

Thanh Thanh Cong - Bien Hoa Joint Stock Company

Interim separate financial statements

For the six-month period ended 31 December 2025



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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 20th Enterprise Registration Certificate dated 4 November 2025.

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 period 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 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 period 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 period 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	
Mr Nguyen Duc Hung Linh	Deputy General Director	appointed on 1 August 2025
Ms Nguyen Bach Kim Vy	Deputy General Director	appointed on 2 February 2026

LEGAL REPRESENTATIVE

The legal representatives during the period 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 MANAGEMENT

The Management of Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") presents this report and the interim separate financial statements of the Company for the six-month period ended 31 December 2025.

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

The Management is responsible for the interim separate financial statements of each financial period which give a true and fair view of the interim separate financial position of the Company and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim 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 interim separate financial statements; and
- ▶ prepare the interim 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 interim 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 interim separate financial statements.

STATEMENT BY THE MANAGEMENT

The Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 31 December 2025 and of the interim separate results of its operations and its interim 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 interim separate financial statements.

The Company has subsidiaries as disclosed in Note 17.1 in the interim separate financial statements. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 31 December 2025 dated 28 February 2026 ("interim consolidated financial statements") in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

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

For and on behalf of the Management:



Thai Van Chuyen
General Director

Tay Ninh Province, Vietnam

28 February 2026



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Reference: 11929623/E-68576664/LR

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

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

We have reviewed the accompanying interim separate financial statements of Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company"), as prepared on 28 February 2026 and set out on pages 6 to 69 which comprise the interim separate balance sheet as at 31 December 2025, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

The Company's management is responsible for the preparation and true and fair presentation of the interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the interim 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 interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements No.2410 - Review of Interim Financial Information Performed by Independent Auditor of the Entity.

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



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Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 31 December 2025, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

Ernst & Young Vietnam Limited



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

Ho Chi Minh City, Vietnam

28 February 2026

INTERIM SEPARATE BALANCE SHEET
as at 31 December 2025

VND

Code	ASSETS	Notes	31 December 2025	30 June 2025
100	A. CURRENT ASSETS		16,186,785,145,827	14,258,223,051,150
110	I. Cash and cash equivalents	4	2,295,950,354,043	2,280,656,640,296
111	1. Cash		344,688,251,440	370,968,332,332
112	2. Cash equivalents		1,951,262,102,603	1,909,688,307,964
120	II. Short-term investments		2,854,937,510,848	2,267,275,452,286
121	1. Held-for-trading securities	5	487,232,869,165	487,232,869,165
122	2. Provision for diminution in value of held-for-trading securities	5	(16,904,011,322)	(15,236,361,322)
123	3. Held-to-maturity investments	6	2,384,608,653,005	1,795,278,944,443
130	III. Current accounts receivable		9,919,514,903,455	8,518,694,235,595
131	1. Short-term trade receivables	7	3,143,177,353,382	2,227,670,878,738
132	2. Short-term advances to suppliers	8	4,459,110,731,065	4,717,679,261,067
135	3. Short-term loan receivables	11	451,610,000,000	301,510,000,000
136	4. Other short-term receivables	9	1,916,587,334,501	1,340,092,347,265
137	5. Provision for doubtful short-term receivables	7, 8, 9	(50,970,515,493)	(68,258,251,475)
140	IV. Inventories	10	1,063,189,394,311	1,165,499,324,149
141	1. Inventories		1,073,465,896,675	1,175,775,826,513
149	2. Provision for obsolete inventories		(10,276,502,364)	(10,276,502,364)
150	V. Other current assets		53,192,983,170	26,097,398,824
151	1. Short-term prepaid expenses	18	30,987,141,109	13,711,688,661
152	2. Value-added tax deductible	21	13,177,892,421	2,751,623,594
153	3. Tax and other receivables from the State	21	9,027,949,640	9,634,086,569

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 December 2025

VND

Code	ASSETS	Notes	31 December 2025	30 June 2025
200	B. NON-CURRENT ASSETS		20,547,088,638,170	20,639,923,040,656
210	I. Long-term receivables		2,531,809,659,363	2,616,550,446,658
211	1. Long-term trade receivables	7, 33	167,006,129,459	172,655,324,321
212	2. Long-term advances to suppliers	8	758,252,660,652	1,014,097,769,858
215	3. Long-term loan receivables	11	-	13,000,000,000
216	4. Other long-term receivables	9	1,606,550,869,252	1,416,797,352,479
220	II. Fixed assets		487,884,066,379	498,134,891,671
221	1. Tangible fixed assets	12	367,055,827,366	361,766,107,988
222	Cost		2,344,363,315,645	2,314,440,035,235
223	Accumulated depreciation		(1,977,307,488,279)	(1,952,673,927,247)
224	2. Finance leases	13	6,853,213,755	14,322,004,423
225	Cost		6,865,753,945	20,025,323,577
226	Accumulated depreciation		(12,540,190)	(5,703,319,154)
227	3. Intangible fixed assets	14	113,975,025,258	122,046,779,260
228	Cost		227,224,265,624	227,204,665,624
229	Accumulated amortisation		(113,249,240,366)	(105,157,886,364)
230	III. Investment properties	15	122,844,676,075	124,971,246,781
231	1. Cost		167,991,741,266	167,991,741,266
232	2. Accumulated depreciation		(45,147,065,191)	(43,020,494,485)
240	IV. Long-term assets in progress		320,409,987,806	200,277,409,835
242	1. Construction in progress	16	320,409,987,806	200,277,409,835
250	V. Long-term investments	17	16,857,609,345,250	16,964,719,193,716
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
260	VI. Other long-term assets		226,530,903,297	235,269,851,995
261	1. Long-term prepaid expenses	18	219,187,413,061	227,926,361,759
262	2. Deferred tax assets	32.3	7,343,490,236	7,343,490,236
270	TOTAL ASSETS		36,733,873,783,997	34,898,146,091,806

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 December 2025

VND

Code	RESOURCES	Notes	31 December 2025	30 June 2025
300	C. LIABILITIES		19,878,881,722,737	18,732,352,055,071
310	I. Current liabilities		14,829,228,252,538	12,212,096,874,388
311	1. Short-term trade payables	19	1,487,509,590,383	1,470,298,031,096
312	2. Short-term advances from customers	20	491,000,766,369	565,524,689,643
313	3. Statutory obligations	21	14,635,275,388	26,692,392,211
314	4. Payables to employees		6,267,023,532	6,079,866,632
315	5. Short-term accrued expenses	22	201,279,922,771	209,161,456,265
318	6. Short-term unearned revenue		51,760,559	77,814,082
319	7. Other short-term payables	23	1,744,018,561,300	1,418,404,182,683
320	8. Short-term loans and finance leases	24	10,881,752,737,857	8,515,499,482,802
322	9. Bonus and welfare fund	3.17	2,712,614,379	358,958,974
330	II. Non-current liabilities		5,049,653,470,199	6,520,255,180,683
337	1. Other long-term liabilities	3.17	2,470,955,710	6,193,342,030
338	2. Long-term loans and finance leases	24	5,042,945,552,239	6,509,824,876,403
342	3. Long-term provisions		4,236,962,250	4,236,962,250
400	D. OWNERS' EQUITY	25	16,854,992,061,260	16,165,794,036,735
410	I. Owners' equity		16,854,992,061,260	16,165,794,036,735
411	1. Share capital		8,767,239,220,000	8,361,563,710,000
411a	- Shares with voting rights		8,551,125,890,000	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	3. Investment and development fund		46,130,752,499	46,130,752,499
421	4. Undistributed earnings		1,271,517,522,285	987,995,007,760
421a	- Undistributed earnings up to the end of prior period		942,580,875,121	248,685,016,346
421b	- Undistributed earnings of the period		328,936,647,164	739,309,991,414
440	TOTAL LIABILITIES AND OWNERS' EQUITY		36,733,873,783,997	34,898,146,091,806

Nguyen Thanh Nam
Preparer

Dang Thi Diem Trinh
Chief Accountant

Thái Văn Chuyên
General Director

Tay Ninh Province, Vietnam

28 February 2026

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 31 December 2025

VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
01	1. Revenue from sale of goods and rendering of services	26.1	7,945,611,344,003	8,411,687,811,084
02	2. Deductions	26.1	(1,887,305,133)	(452,162,649)
10	3. Net revenue from sale of goods and rendering of services	26.1	7,943,724,038,870	8,411,235,648,435
11	4. Cost of goods sold and services rendered	27, 31	(7,472,086,796,914)	(7,661,993,713,441)
20	5. Gross profit from sale of goods and rendering of services		471,637,241,956	749,241,934,994
21	6. Finance income	26.2	965,528,897,610	1,023,689,577,664
22	7. Finance expenses	28	(795,134,091,850)	(766,472,271,677)
23	In which: Interest expenses		(666,946,244,348)	(681,246,068,575)
25	8. Selling expenses	29, 31	(103,897,098,529)	(107,146,071,450)
26	9. General and administrative expenses	29, 31	(175,812,167,109)	(197,901,482,213)
30	10. Operating profit		362,322,782,078	701,411,687,318
31	11. Other income	30	20,984,453,621	6,817,918,824
32	12. Other expenses	30	(248,643,105)	(10,119,186,127)
40	13. Other (loss) profit	30	20,735,810,516	(3,301,267,303)
50	14. Accounting profit before tax		383,058,592,594	698,110,420,015
51	15. Current corporate income tax expense	32.1	(14,901,816,114)	(20,232,620,116)
52	16. Deferred tax expense	32.3	-	-
60	17. Net profit after tax		368,156,776,480	677,877,799,899

