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REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

FOR THE PERIOD FROM JANUARY 01, 2026 TO JUNE 30, 2026

GIA LAI COFFEE JOINT STOCK COMPANY

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GIA LAI COFFEE JOINT STOCK COMPANY

97 Pham Van Dong/ Yet Kieu, Thong Nhat Ward, Gia Lai Province, Viet Nam

Statement of the Board of Managements

For the period from January 01, 2026 to June 30, 2026

STATEMENT OF THE BOARD OF MANAGEMENTS

The Board of Managements of Gia Lai Coffee Joint Stock Company presents its report together with the reviewed Interim Financial Statements for the period from January 01, 2026 to June 30, 2026.

1. Overview

Gia Lai Coffee Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company equitized from pursuant to Decision No. 142/QĐ-UBND date 09/04/2018 issued by the People’s Committee of Gia Lai Province from Gia Lai Coffee One Member Limited Liability Company. The Company is an independent accounting entity and operates in accordance Enterprise Registration Certificate No. 5900189678 date 13/09/2018 initially by by the Department of Planning and Investment of Gia Lai Province, the Enterprise Law, its Charter and other relevant regulations. Since its establishment, the Company has amended its Enterprise Registration Certificate 6 times, with the most recent amendment date 05/05/2026, issued by the Department of Finance of Gia Lai Province.

The Company was approved to trade its ordinary shares on the UPCOM market of the Hanoi Stock Exchange pursuant to Decision No. 573/QĐ-SGDHN dated September 7, 2018, issued by the Deputy General Director of the Hanoi Stock Exchange, under the stock code FGL. The official trading date of the shares was September 7, 2018.

Charter capital: VND 146,763,000,000.

Paid-in capital as at June 30, 2026: VND 146,763,000,000.

2. Operation office

Head office:

- Address : No. 97 Pham Van Dong/Yet Kieu Street, Thong Nhat Ward, Gia Lai Province, Viet Nam
- Tel : (84) 0269 3824760
- Fax : (84) 0269 3822487

Affiliated Units: Company has 04 Affiliated Units (dependent accounting entity)

- Branch Ia Bã Address: Hop Nhat Village, Ia Grai Commune, Gia Lai Province
- Branch Ia Yok Address: Lap Thanh Village, Ia Hrung Commune, Gia Lai Province
- Branch Ia Grăng Address: Lang Khop Village, Ia Grai Commune, Gia Lai Province
- Branch Chư Sê Address: Phu Cuong Village, Chu Se Commune, Gia Lai Province

3. Principal activities

- Trading of agricultural products for export (excluding rubber latex);
- Wholesale of fertilizers used in agriculture;
- Coffee cultivation;
- Coffee roasting and filtering, and production of coffee products;
- Import and export of various types of seedlings, seeds, and agricultural products.



GIA LAI COFFEE JOINT STOCK COMPANY

97 Pham Van Dong/ Yet Kieu, Thong Nhat Ward, Gia Lai Province, Viet Nam

Statement of the Board of Managements

For the period from January 01, 2026 to June 30, 2026 (cont')

4. Board of Management, Board of Supervisors and General Director

Members of Board of Management, Board of Supervisors and General Director during the period and up to the date of this report are as follows:

4.1 Board of Management

Name	Position	Appointment/ Reappointment Date	Dismissal Date
Mr. Trinh Quang Hung	Chairman	26/06/2024	
Mr. Nguyen Van Quan	Member	22/04/2026	
Mr. Tran Cao Chau	Member	22/04/2026	
Mr. Trinh Dinh Truong	Vice Chairman	26/06/2024	22/04/2026
Mr. Nguyen Cong Tien	Member	26/06/2024	22/04/2026

4.2. Board of Supervisors

Name	Position	Appointment/ Reappointment Date	Dismissal Date
Mr. Tran The Quang	Head of the BOS	22/04/2026	
Mr. Tran Dong Hung	Head of the BOS	28/04/2023	22/04/2026
Ms. Nguyen Thi Thu Van	Member	17/04/2025	
Ms. Bùi Thị Bích Hường	Member	28/04/2023	

4.3. General Director and Chief Accountant

Name	Position	Appointment/ Reappointment Date	Dismissal Date
Mr. Nguyen Van Quan	General Director	23/04/2026	
Mr. Nguyen Van Quan	Vice General Director	26/06/2024	22/04/2026
Mr. Nguyen Cong Tien	General Director	26/06/2024	22/04/2026
Mr. Nguyen Van Huong	Chief Accountant	06/07/2026	
Mr. Le Ba Hieu	Chief Accountant	26/06/2024	06/07/2026

5. The legal representative

The Legal Representative of the Company during the period and up to the date of this report are as follows:

Name	Position	Appointment/ Reappointment Date	Dismissal Date
Mr. Trinh Quang Hung	Chairman	26/06/2024	
Mr. Nguyen Van Quan	General Director	22/04/2026	
Mr. Nguyen Cong Tien	General Director	26/06/2024	22/04/2026

6. Bussiness operation

The operational results and financial position of Gia Lai Coffee Joint Stock Company for the period from 01/01/2026 to 30/06/2026 are presented in the Interim Financial Statements from pages 07 to 43.

GIA LAI COFFEE JOINT STOCK COMPANY

97 Pham Van Dong/ Yet Kieu, Thong Nhat Ward, Gia Lai Province, Viet Nam

Statement of the Board of Managements

For the period from January 01, 2026 to June 30, 2026 (cont')

7. Subsequent events

In the opinion of the General Directors, the Company's Interim Financial Statements for the period from 01/01/2026 to 30/06/2026 would not be seriously affected by any item, transaction, or significant or unusual event arising from the end of the reporting period to the date of these Interim Financial Statements that would require adjustments or disclosures in the Interim Financial Statements.

8. Auditors

Branch of **VIETVALUES** Audit and Consulting Co., Ltd. in Da Nang city has performed the review on the Company's Interim Financial Statements for the period from 01/01/2026 to 30/06/2026. Branch of **VIETVALUES** Audit and Consulting Co., Ltd. in Da Nang city has expressed their willingness to be appointed as the Company's independent auditor in the coming years.

9. Responsibility of General Director

The General Director is responsible for preparing the Interim Financial Statements to present fairly and accurately the financial position, income statement, and cash flow of the Company for the period. In preparing these Interim Financial Statements, the General Director has:

- Selecting suitable accounting policies and then applying them consistently.
- Making reasonably and prudently judgments and estimates.
- Stating whether applicable accounting principles have been followed or not and there are any significant discrepancies that should be presented and explained in the Interim Financial Statements or not.
- Preparing the Interim Financial Statements on going concern basis, unless it is inappropriate to presume that the Company will continue as a going concern.
- Establishing and implementing the internal control systems effectively in order to limit the risks of material misstatement due to fraud or mistakes in the preparation and presentation of Interim Financial Statements.

The General Director ensure that the relevant accounting books are fully kept in order to reflect the financial position and operations of the Company with reasonable accuracy at any time and in compliance with the applied accounting system. The General Director are also responsible for managing the assets of the Company and therefore have taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and presentation of Interim Financial Statements.

The General Director have complied with the commitments above and requirements in preparing the Interim Financial Statement.

10. Approval of Interim Financial Statements

We, the Board of Management have approved the accompanying Interim Financial Statements. The Interim Financial Statements give a true and fair view of the financial position as at June 30, 2026, as well as the results of operations and cash flows for the period from 01/01/2026 to 30/06/2026 in accordance with the Vietnamese accounting standards, Vietnamese corporate accounting regime and relevant legal regulations on the preparation and presentation of Interim Financial Statements.

On the behalf of the Board of Management


TRINH QUANG HUNG
Vice Chairman
Gia Lai, August 12, 2026



No: 27/2026/BCKT/AUD-DNVVALUES

REVIEW REPORT

ON INTERIM FINANCIAL INFORMATION

**Dear: THE SHAREHOLDERS, BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS
GIA LAI COFFEE JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Financial Statements of Gia Lai Coffee Joint Stock Company (hereinafter referred to as "the Company") prepared on August 12, 2026, from page 07 to page 43, which comprise the Interim Balance Sheet as at June 30, 2026, the Interim Income Statement, the Interim Cash Flows Statement and the Notes to the Select Interim Financial Statements for the period six-month ended June 30, 2026.

The Board of General Directors's responsibility

The Board of General Directors of the Company is responsible for the preparation and fair presentation of these Interim Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Financial Statements, and for such internal control as the Board General Directors determines is necessary to enable the preparation and presentation of Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to draw a conclusion on the Interim Separate Financial Statements based on our review. We conducted our review under Vietnamese Standard on Review Engagements No. 2410 – "Review of Interim Financial Information Performed by the 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 under Vietnamese Auditing Standards 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.

Basis for Qualified Opinion

- As presented in Note V18.b on long-term borrowings and finance leases, the Company's long-term loans from Bien Ho Tea Joint Stock Company are not secured by collateral. However, the Company's Board of Directors has decided to use land use rights certificates, house ownership, and other assets attached to land granted to the Company as collateral for the loans of Ho Bien Ho Tea Joint Stock Company (a jointly invested company) at the Bank for Agriculture and Rural Development – Gia Lai Branch since 2022. Such loan security for a related party is not in compliance with Clause 3, Article 293 of Decree 155/2020/ND-CP dated December 31, 2020, detailing the implementation of certain provisions of the Securities Law.
- As presented in Section VIII.1 – Contingent Liabilities, the land lease fees and late payment penalties as per the Tax Authority's notice have not been fully recorded in the Company's prior operating expenses, specifically:
 - The state-owned enterprise period: VND 7,754,365,354 (land lease fees) and VND 5,104,518,215 (late payment penalties).
 - The joint-stock company period (2019): VND 395,826,472 (land lease fees) and VND 368,799,753 (late payment penalties).

The obligation to pay this land lease fee to the State Budget remains unresolved between the two parties. The Company has filed a lawsuit against the Director of the Gia Lai Tax Department, and the case is currently being handled by the Gia Lai People's Court. Accordingly, these amounts may impact the Balance Sheet (if applicable) depending on the decision of the competent State authority.

Qualified opinion

In our opinion, except for the effects of the matters described in the "Basis for Qualified Opinion" section, the financial statements present fairly, in all material respects, the financial position of Gia Lai Coffee Joint Stock Company as of June 30, 2026, and its financial performance and its cash flows for the period from January 01, 2026 to June 30, 2026, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises, and legal regulations relating to the preparation and presentation of interim financial statements.

