

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

Separate 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 amended Investment Licenses/ Investment Certificates/ Enterprise Registration Certificates, with the latest amendment being 22<sup>nd</sup> 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; 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 | Committee 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 | resigned on 1 September 2026   |
| Ms Nguyen Bach Kim Vy     | Deputy General Director | 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 |

### AUDITORS

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

# Thanh Thanh Cong - Bien Hoa Joint Stock Company

## REPORT OF THE MANAGEMENT

The management of Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") presents this report and the separate financial statements of the Company for the year ended 30 June 2026.

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

The management is responsible for the separate financial statements of each financial year which give a true and fair view of the separate financial position of the Company and of the separate results of its operations and its separate cash flows for the year. In preparing those separate 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 separate financial statements; and
- > prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company 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 separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements.

### STATEMENT BY THE MANAGEMENT

The management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 30 June 2026 and of the separate results of its operations and its separate 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 separate financial statements.

The Company has subsidiaries as disclosed in Note 17.1 in the separate financial statements. The Company prepared these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of separate financial statements. In addition, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 30 June 2026 dated 28 September 2026 ("consolidated financial statements") in accordance with the above prevailing regulations on the preparation and presentation of consolidated financial statements.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

For and on behalf of the management:



Trần Văn Chuyên  
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: 11929623/68576664

## INDEPENDENT AUDITORS' REPORT

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

We have audited the accompanying separate financial statements of Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company"), as prepared on 28 September 2026 and set out on pages 6 to 69 which comprise the separate balance sheet as at 30 June 2026, the separate income statement and the separate 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 presentation of the separate 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 separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the separate financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' responsibility*

Our responsibility is to express an opinion on the separate 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 separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control system relevant to the Company's preparation and fair presentation of the separate 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 Company's internal control system. 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 separate 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 separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 30 June 2026, and of the separate results of its operations and its separate 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 separate financial statements.

Ernst & Young Vietnam Limited



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

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

Ho Chi Minh City, Vietnam

28 September 2026

SEPARATE BALANCE SHEET  
as at 30 June 2026

VND

| Code       | ASSETS                                                              | Notes     | Ending balance            | Beginning balance         |
|------------|---------------------------------------------------------------------|-----------|---------------------------|---------------------------|
| <b>100</b> | <b>A. CURRENT ASSETS</b>                                            |           | <b>16,857,144,703,572</b> | <b>14,258,223,051,150</b> |
| <b>110</b> | <b>I. Cash and cash equivalents</b>                                 | <b>4</b>  | <b>1,250,995,106,293</b>  | <b>2,280,656,640,296</b>  |
| 111        | 1. Cash                                                             |           | 580,077,347,913           | 370,968,332,332           |
| 112        | 2. Cash equivalents                                                 |           | 670,917,758,380           | 1,909,688,307,964         |
| <b>120</b> | <b>II. Short-term investments</b>                                   |           | <b>4,674,563,213,436</b>  | <b>2,267,275,452,286</b>  |
| 121        | 1. Held-for-trading securities                                      | 5         | 616,970,294,369           | 487,232,869,165           |
| 122        | 2. Provision for diminution in value of held-for-trading securities | 5         | (15,095,111,322)          | (15,236,361,322)          |
| 123        | 3. Held-to-maturity investments                                     | 6         | 4,072,688,030,389         | 1,795,278,944,443         |
| <b>130</b> | <b>III. Current accounts receivable</b>                             |           | <b>9,270,917,168,668</b>  | <b>8,518,694,235,595</b>  |
| 131        | 1. Short-term trade receivables                                     | 7         | 3,010,061,215,193         | 2,227,670,878,738         |
| 132        | 2. Short-term advances to suppliers                                 | 8         | 4,389,876,455,664         | 4,717,679,261,067         |
| 135        | 3. Short-term loan receivables                                      | 11        | 482,590,000,000           | 301,510,000,000           |
| 136        | 4. Other short-term receivables                                     | 9         | 1,435,513,455,747         | 1,340,092,347,265         |
| 137        | 5. Provision for doubtful short-term receivables                    | 7, 8, 9   | (47,123,957,936)          | (68,258,251,475)          |
| <b>140</b> | <b>IV. Inventories</b>                                              | <b>10</b> | <b>1,617,418,782,336</b>  | <b>1,165,499,324,149</b>  |
| 141        | 1. Inventories                                                      |           | 1,628,271,566,978         | 1,175,775,826,513         |
| 149        | 2. Provision for obsolete inventories                               |           | (10,852,784,642)          | (10,276,502,364)          |
| <b>150</b> | <b>V. Other current assets</b>                                      |           | <b>43,250,432,839</b>     | <b>26,097,398,824</b>     |
| 151        | 1. Short-term prepaid expenses                                      | 18        | 27,270,565,933            | 13,711,688,661            |
| 152        | 2. Value-added tax deductible                                       | 21        | 6,951,917,266             | 2,751,623,594             |
| 153        | 3. Tax and other receivables from the State                         | 21        | 9,027,949,640             | 9,634,086,569             |

SEPARATE 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>20,681,639,391,246</b> | <b>20,639,923,040,656</b> |
| <b>210</b> | <b>I. Long-term receivables</b>                               |           | <b>2,625,607,755,865</b>  | <b>2,616,550,446,658</b>  |
| 211        | 1. Long-term trade receivables                                | 7, 33     | 167,329,781,248           | 172,655,324,321           |
| 212        | 2. Long-term advances to suppliers                            | 8         | 1,001,894,058,878         | 1,014,097,769,858         |
| 215        | 3. Long-term loan receivables                                 |           | -                         | 13,000,000,000            |
| 216        | 4. Other long-term receivables                                | 9         | 1,456,383,915,739         | 1,416,797,352,479         |
| <b>220</b> | <b>II. Fixed assets</b>                                       |           | <b>577,741,391,316</b>    | <b>498,134,891,671</b>    |
| 221        | 1. Tangible fixed assets                                      | 12        | 447,199,390,789           | 361,766,107,988           |
| 222        | Cost                                                          |           | 2,446,477,525,856         | 2,314,440,035,235         |
| 223        | Accumulated depreciation                                      |           | (1,999,278,135,067)       | (1,952,673,927,247)       |
| 224        | 2. Finance leases                                             | 13        | 14,937,124,761            | 14,322,004,423            |
| 225        | Cost                                                          |           | 15,473,944,396            | 20,025,323,577            |
| 226        | Accumulated depreciation                                      |           | (536,819,635)             | (5,703,319,154)           |
| 227        | 3. Intangible fixed assets                                    | 14        | 115,604,875,766           | 122,046,779,260           |
| 228        | Cost                                                          |           | 236,011,508,239           | 227,204,665,624           |
| 229        | Accumulated amortisation                                      |           | (120,406,632,473)         | (105,157,886,364)         |
| <b>230</b> | <b>III. Investment properties</b>                             | <b>15</b> | <b>120,752,777,713</b>    | <b>124,971,246,781</b>    |
| 231        | 1. Cost                                                       |           | 167,991,741,266           | 167,991,741,266           |
| 232        | 2. Accumulated depreciation                                   |           | (47,238,963,553)          | (43,020,494,485)          |
| <b>240</b> | <b>IV. Long-term assets in progress</b>                       | <b>16</b> | <b>262,549,526,950</b>    | <b>200,277,409,835</b>    |
| 242        | 1. Construction in progress                                   |           | 262,549,526,950           | 200,277,409,835           |
| <b>250</b> | <b>V. Long-term investments</b>                               | <b>17</b> | <b>16,857,609,345,250</b> | <b>16,964,719,193,716</b> |
| 251        | 1. Investments in subsidiaries                                | 17.1      | 15,391,504,328,750        | 15,551,504,328,750        |
| 253        | 2. Investments in other entities                              | 17.2      | 1,436,839,432,944         | 1,504,874,910,444         |
| 254        | 3. Provision for diminution in value of long-term investments | 17        | (734,416,444)             | (131,660,045,478)         |
| 255        | 4. Held-to-maturity investments                               | 17        | 30,000,000,000            | 40,000,000,000            |
| <b>260</b> | <b>VI. Other long-term assets</b>                             |           | <b>237,378,594,152</b>    | <b>235,269,851,995</b>    |
| 261        | 1. Long-term prepaid expenses                                 | 18        | 229,977,475,688           | 227,926,361,759           |
| 262        | 2. Deferred tax assets                                        | 32.3      | 7,401,118,464             | 7,343,490,236             |
| <b>270</b> | <b>TOTAL ASSETS</b>                                           |           | <b>37,538,784,094,818</b> | <b>34,898,146,091,806</b> |

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B01-DN

SEPARATE BALANCE SHEET (continued)  
for the year ended 30 June 2026

VND

| Code       | RESOURCES                                            | Notes     | Ending balance            | Beginning balance         |
|------------|------------------------------------------------------|-----------|---------------------------|---------------------------|
| <b>300</b> | <b>C. LIABILITIES</b>                                |           | <b>20,637,148,255,439</b> | <b>18,732,352,055,071</b> |
| <b>310</b> | <b>I. Current liabilities</b>                        |           | <b>14,683,152,038,662</b> | <b>12,212,096,874,388</b> |
| 311        | 1. Short-term trade payables                         | 19        | 1,427,385,391,362         | 1,470,298,031,096         |
| 312        | 2. Short-term advances from customers                | 20        | 1,139,213,851,092         | 565,524,689,643           |
| 313        | 3. Statutory obligations                             | 21        | 3,481,246,135             | 26,692,392,211            |
| 314        | 4. Payables to employees                             |           | 9,214,241,151             | 6,079,866,632             |
| 315        | 5. Short-term accrued expenses                       | 22        | 221,248,063,813           | 209,161,456,265           |
| 318        | 6. Short-term unearned revenue                       |           | 58,018,024                | 77,814,082                |
| 319        | 7. Other short-term payables                         | 23        | 2,400,261,358,175         | 1,418,404,182,683         |
| 320        | 8. Short-term loans and finance leases               | 24        | 9,430,972,581,841         | 8,515,499,482,802         |
| 322        | 9. Bonus and welfare fund                            | 3.17      | 51,317,287,069            | 358,958,974               |
| <b>330</b> | <b>II. Non-current liabilities</b>                   |           | <b>5,953,996,216,777</b>  | <b>6,520,255,180,683</b>  |
| 337        | 1. Other long-term liabilities                       | 3.17      | 4,262,924,760             | 6,193,342,030             |
| 338        | 2. Long-term loans and finance leases                | 24        | 4,956,843,529,767         | 6,509,824,876,403         |
| 339        | 3. Convertible bonds                                 | 24        | 988,652,800,000           | -                         |
| 342        | 4. Long-term provisions                              |           | 4,236,962,250             | 4,236,962,250             |
| <b>400</b> | <b>D. OWNERS' EQUITY</b>                             | <b>25</b> | <b>16,901,635,839,379</b> | <b>16,165,794,036,735</b> |
| <b>410</b> | <b>I. Owners' equity</b>                             |           | <b>16,901,635,839,379</b> | <b>16,165,794,036,735</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         |
| 418        | 4. Investment and development fund                   |           | 46,130,752,499            | 46,130,752,499            |
| 421        | 5. Undistributed earnings                            |           | 805,136,770,404           | 987,995,007,760           |
| 421a       | - Undistributed earnings up to the end of prior year |           | 403,556,345,121           | 248,685,016,346           |
| 421b       | - Undistributed earnings of the year                 |           | 401,580,425,283           | 739,309,991,414           |
| <b>440</b> | <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>          |           | <b>37,538,784,094,818</b> | <b>34,898,146,091,806</b> |

Nguyen Thanh Nam  
Preparer

Dang Thi Diem Trinh  
Chief Accountant

Thanh Van Chuyen  
General Director

Tay Ninh Province, Vietnam

28 September 2026

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B02-DN

SEPARATE INCOME STATEMENT  
for the year ended 30 June 2026

VND

| Code | ITEMS                                                        | Notes  | Current year         | Previous year        |
|------|--------------------------------------------------------------|--------|----------------------|----------------------|
| 01   | 1. Revenue from sale of goods and rendering of services      | 26.1   | 15,805,683,855,443   | 17,675,806,744,350   |
| 02   | 2. Deductions                                                | 26.1   | (5,759,322,458)      | (4,074,219,325)      |
| 10   | 3. Net revenue from sale of goods and rendering of services  | 26.1   | 15,799,924,532,985   | 17,671,732,525,025   |
| 11   | 4. Cost of goods sold and services rendered                  | 27, 31 | (14,650,091,631,104) | (16,326,635,254,738) |
| 20   | 5. Gross profit from sale of goods and rendering of services |        | 1,149,832,901,881    | 1,345,097,270,287    |
| 21   | 6. Finance income                                            | 26.2   | 1,604,026,623,425    | 1,587,418,636,304    |
| 22   | 7. Finance expenses                                          | 28     | (1,698,219,934,714)  | (1,483,617,794,295)  |
| 23   | In which: Interest expenses                                  |        | (1,371,521,660,258)  | (1,325,226,008,053)  |
| 25   | 8. Selling expenses                                          | 29, 31 | (271,630,806,605)    | (235,639,241,011)    |
| 26   | 9. General and administrative expenses                       | 29, 31 | (379,582,511,864)    | (372,781,567,295)    |
| 30   | 10. Operating profit                                         |        | 404,426,272,123      | 840,477,303,990      |
| 31   | 11. Other income                                             | 30     | 61,080,470,181       | 27,135,612,641       |
| 32   | 12. Other expenses                                           | 30     | (2,071,444,485)      | (37,058,214,371)     |
| 40   | 13. Other (loss) profit                                      | 30     | 59,009,025,696       | (9,922,601,730)      |
| 50   | 14. Accounting profit before tax                             |        | 463,435,297,819      | 830,554,702,260      |
| 51   | 15. Current corporate income tax expense                     | 32.1   | (3,508,612,544)      | (13,154,055,273)     |
| 52   | 16. Deferred tax income (expense)                            | 32.3   | 57,628,228           | (289,855,572)        |
| 60   | 17. Net profit after tax                                     |        | 459,984,313,503      | 817,110,791,415      |