Nguyen Thanh Nam
Preparer

Dang Thi Diem Trinh
Chief Accountant

Thái Văn Chuyên
General Director

Tay Ninh Province, Vietnam

28 February 2026

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 31 December 2025

VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		383,058,592,594	698,110,420,015
02	Adjustments for:			
	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets	12, 13, 14, 15	35,462,094,219 (146,545,715,016)	39,063,313,513 (32,552,950,064)
03	Reversal of provisions			
04	Foreign exchange losses arisen from revaluation of monetary accounts dominated in foreign currencies		24,902,394,580 (950,663,484,291)	35,334,139,588 (575,252,833,899)
05	Profit from investing activities			
06	Interest expenses	28	666,946,244,348	681,246,068,575
08	Operating profit before changes in working capital		13,160,126,434	845,948,157,728
09	(Increase) decrease in receivables		(1,347,032,396,398)	126,769,571,174
10	Decrease (increase) in inventories		102,309,929,838	(15,676,180,910)
11	Decrease in payables		(44,921,100,849)	(1,413,698,500,667)
12	Increase in prepaid expenses		(8,536,503,750)	(49,794,826,551)
13	Decrease in held-for-trading securities		-	34,051,000,000
14	Interest paid		(819,339,557,992)	(615,452,621,863)
15	Corporate income tax paid	21	(5,549,577,801)	(29,124,127,895)
17	Other cash outflows for operating activities		(43,060,477,234)	(52,453,560,232)
20	Net cash flows used in operating activities		(2,152,969,557,752)	(1,169,431,089,216)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(156,897,728,933)	(62,243,421,488)
22	Proceeds from disposals of fixed assets		6,882,996,481	11,230,300,895
23	Loans to other entities and placements of term deposits		(1,266,279,063,115)	(753,197,356,865)
24	Collections from borrowers and term deposits		941,538,002,369	531,987,618,453
25	Payments for investments in other entities		-	(1,608,245,016,500)
26	Proceeds from sales of investments in other entities		631,457,719,000	27,500,000,000
27	Interest, dividends and profits received		710,815,707,083	438,478,499,766
30	Net cash flows from (used in) investing activities		867,517,632,885	(1,414,489,375,739)

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the six-month period ended 31 December 2025

VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares	25	405,675,510,000	-
33	Drawdown of borrowings	24	14,725,452,367,282	19,854,624,277,477
34	Repayment of borrowings	24	(13,820,595,412,409)	(16,927,194,686,982)
35	Payment of principal of finance lease liabilities	24	(5,483,023,982)	(2,257,280,804)
40	Net cash flows from financing activities		1,305,049,440,891	2,925,172,309,691
50	Net increase in cash for the period		19,597,516,024	341,251,844,736
60	Cash and cash equivalents at beginning of period		2,280,656,640,296	2,874,916,311,059
61	Impact of exchange rate fluctuation		(4,303,802,277)	(13,077,739,588)
70	Cash and cash equivalents at end of period	4	2,295,950,354,043	3,203,090,416,207

Nguyen Thanh Nam
Preparer

Dang Thi Diem Trinh
Chief Accountant

Thai Van Chuyen
General Director

Tay Ninh Province, Vietnam

28 February 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 31 December 2025 and for the six-month period 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, 20th amended Enterprise Registration Certificate dated 4 November 2025.

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 31 December 2025 was 955 persons (30 June 2025: 681 persons).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 17.1. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 31 December 2025 dated 28 February 2026 ("interim consolidated financial statements") in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

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

2.2 Accounting standards and system

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

- ▶ 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.2 Accounting standards and system (continued)

Accordingly, the accompanying interim 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 interim separate financial position and the interim separate results of its operations and the interim 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 interim 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim balance sheet date.

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

3.3 Receivables

Receivables are presented in the interim 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 interim 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 interim 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 interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim 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 interim 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 interim 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 interim separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim separate income statement as incurred.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim 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 interim separate income statement.

Land use rights

Land use rights are recorded as intangible fixed assets on the interim 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim separate income statement in the period of retirement or disposal.

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

3.9 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 interim 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 interim 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 interim 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 interim balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Deferred 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 period.

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 interim separate income statement over the remaining lease period 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 period 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 the period, 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 interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim separate income statement.

This provision is used to settle the retrenchment allowance to be paid to employee 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 right are recognised at par value.

Share premium

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

Preference shares

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim 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 periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the interim balance sheet date.

Current income tax is charged or credited to the interim 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim 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 interim balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each interim balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

Deferred tax is charged or credited to the interim 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 period 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

4. CASH AND CASH EQUIVALENTS

		VND
	31 December 2025	30 June 2025
Cash on hand	4,504,138,898	6,648,375,062
Cash in banks	340,184,112,542	364,319,957,270
Time deposits at banks (*)	1,951,262,102,603	1,909,688,307,964
TOTAL	2,295,950,354,043	2,280,656,640,296

(*) This represents bank deposits with an original term or remaining maturities of no more than three (3) months and earn interest at rate ranging from 1.5% to 4.75% per annum for the six-month period ended 31 December 2025 (for the six-month ended 31 December 2024: 1.6% to 3.75% per annum).

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:

31 December 2025				
	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)	-	(4,225,830,351)	(12,678,180,971)	(16,904,011,322)
Net (VND)	459,043,107,847	8,593,600,000	2,692,149,996	470,328,857,843
Fair value (VND)	606,398,238,600	8,593,600,000	2,692,150,000	617,683,988,600
30 June 2025				
	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 31 December 2025 and 30 June 2025, all GEG shares were pledged as collaterals for long-term bonds obtained from commercial banks (Note 24.3).

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 from 2.5% to 6.1% per year. As at 31 September 2025 and at 30 June 2025, 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

7. TRADE RECEIVABLES

	VND	
	31 December 2025	30 June 2025
Short-term	3,143,177,353,382	2,227,670,878,738
Due from other parties	1,885,122,928,917	1,089,623,992,650
- Global Mind Agriculture Pte., Ltd	503,146,200,000	28,246,684,370
- Son Tin Commodity Exchange Joint Stock Company	145,111,971,131	75,177,595,916
- Nestle Vietnam Company Limited	98,678,498,644	23,161,695,375
- A Dong Investment Business Development Company Limited	85,447,743,987	116,800,600,000
- Dong Nai Branch of Suntory PepsiCo Vietnam Beverage Company Limited	69,429,800,592	19,051,524,195
- Masan HG One Member Company Limited	46,140,679,620	78,678,237,750
- Vinacafé Bien Hoa Joint-Stock Company	33,963,696,900	83,473,144,125
- Vietnam Tran Quang Company Limited	30,148,290,720	28,477,575,000
- Others	873,056,047,323	636,556,935,919
Due from related parties (Note 33)	1,258,054,424,465	1,138,046,886,088
Long-term	167,006,129,459	172,655,324,321
Due from a related party (Note 33)	167,006,129,459	172,655,324,321
TOTAL	3,310,183,482,841	2,400,326,203,059
Provision for doubtful short-term trade receivables	(22,686,942,560)	(22,686,942,560)
NET	3,287,496,540,281	2,377,639,260,499

As at 31 December 2025 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	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Beginning balance	22,686,942,560	28,132,959,862
Provision made during the period	-	4,406,054,404
Ending balance	22,686,942,560	32,539,014,266

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

8. ADVANCES TO SUPPLIERS

	VND	
	31 December 2025	30 June 2025
Short-term	4,459,110,731,065	4,717,679,261,067
Advances to related parties (Note 33)	1,626,020,225,503	1,539,740,161,080
Advances to farmers (*)	625,502,499,471	1,262,764,406,255
Advances to other parties	2,207,588,006,091	1,915,174,693,732
<i>In which:</i>		
- Global Mind Agriculture Pte Company Limited	682,469,624,398	1,388,081,817,824
- Svayrieng Sugar Company Limited	157,691,688,962	126,770,791,718
- Thinh Thien Phuc Company Limited	360,965,146,082	97,602,120,000
- Son Tin Commodity Exchange Joint Stock Company	332,716,448,412	519,319,590
- Others	673,745,098,237	302,200,644,600
Long-term	758,252,660,652	1,014,097,769,858
Advances to a related party (Note 33)	559,025,375,250	824,467,647,000
Advances to farmers (*)	199,227,285,402	189,630,122,858
TOTAL	5,217,363,391,717	5,731,777,030,925
Provision for doubtful short-term advances to suppliers	(12,568,043,376)	(21,349,689,252)
NET	5,204,795,348,341	5,710,427,341,673

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

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

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Beginning balance	21,349,689,252	27,040,525,018
Reversal of provision during the period	(8,781,645,876)	-
Provision during the period	-	5,183,166,856
Ending balance	12,568,043,376	32,223,691,874