Emphasis of matter

We draw readers' attention to Note VIII.5 in the Notes to the Financial Statements, which states that as June 30, 2026, the accumulated loss amounts to VND (144,528,493,290) (Opening balance are VND (139,276,835,327), and the Company's short-term liabilities exceed its short-term assets by VND 85,578,412,097 (Opening balance are VND 69,615,824,683). These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. However, the Board of Directors and Executive Management are committed to ensuring future profitability and securing financial support from shareholders to provide sufficient resources for the Company to continue operating normally in subsequent years. Therefore, the financial statements for the period six-month ended June 30, 2026 have been prepared based on the assumption that the Company will continue as a going concern.

Our qualified opinion is not related to this matter.

Da Nang City, August 12, 2026



Branch of VIETVALUES Audit and Consulting Co., Ltd. in Da Nang City

Huynh Minh Hung – Director of Branch

Certificate of registration for practicing audit

No: 3402-2025-071-1

Authorized signature

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GIA LAI COFFEE JOINT STOCK COMPANY

Address: No. 97, Pham Van Dong/Yet Kieu Street, Thong Nhat Ward, Gia Lai Province

Interim Statement of Financial Position

As at June 30, 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A- SHORT-TERM ASSETS	100		14,178,006,635	8,950,739,861
I. Cash and cash equivalents	110		1,806,017,237	827,041,588
1. Cash	111	V.1	1,806,017,237	827,041,588
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
III. Short-term receivables	130		3,895,494,554	5,792,836,049
1. Short-term trade receivables	131	V.2	6,082,114,300	4,860,214,300
2. Short-term prepayments to suppliers	132	V.3	16,665,286	2,405,446
3. Other short-term receivables	135	V.4	6,616,263,314	8,693,591,603
4. Short-term provision for doubtful debts	136	V.5	(8,819,548,346)	(7,763,375,300)
IV. Inventories	140	V.6	6,787,678,206	568,726,284
1. Inventories	141		6,872,321,183	702,409,828
2. Allowances for decline in value of inventories (*)	142		(84,642,977)	(133,683,544)
V. Short-term Biological assets	150		-	-
VI. Other short-term assets	160		1,688,816,638	1,762,135,940
1. Short-term prepaid expenses	161	V.7a	3,009,404	10,356,162
2. Deductible VAT	162		1,555,936,156	1,646,582,396
3. Taxes and other receivables to the State	163	V.13	129,871,078	105,197,382
B- LONG-TERM ASSETS	200		88,170,214,250	90,362,336,437
I. Long-term receivables	210		-	-
II. Fixed assets	220		76,475,254,651	80,764,886,051
1. Tangible fixed assets	221	V.8	76,373,540,946	80,662,629,070
- Historical costs	222		344,111,774,935	344,111,774,935
- Accumulated depreciation (*)	223		(267,738,233,989)	(263,449,145,865)
2. Finance-lease fixed assets	224		-	-
- Historical costs	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.9	101,713,705	102,256,981
- Historical costs	228		110,144,000	110,144,000
- Accumulated depreciation (*)	229		(8,430,295)	(7,887,019)
III. Long-term Biological assets	230		-	-
IV. Investment properties	240		-	-
V. Long-term assets in progress	250		10,859,973,468	8,565,051,116
1. Long-term work in progress	251		-	-
2. Construction in progress	252	V.10	10,859,973,468	8,565,051,116
VI. Long-term financial investments	260		-	-
VII. Other long-term assets	270		834,986,131	1,032,399,270
1. Long-term prepaid expenses	271	V.7b	834,986,131	1,032,399,270
2. Deferred tax assets	272		-	-
TOTAL ASSETS (280 = 100 + 200)	280		102,348,220,885	99,313,076,298

GIA LAI COFFEE JOINT STOCK COMPANY

Address: No. 97, Pham Van Dong/Yet Kieu Street, Thong Nhat Ward, Gia Lai Province

Interim Statement of Financial Position (cont'd)

As at June 30, 2026

RESOURCES	Code	Note	Closing balance	Opening balance
1	2	3	4	5
C- LIABILITIES	300		100,113,714,175	91,826,911,625
I. Short-term liabilities	310		99,756,418,732	78,566,564,544
1. Short-term trade payables	311	V.11	461,024,350	1,305,744,903
2. Short-term advances from customers	312	V.12	36,050,000,000	30,050,000,000
3. Taxes and other payables to government budget	314	V.13	69,306,337	108,554,320
4. Payables to employees	315	V.14	690,829,872	776,423,008
5. Short-term accrued expenses	316	V.15	82,500,000	82,500,000
6. Short-term unrealized revenues	319	V.16a	181,120,798	237,584,528
7. Other short-term payables	320	V.17	32,426,787,975	30,110,908,385
8. Short-term borrowings and finance lease liabilities	321	V.18a	29,794,849,400	15,894,849,400
II. Long-term liabilities	330		357,295,443	13,260,347,081
1. Long-term unrealized revenue	337	V.16b	357,295,443	402,159,081
2. Long-term borrowings and finance lease liabilities	339	V.18b	-	12,858,188,000
D- OWNER'S EQUITY	400		2,234,506,710	7,486,164,673
I. Owner's equity	410		2,234,506,710	7,486,164,673
1. Contributed capital	411	V.19	146,763,000,000	146,763,000,000
- Ordinary shares with voting rights	411a		146,763,000,000	146,763,000,000
- Preference shares	411b		-	-
2. Undistributed profit after tax	420	V.19	(144,528,493,290)	(139,276,835,327)
- Undistributed profit after tax brought forward	420a		(139,276,835,327)	(126,009,725,658)
- Undistributed profit after tax for the current year	420b		(5,251,657,963)	(13,267,109,669)
TOTAL RESOURCES (440 = 300 + 400)	440		102,348,220,885	99,313,076,298

Gia Lai, August 12, 2026

Prepare

Chief Accountant

General Director



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NGUYEN VAN HUONG



NGUYEN VAN QUAN

GIA LAI COFFEE JOINT STOCK COMPANY

Address: No. 97, Pham Van Dong/Yet Kieu Street, Thong Nhat Ward, Gia Lai Province

Interim Income Statement

For the period from January 01, 2026 to June 30, 2026

INTERIM INCOME STATEMENT
For the period from January 01, 2026 to June 30, 2026

Unit: VND

ITEMS	Code	Note	Current period	Previous period
1	2	3	4	5
1. Revenues from sales and services rendered	01	VI.1	2,990,511,284	5,528,107,756
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered	10		2,990,511,284	5,528,107,756
4. Costs of goods sold	11	VI.2	2,828,318,273	3,401,228,373
5. Gross revenues from sales & services rendered	20		162,193,011	2,126,879,383
6. Gain/loss from disposal of investment properties	21		-	-
7. Financial income	22	VI.3	117,610,989	156,765,350
8. Financial expenses	23	VI.4	2,105,286,200	2,897,224,900
- In which: Interest expenses	24		2,105,286,200	2,897,224,900
9. Selling expenses	25	VI.5	770,176	10,189,250
10. General administration expenses	26	VI.6	3,869,877,885	3,427,883,853
11. Net profits from operating activities	30		(5,696,130,261)	(4,051,653,270)
12. Other income	31	VI.7	610,574,700	473,063,300
13. Other expenses	32	VI.8	166,102,402	4,780,968,998
14. Other profits	40		444,472,298	(4,307,905,698)
15. Total net profit before tax	50		(5,251,657,963)	(8,359,558,968)
16. Current corporate income tax expenses	51	V.12	-	-
17. Deferred corporate income tax expenses	52		-	-
18. Profits after corporate income tax	60		(5,251,657,963)	(8,359,558,968)
19. Earnings per Share	70	VI.9	(358)	(570)
20. Diluted Earnings per Share	71	VI.9	(358)	(570)

Gia Lai, August 12, 2026

Prepare

Chief Accountant

General Director

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NGUYEN VAN HUONG

NGUYEN VAN QUAN



GIA LAI COFFEE JOINT STOCK COMPANY

Address: No. 97, Pham Van Dong/Yet Kieu Street, Thong Nhat Ward, Gia Lai Province

Interim Cash Flow Statement

For the period from January 01, 2026 to June 30, 2026

INTERIM CASH FLOW STATEMENT
(Under direct method)
For the period from January 01, 2026 to June 30, 2026

Unit: VND

ITEMS	Code	Note	Current period	Previous period
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Proceeds from sales of merchandise, services rendered and others	01		7,750,686,300	18,241,811,090
2. Expenditures paid to suppliers	02		(5,425,436,852)	(2,057,813,484)
3. Expenditures paid to employees	03		(1,251,952,995)	(1,718,501,391)
4. Paid interests	04		-	(9,076,700)
5. Paid corporate income tax	05		-	-
6. Other proceeds from operating activities	06		16,216,082,150	3,802,469,398
7. Other expenditures on operating activities	07		(15,463,983,466)	(6,847,899,791)
Net cash flows from operating activities	20		1,825,395,137	11,410,989,122
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Expenditures on purchase, construction of fixed assets and other long-term assets	21		(2,005,285,652)	(3,652,211,097)
2. Proceeds from disposal of fixed assets, construction and other long-term assets	22		-	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		-	-
4. Proceeds from lending or repurchase of debt instruments from other entities	24		-	-
5. Expenditures on equity investments in other entities	25		-	-
6. Proceeds from equity investment in other entities	26		-	-
7. Proceeds from interest, dividends, and distributed profits	27	V1.3	117,054,164	156,765,350
Net cash flows from investing activities	30		(1,888,231,488)	(3,495,445,747)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed capital	31		-	-
2. Repayment of contributions to owners, repurchase of stock issued	32		-	-
3. Proceeds from borrowing	33	V.17	44,800,000,000	11,140,000,000
4. Repayment of loan principal	34	V.17	(43,758,188,000)	(23,180,000,000)
5. Repayment of financial lease debt principal	35		-	-
6. Dividends and profit paid to owners	36		-	-
Net cash flows from financing activities	40		1,041,812,000	(12,040,000,000)
Net cash flows during the period (50=20+30+40)	50		978,975,649	(4,124,456,625)
Cash and cash equivalents at beginning of the period	60	V.1	827,041,588	4,304,624,152
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at end of the period (70=50+60+61)	70	V.1	1,806,017,237	180,167,527

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Chief Accountant



NGUYEN VAN HUONG

Gia Lai, August 12, 2026

General Director




NGUYEN VAN QUAN

GIA LAI COFFEE JOINT STOCK COMPANY

No. 97, Pham Van Dong/Yet Kieu Street, Thong Nhat Ward, Gia Lai Province

REVIEW REPORT ON FINANCIAL INFORMATION

For the period from January 01, 2026 to June 30, 2026

Selected Financial Statement Notes**SELECTED FINANCIAL STATEMENT NOTES**

From the period from January 01, 2026 to June 30, 2026

These notes are an integral part of and should be read in conjunction with the Interim Financial Statements for the six-month period from January 01, 2026 to June 30, 2026 of Gia Lai Coffee Joint Stock Company (hereinafter referred to as the "Company").