Nguyen Thanh Nam  
Preparer

Dang Thi Diem Trinh  
Chief Accountant



Tay Ninh Province, Vietnam

28 September 2026

SEPARATE 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>                                                              |                |                            |                            |
| <b>01</b> | <b>Accounting profit before tax</b>                                                                         |                | <b>463,435,297,819</b>     | <b>830,554,702,260</b>     |
|           | <i>Adjustments for:</i>                                                                                     |                |                            |                            |
| 02        | Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets | 12, 13, 14, 15 | 77,324,471,008             | 76,294,917,030             |
| 03        | Reversal of provisions                                                                                      |                | (151,567,262,067)          | (53,612,154,360)           |
| 04        | Foreign exchange losses arisen from revaluation of monetary accounts dominated in foreign currencies        |                | 46,281,677,370             | 14,504,620,439             |
| 05        | Profit from investing activities                                                                            |                | (1,516,562,101,996)        | (1,430,904,913,910)        |
| 06        | Interest expenses                                                                                           | 28             | 1,371,521,660,258          | 1,325,226,008,053          |
| <b>08</b> | <b>Operating profit before changes in working capital</b>                                                   |                | <b>290,433,742,392</b>     | <b>762,063,179,512</b>     |
| 09        | (Increase) decrease in receivables                                                                          |                | (1,974,300,005,623)        | 24,027,959,724             |
| 10        | (Increase) decrease in inventories                                                                          |                | (452,495,740,465)          | 416,929,708,879            |
| 11        | Increase (decrease) in payables                                                                             |                | 2,283,078,435,787          | (2,609,248,042,971)        |
| 12        | Increase in prepaid expenses                                                                                |                | (957,731,168,461)          | (27,299,860,466)           |
| 13        | (Increase) decrease in held-for-trading securities                                                          |                | (129,737,425,204)          | 34,051,000,000             |
| 14        | Interest paid                                                                                               |                | (1,547,375,828,526)        | (1,203,514,218,967)        |
| 15        | Corporate income tax paid                                                                                   | 21             | (5,549,577,801)            | (29,124,127,895)           |
| 17        | Other cash outflows for operating activities                                                                |                | (20,455,804,544)           | (93,081,765,526)           |
| <b>20</b> | <b>Net cash flows used in operating activities</b>                                                          |                | <b>(2,514,133,372,445)</b> | <b>(2,725,196,167,710)</b> |
|           | <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                             |                |                            |                            |
| 21        | Purchase and construction of fixed assets                                                                   |                | (221,049,154,735)          | (127,543,343,250)          |
| 22        | Proceeds from disposals of fixed assets                                                                     |                | 19,190,797,879             | 11,874,853,784             |
| 23        | Loans to other entities and placements of term deposits                                                     |                | (5,342,609,540,617)        | (5,773,863,383,862)        |
| 24        | Collections from borrowers and term deposits                                                                |                | 4,182,790,836,209          | 5,612,090,903,520          |
| 25        | Payments for investments in other entities                                                                  |                | -                          | (2,516,773,566,500)        |
| 26        | Proceeds from sales of investments in other entities                                                        |                | 631,457,719,000            | 752,831,450,000            |
| 27        | Interest, dividends and profits received                                                                    |                | 1,574,450,781,887          | 1,111,388,175,337          |
| <b>30</b> | <b>Net cash flows from (used in) investing activities</b>                                                   |                | <b>844,231,439,623</b>     | <b>(929,994,910,971)</b>   |

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B03-DN

SEPARATE 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   | Issuance of shares                                 | 25    | 405,675,510,000      | -                    |
| 33   | Drawdown of borrowings                             | 24    | 24,988,329,412,555   | 29,887,914,808,124   |
| 34   | Repayment of borrowings                            | 24    | (24,655,361,191,815) | (26,748,817,119,809) |
| 35   | Payment of principal of finance lease liabilities  | 24    | (5,089,479,707)      | (4,248,824,702)      |
| 36   | Dividend paid                                      | 25.2  | (93,139,468,459)     | (73,917,455,695)     |
| 40   | Net cash flows (used in) from financing activities |       | 640,414,782,574      | 3,060,931,407,918    |
| 50   | Net increase in cash for the year                  |       | (1,029,487,150,248)  | (594,259,670,763)    |
| 60   | Cash and cash equivalents at beginning of year     |       | 2,280,656,640,296    | 2,874,916,311,059    |
| 61   | Impact of exchange rate fluctuation                |       | (174,383,755)        | -                    |
| 70   | Cash and cash equivalents at end of year           | 4     | 1,250,995,106,293    | 2,280,656,640,296    |



Nguyen Thanh Nam  
Preparer



Dang Thi Diem Trinh  
Chief Accountant




Thai Van Chuyen  
General Director

Tay Ninh Province, Vietnam

28 September 2026

NOTES TO THE SEPARATE 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 amended Investment Licenses/ Investment Certificates/ Enterprise Registration Certificates, with the latest, 22<sup>nd</sup> 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 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 Company's employees as at 30 June 2026 was 887 persons (30 June 2025: 681 persons).

**2. BASIS OF PREPARATION**

**2.1 Purpose of preparing the separate financial statements**

The Company has subsidiaries as disclosed in Note 17.1. The Company prepared these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of separate financial statements. In addition, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 30 June 2026 dated 28 September 2026 ("consolidated financial statements") in accordance with the above prevailing regulations on the preparation and presentation of consolidated financial statements.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, the consolidated results of operations and the consolidated cash flows of the Group.

**2.2 Accounting standards and system**

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

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

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

**2.2 Accounting standards and system (continued)**

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

**2.3 Applied accounting documentation system**

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

**2.4 Fiscal year**

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

**2.5 Accounting currency**

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

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

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

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

- Raw materials, merchandise and tools - 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.

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

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

**3.2 Inventories (continued)**

*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 Company, 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 separate income statement.

**3.3 Receivables**

Receivables are presented in the separate 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 separate 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 of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

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

NOTES TO THE SEPARATE 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**

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

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

*Where the Company is the lessee*

Assets held under finance leases are capitalised in the separate 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 separate income statement over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

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

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

*Where the Company is the lessor*

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

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

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

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

**3.6 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of 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 separate 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 separate income statement.

*Land use rights*

Land use rights are recorded as intangible fixed assets on the separate 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").

**3.7 Depreciation and amortisation**

Depreciation of tangible fixed 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          | 3 - 50 years |
| Buildings and structures | 3 - 50 years |
| Machinery and equipment  | 5 - 20 years |
| Office equipment         | 8 - 10 years |
| Computer software        | 2 - 6 years  |
| Means of transportation  | 10 years     |
| Others                   | 9 - 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 recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

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

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

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

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

#### 3.8 *Investment properties* (continued)

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 separate income statement in the year of retirement or disposal.

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

#### 3.9 *Investments*

##### *Investments in subsidiaries*

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted from the cost of the investment.

##### *Investments in associates*

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from the accumulated net profits of the associates arising subsequent to the date of acquisition by the Company are recognised as income in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted from the cost of the investment.

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

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

##### *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 separate income statement and deducted against the value of such investments.

##### *Provision for diminution in value of 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 expense in the separate income statement.

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

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

**3.10 Prepaid expenses**

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

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

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

**3.11 Borrowing costs**

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

Borrowing costs are recorded as expense during the year in which they are incurred, except to borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

**3.12 Payables and accruals**

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

**3.13 Foreign currency transactions**

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

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.
- ▶ 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 year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet date which are determined as follows:

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

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

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

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

#### 3.14 Provisions

##### *Retrenchment allowance*

Retrenchment allowance is provided at the rate of one month's salary for each working year up to 31 December 2008 and the minimum amount for each employee is two months' salary in accordance with the Labour Code and related implementing guidance. Increases or decreases to the provision balance other than actual payment to employee are recorded as general and administrative expense in the separate income statement.

This provision is used to settle the retrenchment allowance to be paid to employees upon termination of their labour contract following Article 48 of the Labour Code.

#### 3.15 Convertible bond

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

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

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

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

#### 3.16 Contributed capital

##### *Ordinary shares*

Ordinary shares with voting rights 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 SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

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

#### 3.17 Appropriation of net profits

Net profit after tax 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 Company maintains the following reserve funds which are appropriated from the Company'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 Company'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 separate balance sheet.

#### 3.18 Revenue recognition

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

*Sale of goods*

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

*Sale of electricity*

Revenue is recognised 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.

*Interest*

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

*Dividends*

Dividend and profit distribution income are recognized when Company is entitled to receive dividends or when the Company are entitled to receive profits from its capital contributions.

#### 3.19 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 separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

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

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

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

#### 3.19 *Taxation* (continued)

##### *Deferred tax*

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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 year 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 separate 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 Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

#### 3.20 *Related parties*

Parties are considered to be related parties of the Company 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 Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including their close family members.

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

4. CASH AND CASH EQUIVALENTS

|                            | VND                      |                          |
|----------------------------|--------------------------|--------------------------|
|                            | Ending balance           | Beginning balance        |
| Cash on hand               | 1,872,774,561            | 6,648,375,062            |
| Cash in banks              | 578,204,573,352          | 364,319,957,270          |
| Time deposits at banks (*) | 670,917,758,380          | 1,909,688,307,964        |
| <b>TOTAL</b>               | <b>1,250,995,106,293</b> | <b>2,280,656,640,296</b> |

(\*) This represents bank deposits with an original term or remaining maturities of no more than three (3) months and earn interest at applicable rates for the year ended 30 June 2026.

5. HELD-FOR-TRADING SECURITIES

Held-for-trading securities are the investments in listed shares of Gia Lai Electricity Joint Stock Company ("GEG") and other listed shares as follows:

|                  | Ending balance    |                 |                  |                  |
|------------------|-------------------|-----------------|------------------|------------------|
|                  | GEG (*)           | GVR             | Others           | Total            |
| Number of shares | 48,766,775        | 328,000         | 558,456          | 49,653,231       |
| Cost (VND)       | 588,780,533,051   | 12,819,430,351  | 15,370,330,967   | 616,970,294,369  |
| Provision (VND)  | -                 | (2,061,030,351) | (13,034,080,971) | (15,095,111,322) |
| Net (VND)        | 588,780,533,051   | 10,758,400,000  | 2,336,249,996    | 601,875,183,047  |
| Fair value (VND) | 716,871,598,380   | 10,758,400,000  | 2,630,877,200    | 730,260,875,580  |
|                  | Beginning balance |                 |                  |                  |
|                  | GEG (*)           | GVR             | Others           | Total            |
| Number of shares | 39,376,509        | 328,000         | 535,000          | 40,239,509       |
| Cost (VND)       | 459,043,107,847   | 12,819,430,351  | 15,370,330,967   | 487,232,869,165  |
| Provision (VND)  | -                 | (2,881,030,351) | (12,355,330,971) | (15,236,361,322) |
| Net (VND)        | 459,043,107,847   | 9,938,400,000   | 3,014,999,996    | 471,996,507,843  |
| Fair value (VND) | 635,930,620,350   | 9,938,400,000   | 3,014,999,996    | 648,884,020,346  |

(\*) As at 30 June 2026 and 30 June 2025, all GEG shares were pledged as collaterals for long-term bonds obtained from commercial banks (Note 24.4).

6. HELD-TO-MATURITY INVESTMENTS

This comprises bank deposits with remaining term to maturity of less than twelve (12) months and earn applicable interest rates. As at 30 June 2026, a part of held-to-maturity investments was pledged as collateral for short-term loans obtained from commercial banks (Note 24.1).

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

7. TRADE RECEIVABLES

|                                                                     | VND                      |                          |
|---------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                     | Ending balance           | Beginning balance        |
| <b>Short-term</b>                                                   | <b>3,010,061,215,193</b> | <b>2,227,670,878,738</b> |
| Due from other parties                                              | 1,217,754,051,341        | 1,089,623,992,650        |
| - Dong Nai Branch of Suntory PepsiCo Vietnam Beverage Co., Ltd.     | 89,039,520,000           | 19,051,524,195           |
| - Electricity Power Trading Company (EPTC)                          | 54,920,205,642           | 54,920,205,642           |
| - URC Vietnam Company Limited                                       | 45,189,360,000           | 15,403,500,000           |
| - Lien Khoi Tien Manufacturing Trading and Services Company Limited | 38,760,000,000           | 308,280,000              |
| - Masan HG One Member Company Limited                               | 37,025,305,200           | 78,678,237,750           |
| - Tran Quang Vietnam Company Limited                                | 36,026,614,080           | 28,477,575,000           |
| - Nestlé Vietnam Company Limited                                    | 33,408,941,400           | 23,161,695,375           |
| - Others                                                            | 883,384,105,019          | 869,622,974,688          |
| Due from related parties (Note 33)                                  | 1,792,307,163,852        | 1,138,046,886,088        |
| <b>Long-term</b>                                                    | <b>167,329,781,248</b>   | <b>172,655,324,321</b>   |
| Due from a related party (Note 33)                                  | 167,329,781,248          | 172,655,324,321          |
| <b>TOTAL</b>                                                        | <b>3,177,390,996,441</b> | <b>2,400,326,203,059</b> |
| Provision for doubtful short-term trade receivables                 | (19,616,379,629)         | (22,686,942,560)         |
| <b>NET</b>                                                          | <b>3,157,774,616,812</b> | <b>2,377,639,260,499</b> |

As at 30 June 2026 and 30 June 2025, a part of short-term trade receivables was pledged as collateral for short-term loans obtained from commercial banks (Note 24.1).

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

|                                       | VND             |                 |
|---------------------------------------|-----------------|-----------------|
|                                       | Current year    | Previous year   |
| Beginning balance                     | 22,686,942,560  | 28,132,959,862  |
| Reversal of provision during the year | (3,070,562,931) | (5,446,017,302) |
| Ending balance                        | 19,616,379,629  | 22,686,942,560  |

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

**8. ADVANCES TO SUPPLIERS**

|                                                         | VND                      |                          |
|---------------------------------------------------------|--------------------------|--------------------------|
|                                                         | Ending balance           | Beginning balance        |
| <b>Short-term</b>                                       | <b>4,389,876,455,664</b> | <b>4,717,679,261,067</b> |
| Advances to related parties (Note 33)                   | 1,568,661,617,649        | 1,539,740,161,080        |
| Advances to farmers (*)                                 | 961,799,729,857          | 1,262,764,406,255        |
| Advances to other parties                               | 1,859,415,108,158        | 1,915,174,693,732        |
| <i>In which:</i>                                        |                          |                          |
| - Ham Luong Trading Investment Company Limited          | 559,635,621,600          | -                        |
| - Agris Tay Ninh Joint Stock Company                    | 400,369,496,000          | -                        |
| - Son Tin Commodity Exchange Joint Stock Company        | 136,663,925,590          | 519,319,590              |
| - Kasekam Youveakchun Svay Rieng Co., Ltd.              | 101,528,171,800          | 120,919,483,680          |
| - Others                                                | 619,658,343,168          | 1,793,735,890,462        |
| <b>Long-term</b>                                        | <b>1,001,894,058,878</b> | <b>1,014,097,769,858</b> |
| Advances to a related party (Note 33)                   | 802,666,773,476          | 824,467,647,000          |
| Advances to farmers (*)                                 | 199,227,285,402          | 189,630,122,858          |
| <b>TOTAL</b>                                            | <b>5,391,770,514,542</b> | <b>5,731,777,030,925</b> |
| Provision for doubtful short-term advances to suppliers | (10,293,000,520)         | (21,349,689,252)         |
| <b>NET</b>                                              | <b>5,381,477,514,022</b> | <b>5,710,427,341,673</b> |

(\*) Advances to sugarcane farmers are partially secured by the farmers' certificate of land use rights and earn interest income base on applicable interest rates.