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

9. OTHER RECEIVABLES

		VND
	31 December 2025	30 June 2025
Short-term	1,916,587,334,501	1,340,092,347,265
Interest receivables from terms deposits, loans, advances to farmers and suppliers	804,490,999,567	564,846,348,427
Receivable on behalf from farmers	555,659,699,336	-
Dividend receivable	402,681,060,000	415,681,060,000
Payment on behalf	75,177,301,990	35,503,573,209
Staff advances	47,298,923,377	67,646,694,282
Deposits	21,431,141,657	21,182,391,657
Disposal of investments	-	209,352,279,000
Others	9,848,208,574	25,880,000,690
Long-term	1,606,550,869,252	1,416,797,352,479
Capital contribution per Business Cooperation Contract ("BCC") (*)	1,315,500,000,000	1,315,500,000,000
Receivable on behalf from farmers	166,903,727,186	-
Deposits for land rental	58,635,849,929	54,635,849,929
Shared profit from BCC	52,829,462,140	40,299,802,140
Interest income	12,681,829,997	6,361,700,410
TOTAL	3,523,138,203,753	2,756,889,699,744
Provision for doubtful other short-term receivables	(15,715,529,557)	(24,221,619,663)
NET	3,507,422,674,196	2,732,668,080,081
<i>In which:</i>		
Related parties (Note 33)	2,018,000,733,041	1,177,624,774,061
Other parties	1,489,421,941,155	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 contents	Profit sharing for the Company	31 December 2025	30 June 2025
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
TOTAL			1,315,500,000,000	1,315,500,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

9. OTHER RECEIVABLES (continued)

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

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Beginning balance	24,221,619,663	23,142,594,171
Reversal of provision during the period	(8,506,090,106)	(6,013,409,141)
Ending balance	15,715,529,557	17,129,185,030

10. INVENTORIES

	VND			
	31 December 2025		30 June 2025	
	Cost	Provision	Cost	Provision
Merchandises	308,008,537,444	(289,231,680)	458,676,149,876	(289,231,680)
Finished goods	297,408,294,045	-	316,415,088,634	-
Raw materials	205,280,329,419	(8,638,815,720)	120,346,868,263	(8,638,815,720)
Work in process	163,443,224,326	-	187,852,961,890	-
Goods in transit	96,379,942,709	-	89,282,414,838	-
Tools and supplies	2,945,568,732	(1,348,454,964)	3,202,343,012	(1,348,454,964)
TOTAL	1,073,465,896,675	(10,276,502,364)	1,175,775,826,513	(10,276,502,364)

As at 31 December 2025 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	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Beginning and ending balances	10,276,502,364	13,175,058,075

11. LOAN RECEIVABLES

	VND	
	31 December 2025	30 June 2025
Due from related parties (Note 33)	231,400,000,000	173,820,000,000
Due from other party (*)	220,210,000,000	140,690,000,000
TOTAL	451,610,000,000	314,510,000,000

(*) This represents the unsecured lending to (i) 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 8.5% per annum, and (ii) An Hoa Production - Trading - Service One Member Limited Liability Company of VND 79,520,000,000 with term to maturity of one (1) year and earns interest at 9% per annum.

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

12. TANGIBLE FIXED ASSETS

	Machinery and equipment	Buildings and structures	Means of transportation	Office equipment	Others	VND Total
Cost:						
As at 30 June 2025	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	33,545,635,911	-	260,000,000	2,160,625,236	798,889,815	36,765,150,962
Disposal	(6,794,696,552)	-	-	(47,174,000)	-	(6,841,870,552)
As at 31 December 2025	1,841,303,613,814	381,638,705,915	34,333,225,791	21,957,432,035	65,130,338,090	2,344,363,315,645
<i>In which:</i>						
Fully depreciated	1,350,689,567,781	21,860,123,818	6,533,029,629	7,281,022,872	57,893,104,172	1,444,256,848,272
Accumulated depreciation:						
As at 30 June 2025	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	15,660,448,068	6,351,899,642	1,414,496,590	966,889,665	251,407,315	24,645,141,280
Disposal	-	-	-	(11,580,248)	-	(11,580,248)
As at 31 December 2025	1,599,725,757,425	283,292,054,379	18,899,382,714	14,541,331,889	60,848,961,872	1,977,307,488,279
Net carrying amount:						
As at 30 June 2025	230,487,365,098	104,698,551,178	16,588,339,667	6,257,958,327	3,733,893,718	361,766,107,988
As at 31 December 2025	241,577,856,389	98,346,651,536	15,433,843,077	7,416,100,146	4,281,376,218	367,055,827,366
<i>In which:</i>						
Pledged as loan security (Note 24.3)	215,024,847,490	68,022,286,058	-	92,424,114	469,491,497	283,609,049,159

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

13. FINANCE LEASES

	VND
	<i>Machinery and equipment</i>
Cost:	
As at 30 June 2025	20,025,323,577
New purchase	6,865,753,945
Lease return	(20,025,323,577)
As at 31 December 2025	6,865,753,945
Accumulated depreciation:	
As at 30 June 2025	5,703,319,154
Depreciation for the period	599,028,231
Lease return	(6,289,807,195)
As at 31 December 2025	12,540,190
Net carrying amount:	
As at 30 June 2025	14,322,004,423
As at 31 December 2025	6,853,213,755

14. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	VND Total
Cost:			
Beginning balance	66,165,258,934	161,039,406,690	227,204,665,624
New purchase	-	19,600,000	19,600,000
Ending balance	66,165,258,934	161,059,006,690	227,224,265,624
<i>In which:</i>			
Fully amortised	21,926,806,327	14,926,395,670	36,853,201,997
Accumulated amortisation:			
As at 30 June 2025	40,200,151,459	64,957,734,905	105,157,886,364
Amortisation for the period	1,146,146,631	6,945,207,364	8,091,354,002
As at 31 December 2025	41,346,298,097	71,902,942,269	113,249,240,366
Net carrying amount:			
As at 30 June 2025	25,965,107,475	96,081,671,785	122,046,779,260
As at 31 December 2025	24,818,960,837	89,156,064,421	113,975,025,258
<i>In which:</i>			
Pledged as loan security (Note 24.3)	23,727,765,685	-	23,727,765,685

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

15. INVESTMENT PROPERTIES

			VND
	<i>Buildings and structures</i>	<i>Land use rights</i>	<i>Total</i>
Cost:			
As at 30 June 2025 and 31 December 2025	<u>138,695,318,266</u>	<u>29,296,423,000</u>	<u>167,991,741,266</u>
Accumulated depreciation:			
As at 30 June 2025	33,556,092,412	9,464,402,073	43,020,494,485
Depreciation for the period	<u>1,832,092,252</u>	<u>294,478,454</u>	<u>2,126,570,706</u>
As at 31 December 2025	<u>35,388,184,664</u>	<u>9,758,880,527</u>	<u>45,147,065,191</u>
Net carrying amount:			
As at 30 June 2025	<u>105,139,225,854</u>	<u>19,832,020,927</u>	<u>124,971,246,781</u>
As at 31 December 2025	<u>103,307,133,602</u>	<u>19,537,542,473</u>	<u>122,844,676,075</u>
<i>In which:</i>			
<i>Pledged as loan security (Note 24.3)</i>	<u>103,327,476,337</u>	<u>19,517,199,737</u>	<u>122,844,676,074</u>

The fair values of the investment properties as at 31 December 2025 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>For the six-month period ended 31 December 2025</i>	<i>For the six-month period ended 31 December 2024</i>
Rental income from investment properties	10,651,229,531	11,632,722,182
Direct operating expenses of investment properties that generated rental income during the period	(8,242,804,926)	(9,272,269,372)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

16. CONSTRUCTION IN PROGRESS

	VND	
	31 December 2025	30 June 2025
Upgrading of machinery and equipment	214,637,804,487	112,118,513,665
Machinery and equipment under installation	75,715,470,548	60,741,388,342
Others	30,056,712,771	27,417,507,828
TOTAL	320,409,987,806	200,277,409,835

17. LONG-TERM INVESTMENTS

	VND	
	31 December 2025	30 June 2025
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 (*)	30,000,000,000	40,000,000,000
TOTAL	16,858,343,761,694	17,096,379,239,194
Provision for diminution in value of long-term investments	(734,416,444)	(131,660,045,478)
NET	16,857,609,345,250	16,964,719,193,716

(*) 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 31 December 2024: 6.6% to 8.4% per annum)..

