

**Phuoc An Coffee Joint Stock  
Company**

=★=

No: 56-2026/CV-CPPA

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**  
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*Dak Lak, 20 October 2026*

## **PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

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

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

**1. Organisation Name: Phuoc An Coffee Joint Stock Company**

- Stock code: CPA
- Address: Km 26, National Route 26, Krong Pac Ward, DakLak Province, Viet Nam.
- Tel: 02623.521149 Fax:
- Email: Nttn21@gmail.com Website: [www.phuocancoffee.com.vn](http://www.phuocancoffee.com.vn)

**2. Contents of information to be announced:**

- Financial statements for The third Quarter of 2026:

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

☐ Consolidated financial statements (TCNY has subsidiaries)

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

- Cases subject to explanation of causes:

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

☐ Yes

☐ No

Written explanation in case of accumulation:

☐ Yes

☐ No

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

☐ Yes

☐ No

Written explanation in case of accumulation:

☐ Yes

☐ No

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

**CÔNG TY CỔ  
PHẦN CÀ  
PHÊ PHƯỚC  
AN**

Digitally signed by CÔNG TY CỔ PHẦN  
CÀ PHÊ PHƯỚC AN  
DN: C=VN, S=ĐÁK LẮK, L=Xã Krông  
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☒ Yes

☐ No

Written explanation in case of accumulation:

☒ Yes

☐ No

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

☐ Yes

☐ No

Written explanation in case of accumulation:

☐ Yes

☐ No

This information has been published on the company's website on 20/10/2026 at the link:  
[www.phuocancoffee.com.vn](http://www.phuocancoffee.com.vn).

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

**PHUOC AN COFFEE JOINT STOCK COMPANY**

***Attachments:***

- Financial Statements Quarter 3/2026;
- Written explanation of profits after tax difference



***Nguyen Huyen Tram***

# **Phuoc An Coffee Joint Stock Company**

Financial Statements Quarter 3/2026

## Phuoc An Coffee Joint Stock Company

B02-DN

INCOME STATEMENT  
ended September 30, 2026

VND

| No.         | ASSETS                                                   | Code       | Note | Closing Balance       | Opening Balance       |
|-------------|----------------------------------------------------------|------------|------|-----------------------|-----------------------|
| <b>A.</b>   | <b>CURRENT ASSETS</b>                                    | <b>100</b> |      | <b>62,064,305,042</b> | <b>28,691,020,458</b> |
| <b>I.</b>   | <b>Cash and cash equivalents</b>                         | <b>110</b> |      | <b>3,448,129,188</b>  | <b>4,764,945,006</b>  |
| 1.          | Cash                                                     | 111        |      | 3,448,129,188         | 4,764,945,006         |
| 2.          | Cash equivalents                                         | 112        |      | -                     | -                     |
| <b>II.</b>  | <b>Short-term receivables</b>                            | <b>130</b> |      | <b>7,996,826,283</b>  | <b>2,826,929,158</b>  |
| 1.          | Short-term trade receivables                             | 131        |      | 428,898,365           | 127,254,583           |
| 2.          | Short-term advances to suppliers                         | 132        |      | 5,103,757,458         | 680,235,298           |
| 3.          | Other short-term receivables                             | 135        |      | 52,757,713,678        | 52,354,868,495        |
| 4.          | Allowance for doubtful short-term receivables            | 136        |      | (50,293,543,218)      | (50,335,429,218)      |
| <b>III.</b> | <b>Inventories</b>                                       | <b>140</b> |      | <b>21,208,783,916</b> | <b>20,252,203,845</b> |
| 1.          | Inventories                                              | 141        |      | 25,394,588,493        | 22,205,464,906        |
| 2.          | Allowance for decline in inventories                     | 142        |      | (4,185,804,577)       | (1,953,261,061)       |
| <b>IV.</b>  | <b>Short-term biological assets</b>                      | <b>150</b> |      | <b>-</b>              | <b>759,106,388</b>    |
| 1.          | Seasonal crops or crops for one-time harvest, short-term | 152        |      | -                     | 759,106,388           |
| <b>V.</b>   | <b>Other current assets</b>                              | <b>160</b> |      | <b>102,477,728</b>    | <b>87,836,061</b>     |
| 1.          | Short-term prepaid expenses                              | 161        |      | 20,383,328            | 5,741,661             |
| 2.          | Taxes and other receivables from the State budget        | 163        |      | 82,094,400            | 82,094,400            |
|             |                                                          |            |      | -                     | -                     |
| <b>B.</b>   | <b>NON-CURRENT ASSETS</b>                                | <b>200</b> |      | <b>60,454,052,105</b> | <b>64,540,869,332</b> |
| <b>I.</b>   | <b>Long-term receivables</b>                             | <b>210</b> |      | <b>-</b>              | <b>-</b>              |
| <b>II.</b>  | <b>Fixed assets</b>                                      | <b>220</b> |      | <b>52,053,954,531</b> | <b>57,405,972,247</b> |
| 1.          | Tangible fixed assets                                    | 221        |      | 51,547,014,531        | 56,834,772,247        |
|             | - Cost                                                   | 222        |      | 294,183,190,109       | 299,474,407,315       |
|             | - Accumulated depreciation                               | 223        |      | (242,636,175,578)     | (242,639,635,068)     |
| 2.          | Intangible fixed assets                                  | 227        |      | 506,940,000           | 571,200,000           |
|             | - Cost                                                   | 228        |      | 1,285,200,000         | 1,285,200,000         |
|             | - Accumulated amortisation                               | 229        |      | (778,260,000)         | (714,000,000)         |
| <b>III.</b> | <b>Investment properties</b>                             | <b>240</b> |      | <b>5,282,168,677</b>  | <b>5,854,933,960</b>  |
|             | - Cost                                                   | 241        |      | 7,636,870,381         | 7,636,870,381         |
|             | - Accumulated depreciation                               | 242        |      | (2,354,701,704)       | (1,781,936,421)       |
| <b>III.</b> | <b>Long-term work in progress assets</b>                 | <b>250</b> |      | <b>2,974,370,626</b>  | <b>1,013,465,655</b>  |
| 1.          | Construction in progress                                 | 252        |      | 2,974,370,626         | 1,013,465,655         |
| <b>IV.</b>  | <b>Long-term financial investments</b>                   | <b>260</b> |      | <b>-</b>              | <b>-</b>              |
| <b>V.</b>   | <b>Other long-term assets</b>                            | <b>270</b> |      | <b>143,558,271</b>    | <b>266,497,470</b>    |
| 1.          | Long-term prepaid expenses                               | 271        |      | 143,558,271           | 266,497,470           |
|             | <b>TOTAL ASSETS</b><br>(280 = 100 + 200)                 | <b>280</b> |      | <b>93,210,269,220</b> | <b>93,231,889,790</b> |