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

|                                       | VND              |                 |
|---------------------------------------|------------------|-----------------|
|                                       | Current year     | Previous year   |
| Beginning balance                     | 21,349,689,252   | 27,040,525,018  |
| Reversal of provision during the year | (11,056,688,732) | (5,690,835,766) |
| Ending balance                        | 10,293,000,520   | 21,349,689,252  |

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

9. OTHER RECEIVABLES

|                                                                                    |                          | VND                      |
|------------------------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                                    | Ending balance           | Beginning balance        |
| <b>Short-term</b>                                                                  | <b>1,435,513,455,747</b> | <b>1,340,092,347,265</b> |
| Interest receivables from terms deposits, loans, advances to farmers and suppliers | 881,669,202,027          | 564,846,348,427          |
| Receivable on behalf from farmers                                                  | 416,833,054,243          | -                        |
| Staff advances                                                                     | 49,912,588,923           | 67,646,694,282           |
| Dividend receivable                                                                | 26,745,060,000           | 415,681,060,000          |
| Payment on behalf                                                                  | 21,857,331,268           | 35,503,573,209           |
| Deposits                                                                           | 15,099,700,277           | 21,182,391,657           |
| Disposal of investments                                                            | -                        | 209,352,279,000          |
| Others                                                                             | 23,396,519,009           | 25,880,000,690           |
| <b>Long-term</b>                                                                   | <b>1,456,383,915,739</b> | <b>1,416,797,352,479</b> |
| Capital contribution per Business Cooperation Contract ("BCC") (*)                 | 1,315,500,000,000        | 1,315,500,000,000        |
| Shared profit from BCC                                                             | 66,579,462,140           | 40,299,802,140           |
| Deposits for land rental                                                           | 54,177,617,165           | 54,635,849,929           |
| Interest income                                                                    | 20,126,836,434           | 6,361,700,410            |
| <b>TOTAL</b>                                                                       | <b>2,891,897,371,486</b> | <b>2,756,889,699,744</b> |
| Provision for doubtful other short-term receivables                                | (17,214,577,787)         | (24,221,619,663)         |
| <b>NET</b>                                                                         | <b>2,874,682,793,699</b> | <b>2,732,668,080,081</b> |
| <i>In which:</i>                                                                   |                          |                          |
| Related parties (Note 33)                                                          | 1,385,347,103,975        | 1,177,624,774,061        |
| Other parties                                                                      | 1,489,335,689,724        | 1,555,043,306,020        |

(\*) This includes 3 business cooperation contracts to share profits after tax and without establishing a new legal entity as below:

| The Company                                                   | Project Nature                                                                                     | Profit sharing for the Company                                  | Ending balance           | Beginning balance        |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------|--------------------------|
| Thanh Thanh Cong Food One Member Company Limited ("TTC Food") | Developing large-scale sugarcane raw material areas. The project duration is until 5 November 2026 | According to the specific profit-sharing ratio for each project | 763,500,000,000          | 763,500,000,000          |
| Bien Hoa Consumer JSC ("BHC")                                 | Expanding the domestic market. The project duration is until 30 June 2027                          | 90.91% of the project's total profit after tax                  | 500,000,000,000          | 500,000,000,000          |
| Binh Phuoc Food Production JSC                                | Cultivating high-quality fruit trees. The project duration is until 23 March 2055                  | 20% of the project's total profit after tax                     | 52,000,000,000           | 52,000,000,000           |
| <b>TOTAL</b>                                                  |                                                                                                    |                                                                 | <b>1,315,500,000,000</b> | <b>1,315,500,000,000</b> |

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

**9. OTHER RECEIVABLES (continued)**

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

|                                       | VND                   |                       |
|---------------------------------------|-----------------------|-----------------------|
|                                       | Current year          | Previous year         |
| Beginning balance                     | 24,221,619,663        | 23,142,594,171        |
| Provision made during the year        | -                     | 1,079,025,492         |
| Reversal of provision during the year | (7,007,041,876)       | -                     |
| Ending balance                        | <u>17,214,577,787</u> | <u>24,221,619,663</u> |

**10. INVENTORIES**

|                      | VND                             |                                |                                 |                                |
|----------------------|---------------------------------|--------------------------------|---------------------------------|--------------------------------|
|                      | Ending balance                  |                                | Beginning balance               |                                |
|                      | Cost                            | Provision                      | Cost                            | Provision                      |
| Finished goods       | 539,743,184,163                 | (2,516,105,228)                | 316,415,088,634                 | -                              |
| Merchandises         | 480,453,195,946                 | -                              | 458,676,149,876                 | (289,231,680)                  |
| Work in process      | 293,622,756,821                 | -                              | 187,852,961,890                 | -                              |
| Raw materials        | 216,248,804,949                 | (7,572,987,006)                | 120,346,868,263                 | (8,638,815,720)                |
| Goods in transit     | 93,909,592,861                  | -                              | 89,282,414,838                  | -                              |
| Tools and supplies   | 2,700,135,201                   | (763,692,408)                  | 3,202,343,012                   | (1,348,454,964)                |
| Goods on consignment | 1,593,897,037                   | -                              | -                               | -                              |
| <b>TOTAL</b>         | <b><u>1,628,271,566,978</u></b> | <b><u>(10,852,784,642)</u></b> | <b><u>1,175,775,826,513</u></b> | <b><u>(10,276,502,364)</u></b> |

As at 30 June 2026 and 30 June 2025, a part of inventories was pledged as collateral for short-term loans obtained from commercial banks (Note 24.1).

*Details of movements of provision for obsolete inventories:*

|                                       | VND                   |                       |
|---------------------------------------|-----------------------|-----------------------|
|                                       | Current year          | Previous year         |
| Beginning and ending balances         | 10,276,502,364        | 13,175,058,075        |
| Provision made during the year        | 576,282,278           | -                     |
| Reversal of provision during the year | -                     | (2,898,555,711)       |
| Ending balance                        | <u>10,852,784,642</u> | <u>10,276,502,364</u> |

**11. LOAN RECEIVABLES**

|                                    | VND                           |                               |
|------------------------------------|-------------------------------|-------------------------------|
|                                    | Ending balance                | Beginning balance             |
| Due from related parties (Note 33) | 341,900,000,000               | 173,820,000,000               |
| Due from other party (*)           | <u>140,690,000,000</u>        | <u>140,690,000,000</u>        |
| <b>TOTAL</b>                       | <b><u>482,590,000,000</u></b> | <b><u>314,510,000,000</u></b> |

(\*) This represents the unsecured lending to Binh Phuoc Food Production Joint Stock Company of VND 140,690,000,000 with term to maturity of one (1) year and earns interest at 10.5% per annum.

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

12. TANGIBLE FIXED ASSETS

|                                                   | Machinery and<br>equipment | Buildings and<br>structures | Means of<br>transportation | Office<br>equipment | Others         | Total             | VND |
|---------------------------------------------------|----------------------------|-----------------------------|----------------------------|---------------------|----------------|-------------------|-----|
| <b>Cost:</b>                                      |                            |                             |                            |                     |                |                   |     |
| Beginning balance                                 | 1,814,552,674,455          | 381,638,705,915             | 34,073,225,791             | 19,843,980,799      | 64,331,448,275 | 2,314,440,035,235 |     |
| New purchase                                      | 105,445,722,795            | 35,928,624,243              | 260,000,000                | 8,302,509,275       | 10,069,588,985 | 160,006,445,298   |     |
| Disposal                                          | (18,442,615,570)           | (8,415,667,232)             | (48,100,000)               | (1,031,625,655)     | (30,946,220)   | (27,968,954,677)  |     |
| Ending balance                                    | 1,901,555,781,680          | 409,151,662,926             | 34,285,125,791             | 27,114,864,419      | 74,370,091,040 | 2,446,477,525,856 |     |
| <i>In which:</i>                                  |                            |                             |                            |                     |                |                   |     |
| Fully depreciated                                 | 1,368,314,031,798          | 20,699,634,129              | 6,533,029,629              | 6,642,706,217       | 57,862,157,952 | 1,460,051,559,725 |     |
| <b>Accumulated depreciation:</b>                  |                            |                             |                            |                     |                |                   |     |
| Beginning balance                                 | 1,584,065,309,357          | 276,940,154,737             | 17,484,886,124             | 13,586,022,472      | 60,597,554,557 | 1,952,673,927,247 |     |
| Depreciation                                      | 33,289,213,880             | 15,540,014,426              | 2,813,692,182              | 2,700,551,448       | 1,498,221,130  | 55,841,693,066    |     |
| Disposal                                          | (3,403,387,676)            | (4,780,252,631)             | (26,866,816)               | (996,031,903)       | (30,946,220)   | (9,237,485,246)   |     |
| Ending balance                                    | 1,613,951,135,561          | 287,699,916,532             | 20,271,711,490             | 15,290,542,017      | 62,064,829,467 | 1,999,278,135,067 |     |
| <b>Net carrying amount:</b>                       |                            |                             |                            |                     |                |                   |     |
| Beginning balance                                 | 230,487,365,098            | 104,698,551,178             | 16,588,339,667             | 6,257,958,327       | 3,733,893,718  | 361,766,107,988   |     |
| Ending balance                                    | 287,604,646,119            | 121,451,746,394             | 14,013,414,301             | 11,824,322,402      | 12,305,261,573 | 447,199,390,789   |     |
| <i>In which:</i>                                  |                            |                             |                            |                     |                |                   |     |
| Pledged as loan<br>security<br>(Note 24.1 & 24.3) | 287,593,811,484            | 59,459,203,696              | 241,906,850                | 73,877,810          | 423,340,403    | 347,792,140,243   |     |

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

13. FINANCE LEASES

|                                  | VND<br>Machinery and<br>equipment |
|----------------------------------|-----------------------------------|
| <b>Cost:</b>                     |                                   |
| Beginning balance                | 20,025,323,577                    |
| New lease                        | 15,473,944,396                    |
| Lease return                     | (20,025,323,577)                  |
| Ending balance                   | 15,473,944,396                    |
| <b>Accumulated depreciation:</b> |                                   |
| Beginning balance                | 5,703,319,154                     |
| Depreciation for the year        | 1,123,307,676                     |
| Lease return                     | (6,289,807,195)                   |
| Ending balance                   | 536,819,635                       |
| <b>Net carrying amount:</b>      |                                   |
| Beginning balance                | 14,322,004,423                    |
| Ending balance                   | 14,937,124,761                    |

14. INTANGIBLE FIXED ASSETS

|                                                | Land use rights | Computer software | VND<br>Total    |
|------------------------------------------------|-----------------|-------------------|-----------------|
| <b>Cost:</b>                                   |                 |                   |                 |
| Beginning balance                              | 66,165,258,934  | 161,039,406,690   | 227,204,665,624 |
| New purchase                                   | -               | 9,699,097,704     | 9,699,097,704   |
| Disposal                                       | (361,519,289)   | (530,735,800)     | (892,255,089)   |
| Ending balance                                 | 65,803,739,645  | 170,207,768,594   | 236,011,508,239 |
| <i>In which:</i>                               |                 |                   |                 |
| Fully amortised                                | 24,068,626,535  | 14,395,659,870    | 38,464,286,405  |
| <b>Accumulated amortisation:</b>               |                 |                   |                 |
| Beginning balance                              | 40,200,151,459  | 64,957,734,905    | 105,157,886,364 |
| Amortisation for the year                      | 2,272,733,753   | 13,868,267,445    | 16,141,001,198  |
| Disposal                                       | (361,519,289)   | (530,735,800)     | (892,255,089)   |
| Ending balance                                 | 42,111,365,923  | 78,295,266,550    | 120,406,632,473 |
| <b>Net carrying amount:</b>                    |                 |                   |                 |
| Beginning balance                              | 25,965,107,475  | 96,081,671,785    | 122,046,779,260 |
| Ending balance                                 | 23,692,373,722  | 91,912,502,044    | 115,604,875,766 |
| <i>In which:</i>                               |                 |                   |                 |
| Pledged as loan security<br>(Note 24.1 & 24.3) | 22,685,791,556  | -                 | 22,685,791,556  |

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

15. INVESTMENT PROPERTIES

|                                                        |                                 |                        | VND             |
|--------------------------------------------------------|---------------------------------|------------------------|-----------------|
|                                                        | <i>Buildings and structures</i> | <i>Land use rights</i> | <i>Total</i>    |
| <b>Cost:</b>                                           |                                 |                        |                 |
| Beginning and ending balance                           | 138,695,318,266                 | 29,296,423,000         | 167,991,741,266 |
| <b>Accumulated depreciation:</b>                       |                                 |                        |                 |
| Beginning balance                                      | 33,556,092,412                  | 9,464,402,073          | 43,020,494,485  |
| Depreciation for the year                              | 3,613,970,703                   | 604,498,365            | 4,218,469,068   |
| Ending balance                                         | 37,170,063,115                  | 10,068,900,438         | 47,238,963,553  |
| <b>Net carrying amount:</b>                            |                                 |                        |                 |
| Beginning balance                                      | 105,139,225,854                 | 19,832,020,927         | 124,971,246,781 |
| Ending balance                                         | 101,525,255,151                 | 19,227,522,562         | 120,752,777,713 |
| <i>In which:</i>                                       |                                 |                        |                 |
| <i>Pledged as loan security (Note 24.1 &amp; 24.3)</i> | 101,525,255,151                 | 19,227,522,562         | 120,752,777,713 |

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

**Revenue and expense relating to investment properties**

|                                                                                                 |                     | VND                  |
|-------------------------------------------------------------------------------------------------|---------------------|----------------------|
|                                                                                                 | <i>Current year</i> | <i>Previous year</i> |
| Rental income from investment properties                                                        | 20,337,508,053      | 21,585,329,944       |
| Direct operating expenses of investment properties that generated rental income during the year | (17,155,028,133)    | (15,284,122,924)     |

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

**16. CONSTRUCTION IN PROGRESS**

|                                            | VND                    |                        |
|--------------------------------------------|------------------------|------------------------|
|                                            | <i>Current year</i>    | <i>Previous year</i>   |
| Machinery and equipment under installation | 176,095,484,379        | 112,118,513,665        |
| Repair and maintenance                     | 62,006,011,614         | 60,741,388,342         |
| Others                                     | 24,448,030,957         | 27,417,507,828         |
| <b>TOTAL</b>                               | <b>262,549,526,950</b> | <b>200,277,409,835</b> |

**17. LONG-TERM INVESTMENTS**

|                                                            | VND                       |                           |
|------------------------------------------------------------|---------------------------|---------------------------|
|                                                            | <i>Ending balance</i>     | <i>Beginning balance</i>  |
| Investments in subsidiaries (Note 17.1)                    | 15,391,504,328,750        | 15,551,504,328,750        |
| Investments in other entities (Note 17.2)                  | 1,436,839,432,944         | 1,504,874,910,444         |
| Held-to-maturity investments (Note 17.3)                   | 30,000,000,000            | 40,000,000,000            |
| <b>TOTAL</b>                                               | <b>16,858,343,761,694</b> | <b>17,096,379,239,194</b> |
| Provision for diminution in value of long-term investments | (734,416,444)             | (131,660,045,478)         |
| <b>NET</b>                                                 | <b>16,857,609,345,250</b> | <b>16,964,719,193,716</b> |

*Details of movements of provision for long-term investments:*

|                                       | VND                 |                      |
|---------------------------------------|---------------------|----------------------|
|                                       | <i>Current year</i> | <i>Previous year</i> |
| Beginning balance                     | 131,660,045,478     | 157,413,210,979      |
| Reversal of provision during the year | (130,925,629,034)   | (25,753,165,501)     |
| Ending balance                        | 734,416,444         | 131,660,045,478      |

