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INTERIM FINANCIAL STATEMENTS
FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2026

TIEN THINH GROUP JOINT
STOCK COMPANY



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GENERAL INFORMATION

Corporate information

Tien Thinh Group Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company has been operating in accordance with:

- Business Registration Certificate No. 6300254045, initially registered on 03 December 2014 and 10th amended 12 July 2026, issued by the Can Tho City Department of Finance.
- Investment Registration Certificate, Project Code 7116887881, initially certified on 29 October 2015 and 2nd amended 25 December 2018, granted by the Hau Giang Province Department of Planning and Investment (now the Can Tho City Department of Finance).

Head office

Address : My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam
Tel. : 0901 225 777

Principal business activities of the Company are drying and processing agricultural products.

Board of Directors

The Board of Directors during the period and up to the date of this statement includes:

Full Name	Position	Appointing/re-appointing/resigning date
Mr. Pham Tien Hoai	Chairman	Reappointed on 17 April 2026
Mr. To Thai Thanh	Member	Reappointed on 17 April 2026
Mr. Huynh Trung Nghia	Member	Resigned on 17 April 2026
Mr. Phan Duy Binh	Member	Resigned on 17 April 2026
Mr. Vo Phan Hai Au	Member	Reappointed on 17 April 2026
Mr. Le Van Tuyen	Member	Appointed on 17 April 2026
Mr. Pham Vu Dang Khoa	Member	Appointed on 17 April 2026

Audit Committee

The Audit Committee during the period and up to the date of this statement includes:

Full Name	Position	Appointing/resigning date
Mr. Pham Vu Dang Khoa	Chairman	Appointed on 17 April 2026
Mr. Huynh Trung Nghia	Chairman	Resigned on 17 April 2026
Mr. Phan Duy Binh	Member	Resigned on 17 April 2026
Mr. Le Van Tuyen	Member	Appointed on 17 April 2026

General Director

The General Director of the Company during the period and up to the date of this statement is Mr. To Thai Thanh (appointed on 01 August 2023).

Legal Representative

The Company's legal representative during the period and up to the date of this statement is Mr. Pham Tien Hoai - Chairman (reappointed on 17 April 2026).

Auditor

A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.



STATEMENT OF THE GENERAL DIRECTOR

The General Director of Tien Thinh Group Joint Stock Company (hereinafter referred to as the "Company") presents this statement together with the Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.

Responsibilities of the General Director

The General Director is responsible for the preparation of the Interim Financial Statements that give a true and fair view of the interim financial position, the interim financial performance and the interim cash flows of the Company during the period. In order to prepare these Interim Financial Statements, the General Director must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- State whether applicable accounting standards have been followed or not, and all the differences subject to any material departures are disclosed and explained in the Interim Financial Statements;
- Prepare the Interim Financial Statements of the Company on a going-concern basis unless it is inappropriate to presume that the Company will continue in business;
- Design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Interim Financial Statements.

The General Director is responsible for ensuring that proper accounting records are maintained to accurately reflect, with reasonable accuracy at any time, the financial position of the Company and that such accounting records comply with the applicable accounting framework. The Board of Management is also responsible for safeguarding the Company's assets and, accordingly, for taking reasonable measures to prevent and detect fraud and other irregularities.

The General Director confirms that it has complied with the above requirements in the preparation of these Interim Financial Statements.

Statement of the General Director

In the General Director's opinion, the Interim Financial Statements give a true and fair view of the interim financial position of the Company as of 30 June 2026 and of its interim financial performance and interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Interim Financial Statements.

Date: 26 August 2026

CÔ PHẦN
TẬP ĐOÀN
TIẾN THINH
HỒ CHÍ MINH - TP. CẦN THƠ

To Thai Thanh
General Director



No.: 4.0291/26/TC-AC

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION**To: SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE GENERAL DIRECTOR
TIEN THINH GROUP JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Financial Statements of Tien Thinh Group Joint Stock Company (hereinafter referred to as "the Company"), which were prepared on 26 August 2026, from page 05 to page 41, including the Interim Statement of Financial Position as of 30 June 2026, the Interim Income Statement, the Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Interim Financial Statements.