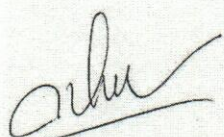
# Phuoc An Coffee Joint Stock Company

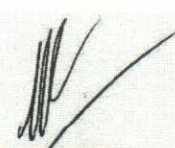
B02-DN

INCOME STATEMENT  
ended September 30, 2026

VND

| No.        | RESOURCES                                                                  | Code       | Note | Closing Balance          | Opening Balance          |
|------------|----------------------------------------------------------------------------|------------|------|--------------------------|--------------------------|
| <b>C.</b>  | <b>LIABILITIES</b>                                                         | <b>300</b> |      | <b>64,706,287,215</b>    | <b>62,284,650,982</b>    |
| <b>I.</b>  | <b>Current liabilities</b>                                                 | <b>310</b> |      | <b>63,924,287,640</b>    | <b>61,840,671,407</b>    |
| 1.         | Short-term trade payables                                                  | 311        |      | 2,116,682,182            | 4,912,286,579            |
| 2.         | Short-term advances from customers                                         | 312        |      | 9,195,500,100            | 3,613,969,740            |
| 3.         | Taxes and other payable to the State, short-term                           | 314        |      | 1,569,801,751            | 173,376,524              |
| 4.         | Payables to employees                                                      | 315        |      | 172,616,927              | 183,727,445              |
| 5.         | Short-term accrued expenses                                                | 316        |      | -                        | 64,000,000               |
| 6.         | Short-term deferred revenue                                                | 319        |      | 1,553,601,781            | 3,363,225,789            |
| 7.         | Other short-term payables                                                  | 320        |      | 17,310,301,066           | 15,524,301,497           |
| 8.         | Short-term borrowings and finance lease liabilities                        | 321        |      | 32,000,000,000           | 34,000,000,000           |
| 9.         | Bonus and welfare fund                                                     | 323        |      | 5,783,833                | 5,783,833                |
| <b>II.</b> | <b>Long-term liabilities</b>                                               | <b>330</b> |      | <b>781,999,575</b>       | <b>443,979,575</b>       |
| 1.         | Long-term trade payables                                                   | 331        |      | 338,020,000              | -                        |
| 2.         | Long-term provisions                                                       | 343        |      | 443,979,575              | 443,979,575              |
|            |                                                                            |            |      | -                        |                          |
| <b>D.</b>  | <b>OWNER'S EQUITY</b>                                                      | <b>400</b> |      | <b>28,503,982,005</b>    | <b>30,947,238,808</b>    |
| 2.         | Owner's contributed capital                                                | <b>411</b> |      | <b>236,279,900,000</b>   | <b>236,279,900,000</b>   |
|            | - Ordinary shares with voting rights                                       | 411a       |      | 236,279,900,000          | 236,279,900,000          |
|            | - Preference shares                                                        | 411b       |      | -                        | -                        |
| 2.         | Undistributed after-tax profit                                             | <b>420</b> |      | <b>(207,775,917,995)</b> | <b>(205,332,661,192)</b> |
|            | - Accumulated undistributed after-tax profit up to the end of prior period | 420a       |      | (205,332,661,192)        | (195,411,710,799)        |
|            | - Undistributed after-tax profit of this period                            | 420b       |      | (2,443,256,803)          | (9,920,950,393)          |
|            |                                                                            |            |      | -                        |                          |
|            | <b>TOTAL RESOURCES</b><br><b>(440=300+400)</b>                             | <b>440</b> |      | <b>93,210,269,220</b>    | <b>93,231,889,790</b>    |

  
\_\_\_\_\_  
Nguyen Thi Thanh Nhan  
Preparer

  
\_\_\_\_\_  
Bui Quoc Thinh  
Chief Accountant



  
\_\_\_\_\_  
Nguyen Huyen Tram  
General Director

October 20, 2026

# Phuoc An Coffee Joint Stock Company

B02-DN

INCOME STATEMENT  
ended September 30, 2026

VND

| Item                                                     | Code      | Notes     | Current quarter      | Prior year's quarter  | Current year-to-date (YTD) | Prior year-to-date (YTD) |
|----------------------------------------------------------|-----------|-----------|----------------------|-----------------------|----------------------------|--------------------------|
| 1. Sales (1)                                             | 01        | 20        | 7,596,061,027        | 11,404,568,011        | 14,718,269,594             | 17,911,030,084           |
| 2. Sales deductions                                      | 02        |           | -                    | -                     | -                          | -                        |
| <b>3. Net sales (10 = 01 - 02)</b>                       | <b>10</b> |           | <b>7,596,061,027</b> | <b>11,404,568,011</b> | <b>14,718,269,594</b>      | <b>17,911,030,084</b>    |
| 4. Cost of sales                                         | 11        | 21        | 6,372,747,463        | 10,592,204,048        | 13,731,906,719             | 15,927,258,647           |
| <b>5. Gross profit (20=10-11)</b>                        | <b>20</b> |           | <b>1,223,313,564</b> | <b>812,363,963</b>    | <b>986,362,875</b>         | <b>1,983,771,437</b>     |
| 6. Profit/loss from disposal of investment properties    | 21        |           |                      |                       |                            |                          |
| 7. Financial income                                      | 22        |           | 86,802,384           | 46,428                | 87,316,029                 | 10,433,673               |
| 8. Financial expenses                                    | 23        | 22        | 682,853,425          | 654,747,944           | 1,941,291,781              | 2,103,378,079            |
| - In which: Loan interest expenses                       | 24        |           | 682,853,425          | 654,747,944           | 1,941,291,781              | 2,103,378,079            |
| 9. Selling expenses                                      | 25        | 23a       | 96,888,588           | 98,590,368            | 294,238,897                | 304,971,415              |
| 10. General and administration expenses                  | 26        | 23b       | 511,852,385          | 434,695,118           | 1,504,556,458              | 820,387,311              |
| <b>11. Net operating profit {30=20+21+22-(23+25+26)}</b> | <b>30</b> |           | <b>18,521,550</b>    | <b>(375,623,039)</b>  | <b>(2,666,408,232)</b>     | <b>(1,234,531,695)</b>   |
| 12. Other income                                         | 31        | 24        | 117,505,819          | 14,500,000            | 224,138,911                | 406,388,535              |
| 13. Other expenses                                       | 32        | 25        | 253,198              |                       | 987,482                    | 1,870,949,554            |
| <b>14. Other profit/(loss) (40=31-32)</b>                | <b>40</b> |           | <b>117,252,621</b>   | <b>14,500,000</b>     | <b>223,151,429</b>         | <b>(1,464,561,019)</b>   |
| <b>15. Total accounting profit before tax (50=30+40)</b> | <b>50</b> | <b>26</b> | <b>135,774,171</b>   | <b>(361,123,039)</b>  | <b>(2,443,256,803)</b>     | <b>(2,699,092,714)</b>   |
| 16. Current income tax                                   | 51        |           | -                    | -                     | -                          | -                        |
| 17. Deferred income tax                                  | 52        |           | -                    | -                     | -                          | -                        |
| <b>18. Profit after tax (60=50-51-52)</b>                | <b>60</b> |           | <b>135,774,171</b>   | <b>(361,123,039)</b>  | <b>(2,443,256,803)</b>     | <b>(2,699,092,714)</b>   |
| 19. The basic earnings per share (*)                     | 70        |           |                      |                       |                            |                          |
| 20. Diluted loss per share (*)                           | 71        |           |                      |                       |                            |                          |