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

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

**17.1 Investments in subsidiaries (in operation)**

| Name of direct subsidiaries                                                                    | Business activities                                                                                                                                                                                                                     | Ending balance           |                    | Beginning balance        |                    |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|--------------------------|--------------------|
|                                                                                                |                                                                                                                                                                                                                                         | Cost of investment (VND) | % voting right (*) | Cost of investment (VND) | % voting right (*) |
| AgriS Production Development Joint Stock Company                                               | Consulting management in manufacturing sugar industry                                                                                                                                                                                   | 5,575,815,108,959        | 99.98              | 5,575,815,108,959        | 99.98              |
| Bien Hoa Consumer JSC ("BHC")                                                                  | Manufacturing and trading sugar and related by-products; manufacturing fertilizer; manufacturing and trading electricity; and technical advisory                                                                                        | 5,337,824,715,191        | 100.00             | 5,337,824,715,191        | 100.00             |
| Thanh Thanh Cong Agricultural Development Joint Stock Company ("TTC Agricultural Development") | Manufacturing and trading alcohol and related by-products; manufacturing and trading electricity; manufacturing fertilizer and planting sugarcane                                                                                       | 1,395,000,000,000        | 90.00              | 1,395,000,000,000        | 90.00              |
| TTC Attapeu Sugarcane Co., Ltd. ("TTC Attapeu")                                                | Producing and trading import-export of sugar; planting sugarcane, rubber tree, oil palm tree, short-term leguminous trees; producing, transmitting and distributing electricity and trading of agricultural machineries and spare parts | 982,110,000,000          | 100.00             | 982,110,000,000          | 100.00             |
|                                                                                                |                                                                                                                                                                                                                                         |                          |                    |                          | 35.84              |
|                                                                                                |                                                                                                                                                                                                                                         |                          |                    |                          | 99.98              |
|                                                                                                |                                                                                                                                                                                                                                         |                          |                    |                          | 90.00              |
|                                                                                                |                                                                                                                                                                                                                                         |                          |                    |                          | 35.84              |

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

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

**17.1 Investments in subsidiaries (in operation)** (continued)

| Name of direct subsidiaries                                                                   | Business activities                                                                                                                                                                                                                                            | Ending balance            |                    |                      | Beginning balance         |                    |                      |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------|----------------------|---------------------------|--------------------|----------------------|
|                                                                                               |                                                                                                                                                                                                                                                                | Cost of investment (VND)  | % voting right (*) | % of direct interest | Cost of investment (VND)  | % voting right (*) | % of direct interest |
| AgriS Globe Private Limited Company                                                           | Trading; manufacturing and packaging raw and refined sugar to sell in Singapore and export to region                                                                                                                                                           | 733,969,200,000           | 100.00             | 98.04                | 733,969,200,000           | 100.00             | 98.04                |
| TSU Australia Co., Ltd                                                                        | Develop raw material areas for sugarcane and other crops                                                                                                                                                                                                       | 707,935,000,000           | 100.00             | 100.00               | 707,935,000,000           | 100.00             | 100.00               |
| AgriS Gia Lai Agriculture Joint Stock Company ("TTC Gia Lai")                                 | Manufacturing sugar and other by-products from sugarcane for sales; plant sugar cane; manufacturing electricity for sales; engineering the civil projects; processing agricultural products; manufacturing and trading in fertilizer; and financial investment | 658,850,304,600           | 97.97              | 97.97                | 658,850,304,600           | 97.97              | 97.97                |
| TTC An Hoa Production - Trading - Service One Member Limited Liability Company ("TTC An Hoa") | 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                                               | -                         | -                  | -                    | 160,000,000,000           | 100.00             | 100.00               |
| <b>TOTAL</b>                                                                                  |                                                                                                                                                                                                                                                                | <b>15,391,504,328,750</b> |                    |                      | <b>15,551,504,328,750</b> |                    |                      |
| Provision for diminution in value of long-term investments                                    |                                                                                                                                                                                                                                                                | -                         |                    |                      | (62,890,151,534)          |                    |                      |
| <b>NET</b>                                                                                    |                                                                                                                                                                                                                                                                | <b>15,391,504,328,750</b> |                    |                      | <b>15,488,614,177,216</b> |                    |                      |

# Thanh Thanh Cong - Bien Hoa Joint Stock Company

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

## 17. LONG-TERM INVESTMENTS (continued)

### 17.1 Investments in subsidiaries (in operation) (continued)

(\*) Including indirect and direct voting rights in these subsidiaries.

The fair values of the above investments as at 30 June 2026 had not yet been formally assessed and determined due to unavailability of market information. However, based on the current operation of those companies, the management believed that their fair values were much higher than their carrying values as at the balance sheet date.

### 17.2 Investments in other entities

|                                                              | <u>Ending balance</u>               |                          | <u>Beginning balance</u>            |                          |
|--------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
|                                                              | <i>Cost of investment<br/>(VND)</i> | <i>% of<br/>interest</i> | <i>Cost of investment<br/>(VND)</i> | <i>% of<br/>interest</i> |
| Ben Tre Import Export Joint<br>Stock Company                 | 1,436,105,016,500                   | 17.00                    | 1,436,105,016,500                   | 17.00                    |
| Son Duong Sugar and Sugar<br>Cane Joint Stock Company (*)    | -                                   | -                        | 36,456,277,500                      | 13.84                    |
| France-Vietnam Sorbitol Joint<br>Stock Company (*)           | -                                   | -                        | 31,579,200,000                      | 18.36                    |
| Other long-term investments                                  | 734,416,444                         |                          | 734,416,444                         | -                        |
| <b>TOTAL</b>                                                 | <b>1,436,839,432,944</b>            |                          | <b>1,504,874,910,444</b>            |                          |
| Provision for diminution in<br>value of long-term investment | (734,416,444)                       |                          | (68,769,893,944)                    |                          |
| <b>NET</b>                                                   | <b>1,436,105,016,500</b>            |                          | <b>1,436,105,016,500</b>            |                          |

(\*) The Company completed the transfer of 100% ownership interest in Son Duong Sugar and Sugar Cane Joint Stock Company, and France-Vietnam Sorbitol Joint Stock Company to investors with total consideration of VND 20,000,000,000 and VND 22,105,440,000 respectively.

The fair values of the above investments as at 30 June 2026 had not yet been formally assessed and determined due to insufficient market information being collected. However, based on the financial position of those companies, the management believed that their fair values were much higher than their book value as at reporting date.

### 17.3 Held-to-maturity investments

This represents investments in long-term bonds issued by commercial banks with terms to maturity one year which earns interest at rates ranging from 5.68% to 5.73% per annum (for the year ended 30 June 2025: 5.68% to 8.8% per annum).

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

**18. LONG-TERM PREPAID EXPENSES**

|                                               |                        | VND                    |
|-----------------------------------------------|------------------------|------------------------|
|                                               | Ending balance         | Beginning balance      |
| <b>Short-term</b>                             |                        |                        |
| Prepaid loan related expenses                 | 21,072,727,580         | 458,246,620            |
| Insurance fees                                | 2,478,585,837          | 1,044,224,362          |
| Prepaid land rental                           | -                      | 3,994,952,334          |
| Others                                        | 3,719,252,516          | 8,214,265,345          |
| <b>TOTAL</b>                                  | <b>27,270,565,933</b>  | <b>13,711,688,661</b>  |
| <b>Long-term</b>                              |                        |                        |
| Prepaid land rental                           | 99,766,783,585         | 102,397,370,012        |
| Consulting fees                               | 90,651,276,137         | 105,908,591,341        |
| Repairment expenses of machines and equipment | 28,537,537,172         | 16,886,633,305         |
| Others                                        | 11,021,878,794         | 2,733,767,101          |
| <b>TOTAL</b>                                  | <b>229,977,475,688</b> | <b>227,926,361,759</b> |

**19. SHORT-TERM TRADE PAYABLES**

|                                                                       |                          | VND                      |
|-----------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                       | Ending balance           | Beginning balance        |
| Due to related parties (Note 33)                                      | 830,286,402,059          | 874,458,676,354          |
| Due to farmers                                                        | 24,695,661,034           | 114,395,965,278          |
| Due to other parties                                                  | 572,403,328,269          | 481,443,389,464          |
| <i>In which:</i>                                                      |                          |                          |
| - Global Mind Agriculture Pte., Ltd                                   | 256,990,127,086          | 106,413,228,783          |
| - Son Tin Commodity Exchange Joint Stock Company                      | 136,144,386,000          | -                        |
| - Kasekam Youveakchun Svay Rieng Co., Ltd                             | 62,812,755,320           | 1,421,700,000            |
| - Thinh Thien Phuc Manufacturing Trading and Services Company Limited | 56,100,413,285           | 228,673,705,000          |
| - John Deere Asia (Singapore) Pte. Ltd.                               | 33,794,188,266           | 30,190,938,524           |
| - Thanh Thanh Nam Joint Stock Company                                 | 18,256,584,133           | 12,430,756,447           |
| - Others                                                              | 8,304,874,179            | 102,313,060,710          |
| <b>TOTAL</b>                                                          | <b>1,427,385,391,362</b> | <b>1,470,298,031,096</b> |

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

**20. SHORT-TERM ADVANCES FROM CUSTOMERS**

|                                                | VND                      |                        |
|------------------------------------------------|--------------------------|------------------------|
|                                                | Ending balance           | Beginning balance      |
| Due to other parties                           | 1,029,502,140,856        | 407,355,705,806        |
| <i>In which:</i>                               |                          |                        |
| - Ham Luong Trading Investment Company Limited | 559,635,621,600          | -                      |
| - Agris Tay Ninh Joint Stock Company           | 333,000,000,000          | 372,500,000,000        |
| - Others                                       | 136,866,519,256          | 34,855,705,806         |
| Due to related parties (Note 33)               | 109,711,710,236          | 158,168,983,837        |
| <b>TOTAL</b>                                   | <b>1,139,213,851,092</b> | <b>565,524,689,643</b> |

**21. STATUTORY OBLIGATIONS/ TAX AND OTHER RECEIVABLE FROM THE STATE**

|                      | VND                   |                          |                            |                       |
|----------------------|-----------------------|--------------------------|----------------------------|-----------------------|
|                      | Beginning balance     | Increase                 | Decrease                   | Ending balance        |
| <b>Payables</b>      |                       |                          |                            |                       |
| Corporate income tax | -                     | 2,857,297,189            | (5,549,577,801)            | (2,692,280,612)       |
| Value-added tax      | 26,160,442,339        | 1,166,587,430,335        | (1,192,747,872,674)        | -                     |
| Import tax           | 359,871,702           | 195,205,472,195          | (195,175,403,456)          | 389,940,441           |
| Personal income tax  | 172,078,170           | 26,283,659,277           | (20,672,151,141)           | 5,783,586,306         |
| <b>TOTAL</b>         | <b>26,692,392,211</b> | <b>1,390,933,858,996</b> | <b>(1,414,145,005,072)</b> | <b>3,481,246,135</b>  |
| <b>Receivables</b>   |                       |                          |                            |                       |
| Import tax           | 8,982,771,214         | 45,178,426               | -                          | 9,027,949,640         |
| Personal income tax  | 651,315,355           | -                        | (651,315,355)              | -                     |
| Value-added tax      | 2,751,623,594         | 1,078,423,050,936        | (1,074,222,757,264)        | 6,951,917,266         |
| <b>TOTAL</b>         | <b>12,385,710,163</b> | <b>1,078,468,229,362</b> | <b>(1,074,874,072,619)</b> | <b>15,979,866,906</b> |

## 22. SHORT-TERM ACCRUED EXPENSES

|                               |                        | VND                    |
|-------------------------------|------------------------|------------------------|
|                               | Ending balance         | Beginning balance      |
| Bank loan interest expense    | 141,191,658,901        | 113,537,403,374        |
| Transportation fees           | 38,445,547,949         | 36,434,574,795         |
| Land rental of the plantation | 27,935,423,814         | 25,175,424,536         |
| External services expenses    | 3,188,078,561          | 27,551,240,704         |
| Others                        | 10,487,354,588         | 6,462,812,856          |
| <b>TOTAL</b>                  | <b>221,248,063,813</b> | <b>209,161,456,265</b> |

### 23. OTHER SHORT-TERM PAYABLES

|                                                                        | Ending balance                  | Beginning balance               |
|------------------------------------------------------------------------|---------------------------------|---------------------------------|
|                                                                        |                                 | VND                             |
| Payables to commercial banks for non-recourse documentary transactions | 2,288,794,414,960               | 1,022,733,600,000               |
| Interest payables                                                      | 67,990,662,215                  | 271,499,086,010                 |
| Dividend payables                                                      | 19,879,973,945                  | 54,615,554,184                  |
| Collection on behalf                                                   | 15,301,236,372                  | 15,301,236,372                  |
| Deposits, mortgages                                                    | 4,450,882,821                   | 2,988,357,811                   |
| Transportation                                                         | 1,570,965,134                   | 1,570,965,134                   |
| Others                                                                 | 2,273,222,728                   | 49,695,383,172                  |
| <b>TOTAL</b>                                                           | <b><u>2,400,261,358,175</u></b> | <b><u>1,418,404,182,683</u></b> |
| <i>In which:</i>                                                       |                                 |                                 |
| <i>Other parties</i>                                                   | 2,357,700,800,165               | 1,174,437,709,684               |
| <i>Related parties (Note 33)</i>                                       | 42,560,558,010                  | 243,966,472,999                 |

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

24. LOANS AND FINANCE LEASES

|                                                | Beginning balance         | Increase                  | Movement during the year    |                       |                     | Ending balance            |
|------------------------------------------------|---------------------------|---------------------------|-----------------------------|-----------------------|---------------------|---------------------------|
|                                                |                           |                           | Decrease                    | Revaluation           | Reclassification    |                           |
| <b>Short-term</b>                              |                           |                           |                             |                       |                     |                           |
| Bank loan                                      | 8,515,499,482,802         | 20,283,933,280,074        | (22,861,258,115,187)        | 9,139,510,000         | 3,483,658,424,152   | 9,430,972,581,841         |
| (Note 24.1)                                    |                           |                           |                             |                       |                     |                           |
| Loans from related parties                     | 6,932,756,278,350         | 18,867,009,497,677        | (20,158,615,667,974)        | 9,139,510,000         | -                   | 5,650,289,618,053         |
| (Note 33)                                      |                           |                           |                             |                       |                     |                           |
| Loan from other parties                        | 916,100,000,000           | 915,000,000,000           | (1,768,000,000,000)         | -                     | (13,600,000,000)    | 49,500,000,000            |
| (Note 24.2)                                    |                           |                           |                             |                       |                     |                           |
| Current portion of long-term bank loans        | -                         | -                         | -                           | -                     | 13,600,000,000      | 13,600,000,000            |
| (Note 24.3)                                    |                           |                           |                             |                       |                     |                           |
| Short-term convertible bond                    | 679,221,929,573           | -                         | (931,288,615,981)           | -                     | 2,482,456,120,909   | 2,230,389,434,501         |
| (Note 24.5)                                    |                           |                           |                             |                       |                     |                           |
| Current portion of long-term bonds (Note 24.4) | (15,949,712,178)          | -                         | -                           | -                     | 1,000,000,000,000   | 984,050,287,822           |
| Current portion of financial lease (Note 24.6) | 3,370,987,057             | -                         | -                           | -                     | 1,202,303,243       | 4,573,290,300             |
| <b>Long-term</b>                               |                           |                           |                             |                       |                     |                           |
| Bank loans                                     | 6,509,824,876,403         | 4,704,396,132,481         | (1,799,192,556,335)         | 14,126,301,370        | (3,483,658,424,152) | 5,945,496,329,767         |
| (Note 24.3)                                    |                           |                           |                             |                       |                     |                           |
| Loans from related parties (Note 33)           | 3,345,240,835,819         | 2,458,450,000,000         | -                           | 14,126,301,370        | (2,482,456,120,909) | 3,335,361,016,280         |
| Long-term bonds                                | 775,000,000,000           | 1,210,000,000,000         | (1,565,000,000,000)         | -                     | -                   | 420,000,000,000           |
| (Note 24.4)                                    |                           |                           |                             |                       |                     |                           |
| Long-term convertible bond (Note 24.5)         | 2,389,584,040,584         | 24,902,635,250            | (220,650,576,628)           | -                     | (1,000,000,000,000) | 1,193,836,099,206         |
| Finance lease (Note 24.6)                      | -                         | 997,105,300,000           | (8,452,500,000)             | -                     | -                   | 988,652,800,000           |
|                                                | -                         | 13,938,197,231            | (5,089,479,707)             | -                     | (1,202,303,243)     | 7,646,414,281             |
| <b>TOTAL</b>                                   | <b>15,025,324,359,205</b> | <b>24,988,329,412,555</b> | <b>(24,660,450,671,522)</b> | <b>23,265,811,370</b> | <b>-</b>            | <b>15,376,468,911,608</b> |