Details of movements of provision for long-term investments:

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Beginning balance	131,660,045,478	157,413,210,979
Utilization of provision	(130,925,629,034)	(21,143,512,183)
Ending balance	734,416,444	136,269,698,796

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in subsidiaries

17.1.1 Investments in direct subsidiaries

Name of subsidiaries	Business activities	31 December 2025			30 June 2025		
		Cost of investment (VND)	% voting right (*)	% of direct interest	Cost of investment (VND)	% voting right (*)	% of direct interest
AgriS Production Development Joint Stock Company	Consulting management in manufacturing sugar industry	5,575,815,108,959	99.98	99.98	5,575,815,108,959	99.98	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	90.00	5,337,824,715,191	100.00	90.00
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	90.00	1,395,000,000,000	90.00	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	35.84	982,110,000,000	100.00	35.84

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in subsidiaries (continued)

17.1.1 Investments in direct subsidiaries (continued)

Name of subsidiaries	Business activities	31 December 2025			30 June 2025		
		Cost of investment	% voting right	% of direct interest	Cost of investment	% voting right	% of direct interest
		(VND)	(*)		(VND)	(*)	
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
TOTAL		15,391,504,328,750			15,551,504,328,750		
Provision for diminution in value of long-term investments		-			(62,890,151,534)		
NET		15,391,504,328,750			15,488,614,177,216		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in subsidiaries (continued)

17.1.1 Investments in direct subsidiaries (continued)

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

According to the capital contribution transfer contract No. 01/2025/HĐCN/TTCBH-TKN dated September 30, 2025, the Company completed the transfer of 100% ownership in TTC An Hòa Production Trading Service One Member Co., Ltd. ("TTC An Hòa Company") to another investor on September 30, 2025, with a total transfer value of VND 200,000,000,000. Accordingly, TTC An Hòa Company is no longer a subsidiary of the Company.

The fair values of the above investments as at 31 December 2025 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 interim balance sheet date.

17.1.2 Investments in indirect subsidiaries

As at 31 December 2025, the Company indirectly exercises its control over the following companies:

- Ninh Hoa Thermoelectricity One Member Company Limited ("Ninh Hoa Thermoelectricity");
- Thanh Cong Green Idea One Member Limited Liability Company;
- Thanh Cong Green Agriculture One Member Limited Liability Company;
- Thanh Cong Green One Member Limited Liability Company;
- Thanh Cong Green Agriculture Investment One Member Limited Liability Company;
- Agris Gia Lai Electricity Joint Stock Company;
- Bien Hoa - Phan Rang Sugar Joint Stock Company ("Bien Hoa - Phan Rang Sugar");
- Bien Hoa - Thanh Long Joint Stock Company ("Bien Hoa - Thanh Long");
- Mien Trung Bovine Breeding Joint Stock Company;
- Trang Sinh Mushroom Company Limited;
- TTC Attapeu Sugarcane Co., Ltd ("TTC Attapeu");
- TTC Attapeu Sugarcane Sole Co., Ltd. ("TTC Attapeu Laos");
- Hai Vi Limited Company;
- Thanh Thanh Cong Sugarcane Research, Application Limited Liability Company ("TTC Sugarcane Research")
- Tay Ninh Sugar Joint Stock Company;
- Nuoc Trong Sugar Joint Stock Company;
- Growfin Investment Joint Stock Company;
- Tuan Hoan Agricultural Technology Joint Stock Company
- Agris Ninh Hoa Import Export Joint Stock Company ("Agris Ninh Hoa")
- Bien Hoa – Ninh Hoa One Member Limited Liability Sugar Company
- Global Mind Business Company Limited
- Global TTC Ari Agricultural Research Institute
- Ninh Hoa Green Energy One Member Limited Liability Company
- Ninh Hoa Clean Energy One Member Limited Liability Company

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

17. LONG-TERM INVESTMENTS (continued)

17.2 Investments in other entities

	31 December 2025		30 June 2025	
	Cost of investment (VND)	% of interest	Cost of investment (VND)	% of interest
Ben Tre Import Export Joint Stock Company	1,436,105,016,500	17.00	1,436,105,016,500	17.00
Son Duong Sugar and Sugar Cane Joint Stock Company (i)	-	-	36,456,277,500	13.84
France-Vietnam Sorbitol Joint Stock Company (ii)	-	-	31,579,200,000	18.36
Other long-term investments	734,416,444	-	734,416,444	-
TOTAL	1,436,839,432,944		1,504,874,910,444	
Provision for diminution in value of long-term investment	(734,416,444)		(68,769,893,944)	
NET	1,436,105,016,500		1,436,105,016,500	

(i) The Company completed the transfer of 100% ownership interest in Son Duong Sugar and Sugar Cane Joint Stock Company to another investor on 24 October 2025, with a total transfer price of VND 20,000,000,000.

(ii) The Company completed the transfer of 100% ownership interest in France-Vietnam Sorbitol Joint Stock Company to another investor on 30 September 2025, with a total transfer price of VND 22,105,440,000.

The fair values of the above investments as at 30 June 2025 had not yet been formally assessed and determined. 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

18. LONG-TERM PREPAID EXPENSES

		VND
	31 December 2025	30 June 2025
Short-term		
Prepaid loan related expenses	19,542,964,688	458,246,620
Prepaid land rental	3,315,169,701	3,994,952,334
Insurance fees	1,047,282,634	1,044,224,362
Others	7,081,724,086	8,214,265,345
TOTAL	30,987,141,109	13,711,688,661
Long-term		
Consulting fees	101,556,078,042	105,908,591,341
Prepaid land rental	101,098,488,548	102,397,370,012
Repairment expenses of machines and equipment	11,437,949,811	16,886,633,305
Others	5,094,896,660	2,733,767,101
TOTAL	219,187,413,061	227,926,361,759

19. SHORT-TERM TRADE PAYABLES

		VND
	31 December 2025	30 June 2025
Due to related parties (Note 33)	1,221,383,167,228	874,458,676,354
Due to farmers	17,216,896,976	114,395,965,278
Due to other parties	248,909,526,179	481,443,389,464
In which:		
- John Deere Asia Company Limited	49,365,630,314	30,190,938,524
- Thien Phuc Services Trading & Production Company Limited	23,019,228,000	228,673,705,000
- Thanh Thanh Nam JSC	19,541,106,266	12,430,756,447
- Others	156,983,561,599	210,147,989,493
TOTAL	1,487,509,590,383	1,470,298,031,096

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

20. SHORT-TERM ADVANCES FROM CUSTOMERS

		VND
	31 December 2025	30 June 2025
Due to related parties (Note 33)	76,310,082,949	158,168,983,837
Due to other parties	414,690,683,420	407,355,705,806
In which:		
- Agris Tay Ninh Joint Stock Company	408,500,000,000	372,500,000,000
- Others	6,190,683,420	34,855,705,806
TOTAL	491,000,766,369	565,524,689,643

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

				VND
	30 June 2025	Increase during the period	Decrease during the period	31 December 2025
Payables				
Corporate income tax	-	14,250,500,759	(5,549,577,801)	8,700,922,958
Value-added tax	26,160,442,339	588,422,730,253	(614,432,529,235)	150,643,357
Import tax	359,871,702	184,176,656,879	(184,200,025,706)	336,502,875
Personal income tax	172,078,170	17,167,268,334	(11,892,140,306)	5,447,206,198
TOTAL	26,692,392,211	804,017,156,225	(816,074,273,048)	14,635,275,388
Receivables				
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	549,009,797,868	(538,583,529,041)	13,177,892,421
TOTAL	12,385,710,163	549,054,976,294	(539,234,844,396)	22,205,842,061

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

22. SHORT-TERM ACCRUED EXPENSES

		VND
	31 December 2025	30 June 2025
Bank interest expense	121,637,420,410	113,537,403,374
Transportation fees	34,426,754,616	36,434,574,795
Land rental of the plantation	27,205,872,564	25,175,424,536
External services expenses	17,894,181,662	27,551,240,704
Others	115,693,519	6,462,812,856
TOTAL	201,279,922,771	209,161,456,265

23. OTHER SHORT-TERM PAYABLES

		VND
	31 December 2025	30 June 2025
Payables to commercial banks for non-recourse documentary transactions	1,450,003,120,000	1,022,733,600,000
Interest payables	111,005,755,330	271,499,086,010
Dividend payables	93,823,771,205	54,615,554,184
Collection on behalf	15,301,236,372	15,301,236,372
Deposits, mortgages	3,059,595,311	2,988,357,811
Transportation	1,570,965,134	1,570,965,134
Others	69,254,117,948	49,695,383,172
TOTAL	1,744,018,561,300	1,418,404,182,683
<i>In which:</i>		
<i>Other parties</i>	<i>1,644,045,421,836</i>	<i>1,174,437,709,684</i>
<i>Related parties (Note 33)</i>	<i>99,973,139,464</i>	<i>243,966,472,999</i>

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

24. LOANS AND FINANCE LEASES

	30 June 2025	Movement during the period			31 December 2025
		Increase	Decrease	Reclassification	
Short-term					
Loans from banks (Note 24.1)	8,515,499,482,802	13,110,731,999,577	(11,790,695,027,102)	1,046,216,282,580	10,881,752,737,857
Loans from related parties (Note 33)	6,932,756,278,350	11,553,649,454,304	(10,384,195,027,102)	-	8,102,210,705,552
Current portion of long-term loans from banks (Note 24.2)	916,100,000,000	1,060,000,000,000	(1,406,500,000,000)	-	569,600,000,000
Convertible Bond (Note 24.4)	679,221,929,573	-	-	546,770,050,193	1,225,991,979,766
Current portion of long-term bonds (Note 24.3)	(15,949,712,178)	497,082,545,273	-	-	497,082,545,273
Current portion of financial lease (Note 24.5)	3,370,987,057	-	-	(553,767,613)	2,817,219,444
Long-term					
Loans from banks (Note 24.2)	6,509,824,876,403	1,614,720,367,705	(2,035,383,409,289)	(1,046,216,282,580)	5,042,945,552,239
Loans from related parties (Note 33)	3,345,240,835,819	652,117,066,955	(586,412,943,053)	(546,770,050,193)	2,864,174,909,528
Long-term bonds (Note 24.3)	775,000,000,000	820,000,000,000	(1,302,000,000,000)	-	293,000,000,000
Finance lease (Note 24.5)	2,389,584,040,584	135,737,546,785	(141,487,442,254)	(500,000,000,000)	1,883,834,145,115
	-	6,865,753,965	(5,483,023,982)	553,767,613	1,936,497,596
TOTAL	15,025,324,359,205	14,725,452,367,282	(13,826,078,436,391)	-	15,924,698,290,096