I. NATURE OPERATIONS**1. Form of ownership**

Gia Lai Coffee Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company equitized under Decision No. 142/QD-UBND dated April 9, 2018 of the People's Committee of Gia Lai province from Gia Lai Coffee One Member Co., Ltd. The Company is an independent accounting unit, operating production and business activities under the Business Registration Certificate No. 5900189678 dated September 13, 2018 issued by the Department of Planning and Investment of Gia Lai province, the Enterprise Law, the Company's Charter and other relevant current legal regulations. Since its establishment, the Company has changed its Business Registration Certificate 6 times and the most recent change was on 05/05/2026 issued by the Gia Lai Department of Finance.

The Company was approved to trade its ordinary shares on the UPCOM market of the Hanoi Stock Exchange pursuant to Decision No. 573/QD-SGDHN dated September 7, 2018, issued by the Deputy General Director of the Hanoi Stock Exchange, under the stock code FGL. The official trading date of the shares was September 7, 2018.

2. Principal scope of bussiness

The Company's principal scope of business is commercial business and agricultural production.

3. Operating activities

The Company's line of business is:

- Buying and selling agricultural products for export (except rubber latex);
- Trading in fertilizers used in agriculture; Real estate business, industrial and residential infrastructure;
- Growing coffee trees;
- Roasting and filtering coffee, producing coffee products;
- Importing and exporting all kinds of seedlings, seeds, and agricultural products.

4. Normal production and bussiness cycle

The Company's normal production and business cycle is not more than 12 months.

5. The Company's operations in year affect in the financial statements

Due to lower coffee sales volume during the current period compared to the same period last year, together with a lower average selling price, the Company's revenue decreased by 45.9% compared to the corresponding period. Consistent with the decrease in revenue, cost of sales also decreased by 16.8%, resulting in a 33% decrease in the gross profit margin compared to the corresponding period.

Furthermore, there were no significant events regarding the legal environment, market developments, business operations, management, finance, or corporate restructuring (such as mergers, acquisitions, spin-offs, or changes in business scale) that had a material impact on the Company's Financial Statements.

GIA LAI COFFEE JOINT STOCK COMPANY

No. 97, Pham Van Dong/Yet Kieu Street, Thong Nhat Ward, Gia Lai Province

REVIEW REPORT ON FINANCIAL INFORMATION

For the period from January 01, 2026 to June 30, 2026

Selected Financial Statement Notes (cont'd)**6. Company's Structure***The company has affiliated units without legal status and dependent accounting:*

Unit	Address
Ia Ba Branch	Hop Nhat Village, Ia Grai Commune, Gia Lai Province
Ia Yok Branch	Lap Thanh Village, Ia Hrung Commune, Gia Lai Province
Ia Grang Branch	Lang Khop Village, Ia Grai Commune, Gia Lai Province
Chu Se Branch	Phu Cuong Village, Chu Se Commune, Gia Lai Province

7. Employees

At the end of the period, the Company has 24 employees working (as at January 01, 2026 has 30 employees).

8. Statement on the comparability of information in the Financial Statements

From January 1, 2026, the Company adopted Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance providing guidance on the accounting regime for enterprises, which replaced Circular No. 200/2014/TT-BTC dated December 22, 2014 issued by the Ministry of Finance providing guidance on the accounting regime for enterprises and other relevant circulars. The adoption of the new accounting regime and changes in accounting policies did not have a material impact on the comparative figures presented in the financial statements.

II. THE FISCAL YEAR, THE CURRENCY USED IN ACCOUNTING**1. The fiscal year**

The Company's annual fiscal year starts on January 1 and ends on December 31.

This Financial Statement is the Interim Financial Statement for the six-month period ended as of June 30, 2026.

2. The currency used in accounting

The currency used in accounting and Financial Statements is Vietnam Dong (VND) due to receipts and payments are mainly used in Vietnam Dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**1. Applicable accounting standards and system**

The Company's Financial Statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance, and other relevant prevailing legal regulations.

2. Declaration of compliance with accounting standards and system

The Board of Directors of the Company confirms that the Financial Statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance, and other relevant prevailing legal regulations in Vietnam.

IV. APPLICABLE ACCOUNTING POLICIES**1. Basis of preparing the Financial Statements**

These Financial Statements were prepared on an accrual basis (excluding information relating to cash flows).

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The dependent units maintain separate accounting records and operate under dependent accounting arrangements. The Company's financial statements are prepared by aggregating the financial statements of its dependent units. Inter-unit revenues and balances between the dependent units are eliminated when preparing the Company's financial statements. The dependent units maintain separate accounting records and operate under dependent accounting arrangements. The Company's financial statements are prepared by aggregating the financial statements of its dependent units. Inter-unit revenues and balances between the dependent units are eliminated when preparing the Company's financial statements.

2. Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

3. Receivables

Receivables are presented at cost less allowance for doubtful debts. The Company maintains detailed records of receivables by individual debtor, receivable maturity and receivable currency in accordance with its management requirements.

The classify of trade receivables, internal receivables and other receivables is presented following this principle:

- Trade receivables reflect receivables of a commercial nature arising from transactions involving the sale of goods, provision of services, or liquidation or disposal of assets between the Company and buyers that are independent of the Company, including receivables from sales proceeds of goods exported under entrustment arrangements for other entities;
- Internal receivables reflect receivables between the Company and its dependent units;
- Other receivables include non-commercial receivables which is not related to buying-selling transactions.

At the date of preparation of the Financial Statements, based on the remaining maturity of receivables, the Company classifies and presents them as current or non-current assets in accordance with prevailing regulations.

An allowance for doubtful receivables is recognised for receivables that are overdue for payment or not yet due for payment but for which there is evidence that part or all of the receivable may not be recoverable.

The allowance rate for overdue receivables is determined as follows:

- 30% of the value for receivables overdue for more than 6 months to less than 1 year;
- 50% of the value for receivables overdue for 1 year to less than 2 years;
- 70% of the value for receivables overdue for 2 years to less than 3 years;
- 100% of the value for receivables overdue for 3 years or more.

For receivables that are not yet due for payment but where the debtor has become insolvent, is undergoing dissolution, is missing, has absconded, or where there is evidence indicating that the debtor is unlikely or unable to make payment, the Company determines the appropriate allowance based on the estimated loss that may occur.

Where the Company has more reliable evidence or a more appropriate basis for determining the recoverable amount, the Company may apply another method to determine the allowance for doubtful receivables in accordance with prevailing regulations.

The recognition or reversal of the allowance for doubtful receivables is made at the date of preparation of the financial statements. The allowance recognised or reversed is recognised in administrative expenses for the period.

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For doubtful receivables that have been written off but are subsequently recovered, the amount recovered is recognised as other income.

4. Inventories

- **Inventory Recognition Principles**

Inventories are recognized as lower cost between historical and net realizable values.

Inventories' cost is determined that:

Materials, goods: comprise purchase price, non-refundable taxes, transportation, loading and unloading, storage costs incurred in the course of purchase, and other directly attributable costs incurred to bring inventories to their present location and condition.

Finished goods: comprise direct material costs, direct labour costs and production overheads allocated based on normal operating capacity. For completed real estate properties, cost comprises land use rights costs, construction costs, direct costs and other related costs incurred during the investment and completion of the products.

Work-in-progress comprises direct material costs, direct labour costs and production overheads incurred in relation to the production and provision of services at the date of preparation of the financial statements. Where appropriate to the nature of the Company's operations, work in progress may comprise only direct material costs or other direct costs appropriate to the nature of the Company's production and business activities.

Net realisable value is the estimated selling price of inventories in the ordinary course of production and business less (-) the estimated costs of completion and the estimated costs necessary to make the sale.

- **Method of determining the value and accounting for inventories**

The cost of inventories issued is determined using the weighted average method and is accounted for using the perpetual inventory method.

- **Method of making provision for decline in value of inventories**

At the date of preparation of the financial statements, when there is evidence that the net realisable value of inventories is lower than their cost, the Company makes provision for decline in value of inventories in accordance with prevailing regulations.

Provision for decline in value of inventories is made for each type of inventory where cost is higher than net realisable value. For work in progress relating to services provided, provision for decline in value of inventories is determined for each type of service with a separate price.

Provision for decline in value of inventories is determined as the difference between the cost of inventories and their net realisable value.

Increases or decreases in the provision for decline in value of inventories required to be made at the end of the financial year are recognised in cost of sales for the period.

- **Basis for allocation of raw materials and supplies**

Costs of raw materials, supplies, tools and equipment, and production overheads are allocated based on criteria appropriate to the nature of the Company's production and business activities and are applied consistently between accounting periods. Production overheads are allocated based on normal operating capacity.

- **Accounting policy for inventories relating to contracts with significant risks**

For contracts with significant risks or indications of impairment, the Company assesses the recoverability of the related inventories. Where the net realisable value is lower than cost or the

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estimated costs to fulfil the contract exceed the economic benefits expected to be received, the Company makes provision for impairment in accordance with prevailing regulations and Vietnamese Accounting Standards.

5. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises the purchase price and all directly attributable costs incurred to bring the assets to the location and condition necessary for them to be ready for their intended use by the Company, such as transportation, loading and unloading, installation, testing, registration fees and other directly attributable costs. Trade discounts, purchase rebates and refundable taxes are deducted from the cost of the assets.

For tangible fixed assets constructed from capital construction projects, cost comprises the final settlement value of the construction project and other directly attributable costs incurred up to the date the assets are put into use. Borrowing costs directly attributable to the construction of qualifying assets are capitalised in accordance with prevailing regulations.