VND

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

**24. LOANS AND FINANCE LEASES (continued)**

**24.1 Short-term loans from banks**

| <i>Banks</i>                                                                            | <i>Ending balance</i><br><i>VND</i> | <i>Principal<br/>repayment term</i>  | <i>Description of collaterals</i>                                                           |
|-----------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------|
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Dinh Branch | 1,398,435,124,598                   | From July 2026 to December 2026      | Land use rights, capital contributions, deposit contracts, trade receivable and stocks      |
| First Commercial Bank - Ho Chi Minh Branch                                              | 1,054,313,999,739                   | July 2026                            | 15% term deposit and the next 3 months of non-term interest on the interest payment account |
| United Overseas Bank Vietnam Limited                                                    | 473,172,600,000                     | From September 2026 to November 2026 | Deposit contracts, inventory and trade receivable                                           |
| Mizuho Bank – Ha Noi Branch                                                             | 394,995,000,000                     | July 2026                            | Unsecured                                                                                   |
| Vietnam International Commercial Joint Stock Bank - Dong Nai Branch                     | 370,845,807,067                     | From July 2026 to December 2026      | Deposits, inventories and receivables                                                       |
| HuaNan Commercial Bank – Ho Chi Minh Branch                                             | 260,083,512,000                     | December 2026                        | Deposit contracts                                                                           |
| China Construction Bank Corporation – Ho Chi Minh Branch                                | 249,519,200,000                     | October 2026                         | Deposit contracts                                                                           |
| Taipei Fubon Commercial Bank – Ho Chi Minh Branch                                       | 199,323,052,000                     | October 2026                         | Deposit contracts                                                                           |
| E.Sun Commercial Bank Limited - Dong Nai Branch                                         | 181,962,256,000                     | From August 2026 to October 2026     | Deposit contracts                                                                           |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Tay Ninh Branch            | 180,492,902,649                     | From October 2026 to December 2026   | Land use rights, machinery and equipment and deposit contracts                              |
| Kasikornbank Public Joint Stock Commercial Bank - Ho Chi Minh Branch                    | 174,939,888,000                     | October 2026                         | Deposits and trade receivables                                                              |
| Sinopac Bank – Ho Chi Minh Branch                                                       | 174,669,832,000                     | October 2026                         | Unsecured                                                                                   |

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

**24. LOANS AND FINANCE LEASES (continued)**

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

| <i>Banks</i>                                                         | <i>Ending balance</i><br><i>VND</i> | <i>Principal<br/>repayment term</i> | <i>Description of collaterals</i>                  |
|----------------------------------------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------|
| The Siam Commercial Bank Public Company Limited - Ho Chi Minh Branch | 157,677,114,000                     | From September 2026 to October 2026 | Deposits contracts, inventory and trade receivable |
| BNP Paribas Bank - Ho Chi Minh Branch                                | 156,815,680,000                     | From November 2026 to December 2026 | Deposits and trade receivables                     |
| Viet Capital Commercial Joint Stock Bank                             | 123,043,650,000                     | November 2026                       | Deposit contracts                                  |
| Shinhan Bank Vietnam - North Saigon Branch                           | 70,000,000,000                      | September 2026                      | Unsecured                                          |
| Orient Commercial Joint Stock Bank – Dak Lak Branch                  | 30,000,000,000                      | October 2026                        | Inventory                                          |
| <b>TOTAL</b>                                                         | <b><u>5,650,289,618,053</u></b>     |                                     |                                                    |

*In which:*

*Original currency*

*VND* 3,895,974,712,314

*USD* 60,650,000

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

**24.2 Loan from other party**

| <i>Lender</i>                        | <i>Ending balance</i> |            | <i>Principal<br/>repayment<br/>term</i> | <i>Interest rate<br/>(% p.a.)</i> | <i>Descriptions<br/>Purpose of collaterals</i> |           |
|--------------------------------------|-----------------------|------------|-----------------------------------------|-----------------------------------|------------------------------------------------|-----------|
|                                      | <i>VND</i>            | <i>USD</i> |                                         |                                   |                                                |           |
| Nuoc Trong Sugar Joint Stock Company | <u>13,600,000,000</u> | -          | June 2027                               | 10                                | Financing working capital                      | Unsecured |

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

**24. LOANS AND FINANCE LEASES (continued)**

**24.3 Long-term loans from banks**

| <i>Banks</i>                                                           | <i>Ending balance</i><br><i>VND</i> | <i>Principal<br/>repayment<br/>term</i> | <i>Purpose</i>                               | <i>Description of<br/>collaterals</i>                                                                                     |
|------------------------------------------------------------------------|-------------------------------------|-----------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| First Commercial Bank - Ho Chi Minh Branch                             | 1,309,500,000,000                   | From August 2026 to February 2029       | Support working capital for sugar production | Deposit contracts, shares, guarantee                                                                                      |
| ING Bank - ING-DIBA AG Branch                                          | 1,058,400,000,000                   | From July 2026 to July 2029             | Support working capital for sugar production | Term deposits and trade receivables                                                                                       |
| E.Sun Commercial Bank Limited - Dong Nai Branch                        | 1,038,360,000,000                   | From September 2026 to June 2027        | Support working capital for sugar production | Term deposits, Land use right, assets on land, Machinery and Equipment of Agris GL and Dien GL, Stand by Letter of Credit |
| DEG – Deutsche Investitions – UND Entwicklungsgesellschaft MBH         | 648,950,000,000                     | From June 2027 to June 2032             | Support working capital for sugar production | Term deposits and trade receivables, shares, guarantee.                                                                   |
| Mizuho Bank, Ltd. – Ha Noi Branch                                      | 492,518,000,000                     | From August 2026 to May 2027            | Support working capital for sugar production | Term deposits                                                                                                             |
| Responsibility Investments AG                                          | 393,251,301,370                     | January 2028                            | Support working capital for sugar production | Shares                                                                                                                    |
| Kasikornbank Public Joint Stock Commercial Bank - Ho Chi Minh Branch   | 374,900,000,000                     | From July 2026 to July 2028             | Support working capital for sugar production | Term deposits                                                                                                             |
| Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch | 247,758,679,411                     | From December 2026 to December 2028     | Support working capital for sugar production | Real estate, machinery and equipment, savings deposits and shares                                                         |

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

**24. LOANS AND FINANCE LEASES (continued)**

**24.3 Long-term loans from banks (continued)**

| <i>Banks</i>                                                                    | <i>Ending balance</i>           | <i>Principal<br/>repayment<br/>terms</i>   | <i>Purpose</i>             | <i>Description<br/>of collaterals</i> |
|---------------------------------------------------------------------------------|---------------------------------|--------------------------------------------|----------------------------|---------------------------------------|
|                                                                                 | <i>VND</i>                      |                                            |                            |                                       |
| Saigon Thuong Tin<br>Commercial Joint Stock<br>Bank - Nguyen Van Troi<br>Branch | 2,112,470,000                   | From November<br>2026 to<br>September 2027 | Purchasing<br>fixed assets | Assets<br>formed<br>from loans        |
| <b>TOTAL</b>                                                                    | <b><u>5,565,750,450,781</u></b> |                                            |                            |                                       |
| <i>In which:</i>                                                                |                                 |                                            |                            |                                       |
| <i>Current portion</i>                                                          | 2,230,389,434,501               |                                            |                            |                                       |
| <i>Non-current portion</i>                                                      | 3,335,361,016,280               |                                            |                            |                                       |
| <i>Original amount</i>                                                          |                                 |                                            |                            |                                       |
| <i>VND</i>                                                                      | 624,771,149,411                 |                                            |                            |                                       |
| <i>USD</i>                                                                      | 191,800,000                     |                                            |                            |                                       |

The Company obtained long-term loans from banks at market interest rate for financing its subsidiaries, purchasing and constructing of fixed assets.

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

## 24. LOANS AND FINANCE LEASES (continued)

### 24.4 Long-term bonds

|                                         | Ending balance<br>VND           | Principal<br>repayment<br>terms | Interest<br>rate<br>% p.a. | Purpose                                               | Description of<br>collaterals                                                                                   |
|-----------------------------------------|---------------------------------|---------------------------------|----------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Issued at par value</b>              |                                 |                                 |                            |                                                       |                                                                                                                 |
| Techcom Securities Joint Stock Company  | 700,000,000,000                 | December 2027                   | 4.95 + Reference Rate      | Debt payment                                          | Machinery and equipment, land use rights                                                                        |
| Techcom Securities Joint Stock Company  | 500,000,000,000                 | June 2028                       | 4.4 + Reference Rate       | Debt payment                                          | Shares                                                                                                          |
| Vietcap Securities Joint Stock Company  | 500,000,000,000                 | January 2027                    | 3.85 + Reference Rate      | Purchase of raw materials for production and business | Land use rights, ownership of construction works on land and other assets attached to land at Tay Ninh Province |
| PVI Fund Management Joint Stock Company | 500,000,000,000                 | November 2026                   | 3.5 + Reference Rate       | Project implementation                                | Unsecured                                                                                                       |
| Issuance fee                            | (22,113,612,972)                |                                 |                            |                                                       |                                                                                                                 |
|                                         | <b><u>2,177,886,387,028</u></b> |                                 |                            |                                                       |                                                                                                                 |
| <i>In which:</i>                        |                                 |                                 |                            |                                                       |                                                                                                                 |
| Current portion                         | 984,050,287,822                 |                                 |                            |                                                       |                                                                                                                 |
| Non-current portion                     | 1,193,836,099,206               |                                 |                            |                                                       |                                                                                                                 |

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

**24. LOANS AND FINANCE LEASES (continued)**

**24.5 Convertible Bond**

**24.5.1 Short-term Convertible Bond**

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 SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**24. LOANS AND FINANCE LEASES (continued)**

**24.5 Convertible bond**

**24.5.2 Long-term convertible bond**

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, 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>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 SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

**24. LOANS AND FINANCE LEASES (continued)**

**24.6 Finance leases**

The Company currently has leased machinery and equipment under finance lease agreements with Vietnam International Financial Leasing Company Limited and Chailease International Financial Leasing Company Limited. Future obligations due under finance lease agreements as at the balance sheet date were as follows:

|                              |                             |                           |                              | VND            |
|------------------------------|-----------------------------|---------------------------|------------------------------|----------------|
|                              | <i>Less than<br/>1 year</i> | <i>From 1-5<br/>years</i> | <i>More than<br/>5 years</i> | <i>Total</i>   |
| <b>Ending balance</b>        |                             |                           |                              |                |
| Total minimum lease payments | 5,055,405,462               | 7,646,414,281             | -                            | 12,701,819,743 |
| Finance charges              | 482,115,162                 | -                         | -                            | 482,115,162    |
| Lease liabilities            | 4,573,290,300               | 7,646,414,281             | -                            | 12,219,704,581 |
| <b>Beginning balance</b>     |                             |                           |                              |                |
| Total minimum lease payments | 3,853,102,219               | 100,706,610               | -                            | 3,953,808,829  |
| Finance charges              | 482,115,162                 | 100,706,610               | -                            | 582,821,772    |
| Lease liabilities            | 3,370,987,057               | -                         | -                            | 3,370,987,057  |

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

**25. OWNERS' EQUITY**

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

|                                            | Share capital            |                   | Share premium     | Investment and development fund | Undistributed earnings | VND<br>Total       |
|--------------------------------------------|--------------------------|-------------------|-------------------|---------------------------------|------------------------|--------------------|
|                                            | Share with voting rights | Preference shares |                   |                                 |                        |                    |
| <b>Previous year</b>                       |                          |                   |                   |                                 |                        |                    |
| Beginning balance                          | 7,405,009,930,000        | 216,113,330,000   | 6,770,104,566,476 | 46,130,752,499                  | 1,069,991,400,564      | 15,507,349,979,539 |
| Stock dividends (Note 25.2)                | 740,440,450,000          | -                 | -                 | -                               | (740,440,450,000)      | -                  |
| Net profit for the year                    | -                        | -                 | -                 | -                               | 817,110,791,415        | 817,110,791,415    |
| Transfer to bonus and welfare funds        | -                        | -                 | -                 | -                               | (80,865,934,218)       | (80,865,934,218)   |
| Dividend for preference shares (Note 25.2) | -                        | -                 | -                 | -                               | (77,800,800,001)       | (77,800,800,001)   |
| Ending balance                             | 8,145,450,380,000        | 216,113,330,000   | 6,770,104,566,476 | 46,130,752,499                  | 987,995,007,760        | 16,165,794,036,735 |
| <b>Current year</b>                        |                          |                   |                   |                                 |                        |                    |
| Beginning balance                          | 8,145,450,380,000        | 216,113,330,000   | 6,770,104,566,476 | 46,130,752,499                  | 987,995,007,760        | 16,165,794,036,735 |
| Stock dividend distribution (Note 25.2)    | 513,024,530,000          | -                 | -                 | -                               | (513,024,530,000)      | -                  |
| Increase in capital (Note 25.2)            | 405,675,510,000          | -                 | -                 | -                               | -                      | 405,675,510,000    |
| Net profit for the year                    | -                        | -                 | -                 | -                               | 459,984,313,503        | 459,984,313,503    |
| Appropriation to bonus and welfare fund    | -                        | -                 | -                 | -                               | (71,414,132,639)       | (71,414,132,639)   |
| Dividend for preference shares (Note 25.2) | -                        | -                 | -                 | -                               | (58,403,888,220)       | (58,403,888,220)   |
| Ending balance                             | 9,064,150,420,000        | 216,113,330,000   | 6,770,104,566,476 | 46,130,752,499                  | 805,136,770,404        | 16,901,635,839,379 |

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

## 25. OWNERS' EQUITY (continued)

### 25.2 Capital transactions with shareholders and distribution of dividends

|                                         | Current year             | VND<br>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             | 513,024,530,000          | -                        |
| Ending balance                          | <b>9,280,263,750,000</b> | <b>8,361,563,710,000</b> |
| <b>Dividends declared (ii)</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</b>           | <b>93,139,468,459</b>    | <b>73,917,455,695</b>    |
| Dividends on ordinary shares            | 11,912,295               | 7,352,905                |
| Dividends on preference shares          | 93,127,556,164           | 73,910,102,790           |

- (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.

### 25.3 Shareholders

|                                                          | Ending balance                  |                                       |               | Beginning balance               |                                   |               |
|----------------------------------------------------------|---------------------------------|---------------------------------------|---------------|---------------------------------|-----------------------------------|---------------|
|                                                          | Number of<br>ordinary<br>shares | Number of<br>Preference<br>shares (*) | %<br>interest | Number of<br>ordinary<br>shares | Number of<br>Preference<br>shares | %<br>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 SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2026 and for the year then ended

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

**25.4 Shares**

|                              | 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        |

Par value of outstanding share: VND 10,000/share (30 June 2025: VND 10,000/share).

