolidation income statement</i>  |                           |                          |                             |                           |
| Segment result                         | (1,331,551,344,114)       | (215,935,551,513)        | 87,771,603,807              | 2,984,244,347,595         |
| Unallocated expenses                   |                           |                          |                             | (1,459,715,291,820)       |
| Finance income                         | 2,091,171,409,139         | 751,773,973,941          | (1,572,994,357,277)         | 1,269,951,025,803         |
| Finance expense                        | (2,311,706,694,387)       | (87,184,611,038)         | 580,198,237,438             | (1,818,693,067,987)       |
| Shares of profit of associates         |                           |                          |                             | 33,738,474,892            |
| Other loss                             |                           |                          |                             | (59,441,510,826)          |
| Operating profit                       |                           |                          |                             | 950,068,744,780           |
| Current corporate income tax expense   |                           |                          |                             | (116,006,705,531)         |
| Deferred tax income                    |                           |                          |                             | 425,569,875               |
| <b>Net profit after tax</b>            |                           |                          |                             | <b>834,487,609,124</b>    |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**37. SEGMENT INFORMATION** (continued)

The following tables present revenue and profit and certain assets and liability information regarding the Group's business segment (continued):

|                                                | Domestic           | Foreign territories | Elimination         | VND<br>Total              |
|------------------------------------------------|--------------------|---------------------|---------------------|---------------------------|
| <b>As at 30 June 2025</b>                      |                    |                     |                     |                           |
| <i>Segment's assets</i>                        |                    |                     |                     |                           |
| Cash and cash equivalents                      | 3,469,437,700,834  | 85,878,778,513      | -                   | 3,555,316,479,347         |
| Short-term investments                         | 3,547,886,320,303  | -                   | -                   | 3,547,886,320,303         |
| Current accounts receivable                    | 16,853,105,443,748 | 890,322,297,387     | (8,546,697,182,281) | 9,196,730,558,854         |
| Inventories                                    | 3,407,569,363,339  | 310,483,401,861     | (134,850,822,135)   | 3,583,201,943,065         |
| Other current assets                           | 157,631,404,956    | 13,541,272,467      | -                   | 171,172,677,423           |
| Long-term receivables                          | 4,220,278,397,810  | 584,433,965,813     | (3,086,284,218,141) | 1,718,428,145,482         |
| Fixed assets                                   | 2,643,334,840,426  | 1,076,503,900,338   | -                   | 3,719,838,740,764         |
| Investment properties                          | 332,059,308,491    | -                   | -                   | 332,059,308,491           |
| Construction in progress                       | 449,967,435,833    | 18,568,831,929      | -                   | 468,536,267,762           |
| Long-term investments                          | 5,110,824,023,463  | -                   | -                   | 5,110,824,023,463         |
| Other long-term assets                         | -                  | -                   | -                   | 1,275,102,696,235         |
| <b>Total assets</b>                            |                    |                     |                     | <b>32,679,097,161,189</b> |
| <i>Segment's liabilities</i>                   |                    |                     |                     |                           |
| Short-term trade payables                      | 3,781,276,634,193  | 602,452,117,792     | (3,008,161,547,683) | 1,375,567,204,302         |
| Short-term loans and finance lease obligations | 10,558,460,813,097 | 316,735,342,000     | -                   | 10,875,196,155,097        |
| Long-term loans and finance lease obligations  | 6,037,814,229,487  | -                   | -                   | 6,037,814,229,487         |
| Unallocated liabilities                        | -                  | -                   | -                   | 3,539,730,011,506         |
| <b>Total liabilities</b>                       |                    |                     |                     | <b>21,828,307,600,392</b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

38. OFF BALANCE SHEET ITEMS

|                               | Ending balance | Beginning balance |
|-------------------------------|----------------|-------------------|
| Goods held on consignment     |                |                   |
| - Sugar finished goods (tons) | 13,780         | 8,243             |
| - Molasses (tons)             | 6,751          | 6                 |
| - Good sugar (tons)           | -              | 106               |
| Foreign currencies            |                |                   |
| - LAK                         | 191,898,545    | 172,862,877       |
| - USD                         | 4,580,143      | 4,377,193         |
| - EUR                         | 226            | 241               |

39. EVENTS AFTER THE BALANCE SHEET DATE

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



Doan Thi Kieu  
Preparer



Dang Thi Diem Trinh  
Chief Accountant



Thai Van Chuyen  
General Director



Tay Ninh Province, Vietnam

28 September 2026