  
Nguyen Thi Thanh Nhan  
Preparer

  
Bui Quoc Thinh  
Chief Accountant

  
Nguyen Huyen Tram  
General Director

October 20, 2026

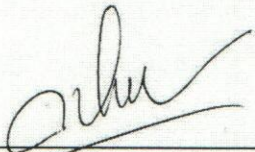
CASH FLOW STATEMENT (continued)  
ended September 30, 2026

VND

| Items                                                                                                                  | Code | Notes | Current year-to-date (YTD) | Prior year-to-date (YTD) |
|------------------------------------------------------------------------------------------------------------------------|------|-------|----------------------------|--------------------------|
| <b>I. Cash flows from operating activities</b>                                                                         |      |       |                            |                          |
| <b>1. Profit before tax</b>                                                                                            | 1    |       | (2,443,256,803)            | (2,699,092,714)          |
| <b>2. Adjustments for:</b>                                                                                             |      |       | -                          |                          |
| Depreciation of fixed assets and investment properties                                                                 | 2    |       | 633,565,793                | 7,841,791,536            |
| Provisions                                                                                                             | 3    |       | 4,143,918,577              | (785,268,981)            |
| Gains and losses from exchange rate differences due to revaluation of monetary items denominated in foreign currencies | 4    |       | -                          | -                        |
| Gains and losses from investment activities                                                                            | 5    |       | -                          | (308,004,501)            |
| Interest expenses                                                                                                      | 6    |       | -                          | 84,163,919               |
| Other adjustments                                                                                                      | 7    |       | -                          |                          |
| <b>3. Profit from operating activities before changes in working capital</b>                                           | 8    |       | 2,334,227,567              | 4,133,589,259            |
| Increase, decrease in receivables                                                                                      | 9    |       | (5,128,011,125)            | (4,338,044,992)          |
| Increase, decrease in inventories                                                                                      | 10   |       | (4,383,278,260)            | (800,781,364)            |
| Increase, decrease in payables (excluding interest payable and corporate income tax payable)                           | 11   |       | 4,421,636,233              | 3,062,178,514            |
| Increase, decrease in prepaid expenses                                                                                 | 12   |       | 108,297,532                | 102,982,960              |
| Increase, decrease in trading securities                                                                               | 13   |       | -                          | -                        |
| Interest paid                                                                                                          | 14   |       | -                          | (120,163,919)            |
| Corporate income tax paid                                                                                              | 15   |       | -                          | -                        |
| Other cash receipts from operating activities                                                                          | 16   |       | -                          | -                        |
| Other cash payments for operating activities                                                                           | 17   |       | -                          | -                        |
| <b>Net cash flows from operating activities</b>                                                                        | 20   |       | (2,647,128,053)            | 2,039,760,458            |
| <b>II. Cash flows from investing activities</b>                                                                        |      |       | -                          |                          |
| 1. Cash payments to acquire fixed assets and other long-term assets                                                    | 21   |       | 3,330,312,235              | (2,359,295,611)          |
| 2. Cash receipts from disposal of fixed assets and other long-term assets                                              | 22   |       | -                          | -                        |
| 3. Cash payments for loans, purchase of debt instruments of other entities                                             | 23   |       | -                          | -                        |
| 4. Cash receipts from loan recoveries, sale of debt instruments of other entities                                      | 24   |       | -                          | -                        |
| 5. Cash payments for investments in other entities                                                                     | 25   |       | -                          | -                        |
| 6. Cash receipts from investments in other entities                                                                    | 26   |       | -                          | -                        |
| 7. Interest and dividends received                                                                                     | 27   |       | -                          | 308,004,501              |
| <b>Net cash flows from investing activities</b>                                                                        | 30   |       | 3,330,312,235              | (2,051,291,110)          |
| <b>III. Cash flows from financing activities</b>                                                                       |      |       | -                          |                          |
| 1. Cash receipts from issuing shares, receiving capital contributions from owners                                      | 31   |       | -                          | -                        |

CASH FLOW STATEMENT (continued)  
ended September 30, 2026

| Items                                                                                    | Code      | Notes | Current year-to-date (YTD) | Prior year-to-date (YTD) |
|------------------------------------------------------------------------------------------|-----------|-------|----------------------------|--------------------------|
| 2. Cash payments to return capital to owners, repurchase shares issued by the enterprise | 32        |       | -                          | -                        |
| 3. Cash receipts from borrowings                                                         | 33        |       | -                          | (1,000,000,000)          |
| 4. Cash repayments of borrowings                                                         | 34        |       | (2,000,000,000)            | -                        |
| 5. Cash repayments of finance lease liabilities                                          | 35        |       | -                          | -                        |
| 6. Dividends and profits paid to owners                                                  | 36        |       | -                          | -                        |
| <b>Net cash flows from financing activities</b>                                          | <b>40</b> |       | <b>(2,000,000,000)</b>     | <b>(1,000,000,000)</b>   |
| <b>Net cash flows during the period (50 = 20+30+40)</b>                                  | <b>50</b> |       | <b>(1,316,815,818)</b>     | <b>(1,011,530,652)</b>   |
| <b>Cash and cash equivalents at the beginning of the period</b>                          | <b>60</b> |       | <b>4,764,945,006</b>       | <b>4,418,262,999</b>     |
| Effect of exchange rate changes on cash and cash equivalents                             | 61        |       | -                          |                          |
| <b>Cash and cash equivalents at the end of the period (70 = 50+60+61)</b>                | <b>70</b> |       | <b>3,448,129,188</b>       | <b>3,406,732,347</b>     |