**26. REVENUE**

**26.1 Revenue from sale of goods and rendering of services**

|                                               | VND                       |                           |
|-----------------------------------------------|---------------------------|---------------------------|
|                                               | Current year              | Previous year             |
| <b>Gross revenue</b>                          | <b>15,805,683,855,443</b> | <b>17,675,806,744,350</b> |
| Of which:                                     |                           |                           |
| <i>Sale of sugar</i>                          | 15,002,026,676,791        | 16,614,723,080,496        |
| <i>Sale of molasses</i>                       | 388,261,984,408           | 395,702,434,074           |
| <i>Sale of machines</i>                       | 198,754,407,478           | 183,274,256,210           |
| <i>Rendering of rental services (Note 15)</i> | 20,337,508,053            | 21,585,329,944            |
| <i>Sale of electricity</i>                    | 2,610,026,592             | 8,623,112,315             |
| <i>Sale of sugarcane</i>                      | -                         | 102,313,671,549           |
| <i>Others</i>                                 | 193,693,252,121           | 349,584,859,762           |
| <b>Less</b>                                   | <b>(5,759,322,458)</b>    | <b>(4,074,219,325)</b>    |
| <i>Sales returns</i>                          | (2,046,013,347)           | (1,778,017,644)           |
| <i>Trade discount</i>                         | (3,713,309,111)           | (2,296,201,681)           |
| <b>Net revenue</b>                            | <b>15,799,924,532,985</b> | <b>17,671,732,525,025</b> |
| Of which:                                     |                           |                           |
| <i>Sale of sugar</i>                          | 14,999,448,116,580        | 16,613,073,556,115        |
| <i>Sale of molasses</i>                       | 388,261,984,408           | 395,702,434,074           |
| <i>Sale of machines</i>                       | 195,573,645,231           | 180,849,561,266           |
| <i>Rendering of rental services (Note 15)</i> | 20,337,508,053            | 21,585,329,944            |
| <i>Sale of electricity</i>                    | 2,610,026,592             | 8,623,112,315             |
| <i>Sale of sugarcane</i>                      | -                         | 102,313,671,549           |
| <i>Others</i>                                 | 193,693,252,121           | 349,584,859,762           |
| Of which:                                     |                           |                           |
| <i>Sales to other parties</i>                 | 13,855,325,015,763        | 16,111,445,992,517        |
| <i>Sales to related parties (Note 33)</i>     | 1,944,599,517,222         | 1,560,286,532,508         |

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

**26. REVENUE (continued)**

**26.2 Finance income**

|                                            | VND                      |                          |
|--------------------------------------------|--------------------------|--------------------------|
|                                            | Current year             | Previous year            |
| Dividend income                            | 516,441,173,040          | 696,412,193,000          |
| Interest income from advances to suppliers | 499,464,041,294          | 447,290,288,191          |
| Gain from disposals of investments         | 170,925,629,034          | 841,658,000              |
| Interest income from bank deposits         | 137,167,244,304          | 124,463,707,405          |
| Interest income from advances to farmers   | 124,814,394,386          | 110,966,926,649          |
| Foreign exchange gains                     | 77,878,910,573           | 129,408,022,007          |
| Loan interest income                       | 39,790,289,453           | 37,736,038,912           |
| Shared profit from BCCs                    | 27,500,000,000           | 40,299,802,140           |
| Interest income from deferred payment      | 10,044,941,341           | -                        |
| <b>TOTAL</b>                               | <b>1,604,026,623,425</b> | <b>1,587,418,636,304</b> |

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

|                                   | VND                       |                           |
|-----------------------------------|---------------------------|---------------------------|
|                                   | Current year              | Previous year             |
| Cost of sugar                     | 13,835,455,376,641        | 15,322,305,044,060        |
| Cost of molasses                  | 398,333,373,324           | 415,233,404,119           |
| Cost of machine                   | 158,749,245,387           | 146,844,392,472           |
| Cost of rental services (Note 15) | 17,155,028,133            | 15,284,122,924            |
| Cost of electricity               | 4,651,482,857             | 20,358,867,625            |
| Cost of sugarcane                 | -                         | 92,543,184,100            |
| Others                            | 235,747,124,762           | 314,066,239,438           |
| <b>TOTAL</b>                      | <b>14,650,091,631,104</b> | <b>16,326,635,254,738</b> |

**28. FINANCE EXPENSES**

|                                                                               | VND                      |                          |
|-------------------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                               | Current year             | Previous year            |
| Interest expenses                                                             | 1,371,521,660,258        | 1,325,226,008,053        |
| Foreign exchange losses                                                       | 112,618,941,008          | 56,503,558,628           |
| Bond issue expenses                                                           | 27,571,933,733           | 10,923,947,516           |
| Loss from disposal of investments                                             | 25,930,037,500           | 1,764,351,000            |
| Reversal of provision for diminution in value of investments (Notes 5 and 17) | (141,250,000)            | (23,314,915,501)         |
| Others                                                                        | 160,718,612,215          | 112,514,844,599          |
| <b>TOTAL</b>                                                                  | <b>1,698,219,934,714</b> | <b>1,483,617,794,295</b> |

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

**29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

|                                            | VND                    |                        |
|--------------------------------------------|------------------------|------------------------|
|                                            | Current year           | Previous year          |
| <b>Selling expenses</b>                    | <b>271,630,806,605</b> | <b>235,639,241,011</b> |
| Expenses for external services             | 240,697,050,263        | 209,387,488,211        |
| Labor costs                                | 16,956,397,077         | 16,483,728,021         |
| Depreciation and amortisation              | 2,523,810,312          | 2,201,392,178          |
| Others                                     | 11,453,548,953         | 7,566,632,601          |
| <b>General and administrative expenses</b> | <b>379,582,511,864</b> | <b>372,781,567,295</b> |
| Labor costs                                | 165,525,158,302        | 136,109,555,127        |
| Expenses for external services             | 136,682,716,283        | 133,436,214,317        |
| Depreciation and amortisation              | 5,379,728,187          | 22,104,544,335         |
| Reversal of provisions                     | (21,134,293,539)       | (10,057,827,576)       |
| Others                                     | 93,129,202,631         | 91,189,081,092         |
| <b>TOTAL</b>                               | <b>651,213,318,469</b> | <b>608,420,808,306</b> |

**30. OTHER INCOME AND EXPENSES**

|                                    | VND                   |                        |
|------------------------------------|-----------------------|------------------------|
|                                    | Current year          | Previous year          |
| <b>Other income</b>                | <b>61,080,470,181</b> | <b>27,135,612,641</b>  |
| Income from business support       | 17,276,393,253        | -                      |
| Income from compensation           | 10,916,897,148        | 628,986,364            |
| Gain from disposal of fixed assets | 459,339,653           | -                      |
| Income from leasing activities     | -                     | 6,396,826,003          |
| Others                             | 32,427,840,127        | 20,109,800,274         |
| <b>Other expenses</b>              | <b>2,071,444,485</b>  | <b>37,058,214,371</b>  |
| Loss from disposal of fixed assets | -                     | 3,574,186,216          |
| Expenses from leasing activities   | -                     | 381,400,180            |
| Others                             | 2,071,444,485         | 33,102,627,975         |
| <b>OTHER PROFIT (LOSS)</b>         | <b>59,009,025,696</b> | <b>(9,922,601,730)</b> |

**31. PRODUCTION AND OPERATING COSTS**

|                                | VND                       |                           |
|--------------------------------|---------------------------|---------------------------|
|                                | Current year              | Previous year             |
| Material and merchandise cost  | 14,108,452,714,825        | 15,379,237,747,060        |
| Expenses for external services | 763,087,930,640           | 676,128,323,099           |
| Labor costs                    | 272,205,820,060           | 224,896,288,779           |
| Depreciation and amortisation  | 77,324,471,008            | 76,294,917,030            |
| Reversal of provision          | (21,134,293,539)          | (10,057,827,576)          |
| Others                         | 101,368,306,579           | 588,556,614,652           |
| <b>TOTAL</b>                   | <b>15,301,304,949,573</b> | <b>16,935,056,063,044</b> |

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

**32. CORPORATE INCOME TAX**

The statutory corporate income tax ("CIT") rate applicable to the Company is 10% of taxable income from normal operating activities and 20% of taxable income from other activities. The Company is entitled to an exemption from CIT with regard to taxable income generated from manufacturing sugar from sugarcane 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 tax returns filed by Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the separate financial statements could be changed at a later date upon final determination by the tax authorities.

**32.1 CIT expenses**

|                                                      | VND                  |                       |
|------------------------------------------------------|----------------------|-----------------------|
|                                                      | Current year         | Previous year         |
| Current CIT expenses                                 | 3,508,612,544        | 4,432,674,825         |
| Adjustment for under accrual of tax from prior years | -                    | 8,721,380,448         |
| Deferred tax (income) expense                        | (57,628,228)         | 289,855,572           |
| <b>TOTAL</b>                                         | <b>3,450,984,316</b> | <b>13,443,910,845</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>463,435,297,819</b> | <b>830,554,702,260</b> |
| At applicable CIT rates                              | 68,697,928,486         | 126,805,344,864        |
| <i>Adjustments:</i>                                  |                        |                        |
| Adjustment related to Decree No. 132/2020/ND-CP      | 41,111,265,724         | 24,810,534,898         |
| Adjustment for under accrual of tax from prior years | -                      | 8,721,380,448          |
| Non-deductible expenses                              | 2,430,024,714          | 449,049,663            |
| Dividend income                                      | (108,788,234,608)      | (147,342,399,028)      |
| <b>CIT expenses</b>                                  | <b>3,450,984,316</b>   | <b>13,443,910,845</b>  |

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

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

**32.2 Current CIT**

The current tax payable is based on taxable income for the current year. The taxable income of the Company for the year differs from accounting profit as reported in the separate 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 Company's liability for current tax is calculated using tax rates that have been enacted at the balance sheet date.

**32.3 Deferred tax**

|                                     | Separate<br>balance sheet |                      | Separate<br>income statement |                      | VND |
|-------------------------------------|---------------------------|----------------------|------------------------------|----------------------|-----|
|                                     | Ending<br>balance         | Beginning<br>balance | Current year                 | Previous year        |     |
| Provision for long-term investments | 6,315,840,000             | 6,315,840,000        | -                            | -                    |     |
| Provision for obsolete inventories  | 1,085,278,464             | 1,027,650,236        | 57,628,228                   | (289,855,572)        |     |
| <b>Deferred tax assets</b>          | <b>7,401,118,464</b>      | <b>7,343,490,236</b> |                              |                      |     |
| <b>Deferred tax expense</b>         |                           |                      | <b>57,628,228</b>            | <b>(289,855,572)</b> |     |

**33. 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 with related parties at 30 June 2026 are unsecured and will be settled in cash. For the year ended 30 June 2026, the Company has not made any provision for doubtful debts relating to amounts owed by related parties (for the year ended 30 June 2025: Nil). 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.

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

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 30 June 2026 and significant transactions during the year as follows:

| <i>Related party</i>                                                                                                                                                       | <i>Relationship</i>                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Thanh Thanh Cong Investment Joint Stock Company                                                                                                                            | Major shareholder                       |
| AgriS Agricultural Development Joint Stock Company (formerly Thanh Thanh Cong Agricultural Development Joint Stock Company) ("TTC Agricultural Development")               | Direct subsidiary                       |
| AgriS Gia Lai Agricultural Joint Stock Company (formerly Thanh Thanh Cong Gia Lai One Member Limited Liability Company) ("AgriS Gia Lai")                                  | Direct subsidiary                       |
| AgriS Globe Pte. Ltd                                                                                                                                                       | Direct subsidiary                       |
| Bien Hoa Consumer Joint Stock Company ("BHC")                                                                                                                              | Direct subsidiary                       |
| TTC Attapeu Sugarcane Co., Ltd                                                                                                                                             | Direct subsidiary                       |
| TTC An Hoa Production - Trading - Service One Member Limited Liability Company ("TTC An Hoa")                                                                              | Direct subsidiary until 30 Sep 2025     |
| AgriS Production Development Joint Stock Company (formerly Thanh Thanh Cong – Bien Hoa Cane Sugar Single Member Limited Liability Company) ("Agis Production Development") | Direct subsidiary                       |
| TSU Australia Pty Ltd.                                                                                                                                                     | Direct subsidiary                       |
| Hai Vi Limited Company ("Hai Vi Company")                                                                                                                                  | Indirect subsidiary                     |
| Ninh Hoa Green Energy One Member Limited Liability Company                                                                                                                 | Indirect subsidiary                     |
| Ninh Hoa Clean Energy One Member Limited Liability Company                                                                                                                 | Indirect subsidiary                     |
| Thanh Cong Green Idea One Member Limited Liability Company ("Thanh Cong Green Idea")                                                                                       | Indirect subsidiary                     |
| Thanh Cong Agriculture Investment One Member Company Limited                                                                                                               | Indirect subsidiary                     |
| Nuoc Trong Sugar Joint Stock Company ("Nuoc Trong Sugar")                                                                                                                  | Indirect subsidiary until 31 March 2026 |
| Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company ("TTC Sugarcane Research")                                                                         | Indirect subsidiary                     |
| Thanh Cong Green Agriculture One Member Limited Liability Company ("Thanh Cong Green Agriculture")                                                                         | Indirect subsidiary                     |
| Thanh Cong Green One Member Limited Liability Company ("Thanh Cong Green")                                                                                                 | Indirect subsidiary                     |
| Tay Ninh Sugar Joint Stock Company ("Sugar Tay Ninh")                                                                                                                      | Indirect subsidiary                     |
| AgriS Ninh Hoa Import Export Joint Stock Company ("AgriS Ninh Hoa")                                                                                                        | Indirect subsidiary                     |

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

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 30 June 2026 and significant transactions during the year as follows (tiếp theo):

| <i>Related parties (continued)</i>                                                                                   | <i>Relationship</i>              |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Ninh Hoa Thermoelectricity One Member Limited Liability Company                                                      | Indirect subsidiary              |
| Bien Hoa - Phan Rang Sugar Joint Stock Company ("Bien Hoa - Phan Rang Sugar")                                        | Indirect subsidiary              |
| Bien Hoa - Thanh Long Joint Stock Company ("Bien Hoa - Thanh Long");                                                 | Indirect subsidiary              |
| TTC Attapeu Sugarcane Sole Co., Ltd. ("TTC Attapeu Laos")                                                            | Indirect subsidiary              |
| Mien Trung Bovine Breeding Joint Stock Company                                                                       | Indirect subsidiary              |
| TTC Circular Agrotech Joint Stock Company                                                                            | Indirect subsidiary              |
| AgriS Gia Lai Electricity Joint Stock Company (formerly Gia Lai Thermal Power One Member Limited Liability Company)  | Indirect subsidiary              |
| Trang Sinh Mushroom Company Limited                                                                                  | Indirect subsidiary              |
| Growfin Investment Joint Stock Company                                                                               | Indirect subsidiary              |
| Global Mind Business Limited Company                                                                                 | Indirect subsidiary              |
| Thanh Thanh Cong Agricultural Research Institute                                                                     | Indirect subsidiary              |
| Toan Hai Van Joint Stock Company                                                                                     | Related party                    |
| France - Vietnam Sorbitol Joint Stock Company                                                                        | Investee until 30 September 2025 |
| Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company                                          | Affiliate                        |
| Son Duong Sugar Joint Stock Company                                                                                  | Investee until 30 September 2025 |
| Green Packaging Joint Stock Company (formerly Thanh Thanh Cong Packaging Production and Trading Joint Stock Company) | Affiliate                        |
| Thanh Thanh Cong Tourist Joint Stock Company                                                                         | Affiliate                        |
| TTC Energy Joint Stock Company                                                                                       | Affiliate                        |
| Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company                                             | Affiliate                        |
| Thanh Thanh Cong Industrial Park Joint Stock Company                                                                 | Affiliate                        |
| Ben Tre Import Export Joint Stock Company                                                                            | Investee                         |
| Gia Lai Electricity Joint Stock Company                                                                              | Affiliate                        |
| Thanh Cong Trading Joint Stock Company                                                                               | Common ownership                 |