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

24. LOANS AND FINANCE LEASES (continued)

24.1 Short-term loans from banks

<i>Banks</i>	<i>31 December 2025</i>	<i>Principal repayment term</i>	<i>Description of collaterals</i>
	<i>VND</i>		
First Commercial Bank - Ho Chi Minh Branch	3,952,484,225,867	From May 2026 to July 2026	Form of 15% term deposit and the next 3 months of non-term interest on the interest payment account
Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Dinh Branch	1,349,152,868,405	From January 2026 to June 2026	Land use rights, capital contributions, deposit contracts, stocks and bonds
Vietnam International Commercial Joint Stock Bank - Dong Nai Branch	699,462,272,728	From February 2026 to April 2026	Inventories and receivables, Payment Guarantee Letters and Payment Commitments issued by the Company
United Overseas Bank Vietnam Limited	395,558,916,000	From January 2026 to May 2026	Deposit contracts, inventory and trade receivable
Bangkok Bank Public Company Limited - Ho Chi Minh Branch	253,873,220,000	April 2026	Deposit contracts
The Siam Commercial Bank Public Company Limited - Ho Chi Minh Branch	237,100,615,000	From January 2026 to June 2026	Inventory and trade receivable
Orient Commercial Joint Stock Bank - Dak Lak Branch	229,000,000,000	March 2026	Inventories and capital contributions
Sinopac Bank - Ho Chi Minh City Branch	179,710,940,000	April 2026	Unsecured
Kasikornbank Public Joint Stock Commercial Bank - Ho Chi Minh Branch	174,626,951,272	April 2026	Deposit contracts and receivables
Modern Bank of Vietnam Limited – Khanh Hoa Branch	167,920,687,904	From January 2026 to May 2026	Deposit contracts, inventory and trade receivable

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

24. LOANS AND FINANCE LEASES (continued)

24.1 Short-term loans from banks (continued)

<i>Banks</i>	<i>31 December 2025</i> <i>VND</i>	<i>Principal</i> <i>repayment terms</i>	<i>Description of collaterals</i>
E.Sun Commercial Bank Limited - Dong Nai Branch	157,728,892,000	March 2026	Deposit contracts
Vietnam Joint Stock Commercial Bank for Industry and Trade - Tay Ninh Branch	118,276,050,847	From January 2026 to April 2026	Land use rights, machinery and equipment and deposit contracts
Development Joint Stock Commercial Bank - Tay Ninh Branch	94,837,845,529	From April 2026 to June 2026	Inventories
Shinhan Bank Vietnam - North Saigon Branch	47,000,000,000	From January 2026 to April 2026	Unsecured
Sai Gon Thuong Tin Commercial Joint Stock Bank – Nguyen Van Troi Branch	40,000,000,000	February 2026	Income generated from the business operations and insurance of land use rights and assets attached to the land is managed by Tadimex
BNP Paribas Bank - Ho Chi Minh Branch	5,477,220,000	March 2026	Deposits and trade receivables
TOTAL	<u>8,102,210,705,552</u>		
<i>In which:</i>			
<i>Original currency</i>			
VND	4,028,465,061,698		
USD	154,600,234		

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
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24. LOANS AND FINANCE LEASES (continued)

24.2 Long-term loans from banks

<i>Banks</i>	<i>31 December 2025 VND</i>	<i>Principal repayment terms</i>	<i>Purpose</i>	<i>Description of collaterals</i>
E.Sun Commercial Bank Limited - Dong Nai Branch	1,323,400,000,000	June 2027	Support working capital for sugar production	Savings deposits, QSDD, assets on land, MMTB of Agris GL and Dien GL, Stand by LC
ING Bank - ING-DIBA AG Branch	1,058,400,000,000	July 2029	Support working capital for sugar production	Savings deposits and trade receivables
Mizuho Bank, Ltd. – Ha Noi Branch	570,284,000,000	May 2027	Support working capital for sugar production	Savings deposits and trade receivables
Kasikornbank Public Joint Stock Commercial Bank - Ho Chi Minh Branch	458,300,000,000	July 2028	Support working capital for sugar production	Savings deposits and trade receivables
Responsibility Investments AG	379,125,000,000	January 2028	Support working capital for sugar production	Shares
Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch	297,310,415,294	December 2028	Procurement and construction of fixed assets	Real estate, machinery and equipment, savings deposits and shares



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

24. LOANS AND FINANCE LEASES (continued)

24.2 Long-term loans from banks (continued)

<i>Banks</i>	<i>31 December 2025</i>	<i>Principal repayment terms</i>	<i>Purpose</i>	<i>Description of collaterals</i>
	<i>VND</i>			
Saigon Thuong Tin Commercial Joint Stock Bank - Nguyen Van Troi Branch	3,347,474,000	From November 2026 to October 2027	Long-term lease assets	Assets formed from loans
TOTAL	<u>4,090,166,889,294</u>			
<i>In which:</i>				
<i>Current portion</i>	1,225,991,979,766			
<i>Non-current portion</i>	2,864,174,909,528			
<i>Original amount</i>				
<i>VND</i>	758,957,889,294			
<i>USD</i>	131,000,000			

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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

24. LOANS AND FINANCE LEASES (continued)

24.3 Long-term bonds

	31 December 2025	Principal repayment terms	Interest rate	Purpose	Description of collaterals
	VND		% p.a.		
Issued at par value					
Techcom Securities Joint Stock Company	700,000,000,000	December 2027	4.95 + Reference Rate	Debt payment	Unsecured
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
Shinhan Securities Vietnam Company Limited	150,000,000,000	June 2027	4.5 + Reference Rate	Redemption of bonds prior to their maturity date	Trading securities owned by the Company
JB Vietnam Securities Company Limited	50,000,000,000	June 2027	4.5 + Reference Rate	Redemption of bonds prior to their maturity date	Trading securities owned by the Company
Issuance fee	(32,115,567,063)				
	2,367,884,432,937				
<i>In which:</i>					
Current portion	484,050,287,822				
Non-current portion	1,883,834,145,115				

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

24. LOANS AND FINANCE LEASES (continued)

24.4 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

	Movement in period				Ending balance
	Beginning balance	New issuance	Transferred to shares	Due and not transferred to shares	
Convertible Bond	-	499,296,900,000	-	-	499,296,900,000
Issuance fee	-	(2,214,354,727)	-	-	(2,214,354,727)
TOTAL		497,082,545,273	-	-	497,082,545,273

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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

24. LOANS AND FINANCE LEASES (continued)

24.5 Finance leases

The Company currently has leased machinery and equipment under finance lease agreements with BIDV - SumiTrust Leasing Company Limited - Ho Chi Minh City Branch. Future obligations due under finance lease agreements as at the interim balance sheet date were as follows:

				VND
	<i>Less than 1 year</i>	<i>From 1-5 years</i>	<i>More than 5 years</i>	<i>Total</i>
31 December 2025				
Total minimum lease payments	3,299,334,606	1,936,497,596	-	5,235,832,202
Finance charges	482,115,162	-	-	482,115,162
Lease liabilities	2,817,219,444	1,936,497,596	-	4,753,717,040
30 June 2025				
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

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

25. OWNERS' EQUITY

25.1 Increase and decrease in owners' equity

	Share capital		Share premium	Investment and development fund	Undistributed earnings	VND
	Share with voting rights	Preference shares				Total
For the six-month period ended 31 December 2024						
As at 30 June 2024	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
Net profit for the period	-	-	-	-	677,877,799,899	677,877,799,899
Appropriation to bonus and welfare fund	-	-	-	-	(43,365,934,218)	(43,365,934,218)
Dividend for preference shares (Note 25.2)	-	-	-	-	(39,220,129,316)	(39,220,129,316)
As at 31 December 2024	7,405,009,930,000	216,113,330,000	6,770,104,566,476	46,130,752,499	1,665,283,136,929	16,102,641,715,904
For the six-month period ended 31 December 2025						
As at 30 June 2025	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
Employee Stock Option Plan (ESOP)	405,675,510,000	-	-	-	-	405,675,510,000
Net profit for the period	-	-	-	-	368,156,776,480	368,156,776,480
Appropriation to bonus and welfare fund	-	-	-	-	(45,414,132,639)	(45,414,132,639)
Dividend for preference shares (Note 25.2)	-	-	-	-	(39,220,129,316)	(39,220,129,316)
As at 31 December 2025	8,551,125,890,000	216,113,330,000	6,770,104,566,476	46,130,752,499	1,271,517,522,285	16,854,992,061,260