Where tangible fixed assets are acquired under deferred payment or instalment arrangements, the cost of the assets is determined based on the cash purchase price at the date of acquisition. The difference between the total amount payable and the cash purchase price is recognised as finance costs over the payment period, except where capitalised in accordance with regulations.

Subsequent expenditure is added to the cost of tangible fixed assets when such expenditure increases the future economic benefits expected to be obtained from the use of the assets, such as upgrades or improvements that increase capacity, extend useful lives or improve product quality. Repairs and routine maintenance costs incurred to maintain the assets in normal operating condition are recognised as production and business expenses in the period.

When tangible fixed assets are disposed of, sold or no longer in use, their cost and accumulated depreciation are written off. The difference between the carrying amount of the assets and proceeds from disposal or sale is recognised as other income or other expenses in the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation periods are reviewed periodically by the Company and adjusted when there are significant changes in the manner in which the economic benefits from the assets are expected to be recovered.

The estimated useful lives of the asset groups are as follows:

<u>Kind of assets</u>	<u>Useful life</u>
Buildings, structures	5 - 25 years
Machineries, equipment	5 - 8 years
Means of transportation	8 - 10 years
Office equipment and furniture	8 years
Long-term plantations	20 years

6. Intangible fixed assets

Intangible fixed assets are stated at initial cost less accumulated amortization.

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The cost of intangible fixed assets comprises all costs incurred by the Company to acquire the intangible assets up to the date they are brought to the condition necessary for their intended use, including purchase price, non-refundable taxes and other directly attributable costs.

Subsequent expenditure relating to intangible fixed assets is recognised as production and business expenses in the period, unless such expenditure simultaneously meets the conditions of increasing the future economic benefits of the assets and can be reliably determined, in which case it is added to the cost of the intangible fixed assets.

When intangible fixed assets are disposed of or sold, their cost and accumulated amortisation are written off. The difference between the carrying amount of the assets and the proceeds from disposal or sale (if any) is recognised as other income or other expenses in the period.

Quyền sử dụng đất

Land use rights are recognized as intangible fixed assets when the Company has legal rights to use the land and the cost can be measured reliably. The cost of land use rights comprises directly attributable actual costs, including amounts paid to obtain the land use rights, compensation costs, site clearance costs, land leveling costs and registration fees, if any.

Land use rights are amortized as follows:

- Land use rights with a definite term: amortized using the straight-line method over the remaining land use term specified in the land use rights certificate.
- Land use rights with an indefinite term: not amortized.

7. Construction in progress

Construction in progress reflects all costs of construction investment, purchase, installation, major repairs, upgrades and improvements of fixed assets and investment properties, which are recognised at cost and tracked in detail by each project and work item. Only necessary direct costs that meet the capitalisation criteria are added to the cost, including borrowing costs if the conditions under the relevant standards are met; foreign exchange differences are not capitalised. Project management costs and general costs are allocated reasonably based on appropriate allocation criteria; where the costs cannot be recovered or the project is cancelled, the difference between the costs and the recoverable amount is recognised as other expenses. Upon completion and acceptance of the construction project, the entire amount is transferred to fixed assets or investment properties according to the intended use. During the construction-in-progress stage, the assets are not depreciated. Where a project has been completed but its final settlement has not yet been approved, the Company recognises the assets at provisional cost and adjusts the amount when the official final settlement is approved.

8. Prepaid expenses pending allocation

Prepaid expenses reflect actual costs incurred that relate to the production and business results of several accounting periods and are allocated to production and business expenses of the respective periods based on the matching principle between revenue and expenses.

The Company's prepaid expenses mainly comprise the following:

- Infrastructure rental costs and operating lease costs for fixed assets serving production and business activities over several accounting periods;
- Insurance premiums and other prepaid expenses relating to several accounting periods;
- The cost of tools and equipment, reusable packaging and equipment for lease serving production and business activities over several accounting periods;
- Costs of repairs and maintenance of fixed assets relating to several accounting periods;
- Goodwill arising in accordance with prevailing regulations;

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- Other prepaid expenses that do not qualify for recognition as fixed assets but relate to several accounting periods.

The calculation and allocation of prepaid expenses to production and business expenses for each period are based on the nature of each expense and the extent of benefits derived therefrom, using the straight-line method and applied consistently between accounting periods.

The Company maintains detailed records of each prepaid expense by expense category, allocation period, amount allocated and unallocated balance at the date of preparation of the Financial Statements.

Tools and instruments

The cost of tools and equipment put into use for production and business activities is recognised as prepaid expenses and allocated gradually to production and business expenses using the straight-line method over the estimated period of economic benefits.

Business advantage

Business advantage is recognized at the value determined at the date of occurrence in accordance with prevailing regulations and is amortized to expenses using the straight-line method over a period consistent with the expected economic benefits to be derived. The amortization period is 120 months.

9. Trade payables

Trade payables reflect commercial liabilities arising from the purchase of goods and services, fixed assets, investment properties and construction contracts. Payables are recognised when the Company has a present obligation to make payment and are monitored in detail by each counterparty, including amounts prepaid for goods, services or completed work not yet received. Discounts, rebates and returns are deducted from the corresponding payable when incurred.

10. Accrued expenses

Accrued expenses reflect expenses incurred during the period for which sufficient supporting documents are not yet available or which have not yet been paid, including costs of goods and services received, salaries, annual leave, planned production stoppage costs and accrued interest payable. Accrued expenses are recognised when the Company has a present obligation and the amount payable can be reliably determined, ensuring the matching of revenue and expenses.

11. Loans and finance lease liabilities

Borrowings and finance lease liabilities reflect the Company's borrowings, finance lease liabilities and related payment status.

Borrowings are classified as current or non-current based on their remaining maturity ($\leq$ or $>$ 12 months) and payment obligations at the reporting date.

Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset.

Costs directly related to borrowings (arrangement fees, appraisal fees, documentation fees, etc.) are allocated over the borrowing term; borrowing interest is subject to the capitalisation principles under the relevant standards.

The Company maintains detailed records by each borrowing, contract, lender and maturity for management purposes and presentation in the financial statements.

12. Recognition and capitalization of borrowing costs

Borrowing costs are recognized as finance costs in the period in which they are incurred, except when they qualify for capitalization. Borrowing costs are capitalized only when the borrowings are

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directly attributable to the acquisition, construction or production of qualifying assets and it is probable that they will generate future economic benefits. Capitalized borrowing costs comprise interest expense and directly attributable costs related to the borrowings, such as arrangement fees, appraisal fees and loan documentation fees. Capitalization is carried out during the construction period and ceases when the asset is ready for its intended use or sale. Borrowings that do not qualify for capitalization are recognized in full as finance costs in the period in accordance with the accrual basis.

13. Owners' equity

The owner's contributed capital

The owner's contributed capital reflects the amount of capital actually contributed by the shareholders.

Profit distribution

Profit after corporate income tax is distributed to shareholders after the appropriation of funds in accordance with the Company's Charter and applicable laws, and upon approval by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into consideration non-cash items included in retained earnings that may affect cash flows and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognised as liabilities when approved by the General Meeting of Shareholders.

14. Revenue and income recognition

Revenue is recognised when the Company has received or will receive economic benefits from the transaction and the revenue can be determined with reasonable certainty based on the fair value of the consideration to which the Company is entitled, after deducting trade discounts, sales discounts and sales returns. Revenue excludes indirect taxes payable, such as value added tax, special consumption tax, export tax and amounts collected on behalf of third parties.

Revenue from selling goods and finished products

Revenue from selling goods and finished products is recognized when all of the following conditions are met:

- The Company has transferred most of risks and benefits associated with ownership of products, goods to the buyer.
- The Company no longer hold the right to manage goods as owners or the right to control goods.
- Revenue is determined with relative certainty.
- The Company has gained or will gain economic benefits from the good sale transaction.
- Costs related to sale transactions may be determined.

Interest

Interest income is recognised on an accrual basis, based on the period and effective interest rate arising on the balances of deposits, loans and held-to-maturity investments.

Distributed dividend and profit

Dividends and shared profit are recognized when shareholders are entitled to receive dividends or profits from the capital contribution. Received dividends are shares, that are only monitored for the increase in the number of shares, not for the value of shares received in par value.

15. Cost of goods sold

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Cost of goods sales comprises the cost of goods, investment properties, production cost of finished goods sold, direct costs of services provided and other costs included in or deducted from cost of sales. Cost of sales is recognised consistently with the corresponding revenue based on the matching principle between revenue and expenses.

Provision for decline in value of inventories, inventory shortages and losses, and abnormal costs are recognised in cost of sales based on the prudence principle. Reversals of provisions and related reductions in costs are deducted from cost of sales.

16. Financial expenses

Finance costs reflect expenses and losses related to the Company's financing activities, including non-capitalised borrowing costs, losses on disposal of financial investments, transaction costs on the sale of securities and financial investments, costs of purchasing trading securities, provision for decline in value of trading securities, provision for investment losses in other entities, foreign exchange losses arising from the sale of foreign currencies or remeasurement of monetary items denominated in foreign currencies at the end of the period, cash discounts granted to customers, and other finance costs incurred during the period. Finance costs are recognised in the Income Statement when incurred, except for amounts capitalised in accordance with regulations.

17. Selling expenses and General administration expenses

Selling expenses and General & administration expenses are all costs related to the process of selling products, goods, rendering of services and general administration expenses of the Company.

18. Borrowing costs

Borrowing costs include loan interest and other costs directly related to loans.

Borrowing costs are recognized as expenses in the period in which they are incurred, except where capitalized in accordance with regulations. Where borrowing costs are directly attributable to the investment in the construction or production of qualifying assets that require a substantial period of time to be completed and brought into use or sale, such borrowing costs are capitalised as part of the cost of those assets. Income arising from the temporary investment of specific borrowings is deducted from the borrowing costs eligible for capitalisation.

For general borrowings used for the purpose of investing in the construction or production of qualifying assets, borrowing costs eligible for capitalisation are determined by applying a capitalisation rate to the weighted average accumulated expenditure incurred on the qualifying assets during the period. The capitalisation rate is determined based on the weighted average interest rate of the outstanding borrowings during the year, excluding specific borrowings used for the construction or production of a particular asset.

19. Corporate income tax

Corporate income tax during the period includes current income tax and deferred income tax.