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

Transactions with related parties during the current year and previous year were as follows:

| Related parties              | Transactions                   | VND               |                   |
|------------------------------|--------------------------------|-------------------|-------------------|
|                              |                                | Current year      | Previous year     |
| TTC Gia Lai                  | Purchase of goods              | 1,819,798,979,200 | 1,339,549,275,000 |
|                              | Loan repayment                 | 1,130,000,000,000 | 1,723,600,000,000 |
|                              | Interest income                | 243,386,779,704   | 79,818,298,651    |
|                              | Loan drawdown                  | 145,000,000,000   | 2,141,500,000,000 |
|                              | Interest expense               | 60,959,870,436    | 52,758,846,260    |
|                              | Rendering of services          | 4,924,682,477     | 4,028,030,125     |
|                              | Sales of others                | 76,200,000        | -                 |
|                              | Purchase of services           | 19,734,849        | 396,654,353       |
|                              | Dividend                       | -                 | 489,840,000,000   |
|                              |                                |                   |                   |
| BHC company                  | Sale of goods                  | 1,467,533,964,156 | 1,234,366,136,311 |
|                              | Loans repayment                | 1,215,000,000,000 | 2,509,000,000,000 |
|                              | Loans drawdown                 | 1,065,000,000,000 | 2,941,000,000,000 |
|                              | Purchase of goods              | 838,217,924,296   | 1,041,863,059,598 |
|                              | Interest income                | 220,534,031,112   | 82,010,562,138    |
|                              | Rendering of services          | 84,076,207,012    | 97,592,910,975    |
|                              | Interest expense               | 13,122,361,643    | 81,214,684,929    |
|                              | Sales of others                | 2,769,462,634     | -                 |
|                              | Other income                   | 974,934,178       | 231,978,753       |
|                              | Purchase of services           | 2,208,400,678     | 12,516,431,510    |
|                              | Sale of machineries            | 599,230,700       | 8,805,256,615     |
|                              | Purchase of materials          | -                 | 71,936,354,432    |
|                              | Business Corporation           | -                 | 39,079,462,140    |
|                              | Purchase of tools and supplies | -                 | 167,676,794       |
|                              |                                |                   |                   |
| TTC Agricultural Development | Purchase of goods              | 1,160,027,400,946 | 630,932,700       |
|                              | Loan drawdown                  | 868,000,000,000   | -                 |
|                              | Loan repayment                 | 868,000,000,000   | -                 |
|                              | Lending collection             | 434,500,000,000   | 757,000,000,000   |
|                              | Lending                        | 401,000,000,000   | 510,500,000,000   |
|                              | Interest income                | 99,119,718,997    | 5,198,997,263     |
|                              | Interest expense               | 28,302,610,215    | -                 |
|                              | Purchase of fertilizer         | 23,731,042,516    | 162,550,308,950   |
|                              | Sale of fertilizer             | 22,599,886,200    | -                 |
|                              | Sales of others                | 11,712,323,414    | -                 |
|                              | Rendering of services          | 7,544,457,360     | 2,885,260,000     |
|                              | Purchase of services           | 3,007,652,860     | 6,320,000,000     |
|                              | Sale of machineries            | 784,907,800       | -                 |
|                              | Sale of goods                  | 391,769,164       | 6,007,166,942     |
|                              | Other income                   | 4,000,000         | 190,800,926       |
|                              | Purchase of fixed assets       | -                 | 8,637,861,000     |

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

Transactions with related parties during the current year and previous year were as follows (continued):

| Related parties                                 | Transactions               | VND             |                   |
|-------------------------------------------------|----------------------------|-----------------|-------------------|
|                                                 |                            | Current year    | Previous year     |
| Agris Ninh Hoa                                  | Purchase of goods          | 538,676,161,800 | 622,623,945,000   |
|                                                 | Lending                    | 407,000,000,000 | 1,950,000,000,000 |
|                                                 | Lending collection         | 189,000,000,000 | 1,950,000,000,000 |
|                                                 | Sale of goods              | 48,494,833,200  | 362,622,065       |
|                                                 | Interest income            | 29,374,424,089  | 49,614,161,455    |
|                                                 | Rendering of services      | 7,027,661,289   | 7,563,741,624     |
|                                                 | Interest expense           | 1,911,709,355   | 49,142,912,967    |
|                                                 | Sales of others            | 176,512,640     | -                 |
|                                                 | Sale of machineries        | 36,721,000      | -                 |
|                                                 | Other income               | 6,481,481       | -                 |
|                                                 | Sale of tools and supplies | -               | 373,359,000       |
| TTC Attapeu Sugarcane Co., Ltd                  | Purchase of goods          | 304,255,240,000 | 338,027,630,000   |
|                                                 | Interest income            | 3,502,892,258   | 6,543,210,332     |
|                                                 | Rendering of services      | 45,993,347      | 36,566,870        |
| 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 service        | -               | 16,800,000,000    |
|                                                 | Other income               | -               | 30,000,000        |
| Bien Hoa - Phan Rang Sugar                      | Loan repayment             | 115,000,000,000 | 165,500,000,000   |
|                                                 | Purchase of goods          | 53,447,400,000  | 225,282,425,000   |
|                                                 | Loan drawdown              | 23,500,000,000  | 258,000,000,000   |
|                                                 | Interest expense           | 6,416,410,960   | 14,138,002,739    |
|                                                 | Interest income            | 5,409,101,339   | 11,287,493,438    |
|                                                 | Rendering of services      | 3,156,738,851   | 2,110,766,276     |
| AgriS Production Development                    | Lending                    | 70,500,000,000  | 140,000,000,000   |
|                                                 | Purchase of services       | 19,181,775,000  | -                 |
|                                                 | Interest income            | 2,798,630,138   | 8,702,553,424     |
|                                                 | Rendering of services      | 902,273,127     | -                 |
|                                                 | Other income               | 81,932,000      | -                 |
|                                                 | Lending collection         | -               | 403,200,000,000   |
|                                                 | Dividend                   | -               | 196,000,000,000   |
| GMBC                                            | Sale of machineries        | 58,385,610,130  | -                 |
|                                                 | Purchase of goods          | 377,647,915     | -                 |
|                                                 | Purchase of services       | 339,277,345     | -                 |
|                                                 | Rendering of services      | 155,000,000     | -                 |
|                                                 | Interest income            | 36,484,791      | -                 |

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

Transactions with related parties during the current year and previous year were as follows (continued):

| Related parties                           | Transactions                   | VND            |                |
|-------------------------------------------|--------------------------------|----------------|----------------|
|                                           |                                | Current year   | Previous year  |
| Growfin Investment Joint Stock Company    | Lending                        | 50,700,000,000 | -              |
|                                           | Lending collection             | 50,700,000,000 | -              |
|                                           | Interest income                | 12,501,370     | -              |
| Green Packaging Joint Stock Company       | Purchase of materials          | 40,316,978,165 | 28,158,432,120 |
| Bien Hoa - Thanh Long Joint Stock Company | Lending                        | 26,600,000,000 | 12,300,000,000 |
|                                           | Interest income                | 3,063,145,205  | 305,095,890    |
|                                           | Purchase of services           | 480,017,419    | -              |
|                                           | Rendering of services          | 257,801,869    | 321,842,010    |
|                                           | Sale of goods                  | 35,979,400     | -              |
|                                           | Sales of others                | 2,116,667      | -              |
| TTC An Hoa                                | Lending collection             | 23,000,000,000 | -              |
|                                           | Lending interest               | 1,759,745,754  | 8,201,600,005  |
| TTC Attapeu Laos                          | Sale of machineries            | 11,266,492,700 | 7,972,676,440  |
|                                           | Sales of others                | 6,450,524,847  | -              |
|                                           | Rendering of services          | 5,832,246,226  | 10,320,182,481 |
|                                           | Sale of materials              | -              | 5,779,641,044  |
| Ben Tre Import Export Joint Stock Company | Sale of goods                  | 6,676,985,000  | 6,038,943,339  |
|                                           | Sales of others                | 592,400,000    | -              |
|                                           | Other income                   | 300,000,000    | -              |
|                                           | Purchase of services           | 180,830,000    | 70,181,818     |
|                                           | Purchase of tools and supplies | -              | 1,336,776,377  |
| Thanh Cong Green                          | Loan drawdown                  | 6,500,000,000  | -              |
|                                           | Lending collection             | 1,500,000,000  | 500,000,000    |
|                                           | Lending                        | 1,000,000,000  | -              |
|                                           | Interest expense               | 294,904,111    | 23,736,986     |
|                                           | Interest income                | 42,136,986     | -              |
|                                           | Loans repayment                | -              | 1,300,000,000  |
| Thanh Cong Green Idea                     | Lending collection             | 6,500,000,000  | -              |
|                                           | Interest income                | 906,410,960    | 871,452,058    |
|                                           | Lending                        | -              | 14,000,000,000 |
|                                           | Loans repayment                | -              | 2,000,000,000  |
|                                           | Interest expense               | -              | 35,506,849     |

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

Transactions with related parties during the current year and previous year were as follows (continued):

| Related parties                                              | Transactions             | VND           |                |
|--------------------------------------------------------------|--------------------------|---------------|----------------|
|                                                              |                          | Current year  | Previous year  |
| Thanh Cong Agriculture Investment One Member Company Limited | Loan drawdown            | 6,000,000,000 | -              |
|                                                              | Lending collection       | 2,000,000,000 | 500,000,000    |
|                                                              | Lending                  | 1,500,000,000 | -              |
|                                                              | Interest expense         | 272,219,180   | 24,328,766     |
|                                                              | Interest income          | 49,205,480    | -              |
|                                                              | Loans repayment          | -             | 900,000,000    |
| Thanh Cong Green Agriculture Company                         | Loan drawdown            | 6,000,000,000 | -              |
|                                                              | Lending collection       | 2,000,000,000 | 500,000,000    |
|                                                              | Lending                  | 1,500,000,000 | -              |
|                                                              | Interest expense         | 269,260,276   | 20,361,642     |
|                                                              | Interest income          | 53,369,864    | -              |
|                                                              | Loans repayment          | -             | 1,200,000,000  |
| Nuoc Trong Sugar                                             | Loan Drawdown            | 5,000,000,000 | -              |
|                                                              | Interest expenses        | 657,172,602   | 688,000,000    |
|                                                              | Other income             | 273,833,712   | 195,640,958    |
|                                                              | Rendering services       | 454,186,076   | 17,420,656     |
| Tay Ninh Sugar Joint Stock Company                           | Loan repayment           | 5,000,000,000 | 29,500,000,000 |
|                                                              | Purchase of goods        | 589,527,500   | -              |
|                                                              | Rendering of services    | 256,006,579   | 594,143,954    |
|                                                              | Purchase of services     | 95,000,000    | 33,000,000     |
|                                                              | Interest expense         | 23,013,699    | 1,850,630,137  |
|                                                              | Sale of goods            | 15,744,445    | -              |
|                                                              | Purchase of fixed assets | -             | 1,869,722,800  |
| TTC Sugarcane Research                                       | Lending collection       | 3,000,000,000 | -              |
|                                                              | Purchase of goods        | 1,774,761,928 | -              |
|                                                              | Rendering of services    | 810,287,455   | 1,534,408,339  |
|                                                              | Interest income          | 122,054,795   | 240,000,001    |
|                                                              | Purchase of services     | 72,372,727    | 3,716,525,010  |
|                                                              | Other income             | 60,000,000    | 243,900,000    |
|                                                              | Sale of machineries      | 33,730,000    | 173,486,525    |
|                                                              | Sale of goods            | 19,762,680    | -              |
|                                                              | Sales of others          | 554,167       | 12,505,148     |
|                                                              | Purchase of materials    | -             | 11,179,894,648 |
| Thanh Thanh Cong Trading Joint Stock Company                 | Sale of goods            | 1,220,000,000 | 6,561,110,000  |
|                                                              | Purchase of materials    | 42,570,000    | 148,640,250    |
| TTC Energy Joint Stock Company                               | Purchase of services     | 1,209,493,893 | 990,672,665    |

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

Transactions with related parties during the current year and previous year were as follows (continued):

| Related parties                                                             | Transactions          | VND          |                |
|-----------------------------------------------------------------------------|-----------------------|--------------|----------------|
|                                                                             |                       | Current year | Previous year  |
| Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company | Rendering of services | 272,727,272  | 272,727,272    |
|                                                                             | Sales of others       | 1,124,444    | -              |
|                                                                             | Purchase of services  | -            | 431,875,950    |
| Ninh Hoa Thermoelectricity One Member Company Limited                       | Rendering of services | 37,691,055   | 44,125,887     |
| TSU Australia Pty Ltd                                                       | Purchase of services  | 29,621,724   | -              |
| Hai Vi Company                                                              | Rendering of services | 23,995,090   | 43,280,395     |
|                                                                             | Purchase of materials | -            | 18,411,542,810 |
|                                                                             | Sale of fertilizer    | -            | 4,531,369,000  |
| Gia Lai Electricity Joint Stock Company                                     | Rendering of services | 18,415,729   | 42,831,851     |
| Mien Trung Bovine Breeding Joint Stock Company                              | Rendering of services | 15,347,760   | 28,280,364     |
| Thanh Thanh Cong Industrial Zone Joint Stock Company                        | Sale of machineries   | 15,107,000   | -              |
|                                                                             | Rendering of services | 12,037,038   | -              |
| Tan Hoi Industrial Complex Infrastructure Investment JSC                    | Sale of machineries   | 4,368,800    | -              |
|                                                                             | Sale of good          | -            | 38,600,000     |
| Trang Sinh Mushroom One Member Limited Liability Company                    | Other income          | 2,875,000    | -              |
|                                                                             | Sale of goods         | 1,022,222    | -              |

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

Significant transactions with related parties during the current year and previous year were as follows (continued):

**Transactions with other related parties**

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

| Full name              | Position                | Remunerations (*)     |                       | VND |
|------------------------|-------------------------|-----------------------|-----------------------|-----|
|                        |                         | 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 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 Tran Tan Viet       | Member                  | 2,160,000,000         | 1,920,000,000         |     |
| Mr Dao Duy Thi         | Member                  |                       |                       |     |
|                        | (until 23 October 2024) | -                     | 600,000,000           |     |
| Ms Vo Thuy Anh         | Independent Member      |                       |                       |     |
|                        | (until 23 October 2024) | -                     | 380,000,000           |     |
| Mr Vo Tong Xuan        | Member                  |                       |                       |     |
|                        | (until 18 August 2024)  | -                     | 150,000,000           |     |
| <b>TOTAL</b>           |                         | <b>14,520,000,000</b> | <b>13,170,000,000</b> |     |