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

25. OWNERS' EQUITY (continued)

25.2 Capital transactions with shareholders and distribution of dividends

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2025
Issued contributed share capital		
Beginning balance	8,361,563,710,000	7,621,123,260,000
Increase in period (i)	405,675,510,000	-
Ending balance	8,767,239,220,000	7,621,123,260,000
Dividends declared (ii)	39,220,129,316	39,220,129,316
Dividends on preference shares	39,220,129,316	39,220,129,316
(i) According to Resolution 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.		
(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

	31 December 2025			30 June 2025		
	Number of ordinary shares	Number of Preference shares	% interest	Number of ordinary shares	Number of Preference shares	% interest
Thanh Thanh Cong Investment Joint Stock Company	183,228,072	-	20.90	183,228,072	-	21.91
Legendary Venture Fund 1	138,211,036	-	15.76	138,311,036	-	16.54
Others	533,673,481	21,611,333	63.34	493,005,930	21,611,333	61.55
TOTAL	855,112,589	21,611,333	100.00	814,545,038	21,611,333	100.00

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

25. OWNERS' EQUITY (continued)

25.4 Shares

	Number of shares	
	31 December 2025	30 June 2025
Authorised shares	876,723,922	836,156,371
Shares issued and fully paid		
<i>Ordinary shares</i>	855,112,589	814,545,038
<i>Preference shares</i>	21,611,333	21,611,333
Shares in circulation		
<i>Ordinary shares</i>	855,112,589	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	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Gross revenue	7,945,611,344,003	8,411,687,811,084
Of which:		
<i>Sale of sugar</i>	7,607,397,629,999	8,125,475,285,912
<i>Sale of machines</i>	136,059,006,526	97,531,148,846
<i>Sale of molasses</i>	87,387,723,500	71,560,379,132
<i>Rendering of rental services (Note 15)</i>	10,651,229,531	11,632,722,182
<i>Sale of electricity</i>	1,255,640,750	7,275,281,740
<i>Others</i>	102,860,113,697	98,212,993,272
Less	(1,887,305,133)	(452,162,649)
<i>Sales returns</i>	(1,850,229,300)	(452,111,300)
<i>Trade discount</i>	(37,075,833)	(51,349)
Net revenue	7,943,724,038,870	8,411,235,648,435
Of which:		
<i>Sale of sugar</i>	7,605,510,324,866	8,125,023,123,263
<i>Sale of machines</i>	136,059,006,526	97,531,148,846
<i>Sale of molasses</i>	87,387,723,500	71,560,379,132
<i>Rendering of rental services (Note 15)</i>	10,651,229,531	11,632,722,182
<i>Sale of electricity</i>	1,255,640,750	7,275,281,740
<i>Others</i>	102,860,113,697	98,212,993,272
Of which:		
<i>Sales to other parties</i>	7,353,229,866,998	7,092,116,501,940
<i>Sales to related parties</i>	590,494,171,872	1,319,119,146,495

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

26. REVENUE (continued)

26.2 Finance income

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Dividend income	376,187,800,000	499,676,193,000
Interest income from advances to suppliers	256,618,466,421	285,494,366,520
Gain from disposals of investments	170,925,629,034	800,000,000
Interest income from bank deposit	60,380,283,690	50,470,586,236
Interest income from advances to farmers	51,308,404,828	68,419,736,765
Foreign exchange gains	15,213,594,216	97,367,708,973
Loan interest income	21,144,719,421	21,460,986,170
Shared profit from BCCs	13,750,000,000	-
TOTAL	965,528,897,610	1,023,689,577,664

27. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Cost of sugar	7,164,875,688,167	7,423,852,284,911
Cost of machine	111,740,610,811	78,326,914,910
Cost of molasses	88,245,209,863	60,994,045,679
Cost of electricity	2,873,017,862	17,346,414,281
Cost of rental services (Note 15)	8,242,804,926	9,272,269,372
Others	96,109,465,285	72,201,784,288
TOTAL	7,472,086,796,914	7,661,993,713,441

28. FINANCE EXPENSES

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Interest expenses	666,946,244,348	681,246,068,575
Foreign exchange losses	30,520,198,588	50,593,867,311
Loss from disposal of investments	25,930,037,500	1,764,351,000
Provision (reversal of provision) for diminution in value of investments (Notes 5 and 17)	1,667,650,000	(19,077,762,183)
Others	70,069,961,414	51,945,746,974
TOTAL	795,134,091,850	766,472,271,677

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the six-month period ended 31 December 2025</i>	<i>For the six-month period ended 31 December 2024</i>
Selling expenses	103,897,098,529	107,146,071,450
Expenses for external services	90,715,714,601	94,578,337,327
Labor costs	7,104,198,711	7,634,251,929
Depreciation and amortisation	1,251,287,758	1,099,370,016
Others	4,825,897,459	3,834,112,178
General and administrative expenses	175,812,167,109	197,901,482,213
Labor costs	78,430,722,430	63,112,867,961
Expenses for external services	62,283,727,088	62,232,883,526
Depreciation and amortisation	3,576,217,427	11,294,297,244
(Reversal of provisions) provisions	(17,287,735,982)	3,575,812,119
Others	48,809,236,146	57,685,621,363
TOTAL	279,709,265,638	305,047,553,663

30. OTHER INCOME AND EXPENSES

	VND	
	<i>For the six-month period ended 31 December 2025</i>	<i>For the six-month period ended 31 December 2024</i>
Other income	20,984,453,621	6,817,918,824
Income from contracts compensation claims	10,789,149,956	252,327,360
Income from disposal of fixed assets	6,882,996,481	-
Income from leasing activities	-	4,957,351,004
Others	3,312,307,184	1,608,240,460
Other expenses	248,643,105	10,119,186,127
Loss from disposal of fixed assets	-	4,538,558,009
Expenses from leasing activities	-	3,267,807,008
Others	248,643,105	2,312,821,110
OTHER PROFIT (LOSS)	20,735,810,516	(3,301,267,303)

31. PRODUCTION AND OPERATING COSTS

	VND	
	<i>For the six-month period ended 31 December 2025</i>	<i>For the six-month period ended 31 December 2024</i>
Material and merchandise cost	7,250,915,915,294	7,577,437,079,147
Expenses for external services	219,665,227,962	160,837,938,442
Labor costs	192,820,279,353	124,607,390,342
Depreciation and amortisation	35,462,094,219	39,063,313,513
(Reversal of provision) provisions	(17,287,735,982)	3,575,812,119
Others	70,220,281,706	61,519,733,541
TOTAL	7,751,796,062,552	7,967,041,267,104

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period 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 interim separate financial statements could be changed at a later date upon final determination by the tax authorities.

32.1 CIT expenses

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Current tax expense	11,921,366,218	12,348,781,863
Under accrual of CIT expenses	2,980,449,896	7,883,838,253
TOTAL	14,901,816,114	20,232,620,116

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

	VND	
	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Accounting profit before tax	383,058,592,594	698,110,420,015
At applicable CIT rates	76,611,718,519	111,834,970,801
<i>Adjustments:</i>		
Under accrual of CIT expenses	2,980,449,896	7,883,838,253
Non-deductible expenses		449,049,662
Adjust corporate income tax according to the Decree 132/2020/ND-CP	13,297,207,699	-
Exempted dividend income	(77,987,560,000)	(99,935,238,600)
CIT expenses	14,901,816,114	20,232,620,116

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

32. CORPORATE INCOME TAX (continued)

32.2 Current CIT

The current tax payable is based on taxable income for the current period. The taxable income of the Company for the period differs from accounting profit as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other periods 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 interim balance sheet date.

32.3 Deferred tax

The following are the deferred tax assets recognized by the Company, and the movement thereon, during the current and previous period:

	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>31 December 2025</i>	<i>30 June 2025</i>	<i>For the six-month period ended 31 December 2025</i>	<i>For the six-month period ended 31 December 2024</i>
Provision for long-term investments	6,315,840,000	6,315,840,000	-	-
Provision for obsolete inventories	1,027,650,236	1,027,650,236	-	-
Deferred tax assets	7,343,490,236	7,343,490,236	-	-
Deferred tax expense			-	-

VND

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 31 December 2025 are unsecured and will be settled in cash. For the six-month period ended 31 December 2025, the Company has not made any provision for doubtful debts relating to amounts owed by related parties (for the six-month period ended 31 December 2024: Nil). This assessment is undertaken each interim financial year through the examination of the interim financial position of the related party and the market in which the related party operates.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

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 at 31 December 2025 and significant transactions during the six-month period 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
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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

<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
Thành Thành Công 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
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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with related parties during the six-month period ended 31 December 2025 and 31 December 2024 were as follows:

		VND	
Related parties	Transactions	For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
BHC	Loans repayment	1,060,000,000,000	1,060,000,000,000
	Loans drawdown	675,000,000,000	1,802,000,000,000
	Purchase of materials	507,776,035,850	22,532,289,897
	Sale of goods	409,044,962,090	322,890,684,446
	Interest income	206,207,513,058	50,930,535,322
	Rendering of service	24,478,205,977	8,552,714,536
	Interest expense	11,869,758,904	37,435,178,080
	Purchase of goods	1,463,223,971	820,608,027,851
	Other purchase	685,028,066	566,563,075
	Sales of tools	462,458,000	7,590,503,815
	Other sale	326,089,834	6,311,740
	Other income	136,857,000	231,978,753
	Purchase of services	-	5,671,065,245
	Purchase fixed assets	-	167,676,794
AgriS Gia Lai	Loans repayment	583,000,000,000	1,233,700,000,000
	Purchase of goods	423,638,212,200	360,429,960,000
	Interest income	224,295,009,360	48,737,263,821
	Loans drawdown	145,000,000,000	973,000,000,000
	Interest expense	39,395,746,806	30,292,186,303
	Rendering of service	2,661,409,730	-
	Purchase of services	19,734,849	261,324,052
	Dividend	-	293,904,000,000
	Interest on advance payments	-	95,355,678
GMBC	Sale of machineries	57,379,026,130	-
	Rendering of services	155,000,000	-
AgriS Agricultural Development	Loans drawdown	868,000,000,000	-
	Loans repayment	828,000,000,000	-
	Purchase of materials	294,460,585,028	15,214,586,500
	Lending collection	196,500,000,000	450,000,000,000
	Lending	163,000,000,000	203,500,000,000
	Interest income	39,741,009,770	3,841,972,603
	Interest expenses	26,014,226,298	-
	Rendering of services	2,511,267,144	-
	Sale of machine	585,756,800	-
	Sale of goods	207,225,644	5,643,326,000
	Other sale	3,984,564	21,215,095
	Other purchase	-	630,932,700
	Other income	-	190,800,926

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with related parties during the six-month period ended 31 December 2025 and 31 December 2024 were as follows (continued):

Related parties	Transactions	VND	
		For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Agis Production Development	Purchase of goods, service	9,589,999,998	-
	Interest income	288,246,575	8,424,854,794
	Lending collection	-	403,200,000,000
	Dividend	-	196,000,000,000
	Lending	-	140,000,000,000
Agris Ninh Hoa	Lending	179,000,000,000	-
	Purchase of goods	156,915,704,800	365,108,450,000
	Sale of goods, service	48,494,833,200	-
	Interest income	13,329,368,867	32,555,272,250
	Rendering of services	3,795,535,761	4,629,630
	Interest expense	1,681,779,081	27,696,684,660
	Other sale	67,165,000	-
	Sales machine, tools	-	359,893,000
Bien Hoa - Phan Rang Sugar	Loans repayment	87,500,000,000	54,300,000,000
	Loans drawdown	23,500,000,000	246,000,000,000
	Purchase of goods	5,931,600,000	29,853,075,000
	Interest expense	4,252,095,892	6,310,853,425
	Interest income	2,867,616,495	5,290,389,043
	Rendering of services	1,693,069,533	-
TTC Attapeu Sugarcane Co., Ltd	Purchase of goods	177,941,890,000	130,570,730,000
	Interest income	2,837,941,079	5,902,998,128
	Rendering of services	24,646,916	-
Thanh Thanh Cong Investment Joint Stock Company	Sale of goods	57,148,596,200	21,093,500,000
	Interest income	3,341,042,823	6,446,745,252
	Purchase goods, services	-	16,800,000,000
	Other income	-	30,000,000
Green Packaging Joint Stock Company	Purchase of materials	19,612,228,610	18,963,565,070
Thanh Cong Green Idea	Lending collection	6,500,000,000	-
	Interest income	571,684,933	316,054,796
	Lending	-	14,000,000,000
	Loans repayment	-	2,000,000,000
	Interest expense	-	35,506,849

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with related parties during the six-month period ended 31 December 2025 and 31 December 2024 were as follows (continued):

Related parties	Transactions	VND	
		For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Thanh Thanh Cong Trading Joint Stock Company	Sale of goods	-	6,561,110,000
	Purchase of materials	42,570,000	42,570,000
TTC Attapeu Laos	Sale of tools, machines	10,380,347,700	6,328,269,640
	Sales of goods	3,280,395,315	5,370,015,428
	Rendering of services	3,486,605,879	18,518,518
	Interest income	-	-
Thanh Thanh Cong Tourist Joint Stock Company	Interest income	-	5,070,914,027
TTC An Hoa	Lending collection	23,000,000,000	-
	Interest income	1,759,745,754	4,134,505,208
Hai Vi Limited Company	Purchase of goods	-	3,737,158,331
Ben Tre Import Export Joint Stock Company	Sales of goods	3,043,985,000	3,595,910,000
	Other income	300,000,000	7,033,339
	Purchase of goods	170,430,000	8,181,818
	Other purchase	-	1,336,776,377
Sugar Tay Ninh	Loan repayment	5,000,000,000	-
	Rendering service	128,386,921	-
	Interest expense	23,013,699	1,391,342,466
	Sales of goods	7,411,111	-
	Purchase of services	4,817,500	33,000,000
	Other income	-	2,777,778

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with related parties during the six-month period ended 31 December 2025 and 31 December 2024 were as follows (continued):

Related parties	Transactions	VND	
		For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
TTC Sugarcane Research	Lending collection	3,000,000,000	-
	Other purchase	536,813,888	-
	Rendering of services	389,268,522	5,000,000
	Interest income	122,054,795	120,986,302
	Sale of machines, tools	30,605,000	123,099,615
	Sale of goods	6,288,518	7,655,941
	Purchase of goods	6,172,727	1,505,462,510
	Other income	475,000	3,900,000
	Purchase of services	-	584,773,272
	Purchase of materials	-	123,442,713
Thanh Cong Green	Loan drawdown	6,500,000,000	-
	Lending collection	1,500,000,000	-
	Lending	1,000,000,000	-
	Interest income	42,136,986	-
	Interest expenses	4,808,219	23,736,986
	Loans repayment	-	1,300,000,000
Thanh Cong Green Agriculture Company	Loan drawdown	6,000,000,000	-
	Lending collection	2,000,000,000	-
	Lending	1,500,000,000	-
	Interest income	53,369,864	-
	Interest expenses	1,479,452	20,361,642
	Loans repayment	-	1,200,000,000
Thanh Cong Agriculture Investment One Member Ltd	Loan drawdown	6,000,000,000	-
	Lending collection	2,000,000,000	-
	Lending	1,500,000,000	-
	Interest income	49,205,480	-
	Interest expenses	4,438,356	24,328,766
	Loans repayment	-	900,000,000
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Rendering of services	136,363,636	136,363,636
	Other sale	613,333	-
	Purchase of goods, services	-	431,875,950
Nuoc Trong Sugar	Loan drawdown	5,000,000,000	-
	Rendering of services	454,186,076	-
	Interest expenses	355,364,384	346,827,397
	Other income	185,468,815	195,640,958
TTC Energy	Purchase of goods, services	599,475,432	334,166,017

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with related parties during the six-month period ended 31 December 2025 and 31 December 2024 were as follows (continued):

Related parties	Transactions	VND	
		For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Toan Hai Van	Other income	-	58,839,360
Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company	Sale of goods	4,368,800	38,600,000
Thanh Thanh Cong Industrial Park	Rendering of services	4,629,630	1,851,852
Bien Hoa - Thanh Long	Lending	25,600,000,000	-
	Interest income	1,341,087,671	-
	Rendering of services	84,672,224	-
	Sale of goods	15,482,225	-
	Sale of sugar	2,965,185	-
	Other sale	1,341,667	-
Ninh Hoa Power	Rendering of services	14,868,104	-
Trang Sinh Mushroom One Member Limited Liability Company	Sale of goods	1,022,222	-
	Other income	2,875,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with related parties during the six-month period ended 31 December 2025 and 31 December 2024 were as follows (continued):

Transactions with other related parties

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

Full name	Position	VND	
		Remunerations (*)	
		For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Ms Dang Huynh Uc My	Chairwoman	2,310,000,000	2,050,000,000
Mr Le Quang Phuc	Independent member	1,500,000,000	500,000,000
Mr Tran Trong Gia Vinh	Independent Member	1,470,000,000	1,090,000,000
Mr Tran Tan Viet	Member	1,080,000,000	840,000,000
Ms Huynh Bich Ngoc	Member	900,000,000	300,000,000
Mr Dao Duy Thi	Member (until 23 October 2024)	-	600,000,000
Mr Vo Tong Xuan	Member	-	150,000,000
Ms Vo Thuy Anh	Independent Member (until 23 October 2024)	-	380,000,000
TOTAL		7,260,000,000	5,910,000,000

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

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

Full name	Position	VND	
		Remunerations	
		For the six-month period ended 31 December 2025	For the six-month period ended 31 December 2024
Mr Thai Van Chuyen	General Director	2,776,512,564	2,223,710,769
Other members		12,313,319,102	4,348,346,598
TOTAL		15,089,831,666	6,572,057,367