Current income tax

Current corporate income tax is the amount of corporate income tax payable calculated on taxable income for the year and the current corporate income tax rate in accordance with tax laws. Current corporate income tax expense also includes top-up corporate income tax under the global minimum tax regulations, if any. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income and tax losses carried forward in accordance with tax laws.

Deferred corporate income tax

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Deferred income tax is the amount of corporate income tax payable or refundable in future periods arising from temporary differences between the carrying amounts of assets and liabilities and their respective tax bases.

Deferred tax liabilities are recognised for taxable temporary differences. Deferred tax assets are recognised only when it is probable that sufficient taxable profits will be available in the future against which the deductible temporary differences can be utilised.

Deferred tax assets and deferred tax liabilities are determined based on the tax rates expected to apply when the assets are recovered or the liabilities are settled. Deferred income tax is recognised in profit or loss, except where it relates directly to items recognised in equity.

Current corporate income tax expense and deferred corporate income tax expense are not offset when recognised in the Income Statement.

20. Related parties

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

When considering the relationship of related parties, the nature of the relationship is much paid attention to rather than its legal form.

21. Segment Reporting

A business segment is a separately identifiable component that engages in the production or provision of products or services and has risks and economic benefits that are different from those of other business segments.

A geographical segment is a separately identifiable component that engages in the production or provision of products or services within a particular economic environment and has risks and economic benefits that are different from those of business segments operating in other economic environments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Company's annual Financial Statements.

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	<u>Closing balance</u>	<u>Opening balance</u>
Cash on hand	347,764,327	355,611,627
Cash at bank	1,458,252,910	471,429,961
- Joint Stock Commercial Bank for Investment and Development of Vietnam Gia Lai Branch	1,333,622,769	14,034,335
- Asia Commercial Joint Stock Bank - Gia Lai Branch	124,630,141	457,395,626
		-
Total	<u>1,806,017,237</u>	<u>827,041,588</u>

2. Short-term trade receivables

	<u>Closing balance</u>		<u>Opening balance</u>	
	<u>Book value</u>	<u>Allowance</u>	<u>Book value</u>	<u>Allowance</u>
<i>Receivables from related parties</i>	<i>4,860,214,300</i>	<i>(4,860,214,300)</i>	<i>4,860,214,300</i>	<i>(4,860,214,300)</i>
- Nghia Hung Energy Joint Stock	4,860,214,300	(4,860,214,300)	4,860,214,300	(4,860,214,300)
<i>Receivables from other customers</i>	<i>1,221,900,000</i>	<i>-</i>	<i>-</i>	<i>-</i>
Others	1,221,900,000	-	-	-
Total	<u>6,082,114,300</u>	<u>(4,860,214,300)</u>	<u>4,860,214,300</u>	<u>(4,860,214,300)</u>

3. Short-term prepayment to suppliers

	<u>Closing balance</u>	<u>Opening balance</u>
<i>Advances to related parties</i>	-	-
<i>Advances to other suppliers</i>	<i>16,665,286</i>	<i>2,405,446</i>
Bien Thi Diu	15,000,000	-
VETC Automatic Toll Collection Company Limited	1,665,286	2,405,446
Total	<u>16,665,286</u>	<u>2,405,446</u>

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Selected Financial Statement Notes (cont'd)**4. Other receivables**

	Closing balance		Opening balance	
	Book value	Allowance	Book value	Allowance
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other Organizations and Individuals</i>	5,454,263,314	(3,959,334,046)	5,450,541,603	(2,903,161,001)
Mr. Vo Ngoc Hieu	4,668,274,673	(3,267,792,270)	4,668,274,673	(2,334,137,337)
People's Committee of Chu Prong	175,025,874	(122,518,112)	175,025,874	-
Other receivables	610,962,767	(569,023,664)	607,241,056	(569,023,664)
- Other receivables at Ia Grang Branch	534,294,983	(534,294,983)	534,294,983	(534,294,983)
- Other receivables at Ia Yok Branch	34,211,757	(34,211,757)	34,211,757	(34,211,757)
- Other receivables at the office	-	-	4,690,520	-
- Other receivables at Chu Se Branch	296,924	(296,924)	296,924	(296,924)
- Other receivables at Ia Ba Branch	220,000	(220,000)	220,000	(220,000)
- Overpaid social insurance	41,939,103	-	33,526,872	-
<i>Advances to employees</i>	1,162,000,000	-	3,243,050,000	-
Total	6,616,263,314	(3,959,334,046)	8,693,591,603	(2,903,161,001)

5. Short-term allowances for doubtful debts

	Closing balance		Opening balance	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
Related parties	4,860,214,300	-	4,860,214,300	-
Nghia Hung Energy Joint Stock	4,860,214,300	-	4,860,214,300	-
Other Organizations	5,412,324,211	1,452,990,165	5,412,324,211	2,509,163,210
Mr. Vo Ngoc Hieu	4,668,274,673	1,400,482,403	4,668,274,673	2,334,137,336
People's Committee of Chu Prong	175,025,874	52,507,762	175,025,874	175,025,874
Other receivables at Ia Grang Branch	534,294,983	-	534,294,983	-
Other receivables at Ia Yok Branch	34,211,757	-	34,211,757	-
Other receivables at Chu Se Branch	296,924	-	296,924	-
Other receivables at Ia Ba Branch	220,000	-	220,000	-
Total	10,272,538,511	1,452,990,165	10,272,538,511	2,509,163,210

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Statement of changes in allowances for short-term doubtful debts

	Current period	Previous period
Opening balance	7,763,375,300	5,429,052,387
Additional provision	1,056,173,046	889,576
Reversal of provision	-	-
Closing balance	8,819,548,346	5,429,941,963

6. Inventories

	Closing balance		Opening balance	
	Historical cost	Allowance	Historical cost	Allowance
Raw materials	559,429,468	(84,642,977)	631,491,628	(133,683,544)
Work in progress	5,265,815,665	-	-	-
Merchandise Inventory	1,047,076,050	-	70,918,200	-
Total	6,872,321,183	(84,642,977)	702,409,828	(133,683,544)

The value of obsolete, slow-moving, deteriorated and technically outdated inventories that were not saleable at the end of the period was VND 84,642,977. The Company has made a provision for the entire value of these inventories.

The value of inventories pledged or mortgaged as security for liabilities at the end of the period: VND 0..

7. Prepaid expenses pending allocation**a) Short-term**

	Closing balance	Opening balance
Tools and instruments awaiting allocation	-	9,287,760
Other short-term prepaid expenses	3,009,404	1,068,402
Total	3,009,404	10,356,162

Movements in short-term prepaid expenses are as follows:

	Current period	Previous period
Opening balance	10,356,162	-
Increase during the period	-	25,915,700
Allocation during the period	(7,346,758)	(9,986,092)
Closing balance	3,009,404	15,929,608

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Selected Financial Statement Notes (cont'd)**b) Long-term**

	Closing balance	Opening balance
Tools and instruments awaiting allocation, repair costs	55,220,803	101,931,666
Other prepaid expenses awaiting allocation	57,234,300	43,724,976
Business advantage	722,531,028	886,742,628
Total	834,986,131	1,032,399,270

Movements in long-term prepaid expenses are as follows:

	Current period	Previous period
Opening balance	1,032,399,270	1,277,367,823
Increase during the period	3,605,000	97,075,180
Allocation during the period	(201,018,139)	(187,066,548)
Closing balance	834,986,131	1,187,376,455

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Selected Financial Statement Notes (cont'd)

8. Tangible fixed assets

	Buildings	Machinery & equipment	Transportation & transmitters	Office equipment	Long term trees	Total
Historical cost						
Opening balance	105,605,543,136	14,185,161,555	14,237,973,873	190,000,000	209,893,096,371	344,111,774,935
Increasing during the period	-	-	-	-	-	-
Decreasing during the period	-	-	-	-	-	-
Closing balance	105,605,543,136	14,185,161,555	14,237,973,873	190,000,000	209,893,096,371	344,111,774,935
<i>In which:</i>						
- Assets fully depreciated but still being in used	7,977,956,481	2,666,510,605	-	-	-	10,644,467,086
- Awaiting for liquidation	-	-	-	-	-	-
Depreciation						
Opening balance	79,462,502,373	10,939,813,441	8,578,445,600	181,266,803	164,287,117,648	263,449,145,865
Depreciation	1,457,396,154	319,410,340	711,898,692	6,237,966	1,794,144,972	4,289,088,124
Decreasing during the period	-	-	-	-	-	-
Closing balance	80,919,898,527	11,259,223,781	9,290,344,292	187,504,769	166,081,262,620	267,738,233,989
Net book value						
Opening balance	26,143,040,763	3,245,348,114	5,659,528,273	8,733,197	45,605,978,723	80,662,629,070
Closing balance	24,685,644,609	2,925,937,774	4,947,629,581	2,495,231	43,811,833,751	76,373,540,946

There were no tangible fixed assets pledged or mortgaged as security for loans as at June 30, 2026.

The carrying amount of assets pending disposal at the end of the period was VND 0.

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Selected Financial Statement Notes (cont'd)**9. Intangible fixed assets**

	Land use rights with limited term	Long-term land use rights	Total
Historical cost			
Opening balance	32,144,000	78,000,000	110,144,000
Increasing	-	-	-
Liquidation	-	-	-
Closing balance	32,144,000	78,000,000	110,144,000
<i>In which:</i>			
- Depreciated fully but still using	-	-	-
- Awaiting for liquidation	-	-	-
Depreciation			
Opening balance	7,887,019	-	7,887,019
Depreciation	543,276	-	543,276
Liquidation	-	-	-
Closing balance	8,430,295	-	8,430,295
Net book value			
Opening balance	24,256,981	78,000,000	102,256,981
Closing balance	23,713,705	78,000,000	101,713,705

- **Land use rights with a limited term:** The land use rights in Ia Blang Commune, Chu Se District, Gia Lai, as per Land Use Rights Certificate No. DA517987 dated February 23, 2022, cover an area of 268.3 m² of perennial crop land, valued at VND 32,144,000, with a usage period until April 2047.

- **Long-term land use rights:** The land use rights in Ia Blang Commune, Chu Se District, Gia Lai, as per Land Use Rights Certificate No. DA517987 dated February 23, 2022, cover an area of 130 m² of residential land, valued at VND 78,000,000.

Currently, the Company has no plans for utilizing these land use rights.