\_\_\_\_\_  
 Nguyen Thi Thanh Nhan  
 Preparer



\_\_\_\_\_  
 Bui Quoc Thinh  
 Chief Accountant



\_\_\_\_\_  
 Nguyen Huyen Tram  
 General Director

October 20, 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)  
For the accounting period ended September 30, 2026

**1. CORPORATE INFORMATION**

Phuoc An Coffee Joint Stock Company ("the Company") incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 6000183273 issued by the Department of Planning and Investment of Dak Lak Province on 20 September 1996. The Company subsequently received the amended Enterprise Registration Certificates ("ERC"), with the latest being the 19<sup>th</sup> amended ERC on 20 September 2025.

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

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

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

The Company's normal course of business cycle is is not more than 12 months.

**2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**

**2.1 Accounting period**

The Company's annual accounting period is from 1 January to 31 December. For the six-month accounting period ended 30 September 2026, the Company prepared its interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of financial statements.

**2.2 Accounting currency**

The accompanying financial statements are presented in Vietnam Dong (VND).

**3. APPLIED ACCOUNTING STANDARDS, ACCOUNTING SYSTEM, ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT STATUTORY REQUIREMENTS**

**3.1 Applied accounting system**

The Company applies the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance guiding the Corporate Accounting System.

**3.2 Statement of compliance with Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System**

The Company applies Vietnamese Accounting Standards, the circulars guiding the Vietnamese Corporate Accounting System, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of the financial statements.

The Board of General Directors of the Company ensures that it has complied with the requirements of Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and the guiding circulars on the implementation of accounting standards issued by the Ministry of Finance in the preparation of the financial statements.

**3.3 Basis of preparation of the financial statements**

The accompanying financial statements are presented in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of financial statements. The accompanying financial

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

**3.4 Accounting estimates**

The preparation of financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities and assets as at the date of the financial statements, as well as the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of General Directors' best knowledge, actual results may differ from those estimates and assumptions.

**3.5 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**3.6 Receivables**

Receivables represent amounts recoverable from customers or other parties. Receivables are stated at carrying amount less provision for doubtful debts.

The provision for doubtful debts is made for each doubtful debt based on the overdue age of the debts or the anticipated level of losses, or for receivables where the debtors are unlikely to settle due to liquidation, bankruptcy or similar financial difficulties.

**3.7 Inventories**

Inventories are stated at the lower of cost and net realisable value. The cost of inventories includes direct materials, direct labour and overheads, where applicable, incurred in bringing the inventories to their present location and condition. The cost of inventories is determined using the monthly weighted average method.

Net realisable value represents the estimated selling price less the estimated costs of completion and the estimated costs of marketing, selling and distribution.

The Company's provision for devaluation of inventories is made in accordance with current accounting regulations. Accordingly, the Company is permitted to make provisions for obsolete, damaged, or substandard inventories, and in cases where the cost of inventories is higher than their net realisable value as at the end of the accounting period.

**3.8 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises their purchase price and all other costs directly attributable to bringing the assets to their working condition for their intended use. Tangible fixed assets are depreciated using the straight-line method as follows:

|                                              | Current year | Prior year |
|----------------------------------------------|--------------|------------|
|                                              | [Years]      | [Years]    |
| Buildings and structures                     | 05 – 25      | 05 – 25    |
| Machinery and equipment                      | 05 – 15      | 05 – 15    |
| Motor vehicles and transmission equipment    | 05 – 15      | 05 – 15    |
| Office equipment                             | 04 – 08      | 04 – 08    |
| Perennial trees producing recurring products | 05 - 25      | 05 - 25    |

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

**3.9 Leases**

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

**The Company as lessor**

The Company recognises assets held under a finance lease as a receivable at an amount equal to the net investment in the lease. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Company's net investment outstanding in respect of the leases. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

**The Company as lessee**

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in profit or loss, unless they are directly attributable to leased assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs.

A lease is classified as an operating lease whenever substantially all the risks and rewards of ownership remain with the lessor. Operating lease payments are recognised as an expense in the statement of profit or loss on a straight-line basis over the lease term. Incentives received or receivable to enter into operating leases are also recognised on a straight-line basis over the lease term.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

**3.10 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises all costs incurred by the Company to acquire the asset up to the point it is brought to its working condition for its intended use. Subsequent expenditure relating to an intangible fixed asset after initial recognition is recognised as an operating expense in the period in which it is incurred, unless the expenditure is associated with a specific intangible fixed asset and increases the future economic benefits generated by the asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortisation are derecognised, and any resulting gain or loss on disposal is included in profit or loss for the year.

The Company's intangible fixed assets comprise:

**Land use rights**

Land use rights represent all actual costs directly attributable to the land being used, including: the cost of acquiring the land use rights, compensation and site clearance costs, land leveling costs, and registration fees,....

The Company's land use rights are amortised as follows: Land use rights allocated by the State with land use fee payment are amortised using the straight-line method over the allocation period; indefinite land use rights are not amortised.

**3.11 Investment properties**

Investment properties are land use rights, buildings, part of a building or infrastructure held by the Company as owner or under a finance lease to earn rentals or for capital appreciation.

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

Investment properties are stated at cost less accumulated depreciation. The cost of an investment property comprises all costs incurred by the Company or the fair value of other consideration given to acquire the investment property up to the date of acquisition or completion of construction.

Subsequent expenditure relating to an investment property that has already been recognised is recognised as an expense in the period in which it is incurred, unless 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, in which case the expenditure is capitalised as an additional cost of the investment property.

When an investment property is sold or disposed of, its cost and accumulated depreciation are derecognised, and any resulting gain or loss on disposal is included in profit or loss for the year.