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

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

| Full name           | Position             | Remunerations         |                       | VND |
|---------------------|----------------------|-----------------------|-----------------------|-----|
|                     |                      | Current year          | Previous year         |     |
| Mr Thai Van Chuyen  | General Director     | 5,186,642,564         | 4,377,000,769         |     |
| Mr Nguyen Thanh Ngu | General Director     |                       |                       |     |
|                     | (until 27 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> |     |

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

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

|                                                                                      |                                 | VND                             |
|--------------------------------------------------------------------------------------|---------------------------------|---------------------------------|
| <i>Related parties</i>                                                               | <i>Ending balance</i>           | <i>Beginning balance</i>        |
| <b><i>Short-term trade receivables for sales of goods and rendering services</i></b> |                                 |                                 |
| BHC                                                                                  | 1,117,917,766,069               | 552,822,891,873                 |
| TTC Attapeu Laos                                                                     | 499,296,709,843                 | 464,965,179,970                 |
| GMBC                                                                                 | 70,659,777,502                  | -                               |
| Agris Ninh Hoa                                                                       | 39,860,981,459                  | 20,273,042,341                  |
| AgriS Agricultural Development                                                       | 36,444,016,000                  | 5,537,086,598                   |
| Bien Hoa - Phan Rang Sugar                                                           | 9,094,890,640                   | 5,622,477,904                   |
| AgriS Gia Lai                                                                        | 5,508,613,757                   | 12,373,199,688                  |
| TTC Sugarcane Research                                                               | 5,195,174,379                   | 3,111,707,179                   |
| Ben Tre Import Export Joint Stock Company                                            | 2,348,472,000                   | 1,255,215,000                   |
| Hai Vi Limited Company                                                               | 1,639,788,228                   | 1,613,393,629                   |
| Thanh Thanh Cong Investment Joint Stock Company                                      | 953,500,000                     | 67,886,080,000                  |
| Other related parties                                                                | 3,387,473,975                   | 2,586,611,906                   |
| <b>TOTAL</b>                                                                         | <b><u>1,792,307,163,852</u></b> | <b><u>1,138,046,886,088</u></b> |
| <b><i>Long-term trade receivable for sales of goods</i></b>                          |                                 |                                 |
| TTC Attapeu Laos                                                                     | 167,329,781,248                 | 172,655,324,321                 |

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

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

|                                                                                |              | VND                      |                          |
|--------------------------------------------------------------------------------|--------------|--------------------------|--------------------------|
| Related parties                                                                | Transactions | Ending balance           | Beginning balance        |
| <b>Short-term advances to suppliers for purchasing materials and goods (*)</b> |              |                          |                          |
| AgriS Agricultural Development                                                 |              | 728,464,474,764          | 39,730,000               |
| BHC                                                                            |              | 524,602,687,121          | 938,631,187,430          |
| Agris Ninh Hoa                                                                 |              | 215,275,981,827          | 481,941,332,787          |
| Bien Hoa - Phan Rang Sugar                                                     |              | 28,757,750,000           | 47,758,950,000           |
| Thanh Thanh Cong Investment Joint Stock Company                                |              | 25,000,000,000           | 25,000,000,000           |
| Green Packaging Joint Stock Company                                            |              | 25,000,000,000           | 25,000,000,000           |
| Agis Production Development                                                    |              | 10,312,526,400           | -                        |
| Thanh Thanh Cong Tourist Joint Stock Company                                   |              | 7,526,047,000            | 8,926,047,000            |
| Global Mind Business JSC                                                       |              | 2,701,978,687            | -                        |
| Hai Vi Limited Company                                                         |              | 758,901,850              | 9,262,887,150            |
| TTC Attapeu Sugarcane Co., Ltd                                                 |              | -                        | 2,286,807,501            |
| TTC Sugarcane Research                                                         |              | -                        | 532,371,212              |
| Other related parties                                                          |              | 261,270,000              | 360,848,000              |
| <b>TOTAL</b>                                                                   |              | <b>1,568,661,617,649</b> | <b>1,539,740,161,080</b> |
| <b>Long-term advance to supplier for purchasing goods (*)</b>                  |              |                          |                          |
| AgriS Agricultural Development                                                 |              | 492,075,255,236          | -                        |
| AgriS Gia Lai                                                                  |              | 310,591,518,240          | 824,467,647,000          |
| <b>TOTAL</b>                                                                   |              | <b>802,666,773,476</b>   | <b>824,467,647,000</b>   |

(\*) Long-term advances to a related party earn interest at applicable interest rates.

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

Amounts due from and due to related parties at the balance sheet dates 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 receivables</i></b>   |                                            |                       |                          |
| AgriS Agricultural Development               | Payment on behalf                          | 486,833,054,242       | -                        |
|                                              | Lending and advance to suppliers' interest | 99,704,112,609        | 10,775,645,669           |
| BHC                                          | Lending and advance to suppliers' interest | 99,522,874,306        | 86,488,843,194           |
| AgriS Ninh Hoa                               | Lending and advance to suppliers' interest | 80,147,265,284        | 50,772,841,195           |
| AgriS Gia Lai                                | Interest on advance to suppliers           | 19,091,770,344        | 10,900,653,503           |
|                                              | Dividend received                          | -                     | 195,936,000,000          |
| Agis Production Development                  | Lending interest                           | 12,330,290,411        | 9,531,660,273            |
|                                              | Dividend received                          | 3,000,000,000         | 196,000,000,000          |
| Thanh Thanh Cong Investment JSC              | Interest on advance to suppliers           | 6,869,737,832         | 27,219,408,996           |
| Thanh Thanh Cong Tourist Joint Stock Company | Interest on advance to suppliers           | 5,070,914,027         | 5,070,914,027            |
| Bien Hoa - Thanh Long JSC                    | Lending interest                           | 3,368,241,095         | -                        |
| Thanh Cong Green Idea                        | Lending interest                           | 1,777,863,018         | -                        |
| TTC Attapeu Sugarcane Co., Ltd               | Interest on advance to suppliers           | 664,951,179           | 6,543,210,332            |
| Bien Hoa - Phan Rang Sugar                   | Interest on advance to suppliers           | 386,567,488           | 11,312,150,972           |

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

Amounts due from and due to related parties at the balance sheet dates 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 receivables</i></b>                         |                                              |                        |                          |
| TTC Sugarcane Research                                             | Lending interest                             | -                      | 2,327,506,847            |
| Nuoc Trong Sugar JSC                                               | Lending interest                             | -                      | 135,616,440              |
| TTC An Hoa                                                         | Lending interest                             | -                      | 23,042,024,665           |
| Other related parties                                              | Interest on lending and advance to suppliers | -                      | 1,213,917,808            |
|                                                                    | Payment on behalf                            | -                      | 54,578,000               |
| <b>TOTAL</b>                                                       |                                              | <b>818,767,641,835</b> | <b>637,324,971,921</b>   |
| <b><i>Other long-term receivables for business cooperation</i></b> |                                              |                        |                          |
| BHC                                                                |                                              | 566,579,462,140        | 539,079,462,140          |
| TTC Sugarcane Research                                             |                                              | -                      | 1,220,340,000            |
| <b>TOTAL</b>                                                       |                                              | <b>566,579,462,140</b> | <b>540,299,802,140</b>   |
| <b><i>Short-term loan receivables (*)</i></b>                      |                                              |                        |                          |
| Agris Ninh Hoa                                                     |                                              | 218,000,000,000        | -                        |
| Agis Production Development                                        |                                              | 77,500,000,000         | 7,000,000,000            |
| Bien Hoa - Thanh Long                                              |                                              | 38,900,000,000         | 12,300,000,000           |
| Thanh Cong Green Idea                                              |                                              | 7,500,000,000          | 14,000,000,000           |
| TTC An Hoa                                                         |                                              | -                      | 102,520,000,000          |
| AgriS Agricultural Development                                     |                                              | -                      | 20,500,000,000           |
| TTC Sugarcane Research                                             |                                              | -                      | 3,000,000,000            |
| Thanh Cong Green                                                   |                                              | -                      | 500,000,000              |
| Thanh Cong Agriculture Investment One Member Company Limited       |                                              | -                      | 500,000,000              |
| Thanh Cong Green Agriculture                                       |                                              | -                      | 500,000,000              |
| <b>TOTAL</b>                                                       |                                              | <b>341,900,000,000</b> | <b>160,820,000,000</b>   |

(\*) These represented unsecured short-term loan receivables with the term of 12 months at applicable interest rates.

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

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

| <i>Related parties</i>                                                                                                | <i>Ending balance</i>  | <i>VND<br/>Beginning balance</i> |
|-----------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------|
| <b><i>Long-term loan receivables</i></b>                                                                              |                        |                                  |
| TTC Agricultural Development (**)                                                                                     | -                      | 13,000,000,000                   |
| (**) These represented unsecured short-term loan receivables with the term of 12 months at applicable interest rates. |                        |                                  |
| <b><i>Short-term trade payables for purchasing materials and goods</i></b>                                            |                        |                                  |
| BHC                                                                                                                   | 359,501,439,585        | 445,521,373,498                  |
| AgriS Gia Lai                                                                                                         | 298,720,789,721        | 162,126,221,348                  |
| Agris Ninh Hoa                                                                                                        | 121,600,088,803        | 62,117,695,153                   |
| Agis Production Development                                                                                           | 20,714,400,000         | -                                |
| AgriS Agricultural Development                                                                                        | 15,571,905,807         | 72,190,212,663                   |
| Bien Hoa - Phan Rang Sugar                                                                                            | 5,276,298,158          | -                                |
| Green Packaging Joint Stock Company                                                                                   | 4,768,210,493          | -                                |
| TTC Attapeu Sugarcane Co., Ltd                                                                                        | 2,977,978,001          | 122,434,042,501                  |
| Hai Vi Limited Company                                                                                                | 609,543,842            | 5,954,381,532                    |
| TTC Sugarcane Research                                                                                                | 230,250,650            | 1,935,651,260                    |
| Thanh Thanh Cong Investment Joint Stock Company                                                                       | 304,264,999            | 304,264,999                      |
| Ben Tre Import Export Joint Stock Company                                                                             | 11,232,000             | -                                |
| Sugar Tay Ninh                                                                                                        | -                      | 1,869,722,800                    |
| Nuoc Trong Sugar JSC                                                                                                  | -                      | 5,110,600                        |
| <b>TOTAL</b>                                                                                                          | <b>830,286,402,059</b> | <b>874,458,676,354</b>           |
| <b><i>Short-term advances from customers for sales of goods and rendering services</i></b>                            |                        |                                  |
| AgriS Agricultural Development                                                                                        | 80,515,837,800         | 46,737,337,800                   |
| BHC                                                                                                                   | 15,758,399,127         | 15,724,996,887                   |
| AgriS Gia Lai                                                                                                         | 12,105,605,889         | -                                |
| Agris Ninh Hoa                                                                                                        | 1,306,649,150          | 95,706,649,150                   |
| GMBC                                                                                                                  | 25,218,270             | -                                |
| <b>TOTAL</b>                                                                                                          | <b>109,711,710,236</b> | <b>158,168,983,837</b>           |

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

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

| <i>Related parties</i>                                       | <i>VND</i>             |                          |
|--------------------------------------------------------------|------------------------|--------------------------|
|                                                              | <i>Ending balance</i>  | <i>Beginning balance</i> |
| <b>Short term loans</b>                                      |                        |                          |
| Bien Hoa - Phan Rang Sugar                                   | 31,000,000,000         | 122,500,000,000          |
| Thanh Cong Green                                             | 6,500,000,000          | -                        |
| Thanh Cong Green Agriculture                                 | 6,000,000,000          | -                        |
| Thanh Cong Agriculture Investment One Member Company Limited | 6,000,000,000          | -                        |
| Nuoc Trong Sugar JSC                                         | -                      | 8,600,000,000            |
| AgriS Gia Lai                                                | -                      | 780,000,000,000          |
| Sugar Tay Ninh                                               | -                      | 5,000,000,000            |
| <b>TOTAL</b>                                                 | <b>49,500,000,000</b>  | <b>916,100,000,000</b>   |
| <b>Long term loans (*)</b>                                   |                        |                          |
| BHC                                                          | 350,000,000,000        | 500,000,000,000          |
| AgriS Gia Lai                                                | 70,000,000,000         | 275,000,000,000          |
| <b>TOTAL</b>                                                 | <b>420,000,000,000</b> | <b>775,000,000,000</b>   |

(\*) The Company obtained these long-term loans with the terms over 12 months at applicable interest rates for financing its working capital requirements.

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

Amounts due from and due to related parties at the balance sheet dates 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> |                                     |                              |                               |
| TTC Agricultural Development            | Loan interest                       | 24,480,404,110               | 354,349,316                   |
|                                         | Interest on advances from customers | 5,276,234,483                | 961,643,836                   |
| AgriS Gia Lai                           | Loan interest                       | 5,433,041,096                | 29,971,397,260                |
|                                         | Late payment interest               | 221,985,088                  | 642,221,604                   |
| BHC                                     | Land rental                         | 5,023,047,316                | 5,023,047,316                 |
|                                         | Loan interest                       | 1,280,958,903                | 111,263,146,760               |
|                                         | Interest on advances from customers | -                            | 22,675,975,307                |
| Other related parties                   | Loan interest                       | 844,887,014                  | 73,074,691,600                |
| <b>TOTAL</b>                            |                                     | <b><u>42,560,558,010</u></b> | <b><u>243,966,472,999</u></b> |

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

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

|                                    |                     | VND                   |                          |
|------------------------------------|---------------------|-----------------------|--------------------------|
| <i>Related parties</i>             | <i>Transactions</i> | <i>Ending balance</i> | <i>Beginning balance</i> |
| <b>Short-term accrued expenses</b> |                     |                       |                          |
| BHC                                | Land rental         | 25,175,424,536        | 25,175,424,536           |
| Bien Hoa - Thanh Long              | Purchase of service | 211,400,000           | -                        |
| AgriS Agricultural Development     | Consulting fee      | -                     | 6,320,000,000            |
| TTC Sugarcane Research             | Purchase of service | -                     | 1,519,507,645            |
| <b>TOTAL</b>                       |                     | <b>25,386,824,536</b> | <b>33,014,932,181</b>    |

**34. OPERATING LEASE COMMITMENT**

The Company leases office, warehouses and land 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  | 240,513,003,540        | 209,483,913,392          |
| From 1 - 5 years  | 146,354,633,155        | 38,407,304,521           |
| More than 5 years | 254,853,558,063        | 262,543,897,255          |
| <b>TOTAL</b>      | <b>641,721,194,758</b> | <b>510,435,115,168</b>   |

**35. OFF BALANCE SHEET ITEMS**

|                                | <i>Ending balance</i> | <i>Beginning balance</i> |
|--------------------------------|-----------------------|--------------------------|
| Goods held on consignment      |                       |                          |
| - Molasses (tonne)             | 2,943,300             | 5,380.00                 |
| - Sugar finished goods (tonne) | -                     | 12,460.00                |
| Foreign currencies             |                       |                          |
| - USD                          | 5,751,667             | 4,097,132                |

36. EVENTS AFTER THE BALANCE SHEET DATE

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



Nguyen Thanh Nam  
Preparer



Dang Thi Diem Trinh  
Chief Accountant



Thoi Van Chuyen  
General Director

Tay Ninh Province, Vietnam

28 September 2026