Responsibility of the General Director

The Company's General Director is responsible for the preparation, true and fair presentation of the Company's Interim Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements, and is responsible for such internal controls as the General Director determines are necessary to ensure that the preparation and presentation of the Interim Financial Statements are free from material misstatements due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on these Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review of interim financial information performed by independent auditor of the entity.

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

Conclusion of Auditors

B Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements do not give a true and fair view, in all material respects, of the interim financial position of Tien Thinh Group Joint Stock Company as of 30 June 2026 and of its interim financial performance and interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Interim Financial Statements.

For and on behalf of

A&C Auditing and Consulting Co., Ltd.**Southwest Branch****Nguyen Huu Danh – Partner****Audit Practice Registration Certificate No.: 1242-2023-008-1****Authorized Signatory****Can Tho City, 26 August 2026**03 - C. 1
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TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As of 30 June 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		360.654.698.135	361.595.650.163
I. Cash and cash equivalents	110	V.1	2.617.556.946	375.099.485
1. Cash	111		2.617.556.946	375.099.485
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		121.590.641	118.877.267
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Short-term held-to-maturity investments	123	V.2a	121.590.641	118.877.267
4. Provisions for impairment of short-term held-to-maturity i	124		-	-
5. Other short-term investments	125		-	-
6. Provisions for impairment of other short-term investments	126		-	-
III. Short-term receivables	130		252.203.221.994	248.743.886.081
1. Short-term trade receivables	131	V.3	12.983.726.026	54.762.329.547
2. Short-term advances to suppliers	132	V.4	239.219.495.968	193.979.188.534
3. Short-term intra-company receivables	133		-	-
4. Receivables from construction contracts under percentage	134		-	-
5. Other short-term receivables	135		-	2.368.000
6. Allowance for short-term doubtful debts	136		-	-
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140	V.5	94.629.078.048	103.315.647.334
1. Inventories	141		96.140.650.899	104.827.220.185
2. Allowance for devaluation of inventories	142		(1.511.572.851)	(1.511.572.851)
V. Current biological assets	150		-	-
1. Short-term livestock intended for one-time harvest	151		-	-
2. Short-term seasonal or one-time harvest crops	152		-	-
3. Provisions for impairment of current biological assets	153		-	-
VI. Other current assets	160		11.083.250.506	9.042.139.996
1. Short-term deferred expenses	161	V.6a	1.408.382.912	437.675.153
2. Deductible VAT	162		9.674.867.594	8.604.464.843
3. Taxes and other receivables from the State	163		-	-
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-

This statement should be read in conjunction with the Notes to the Interim Financial Statements



TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	200		117,993.306.532	123.230.303.278
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Allowance for long-term doubtful debts	216		-	-
II. Fixed assets	220		110.664.690.513	117.688.661.140
1. Tangible fixed assets	221	V.7	102.845.568.405	109.749.203.116
- Historical cost	222		206.700.655.120	206.397.303.787
- Accumulated depreciation	223		(103.855.086.715)	(96.648.100.671)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.8	7.819.122.108	7.939.458.024
- Initial cost	228		9.698.317.880	9.698.317.880
- Accumulated amortization	229		(1.879.195.772)	(1.758.859.856)
III. Non-current biological assets	230		-	-
1. Bearer animals	231		-	-
a) Immature bearer animals	232		-	-
b) Mature bearer animals	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation	235		-	-
2. Long-term livestock intended for one-time harvest	236		-	-
3. Long-term seasonal or one-time harvest crops	237		-	-
4. Provisions for impairment of non-current biological assets	238		-	-
IV. Investment property	240		-	-
- Historical cost	241		-	-
- Accumulated depreciation	242		-	-
V. Non-current assets in process	250		441.111.112	90.000.000
1. Long-term work in process	251		-	-
2. Construction in progress	252	V.9	441.111.112	90.000.000
VI. Long-term financial investments	260		3.370.000.000	1.760.000.000
1. Investments in subsidiaries	261	V.2b	3.370.000.000	1.760.000.000
2. Investments in joint ventures and associates	262		-	-
3. Equity investments in other entities	263		-	-
4. Provisions for impairment of long-term investments in oth	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Provisions for impairment of long-term held-to-maturity in	266		-	-
VII. Other non-current assets	270		3.517.504.907	3.691.642.138
1. Long-term deferred expenses	271	V.6b	3.517.504.907	3.691.642.138
2. Deferred income tax assets	272		-	-
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS	280		478.648.004.667	484.825.953.441