Transfers from owner-occupied property or inventories to investment property are made only when there is a change in use, evidenced by the end of owner-occupation and the commencement of an operating lease to another party, or at the completion of construction. Transfers from investment property to owner-occupied property or inventories are made only when there is a change in use, evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. Transfers from investment property to owner-occupied property or inventories do not change the cost or the carrying amount of the property at the date of transfer.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives. The depreciation periods for investment properties are as follows:

| <u>Items</u>             | <u>Years</u> |
|--------------------------|--------------|
| Buildings and structures | 05 – 25      |

**3.12 Construction in progress**

Construction in progress represents the cost of newly acquired assets that have not yet been installed, or capital construction projects that have not yet been completed. Construction in progress is stated at cost, which comprises all necessary expenditures incurred to construct, repair, renovate, expand, or technically re-equip works, such as construction costs, equipment costs, project management fees, construction investment consulting fees, and qualifying borrowing costs eligible for capitalisation.

Construction in progress is transferred to the appropriate fixed asset accounts when the assets are installed or the construction projects are completed, and depreciation of these assets commences when they are ready for their intended use.

Construction in progress is recognised as an expense in profit or loss for the year if it does not meet the recognition criteria for fixed assets.

**3.13 Prepaid expenses**

Prepaid expenses comprise actual expenses incurred that relate to the results of operations of several accounting periods. The Company's prepaid expenses comprise the following:

**Tools and supplies**

Tools and supplies put into use are amortised to the statement of profit or loss on a straight-line basis over an allocation period not exceeding 36 months.

**Fixed asset repair and maintenance costs**

One-off major fixed asset repair and maintenance costs are amortised to profit or loss on a straight-line basis over a period of 36 months.

**Prepaid land rental**

Prepaid land rental represents land rental payments made in advance for the land currently occupied by the Company. Prepaid land rental is amortised to profit or loss on a straight-line basis over the lease term.

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

**3.14 Payables and accrued expenses**

Payables and accrued expenses are recognised for amounts to be paid in the future for goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses, and other payables is made on the following basis:

- Trade payables represent payables of a commercial nature arising from the purchase of goods, services, or assets where the supplier is an independent entity from the Company;
- Accrued expenses represent payables for goods and services received from suppliers or provided to customers that have not been paid due to a lack of invoices or sufficient accounting documentation, as well as payables to employees for accrued annual leave and other production and operating expenses required to be accrued. When such expenses are actually incurred, any difference between the actual amount incurred and the amount accrued is recognised as an increase or decrease in the relevant expense account;
- Other payables represent payables of a non-commercial nature that do not arise from transactions involving the purchase, sale, or provision of goods and services.

**3.15 Unearned revenue**

Unearned revenue represents revenue received in advance for one or more accounting periods, primarily comprising rentals received in advance from customers for multiple periods. The Company recognises unearned revenue corresponding to the obligations that the Company will be required to perform in the future. When the revenue recognition criteria are met, unearned revenue is recognised in the statement of profit or loss for the year corresponding to the portion of the obligation that satisfies such recognition criteria.

**3.16 Borrowings and finance lease obligations**

Borrowings are monitored by lender, loan agreement, and repayment maturity. In cases where borrowings are denominated in foreign currencies, detailed records are maintained by original currency.

**3.17 Borrowing costs**

Borrowing costs are recognised as production and operating expenses in the year in which they are incurred, unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 – "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings is deducted from the cost of the related asset. For specific borrowings obtained for the construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is less than 12 months.

**3.18 Provisions****Provision for severance allowance**

The severance allowance for employees is accrued at the end of each reporting period for employees who have worked regularly for the Company for 12 months or more, at the rate of one-half of a month's salary for each year of service qualifying for severance allowance in accordance with the Labour Code and its relevant guiding regulations. The average monthly salary used to calculate the severance allowance is adjusted at the end of each reporting period based on the average salary of the nine consecutive months preceding the reporting date. Any increase or decrease to the accrued amount, other than actual payments made to employees, is recognised in the statement of profit or loss.

This accrued severance allowance is utilised to pay severance allowances to employees upon termination of their employment contracts in accordance with Article 46 of the Labour Code.

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

**3.19 Owner's equity**

Owner's contributed capital is recognised according to the actual amount of capital contributed by the shareholders.

**3.20 Revenue and income recognition****Revenue from sale of goods and finished products**

Revenue from the sale of goods and finished products is recognised when all of the following conditions are simultaneously satisfied:

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

**Revenue from operating leases**

Revenue from operating leases is recognised on a straight-line basis over the lease term. Advance lease rentals received for multiple periods are allocated to revenue over the lease term.

**Interest income**

Interest income is recognised on an accrual basis, determined based on the balances of deposit accounts and the actual applicable interest rates for each period.

**3.21 Cost of goods sold and services rendered**

Cost of goods sold comprises the cost of products, goods, and services provided during the year and is recognised concurrently with the related revenue realised during the year. Abnormal amounts of wasted direct materials, direct labour, and unallocated fixed production overheads are recognised immediately in cost of goods sold (after deducting any compensations, if applicable), regardless of whether the related products or goods have been determined as sold.

**3.22 Selling expenses**

Selling expenses reflect the actual expenses incurred in the process of selling goods and providing services, primarily comprising salaries of sales personnel, product introduction and marketing expenses, advertising, and sales commissions.

**3.23 General and administrative expenses**

General and administrative expenses reflect the actual expenses incurred for the general management of the Company, primarily comprising salaries of administrative personnel; social insurance, health insurance, trade union fees, and unemployment insurance for administrative staff; office supplies; depreciation; provisions; outsourced services; and other expenses.

**3.24 Taxation****Current corporate income tax**

Current corporate income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from, or paid to, the taxation authorities, using the tax rates and tax laws that have been enacted by the end of the accounting period.

Current corporate income tax is recognised in the statement of profit or loss, except to the extent that it relates to items recognised directly in owner's equity, in which case the current corporate income tax is also recognised directly in owner's equity.

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

The Company offsets current corporate income tax assets and current corporate income tax liabilities only if there is a legally enforceable right to set off the recognised amounts and it intends to settle on a net basis.

**Deferred corporate income tax**

Deferred corporate income tax is provided on temporary differences at the end of the accounting period between the tax bases of assets and liabilities and their carrying amounts for interim financial reporting purposes.

Deferred corporate income tax liabilities are recognised for all taxable temporary differences, except where the deferred corporate income tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither accounting profit nor taxable profit or tax loss.

The carrying amount of deferred corporate income tax assets is reviewed at the end of each accounting period and reduced to the extent that there is no reasonable certainty that sufficient future taxable profits will be available to allow all or part of the benefit of the deferred corporate income tax asset to be utilised. Previously unrecognised deferred corporate income tax assets are reassessed at the end of each accounting period and are recognised to the extent that it has become reasonably certain that future taxable profits will allow the deferred corporate income tax asset to be recovered.