10. Construction in progress

	Opening balance	Increasing	Transferred to PPE	Closing balance
Basic construction in progress	8,565,051,116	2,294,922,352	-	10,859,973,468
+ Replanting area at Ia Grang Branch	8,565,051,116	2,294,922,352	-	10,859,973,468
Total	8,565,051,116	2,294,922,352	-	10,859,973,468

The total borrowing costs capitalized into construction in progress during the period amounted to VND 194,679,500.

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Selected Financial Statement Notes (cont'd)**11. Short-term trade payables**

	<u>Closing balance</u>	<u>Opening balance</u>
<i>Trade payables to related parties</i>	-	773,802,353
Bien Ho Tea Joint Stock Company	-	773,802,353
<i>Trade payables to other entities</i>	461,024,350	531,942,550
- Pepper Research and Development Center (*)	378,000,000	378,000,000
- Cuong Thanh Private Enterprise (*)	83,024,350	83,024,350
- Binh Minh Cultural Trading Production Co., Ltd.	-	70,918,200
Total	461,024,350	1,305,744,903

(*) Overdue unpaid debts as at June 30, 2026 amounted to VND 461,024,350.

12. Short-term prepayments from customers

	<u>Closing balance</u>	<u>Opening balance</u>
<i>Advances from related parties</i>	36,050,000,000	30,050,000,000
Bien Ho Tea Joint Stock Company	26,050,000,000	20,050,000,000
Long Son Company Limited	10,000,000,000	10,000,000,000
Total	36,050,000,000	30,050,000,000

13. Taxes and other receivables, payables to States budget

	<u>Opening balance</u>		<u>Payable amounts</u>		<u>Closing balance</u>	
	<u>Payables</u>	<u>Receivables</u>			<u>Payables</u>	<u>Receivables</u>
Corporate income tax	-	(105,197,382)	-	-	-	(105,197,382)
Personal income tax	22,849,932	-	13,976,595	(61,500,223)	-	(24,673,696)
Real estate tax, land	-	-	1,383,656,772	(1,383,656,772)	-	-
Other taxes	64,798,010	-	-	(15,976,520)	48,821,490	-
Fees and charges	20,906,378	-	-	(421,531)	20,484,847	-
Total	108,554,320	(105,197,382)	1,397,633,367	(1,461,555,046)	69,306,337	(129,871,078)

Value added tax

The Company pays value-added tax using the deduction method. Agricultural products produced by the Company are not subject to VAT, while other products are subject to the current tax rate.

Corporate income tax

The Company must pay corporate income tax for the following activities:

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Selected Financial Statement Notes (cont'd)

- Income from cultivation (including forest products) and agricultural processing (including cooperatives and enterprises engaged in the purchase and sale of agricultural and aquatic products for processing) is exempt from tax. The preferential corporate income tax exemption for these activities is stipulated in Point 1, Article 8 of VBHN No. 26, dated September 14, 2015, issued by the Ministry of Finance.
- For other business activities, the corporate income tax rate is 20%.

	Current period	Previous period
Total accounting profits before CIT	(5,251,657,963)	(8,359,558,968)
Adjustment to taxable income	2,671,866,918	2,769,342,362
- Increasing adjustment	2,671,866,918	2,769,342,362
+ <i>Loan interest costs exceeding Decree 132/ND-CP</i>	1,923,747,381	1,865,325,614
+ <i>Car depreciation costs for the original price of over 1.6 billion VND and depreciation of unused land use rights</i>	562,086,268	562,086,270
+ <i>Income of the Management Board undirectly manage</i>	186,000,000	273,272,728
+ <i>Administrative fines, late tax payment</i>	33,269	807,870
+ <i>Other invalid costs</i>	166,069,133	67,849,880
- Decreasing adjustment	-	-
Total assessable income	(2,579,791,045)	(5,590,216,606)
Tax-free income	-	-
Taxable income	(2,579,791,045)	(5,590,216,606)
Current corporate income tax expense	-	-
Total current corporate income tax expense	-	-

Land rental

Land rental is paid in accordance with the notices issued by the tax authorities.

Other taxes

The Company has declared and paid under regulations.

14. Payables to employees

	Closing balance	Opening balance
Salary payable	690,829,872	741,423,008
Bonuses to be paid	-	35,000,000
Total	690,829,872	776,423,008

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Selected Financial Statement Notes (cont'd)**15. Short-term accrued expenses**

	<u>Closing balance</u>	<u>Opening balance</u>
<i>Payables to related parties</i>	-	-
<i>Payables to other Organizations and Individuals</i>	82,500,000	82,500,000
Auditing and consulting expenses	82,500,000	82,500,000
Total	82,500,000	82,500,000

16. Unrealized revenues**a. Short-term**

	<u>Closing balance</u>	<u>Opening balance</u>
<i>Unrealized Revenue with Related Parties</i>	-	-
<i>Unrealized Revenue with Other Organizations and Individuals</i>	181,120,798	237,584,528
- Binh Ni Co., Ltd	100,871,732	-
- TH GLOBAL Vietnam Company Limited	80,249,066	161,394,771
- Others	-	76,189,757
Total	181,120,798	237,584,528

b. Long-term

	<u>Closing balance</u>	<u>Opening balance</u>
<i>Unrealized Revenue with Related Parties</i>	106,818,181	120,454,545
- Nghia Hung Energy Joint Stock Company	106,818,181	120,454,545
<i>Unrealized Revenue with Other Organizations and Individuals</i>	250,477,262	281,704,536
- Novus Imperium Gia Lai 1 Joint Stock Company	106,818,181	120,454,545
- Na Son Gia Lai Company Limited	70,159,081	78,749,991
- Solcano Joint Stock Company	73,500,000	82,500,000
Total	357,295,443	402,159,081

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Selected Financial Statement Notes (cont'd)**17. Other short-term payables**

	<u>Closing balance</u>	<u>Opening balance</u>
<i>Payables to related parties</i>	<i>28,186,641,683</i>	<i>26,508,905,983</i>
Interest expenses and interest payable on advances received	28,186,641,683	26,508,905,983
<i>Of which, interest payable to Bien Ho Tea Joint Stock</i>	<i>27,133,953,633</i>	<i>25,109,104,333</i>
<i>Payables to other Organizations and Individuals</i>	<i>4,240,146,292</i>	<i>3,602,002,402</i>
Payables for surplus regime	1,698,297,360	1,698,297,360
Payables to the State for equitization	1,041,882,332	1,041,882,332
Interest expenses	622,230,000	-
Funding sources	499,537,526	499,537,526
Social insurance, health insurance and unemployment	23,433,000	7,232,000
Excess personal income tax collected	2,666,667	141,986
Other payables	352,099,407	354,911,198
- <i>Payables to people for surveying and marking</i>	<i>233,349,104</i>	<i>233,349,104</i>
- <i>Other payables at the office</i>	<i>118,750,303</i>	<i>80,750,303</i>
- <i>Other payables at the branch</i>	-	<i>40,811,791</i>
Total	<u>32,426,787,975</u>	<u>30,110,908,385</u>

18. Borrowings and finance lease liabilities**a. Short-term**

	<u>Closing balance</u>		<u>Opening balance</u>	
	<u>Amount</u>	<u>Value available</u>	<u>Amount</u>	<u>Value available</u>
Short-term loans are related parties	28,594,849,400	28,594,849,400	3,794,849,400	3,794,849,400
Short-term loans from individuals (Refer to Note No. VIII.2b)	28,594,849,400	28,594,849,400	3,794,849,400	3,794,849,400
- <i>Trinh Dinh Truong</i>	<i>3,794,849,400</i>	<i>3,794,849,400</i>	<i>3,794,849,400</i>	<i>3,794,849,400</i>
- <i>Trinh Quang Hung</i>	<i>18,500,000,000</i>	<i>18,500,000,000</i>	-	-
- <i>Nguyen Thi Thu Van</i>	<i>6,300,000,000</i>	<i>6,300,000,000</i>	-	-
Short-term loans from other entities	1,200,000,000	1,200,000,000	1,200,000,000	1,200,000,000
- <i>Le Thi Vinh</i>	<i>1,200,000,000</i>	<i>1,200,000,000</i>	<i>1,200,000,000</i>	<i>1,200,000,000</i>
Long-term loans due for payment are related parties	-	-	10,900,000,000	10,900,000,000
- <i>Bien Ho Tea Joint Stock Company</i>	-	-	<i>10,900,000,000</i>	<i>10,900,000,000</i>
(Refer to Note No. VIII.2b)	-	-	-	-
Total	<u>29,794,849,400</u>	<u>29,794,849,400</u>	<u>15,894,849,400</u>	<u>15,894,849,400</u>

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Selected Financial Statement Notes (cont'd)

- Other short-term personal loans under loan contracts with a term of 12 months. The purpose of the loans is to serve production and business activities, with an interest rate ranging from 7.8% per year to 8.4% per year and no collateral required.

Details of movements in short-term borrowings and finance lease liabilities during the period are as follows:

	Opening balance	Proceeds during the period	Rrepayments during the period	long-term borrowings	Closing balance
Short-term loans are related parties	3,794,849,400	44,800,000,000	(20,000,000,000)	-	28,594,849,400
Short-term loans from individuals	3,794,849,400	44,800,000,000	(20,000,000,000)	-	28,594,849,400
(Refer to Note No. IX.2b)					
- Trinh Dinh Truong	3,794,849,400	-	-	-	3,794,849,400
- Trinh Quang Hung	-	23,500,000,000	(5,000,000,000)	-	18,500,000,000
- Nguyen Thi Thu Van	-	21,300,000,000	(15,000,000,000)	-	6,300,000,000
entities	1,200,000,000	-	-	-	1,200,000,000
- Le Thi Vinh	1,200,000,000	-	-	-	1,200,000,000
Long-term loans due for payment are related parties	10,900,000,000	-	(10,900,000,000)	-	-
- Bien Ho Tea Joint Stock Company	10,900,000,000	-	(10,900,000,000)	-	-
(Refer to Note No. VIII.2b)					
Total	15,894,849,400	44,800,000,000	(30,900,000,000)	-	29,794,849,400

b. Long-term

	Closing balance		Opening balance	
	Amount	Value available	Amount	Value available
Long-term loans are related parties	-	-	12,858,188,000	12,858,188,000
- Bien Ho Tea Joint Stock Company	-	-	12,858,188,000	12,858,188,000
(Refer to Note No. VIII.2b)				
Total	-	-	12,858,188,000	12,858,188,000

Details of movements in long-term borrowings and finance lease liabilities during the period are as follows:

	Opening balance	Proceeds during the period	Rrepayments during the period	Reclassified from short-term borrowings	Closing balance
Long-term loans are related parties	12,858,188,000	-	(12,858,188,000)	-	-
- Bien Ho Tea Joint Stock Company	12,858,188,000	-	(12,858,188,000)	-	-
(Refer to Note No. VIII.2b)					
Total	12,858,188,000	-	(12,858,188,000)	-	-

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Selected Financial Statement Notes (cont'd)

Gia Lai Coffee Joint Stock Company has long-term borrowings from Bien Ho Tea Joint Stock Company. All borrowings of Bien Ho Tea Joint Stock Company are unsecured and are not guaranteed by any third party.