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

	VND	
<i>Related parties</i>	<i>31 December 2025</i>	<i>30 June 2025</i>
<i>Short-term trade receivables for sales of goods and rendering services</i>		
BHC	625,280,988,072	552,822,891,873
TTC Attapeu Laos	489,260,441,215	464,965,179,970
GMBC	70,093,325,462	-
Agris Ninh Hoa	32,097,792,241	20,273,042,341
Thanh Thanh Cong Investment Joint Stock Company	25,325,404,000	67,886,080,000
Bien Hoa - Phan Rang Sugar	5,622,477,904	5,622,477,904
TTC Sugarcane Research	4,485,277,339	3,111,707,179
Hai Vi Limited Company	1,613,393,629	1,613,393,629
Ben Tre Import Export Joint Stock Company	1,277,760,000	1,255,215,000
AgriS Agricultural Development	308,432,326	5,537,086,598
AgriS Gia Lai	9,167,032	12,373,199,688
Other related parties	2,679,965,245	2,586,611,906
TOTAL	<u>1,258,054,424,465</u>	<u>1,138,046,886,088</u>
<i>Long-term trade receivable for sales of goods</i>		
TTC Attapeu Laos	<u>167,006,129,459</u>	<u>172,655,324,321</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

	VND	
<i>Related parties</i>	<i>Transactions 31 December 2025</i>	<i>30 June 2025</i>
<i>Short-term advances to suppliers for purchasing materials and goods (*)</i>		
AgriS Agricultural Development	800,133,865,902	39,730,000
AgriS Ninh Hoa	380,247,123,387	481,941,332,787
BHC	299,032,687,121	938,631,187,430
Bien Hoa - Phan Rang Sugar	77,700,803,842	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
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	308,270,001	360,848,000
TOTAL	<u>1,626,020,225,503</u>	<u>1,539,740,161,080</u>
<i>Long-term advance to supplier for purchasing goods (*)</i>		
AgriS Gia Lai	<u>559,025,375,250</u>	<u>824,467,647,000</u>

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	31 December 2025	30 June 2025
Other short-term receivables			
Agis Production Development	Dividend received	3,000,000,000	196,000,000,000
	Lending interest	9,819,906,848	9,531,660,273
AgriS Gia Lai	Dividend received	195,936,000,000	195,936,000,000
	Interest on advance to suppliers	4,939,778,322	10,900,653,503
	Payment on behalf	2,661,409,730	-
BHC	Interest on lending	98,946,356,252	86,488,843,194
	Payment on behalf	9,709,446,956	-
	Dividend received	180,000,000,000	-
Thanh Thanh Cong Investment JSC	Interest on advance to suppliers	30,560,451,819	27,219,408,996
TTC An Hoa	Lending interest	-	23,042,024,665
Agris Ninh Hoa	Interest income	64,197,682,675	50,772,841,195
	Payment on behalf	3,795,535,761	-
Bien Hoa - Phan Rang Sugar	Interest on lending	1,657,438,809	11,312,150,972
	Payment on behalf	1,693,069,533	-
AgriS Agricultural Development	Lending interest	40,325,403,382	10,775,645,669
	Payment on behalf	636,067,585,825	-
TTC Attapeu Sugarcane Co., Ltd	Interest on advance to suppliers	2,858,077,032	6,543,210,332
	Payment on behalf	-	-
Thanh Thanh Cong Tourist Joint Stock Company	Interest on advance to suppliers	5,070,914,027	5,070,914,027

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	31 December 2025	30 June 2025
Other short-term receivables			
TTC Sugarcane Research	Lending interest	141,780,822	2,327,506,847
	Payment on behalf	386,268,522	-
Nuoc Trong Sugar JSC	Lending interest	135,616,440	135,616,440
	Payment on behalf		-
TTC Attapeu Laos	Payment on behalf	2,992,995,158	-
Other related parties	Interest on lending and advance to suppliers	3,064,673,637	1,213,917,808
	Payment on behalf	307,152,165	54,578,000
TOTAL		1,298,267,543,715	637,324,971,921
Other long-term receivables for business cooperation			
BHC		552,829,462,140	539,079,462,140
AgriS Agricultural Development		166,903,727,186	-
TTC Sugarcane Research		-	1,220,340,000
TOTAL		719,733,189,326	540,299,802,140
Short-term loan receivables (*)			
Agris Ninh Hoa		179,000,000,000	-
Bien Hoa - Thanh Long		37,900,000,000	12,300,000,000
Thanh Cong Green Idea		7,500,000,000	14,000,000,000
Agis Production Development		7,000,000,000	7,000,000,000
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
TOTAL		231,400,000,000	160,820,000,000
(*) These represented unsecured short-term loan receivables with the term of 12 months at applicable interest rates.			
Long-term loan receivables			
TTC Agricultural Development (**)		-	13,000,000,000
(**) These represented unsecured short-term loan receivables with the term of 12 months at applicable interest rates.			

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

	VND	
<i>Related parties</i>	<i>31 December 2025</i>	<i>30 June 2025</i>
<i>Short-term trade payables for purchasing materials and goods</i>		
BHC	790,984,403,231	445,521,373,498
AgriS Agricultural Development	314,397,635,708	72,190,212,663
Agris Ninh Hoa	40,293,568,387	62,117,695,153
TTC Attapeu Sugarcane Co., Ltd	40,107,960,001	122,434,042,501
AgriS Gia Lai	23,431,054,697	162,126,221,348
Sugar Tay Ninh	7,455,724,163	1,869,722,800
Bien Hoa - Phan Rang Sugar	3,484,944,000	-
Hai Vi Limited Company	609,543,842	5,954,381,532
TTC Sugarcane Research	308,957,600	1,935,651,260
Thanh Thanh Cong Investment Joint Stock Company	304,264,999	304,264,999
Nuoc Trong Sugar JSC	5,110,600	5,110,600
TOTAL	<u>1,221,383,167,228</u>	<u>874,458,676,354</u>
<i>Short-term advances from customers for sales of goods and rendering services</i>		
AgriS Agricultural Development	54,753,218,642	46,737,337,800
BHC	15,724,996,887	15,724,996,887
Agris Ninh Hoa	5,806,649,150	95,706,649,150
GMBC	25,218,270	-
TOTAL	<u>76,310,082,949</u>	<u>158,168,983,837</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

	VND	
<i>Related parties</i>	<i>31 December 2025</i>	<i>30 June 2025</i>
Short term loans		
AgriS Gia Lai	439,000,000,000	780,000,000,000
Bien Hoa - Phan Rang Sugar	58,500,000,000	122,500,000,000
AgriS Agricultural Development	40,000,000,000	-
Nuoc Trong Sugar JSC	13,600,000,000	8,600,000,000
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	-
Sugar Tay Ninh	-	5,000,000,000
TOTAL	569,600,000,000	916,100,000,000
Long term loans (*)		
AgriS Gia Lai	178,000,000,000	275,000,000,000
BHC	115,000,000,000	500,000,000,000
TOTAL	293,000,000,000	775,000,000,000

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	31 December 2025	30 June 2025
Other short-term payables			
BHC	Loan interest	28,356,164	111,263,146,760
	Interest on advances from customers	22,675,975,307	22,675,975,307
	Land rental	5,023,047,316	5,023,047,316
AgriS Ninh Hoa	Interest on advances from customers	11,736,745,210	52,407,392,970
	Interest expense	2,694,523,805	58,432,877
AgriS Gia Lai	Loan interest	23,052,027,397	29,971,397,260
	Late payment interest	10,792,964	642,221,604
Bien Hoa - Phan Rang Sugar	Loan interest	1,623,383,563	14,906,934,245
Nuoc Trong Sugar	Loan interest	4,588,610,961	4,233,246,577
Sugar Tay Ninh	Loan interest	-	1,381,808,219
TTC Agricultural Development	Interest on advances from customers	2,965,459,175	961,643,836
	Other Payable	1,198,731,300	-
	Loan interest	24,364,760,275	354,349,316
TTC Attapeu Sugarcane Co., Ltd	Interest on advances from customers	-	86,876,712
Thanh Cong Green	Loan interest	4,808,219	-
Thanh Cong Green Agriculture	Loan interest	1,479,452	-
Thanh Cong Agriculture Investment One Member Company Limited	Loan interest	4,438,356	-
TOTAL		99,973,139,464	243,966,472,999

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

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	31 December 2025	30 June 2025
Short-term accrued expenses			
BHC	Land rental	25,175,424,536	25,175,424,536
Agis Production Development	Purchase of service	9,589,999,998	-
AgriS Agricultural Development	Consulting fee	-	6,320,000,000
TTC Sugarcane Research	Purchase of service	-	1,519,507,645
TOTAL		34,765,424,534	33,014,932,181

34. OPERATING LEASE COMMITMENT

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

	VND	
	31 December 2025	30 June 2025
Less than 1 year	241,748,286,615	209,483,913,392
From 1 - 5 years	158,945,790,874	38,407,304,521
More than 5 years	264,670,100,742	262,543,897,255
TOTAL	665,364,178,231	510,435,115,168

35. OFF BALANCE SHEET ITEMS

	31 December 2025	30 June 2025
Goods held on consignment		
- Molasses (tonne)	5,003.47	5,380.00
- Sugar finished goods (tonne)	-	12,460.00
Foreign currencies		
- USD	2,599,728	4,097,132

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the six-month period then ended

36. EVENTS AFTER THE INTERIM BALANCE SHEET DATE

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



Nguyen Thanh Nam
Preparer



Dang Thi Diem Trinh
Chief Accountant



Thai Van Chuyen
General Director

Tay Ninh Province, Vietnam

28 February 2026