Deferred corporate income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted by the end of the accounting period.

Deferred corporate income tax is recognised in the statement of profit or loss, except to the extent that it relates to items recognised directly in owner's equity, in which case the deferred corporate income tax is also recognised directly in owner's equity.

The Company offsets deferred corporate income tax assets and deferred corporate income tax liabilities only if there is a legally enforceable right to set off current corporate income tax assets against current corporate income tax liabilities and the deferred corporate income tax assets and deferred corporate income tax liabilities relate to corporate income taxes levied by the same taxation authority on the same taxable entity.

**Tax losses carried forward**

The Company is entitled to carry each tax loss forward to offset against taxable profits arising within five consecutive years subsequent to the year in which the loss was incurred. As at the end of the accounting period, the Company had accumulated tax losses amounting to VND 207,911,692,166 (31 December 2025: VND 205,332,661,192). These accumulated tax losses are available for offset against future taxable profits for a period of five years from the year subsequent to the year in which the loss was incurred, in accordance with Vietnamese tax regulations.

No deferred corporate income tax asset has been recognised in respect of these accumulated tax losses as, at the date of preparation of these financial statements, there is no reasonable certainty that future taxable profits will be available against which these losses can be utilised.

**Interest expenses exceeding the statutory cap**

The Company is entitled to carry forward interest expenses exceeding the statutory cap that were non-deductible when determining corporate income tax in the current period to subsequent tax periods when determining total deductible interest expenses for those periods. The carry-forward period for such non-deductible interest expenses is a continuous period not exceeding five years subsequent to the year in which the non-deductible interest expenses were incurred.

No deferred corporate income tax asset has been recognised in respect of the aforementioned non-deductible interest expenses as there is no reasonable certainty that such expenses can be utilised within the permissible carry-forward period to subsequent tax periods.

**Unutilised provisions**

Provisions for doubtful debts, devaluation of inventories, and severance allowance represent deductible temporary differences when determining corporate income tax. These provisions can be offset against taxable income when utilised in accordance with current regulations.

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

No deferred corporate income tax asset has been recognised in respect of these provisions as there is no reasonable certainty that future taxable profits will be available against which these deductible temporary differences can be utilised.

**3.25 Financial instruments****Initial recognition**

*Financial assets:* At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. The Company's financial assets comprise cash, cash equivalents, trade receivables, other receivables, deposits, financial investments, and derivative financial instruments.

*Financial liabilities:* At the date of initial recognition, financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. The Company's financial liabilities comprise trade payables, other payables, accrued expenses, finance lease obligations, borrowings, and derivative financial instruments.

**Subsequent remeasurement**

Currently, there are no statutory regulations on the subsequent measurement of financial instruments after initial recognition.

**3.26 Related parties**

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

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

**4. CASH AND CASH EQUIVALENTS**

|               | VND                   |                      |
|---------------|-----------------------|----------------------|
|               | September 30,<br>2026 | December 31,<br>2025 |
| Cash on hand  | 28,994,288            | 58,861,528           |
| Cash in banks | 3,419,134,900         | 4,706,083,478        |
| <b>TOTAL</b>  | <b>3,448,129,188</b>  | <b>4,764,945,006</b> |

**5. SHORT-TERM ADVANCES TO SUPPLIERS**

|                                                                         | VND                  |                    |
|-------------------------------------------------------------------------|----------------------|--------------------|
|                                                                         | September 30, 2026   | December 31, 2025  |
| An Loc Phat Fire Protection Technical and Trading Company Limited       | 307,800,000          | 307,800,000        |
| Central Highlands Fire Protection Technical and Trading Company Limited | 268,429,616          | 268,429,616        |
| Quang Minh Construction Mechanical Service Trading One Member Co., Ltd  | 4,423,522,160        |                    |
| Others                                                                  | 104,005,682          | 104,005,682        |
| <b>TOTAL</b>                                                            | <b>5,103,757,458</b> | <b>680,235,298</b> |

**6. OTHER SHORT-TERM RECEIVABLES**

# Phuoc An Coffee Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)  
For the accounting period ended September 30, 2026

VND

September 30, 2026 December 31, 2025

|                                                                          |                       |                       |
|--------------------------------------------------------------------------|-----------------------|-----------------------|
| Receivables from farmers on shortage of contracted products              | 44,984,727,340        | 44,911,887,661        |
| Receivables from farmers on planting avocado at An Thuan perennial trees | 2,722,296,157         | 2,733,236,593         |
| Advances to employees                                                    | 1,506,348,685         | 1,506,348,685         |
| Receivable on reclaim of perennial trees garden                          | 1,957,440,108         | 1,421,167,415         |
| Receivables on transfer of perennial trees garden                        | 969,641,954           | 1,182,587,954         |
| Others                                                                   | 617,259,434           | 599,640,187           |
| <b>TOTAL</b>                                                             | <b>52,757,713,678</b> | <b>52,354,868,495</b> |
| Provision for doubtful short-term receivables                            | (50,293,543,218)      | (50,231,423,536)      |

## 7. INVENTORIES

VND

September 30, 2026 December 31, 2025

|                                    |                       |                       |
|------------------------------------|-----------------------|-----------------------|
| Work in process (*)                | 17,752,991,104        | 12,236,263,697        |
| Raw materials                      | 358,388,388           | 10,574,886,039        |
| Finished goods                     | 7,253,387,487         | 138,177,452           |
| Tools and supplies                 | 29,821,514            | 15,244,106            |
| <b>TOTAL</b>                       | <b>25,394,588,493</b> | <b>22,964,571,294</b> |
| Provision for obsolete inventories | (4,185,804,577)       | (1,953,261,061)       |
| <b>NET</b>                         | <b>21,208,783,916</b> | <b>21,011,310,233</b> |

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

Phuoc An Coffee Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)  
For the accounting period ended September 30, 2026