However, the Company's Board of Directors issued Minutes No. 07/BB.HĐQT dated December 22, 2022, approving transactions with a related party. Accordingly, the Company will use its existing assets, being Land Use Rights Certificates, as collateral for the borrowings of Bien Ho Tea Joint Stock Company from the Bank for Agriculture and Rural Development – Gia Lai Branch. Details of the Land Use Rights Certificates used as security for the borrowings are as follows:

No.	Asset	Address	Purpose
1	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517854	To Dan Pho 2, Thong Nhat Ward, Gia Lai Province	Commercial Service Land
2	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517909	Ia Hrung Commune, Gia Lai Province	Non-agricultural Production Land
3	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517851	Ia Hrung Commune, Gia Lai Province	Non-agricultural Production Land
4	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517834	Ia Grai Commune, Gia Lai Province	Non-agricultural Production Land
5	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517905	Ia Grai Commune, Gia Lai Province	Non-agricultural Production Land
6	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517906	Ia Grai Commune, Gia Lai Province	Non-agricultural Production Land
7	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517901	Chu Se Commune, Gia Lai Province	Non-agricultural Production Land
8	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517902	Chu Se Commune, Gia Lai Province	Non-agricultural Production Land
9	Certificate of land use rights, house ownership rights and other assets attached to land No. DA 517817	Chu Se Commune, Gia Lai Province	Non-agricultural Production Land

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Selected Financial Statement Notes (cont'd)**19. Owner's equity****a. Statements of changes in owner's equity**

	Contributed capital	Undistributed profit after tax	Total
Balance as at 01/01/2025	146,763,000,000	(126,009,725,658)	20,753,274,342
Profit during previous year	-	(8,359,558,968)	(8,359,558,968)
Balance as at 30/06/2025	146,763,000,000	(134,369,284,626)	12,393,715,374
Balance as at 01/01/2026	146,763,000,000	(139,276,835,327)	7,486,164,673
Profit during previous year	-	(5,251,657,963)	(5,251,657,963)
Balance as at 30/06/2026	146,763,000,000	(144,528,493,290)	2,234,506,710

b. Details of investment capital

	Closing balance		Opening balance	
	Amount	Ratio	Amount	Ratio
Legend Highland Investment Joint Stock Company	35,000,000,000	23,85%	35,000,000,000	23,85%
Nghia Hung Energy Joint Stock Company	33,892,380,000	23,09%	33,892,380,000	23,09%
Mrs. Nguyen Thi Thu Van	28,767,980,000	19,60%	28,767,980,000	19,60%
Mr. Trinh Quang Hung	28,528,020,000	19,44%	28,528,020,000	19,44%
Mr. Trinh Quang Vinh	15,383,810,000	10,48%	15,383,810,000	10,48%
Other shareholders	5,190,810,000	3,54%	5,190,810,000	3,54%
Total	146,763,000,000	100,00%	146,763,000,000	100,00%

c. Capital transactions with owners and dividend, profit distribution

	Current period	Previous period
- Contributed capital		
+ Opening balance	146,763,000,000	146,763,000,000
+ Increasing in the period	-	-
+ Decreasing in the period	-	-
+ Closing balance	146,763,000,000	146,763,000,000
- Distributed dividend	-	-

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Selected Financial Statement Notes (cont'd)**d. Shares**

	<u>Closing balance</u>	<u>Opening balance</u>
The number of shares subscribed to issue	14,676,300	14,676,300
The number of shares issued	14,676,300	14,676,300
- Ordinary shares	14,676,300	14,676,300
- Preference shares	-	-
The number of treasury shares	-	-
- Ordinary shares	-	-
- Preference shares	-	-
The number of shares circulated	14,676,300	14,676,300
- Ordinary shares	14,676,300	14,676,300
- Preference shares	-	-
Par values shares circulated (VND/share)	10,000	10,000

e. Undistributed profit after tax

	<u>Closing balance</u>	<u>Opening balance</u>
Undistributed profits at the beginning of the period	(139,276,835,327)	(126,009,725,658)
Profit after tax Corporate income this period	(5,251,657,963)	(8,359,558,968)
Total	<u>(144,528,493,290)</u>	<u>(134,369,284,626)</u>

20. Bad debts written off**Doubtful debts resolved**

	<u>Closing balance</u>	<u>Opening balance</u>	<u>Reason for write-off</u>
Ia Phin Branch	2,745,540,295	2,745,540,295	Overdue and uncollectible
Ia Ba Branch	483,744,506	483,744,506	Overdue and uncollectible
Others	85,437,208	85,437,208	Overdue and uncollectible
Total	<u>3,314,722,009</u>	<u>3,314,722,009</u>	

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENTS (Unit: VND)

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Selected Financial Statement Notes (cont'd)**1. Revenue from sales and services****1a. Total Revenue**

	<u>Current period</u>	<u>Previous period</u>
Revenue from coffee sales	1,357,500,000	5,330,654,936
Revenue from sales of materials and fertilizers	1,395,320,280	5,250,057
Other revenue	237,691,004	192,202,763
Total	<u>2,990,511,284</u>	<u>5,528,107,756</u>

1b. Revenue from sales of goods and provision of services to related parties

	<u>Current period</u>	<u>Previous period</u>
Revenue from coffee sales	1,357,500,000	-
Other revenue	13,636,364	13,636,364
Total	<u>1,371,136,364</u>	<u>13,636,364</u>

2. Cost of goods sold

	<u>Current period</u>	<u>Previous period</u>
Cost of coffee sold	1,357,500,000	3,355,961,614
Cost of materials, fertilizers, seedlings	1,369,780,892	4,916,559
Other costs	150,077,948	40,350,200
Provision for inventory depreciation	(49,040,567)	-
Total	<u>2,828,318,273</u>	<u>3,401,228,373</u>

3. Financial income

	<u>Current period</u>	<u>Previous period</u>
Deposits, loans interest	556,825	37,896
Interest from people paying late production fees	117,054,164	156,727,454
Total	<u>117,610,989</u>	<u>156,765,350</u>

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Selected Financial Statement Notes (cont'd)**4. Financial expenses**

	<u>Current period</u>	<u>Previous period</u>
Interest expenses	2,105,286,200	2,897,224,900
Total	<u>2,105,286,200</u>	<u>2,897,224,900</u>

5. Selling expenses

	<u>Current period</u>	<u>Previous period</u>
Costs of outsourced services	770,176	10,189,250
Total	<u>770,176</u>	<u>10,189,250</u>

6. General administration expenses

	<u>Current period</u>	<u>Previous period</u>
Employees cost	1,147,819,045	1,374,842,932
Fixed asset depreciation	812,386,392	819,121,926
Costs of outsourced services	445,633,061	611,652,648
Provision/reversal for doubtful debts	1,056,173,046	889,576
Other expenses in cash	407,866,341	621,376,771
Total	<u>3,869,877,885</u>	<u>3,427,883,853</u>

7. Other income

	<u>Current period</u>	<u>Previous period</u>
Collection of outstanding products from previous cases	578,067,700	473,063,300
Other income	32,507,000	-
Total	<u>610,574,700</u>	<u>473,063,300</u>

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Selected Financial Statement Notes (cont'd)**8. Other expenses**

	<u>Current period</u>	<u>Previous period</u>
Remaining value of demolished garden	-	4,712,311,248
Administrative fines, late tax payment	33,269	807,870
Other invalid costs	166,069,133	67,849,880
Total	<u>166,102,402</u>	<u>4,780,968,998</u>

9. Earnings per share**9a. Basic earnings per share**

	<u>Current period</u>	<u>Previous period</u>
Profit after corporate income tax	(5,251,657,963)	(8,359,558,968)
- Adjustment to profits to determine distributed profit for shareholder owns common shares:	-	-
- Profit or loss distributed to shareholder owns common shares	(5,251,657,963)	(8,359,558,968)
- The number of common shares circulated (shares)	14,676,300	14,676,300
Earnings per Share (VND /share)	<u>(358)</u>	<u>(570)</u>

Weighted average number of shares outstanding during the period

	<u>Current period</u>	<u>Previous period</u>
Outstanding common shares at the beginning of the period	14,676,300	14,676,300
Impact of repurchased common shares	-	-
Impact of ordinary shares issued	-	-
Average outstanding common shares during the period	<u>14,676,300</u>	<u>14,676,300</u>

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Selected Financial Statement Notes (cont'd)**9b. Diluted earnings per share**

	Current period	Previous period
- Profit distributed to sharehold owns common shares used to calculate earnings per share	(5,251,657,963)	(8,359,558,968)
Adjustment to profits:	-	-
+ After-tax effect of interest on convertible bonds	-	-
+ Dividends on convertible preferred shares	-	-
- Profit to calculate diluted earnings per share	(5,251,657,963)	(8,359,558,968)
The number of common shares used to calculate diluted earnings per share	14,676,300	14,676,300
Diluted earnings per Share (VND/share)	(358)	(570)

9c. Other informations

There were no transactions involving ordinary shares or potential ordinary shares between the end of the accounting period and the date of authorization for issue of these financial statements.