8. TANGIBLE FIXED ASSETS

|                                 | VND                                 |                                    |                                    |                          |                                               |                          |
|---------------------------------|-------------------------------------|------------------------------------|------------------------------------|--------------------------|-----------------------------------------------|--------------------------|
|                                 | <i>Buildings and<br/>Structures</i> | <i>Machinery and<br/>Equipment</i> | <i>Means of<br/>Transportation</i> | <i>Perennial Crops</i>   | <i>Management<br/>Tools and<br/>Equipment</i> | <i>Total</i>             |
| <b>Cost</b>                     |                                     |                                    |                                    |                          |                                               |                          |
| As at <b>December 31, 2025</b>  | 85,840,159,157                      | 41,846,455,932                     | 800,000,000                        | 169,395,733,590          | 1,592,058,636                                 | 299,474,407,315          |
| Newly purchase                  |                                     |                                    |                                    |                          |                                               | -                        |
| Disposal                        |                                     |                                    |                                    | 5,291,217,206            |                                               | 5,291,217,206            |
| <b>As at September 30, 2026</b> | <b>85,840,159,157</b>               | <b>41,846,455,932</b>              | <b>800,000,000</b>                 | <b>164,104,516,384</b>   | <b>1,592,058,636</b>                          | <b>294,183,190,109</b>   |
|                                 |                                     |                                    |                                    |                          |                                               | -                        |
| <b>Accumulated depreciation</b> |                                     |                                    |                                    |                          |                                               | -                        |
| As at <b>December 31, 2025</b>  | (78,278,212,939)                    | (39,938,681,042)                   | (800,000,000)                      | (122,030,682,451)        | (1,592,058,636)                               | (242,639,635,068)        |
| Depreciation for the period     | (1,496,200,023)                     | (303,234,328)                      | -                                  | (3,488,323,365)          | -                                             | (5,287,757,716)          |
| Write-off                       | 5,179,052,206                       | 112,165,000                        |                                    |                          |                                               | 5,291,217,206            |
| <b>As at September 30, 2026</b> | <b>(74,595,360,756)</b>             | <b>(40,129,750,370)</b>            | <b>(800,000,000)</b>               | <b>(125,519,005,816)</b> | <b>(1,592,058,636)</b>                        | <b>(242,636,175,578)</b> |
|                                 |                                     |                                    |                                    |                          |                                               | -                        |
| <b>Net carrying amount</b>      |                                     |                                    |                                    |                          |                                               | -                        |
| As at <b>December 31, 2025</b>  | 7,561,946,218                       | 1,907,774,890                      | -                                  | 47,365,051,139           | -                                             | 56,834,772,247           |
| <b>As at September 30, 2026</b> | <b>11,244,798,401</b>               | <b>1,716,705,562</b>               | <b>-</b>                           | <b>38,585,510,568</b>    | <b>-</b>                                      | <b>51,547,014,531</b>    |

NOTES TO THE FINANCIAL STATEMENTS (continued)  
For the accounting period ended June 30, 2026

## 9. INTANGIBLE ASSETS

|                                                |                        |
|------------------------------------------------|------------------------|
|                                                | VND                    |
|                                                | <i>Land use rights</i> |
| <b>Cost</b>                                    |                        |
| As at December 31, 2025 and September 30, 2026 | <u>1,285,200,000</u>   |
| <b>Accumulated amortisation</b>                |                        |
| As at December 31, 2025                        | (714,000,000)          |
| Amortisation for the period                    | <u>(64,260,000)</u>    |
| As at September 30, 2026                       | <u>(778,260,000)</u>   |
| <b>Net carrying amount</b>                     |                        |
| As at December 31, 2025                        | <u>571,200,000</u>     |
| As at September 30, 2026                       | <u>506,940,000</u>     |

## 10. INVESTMENT PROPERTY FOR RENT

|                                                   |                        |
|---------------------------------------------------|------------------------|
|                                                   | VND                    |
|                                                   | <i>Buildings</i>       |
| <b>Cost:</b>                                      |                        |
| As at December 31, 2025 and September 30, 2026    | <u>7,636,870,381</u>   |
| <b>Accumulated depreciation and amortisation:</b> |                        |
| As at December 31, 2025                           | (1,781,936,421)        |
| Depreciation for the period                       | <u>(572,765,283)</u>   |
| As at September 30, 2026                          | <u>(2,354,701,704)</u> |
| <b>Net carrying amount:</b>                       |                        |
| As at December 31, 2025                           | <u>5,854,933,960</u>   |
| As at September 30, 2026                          | <u>5,282,168,677</u>   |

## 11. CONSTRUCTION IN PROGRESS

|                                   |                           |                          |
|-----------------------------------|---------------------------|--------------------------|
|                                   | VND                       |                          |
|                                   | <i>September 30, 2026</i> | <i>December 31, 2025</i> |
| Avocado & durian planting project | <u>2.974.370.626</u>      | <u>1.013.465.655</u>     |

## 12. LONG-TERM PREPAID EXPENSES

|              |                           |                          |
|--------------|---------------------------|--------------------------|
|              | VND                       |                          |
|              | <i>September 30, 2026</i> | <i>December 31, 2025</i> |
| Goodwill (i) | 139,729,271               | 254,053,220              |

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended June 30, 2026

|              |                    |                    |
|--------------|--------------------|--------------------|
| Others       | 3,829,000          | 12,444,250         |
| <b>TOTAL</b> | <b>143,558,271</b> | <b>266,497,470</b> |

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

**13. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS****13.1 Short-term trade payables**

|                                                | VND                   |                      |
|------------------------------------------------|-----------------------|----------------------|
|                                                | September 30,<br>2026 | December 31, 2025    |
| Payable to farmers on over-contracted products | 1,728,175,376         | 4,766,086,578        |
| Others                                         | 401,412,403           | 146,200,001          |
| <b>TOTAL</b>                                   | <b>2,116,682,182</b>  | <b>4,912,286,579</b> |

**13.2 Short-term advances from customers**

|                                                               | VND                   |                      |
|---------------------------------------------------------------|-----------------------|----------------------|
|                                                               | September 30,<br>2026 | December 31, 2025    |
| Advances from other customers                                 | 8.836.000.300         | 3.578.576.880        |
| Cu Ne Wind Power Investment and<br>Management Company Limited | 3.410.000.000         | 3.410.000.000        |
| Van Hoa Holding Group Joint Stock Company                     | 5.307.000.000         | 168.576.880          |
| Others                                                        | 119.000.300           |                      |
| Binh Duong Nutifood Nutrition Food<br>Joint Stock Company     | 359.499.800           | 35.392.860           |
| <b>TOTAL</b>                                                  | <b>9.195.500.100</b>  | <b>3.613.969.740</b> |

**14. STATUTORY OBLIGATIONS**

|                              | VND                  |                    |
|------------------------------|----------------------|--------------------|
|                              | September 30, 2026   | December 31, 2025  |
| <b>Receivables</b>           |                      |                    |
| Corporate income tax         | 82,094,400           | 82,094,400         |
| <b>Payables</b>              |                      |                    |
| Property tax and land rental | 1,564,012,741        | 99,650,218         |
| Value added tax              |                      | 70,150,908         |
| Personal income tax          | 5,789,010            | 3,575,398          |
| <b>TOTAL</b>                 | <b>1,569,801,751</b> | <b>173,376,524</b> |

## NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended June 30, 2026

## 15. UNEARNED REVENUE

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

## 16. OTHER SHORT-TERM PAYABLES

|                                                           |                       | VND                   |
|-----------------------------------------------------------|-----------------------|-----------------------|
|                                                           | September 30,<br>2026 | December 31, 2025     |
| Other payables to third parties                           | 11.639.533.944        | 11.792.520.677        |
| - Land Fund Development Center of<br>Krong Buk District   | 6.787.453.717         | 6.787.453.717         |
| - Equitization payables to farmers                        | 2.603.658.717         | 2.603.658.717         |
| - Payables related to equitization (Note 9)               | 1,388,629,410         | 1,388,629,410         |
| - Short-term deposits received                            | 687.113.880           | 387.113.880           |
| - Others                                                  | 107,168,390           | 625.664.953           |
| Binh Duong Nutifood Nutrition Food<br>Joint Stock Company | 5.670.767.122         | 3.731.780.820         |
| <b>TOTAL</b>                                              | <b>17.310.301.066</b> | <b>15.524.301.497</b> |

## 17. OTHER LONG-TERM PROVISION

This represents the severance allowance payable to employees.

## 18. SHORT-TERM LOAN

|                                          | December 31,<br>2025 | Drawdown | Repayment     | VND<br>September 30,<br>2026 |
|------------------------------------------|----------------------|----------|---------------|------------------------------|
| Short-term loans from a<br>related party | 34,000,000,000       | -        | 2,000,000,000 | 32,000,000,000               |

## 19. OWNERS' EQUITY

|                                                           | Share capital   | Accumulated losses | VND<br>Total    |
|-----------------------------------------------------------|-----------------|--------------------|-----------------|
| <b>For the accounting period ended September 30, 2026</b> |                 |                    |                 |
| As at December 31, 2025                                   | 236,279,900,000 | (205,332,661,192)  | 30,947,238,808  |
| Net loss for the period                                   | -               | (2,443,256,803)    | (2,443,256,803) |
| As at September 30, 2026                                  | 236,279,900,000 | (207,775,917,995)  | 28,503,982,005  |

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

|                                                              | The third quarter<br>of 2026 | VND<br>The third quarter of<br>2025 |
|--------------------------------------------------------------|------------------------------|-------------------------------------|
| Net revenues from sale of goods and<br>rendering of services | 7,596,061,027                | 11,404,568,011                      |

NOTES TO THE FINANCIAL STATEMENTS (continued)  
For the accounting period ended June 30, 2026

In which:

|                        |               |                |
|------------------------|---------------|----------------|
| Sale of finished goods | 6,288,825,000 | 10,071,783,392 |
| Rental                 | 1,307,236,027 | 1,332,784,619  |

21. COST OF GOODS SOLD AND SERVICE RENDERED

|                             | VND                          |                              |
|-----------------------------|------------------------------|------------------------------|
|                             | The third quarter of<br>2026 | The third quarter of<br>2025 |
| Cost of finished goods sold | 5,608,171,119                | 10,180,457,741               |
| Cost of office rental       | 764,576,344                  | 411,746,307                  |
| <b>TOTAL</b>                | <b>6,372,747,463</b>         | <b>10,592,204,048</b>        |

22. FINANCE EXPENSES

|               | VND                          |                              |
|---------------|------------------------------|------------------------------|
|               | The third quarter of<br>2026 | The third quarter of<br>2025 |
| Loan interest | 682.853.425                  | 654.747.944                  |

23. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

|                                            | VND                          |                              |
|--------------------------------------------|------------------------------|------------------------------|
|                                            | The third quarter of<br>2026 | The third quarter of<br>2025 |
| <b>Selling expenses</b>                    | <b>96,888,588</b>            | <b>98,590,368</b>            |
| Labor costs                                | 70,364,292                   | 67,535,832                   |
| Expenses for external services             | 26,524,296                   | 31,054,536                   |
| <b>General and administrative expenses</b> | <b>511,852,385</b>           | <b>434,695,118</b>           |
| Depreciation and amortisation              | 336,861,291                  | 165,973,374                  |
| Labor costs                                | 117,990,207                  | 109,901,435                  |
| Others                                     | 228,219,133                  | 158,820,309                  |
| <b>TOTAL</b>                               | <b>608,740,973</b>           | <b>533,285,486</b>           |

24. OTHER INCOME

|              | VND                          |                              |
|--------------|------------------------------|------------------------------|
|              | The third quarter<br>of 2026 | The third quarter<br>of 2025 |
| Others       | 117,505,819                  | 14,500,000                   |
| <b>TOTAL</b> | <b>117,505,819</b>           | <b>14,500,000</b>            |

25. OTHER EXPENSES

VND

NOTES TO THE FINANCIAL STATEMENTS (continued)  
For the accounting period ended June 30, 2026

|              | <i>The third quarter<br/>of 2026</i> | <i>The third quarter<br/>of 2025</i> |
|--------------|--------------------------------------|--------------------------------------|
| Others       | 253.198                              |                                      |
| <b>TOTAL</b> | <b>253.198</b>                       |                                      |

**26. CORPORATE INCOME TAX**

As the Company reported a tax loss for the accounting period ended **September 30, 2026**, no provision for corporate income tax has been made.

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

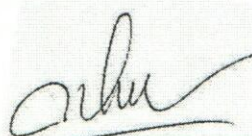
The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim financial statements could change at a later date upon final determination by the tax authorities.

|                                           | <i>The third quarter<br/>of 2026</i> | <i>The third quarter<br/>of 2025</i> |
|-------------------------------------------|--------------------------------------|--------------------------------------|
| <b>Total accounting profit before tax</b> | <b>135,774,171</b>                   | <b>(361,123,039)</b>                 |

VND

**26. OTHER INFORMATION**

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



Nguyen Thi Thanh Nhan  
Preparer



Bui Quoc Thinh  
Chief Accountant




Nguyen Huyen Tram  
General Director

October 20, 2026