10. Operating expenses according to elements

	Current period	Previous period
Cost of goods sold	2,727,280,892	3,360,878,173
Employees cost	657,968,395	770,262,228
Fixed asset depreciation	1,510,908,489	1,626,184,396
Costs of outsourced services	596,337,249	284,597,659
Other expenses in cash	199,338,830	796,489,444
Provision expenses	1,007,132,479	889,576
Total	6,698,966,334	6,839,301,476

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS (Unit: VND)**1. Proceeds from borrowing**

	Current period	Previous period
Proceeds from borrowing under conventional contracts	44,800,000,000	11,140,000,000
Total	44,800,000,000	11,140,000,000

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Selected Financial Statement Notes (cont'd)**2. Payments for loans**

	<u>Current period</u>	<u>Previous period</u>
Payments for loans under conventional contracts	(43,758,188,000)	(23,180,000,000)
Total	(43,758,188,000)	(23,180,000,000)

VIII. OTHER INFORMATION**1. Contingent Liabilities**

According to Notice No. 6796/TB-CCTKV14-KĐT-KĐT dated June 9, 2025, the Company still has outstanding tax liabilities as follows:

	Land Rental Fees	Late Payment Penalties	Total
State-Owned Enterprise Phase	7,754,365,354	5,104,518,215	12,858,883,569
Joint Stock Company Phase	395,826,472	368,799,753	764,626,225
Total	8,150,191,826	5,473,317,968	13,623,509,794

Reasons for the Omission of These Liabilities in Previous Financial Statements:

- a. **State-Owned Enterprise Phase:** These land rental fees arose during the State-Owned Enterprise phase and were not included in the equitization plan or the enterprise valuation documentation.
- b. **Joint Stock Company Phase:** The discrepancy arises because the Tax Department calculated land rental fees on the total land area, including portions that had already been transferred to local authorities for management.

The Company has filed a lawsuit against the Director of the Gia Lai Tax Department on July 19, 2024, and the Gia Lai People's Court is currently handling the case. And the Provincial Inspectorate issued a written request for the Gia Lai Provincial Tax Department to coordinate with the Department of Finance and relevant entities in handling this land rental payment. The parties are currently continuing to work together to resolve the matter.

2. Transactions and balance with related parties

The Company's related parties include key management personnel, individuals related to key management personnel, and other related entities.

a) Transactions and balance with key management members and related individuals with key management members

Key management personnel include members of the Board of Directors, the Executive Board, and the Supervisory Board. Individuals related to key management personnel are their close family members.

Income of key management members:

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Selected Financial Statement Notes (cont'd)

STT	Executive Board members	Position	First six months of 2026			
			Salary, bonus	Remuneration	Dividend	Total
1	Trinh Quang Hung	Chairman	-	150,000,000	-	150,000,000
2	Nguyen Van Quan	Member of the BOM cum General Director	120,000,000	6,954,545	-	126,954,545
3	Tran Cao Chau	Member of the BOM	-	6,954,545	-	6,954,545
4	Nguyen Cong Tien	Former member of the BOM	30,000,000	11,045,455	-	41,045,455
5	Tran The Quan	Head of the BOS	-	6,954,545	-	6,954,545
6	Nguyen Thi Thu Van	Member of the BOS	-	12,000,000	-	12,000,000
7	Bui Thi Bich Huong	Member of the BOS	48,000,000	12,000,000	-	60,000,000
8	Tran Dong Hung	Former head of the BOS	-	11,045,455	-	11,045,455
9	Nguyen Van Huong	Chief Accountant	-	-	-	-
10	Le Ba Hieu	Former Chief Accountant	84,000,000	-	-	84,000,000
	Total		282,000,000	216,954,545	-	498,954,545

No.	Executive Board members	Position	First six months of 2025			
			Salary, bonus	Remuneration	Dividend	Total
1	Trinh Quang Hung	Chairman	-	150,000,000	-	150,000,000
2	Trinh Dinh Truong	Vice Chairman	-	72,000,000	-	72,000,000
3	Nguyen Cong Tien	Member of the BOM cum General Director	180,000,000	18,000,000	-	198,000,000
4	Phung Ngoc Kim	Former member of the BOM	-	10,636,364	-	10,636,364
5	Trinh Quang Vinh	Former member of the BOM	-	10,636,364	-	10,636,364
6	Tran Dong Hung	Head of the BOS	-	18,000,000	-	18,000,000
7	Bui Thi Lieu	Former member of the BOS	-	7,090,909	-	7,090,909
8	Bui Thi Bich Huong	Member of the BOS	45,000,000	12,000,000	-	57,000,000
9	Nguyen Thi Thu Van	Member of the BOS	-	4,909,091	-	4,909,091
10	Nguyen Van Quan	P.Tổng Giám đốc	120,000,000	-	-	120,000,000
11	Le Ba Hieu	Chief Accountant	84,000,000	-	-	84,000,000
	Total		429,000,000	303,272,728	-	732,272,728

b) Transactions with other related parties

Other related parties include: subsidiaries, companies which the Company is investing capital and individuals in their families, enterprises which key management members and individuals have direct or indirect voting right of the Company and their families members.

Other related members include:

Other related parties	Relationship
Nghia Hung Energy Joint Stock Company	Investment Company
Bien Ho Tea Joint Stock Company	Same Investment Company
Long Son Company Limited	Board of Directors Member with Close Relationship With the Chairman
Mr. Trinh Quang Hung	Chairman
Mr. Trinh Dinh Truong	Vice Chairman
Mr. Nguyen Cong Tien	General Director
Mr. Nguyen Quang Hai	Close Relationship with the Chairman

Revenue from other related parties

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Selected Financial Statement Notes (cont'd)

	Current period	Previous period
Bien Ho Tea Joint Stock Company		
Coffee sales revenue	1,357,500,000	-
Nghia Hung Energy Joint Stock Company		
Other revenue	13,636,364	13,636,364

Transactions with other related parties

	Current period	Previous period
Bien Ho Tea Joint Stock Company	-	-
Advance payments for purchases of goods	31,000,000,000	12,600,000,000
Payment of advances for purchases	25,000,000,000	-
Purchase of goods	3,974,905,000	22,022,000
Repayment of loan principal	23,758,188,000	7,900,000,000
Nguyen Quang Hai	-	-
- Loan repayment	-	4,700,000,000
Trinh Quang Hung	-	-
- Lending	23,500,000,000	10,580,000,000
- Loan repayment	5,000,000,000	9,750,000,000
Nguyen Cong Tien	-	-
- Lending	-	750,000,000

Balance with other related parties

Entities	Ending balance	Opening balance
Bien Ho Tea Joint Stock Company		
Accounts Payable	-	773.802.353
Advances from customers	26.050.000.000	20.050.000.000
Long-term loan due	-	10.900.000.000
Long-term loan	-	12.858.188.000
Loan interest, advance payment payable	27.133.953.633	25.109.104.333
Nghia Hung Energy Joint Stock Company		
Receivables from customers	-	4.860.214.300
Long Son Company Limited		
Advances from customers	10.000.000.000	10.000.000.000
Trinh Dinh Truong	-	3.794.849.400
Short-term loan	869.861.800	721.040.400
Loan interest		
Trinh Quang Hung	23,500,000,000	-
Short-term loan	163.716.250	103.591.250
Loan interest		

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Selected Financial Statement Notes (cont'd)**3. Segment report**- *Presenting segment report in accordance with business field:*

	Coffee	Sell materials, fertilizers	Others activities	Total
Current period				
Net revenues from sales and services rendered to external customers	1,357,500,000	1,395,320,280	203,693,495	2,956,513,775
Net revenues from sales and services rendered between segments	-	-	-	-
Net revenues from sales and services rendered	1,357,500,000	1,395,320,280	203,693,495	2,956,513,775
Cost of goods sold	1,308,459,433	1,369,780,892	150,077,948	2,828,318,273
Segmental gross profit	49,040,567	25,539,388	53,615,547	128,195,502
Previous period				
Net revenues from sales and services rendered to external customers	5,330,654,936	5,250,057	192,202,763	5,528,107,756
Net revenues from sales and services rendered between segments	-	-	-	-
Net revenues from sales and services rendered	5,330,654,936	5,250,057	192,202,763	5,528,107,756
Cost of goods sold	3,355,961,614	4,916,559	40,350,200	3,401,228,373
Segmental gross profit	1,974,693,322	333,498	151,852,563	2,126,879,383

- *Presenting segment report in accordance with geographical area*

During the year, all activities of the Company are happened in Viet Nam.

4. Comparative Figures

The comparative figures presented in the Statement of Financial Position are the figures in the financial statements for the financial year ended December 31, 2025, which were audited by the Da Nang Branch of Chuan Viet Auditing and Consulting Company Limited. The comparative figures presented in the Statement of Income and the Statement of Cash Flows are the figures in the financial statements for the six-month financial period ended June 30, 2025, which were reviewed by the Da Nang Branch of Chuan Viet Auditing and Consulting Company Limited. From January 1, 2026, the Company adopted Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance providing guidance on the enterprise accounting regime, which replaced Circular No. 200/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance and relevant circulars. The Company has restated the changes in account codes and comparative figures in accordance with the requirements of this new enterprise accounting regime. The comparative figures have been restated as follows:

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Selected Financial Statement Notes (cont'd)

Statement of Financial Position	Figures as at 01/01/2026 restated under Circular 99/2025/TT-BTC		Figures as at 31/12/2025 under Circular 200/2014/TT- BTC		Difference
	Code	Amount	Code	Amount	
Other short-term payables (*)	320	30,110,908,385	319	3,102,464,876	27,008,443,509
Funding sources		-	431	499,537,526	(499,537,526)
Accrued expenses	316	-	315	26,508,905,983	(26,508,905,983)

5. Going concern assumption

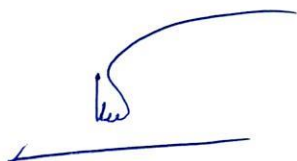
The Company's financial statements have been prepared on the assumption that the Company will continue as a going concern. As at June 30, 2026, the Company had accumulated losses of VND 144,528,493,290, and its current liabilities exceeded its current assets by VND 85,578,419,097. Accordingly, the Company's ability to continue as a going concern depends on generating profits in the future and/or receiving financial support from its shareholders to ensure that the Company has sufficient resources to continue its normal operations in the following years.

These financial statements do not include any adjustments relating to the recoverability and reclassification of the carrying amounts of assets recognized or relating to the amounts or reclassification of liabilities that would be necessary should the Company be unable to continue as a going concern..

6. Subsequent events

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be presented in the financial statements.

Gia Lai, August 12, 2026



Le Ba Hieu
Preparer



Nguyen Van Huong
Chief Accountant



Nguyen Van Quan
General Director