This statement should be read in conjunction with the Notes to the Interim Financial Statements



TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		221.319.791.192	237.285.362.668
I. Current liabilities	310		208.020.791.192	201.082.819.459
1. Short-term trade payables	311	V.10	33.914.232.492	12.317.778.026
2. Short-term advances from customers	312	V.11	16.172.357.774	926.532.056
3. Payables for dividends and profit distributions	313		-	-
4. Short-term taxes and amounts payable to the State budget	314	V.12	625.351.930	1.054.920.092
5. Payables to employees	315	V.13	1.730.885.800	949.295.800
6. Short-term accrued expenses	316	V.14	759.127.096	2.867.119.784
7. Short-term intra-company payables	317		-	-
8. Short-term payables relating to construction contracts und	318		-	-
9. Short-term deferred revenue	319		-	-
10. Other short-term payables	320	V.15	230.719.400	174.967.500
11. Short-term borrowings and financial lease liabilities	321	V.16a	154.588.116.700	182.792.206.201
12. Provisions for short-term payables	322		-	-
13. Bonus and welfare fund	323		-	-
14. Price stabilization fund	324		-	-
15. Trading Government bonds	325		-	-
II. Non-current liabilities	330		13.299.000.000	36.202.543.209
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for working capital received	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338		-	15.123.043.209
9. Long-term borrowings and financial lease liabilities	339	V.16b	13.299.000.000	21.079.500.000
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liability	342		-	-
13. Provisions for long-term payables	343		-	-
14. Science and technology development fund	344		-	-



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TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

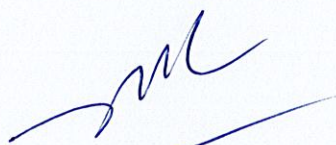
INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

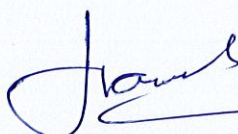
Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		257.328.213.475	247.540.590.773
1. Owner's capital	411	V.17a	228.057.890.000	228.057.890.000
- Ordinary shares with voting rights	411a		228.057.890.000	228.057.890.000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other owner's capital	414	V.17a	15.963.160.000	-
5. Share repurchases	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		-	-
9. Other equity funds	419		-	-
10. Retained profit	420	V.17a	13.307.163.475	19.482.700.773
- Retained profit to the end of the previous period	421a		3.519.540.773	19.482.700.773
- Retained profit for the current period	421b		9.787.622.702	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		478.648.004.667	484.825.953.441

Approved on 26 August 2026



Ngo Ngoc Lien
Preparer



Tran Ha Giang
Chief Accountant



Phạm Tiến Hoài
Legal Representative



TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

INTERIM INCOME STATEMENT

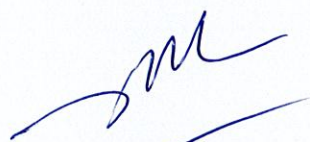
(Full form)

For the first 6 months of the fiscal year ending 31 December 2026

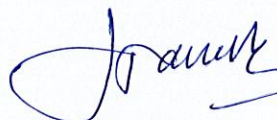
Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	210.915.113.800	151.275.561.465
2. Revenue deductions	02		-	9.924.704
3. Net revenue from sales of goods and provisions of services	10		210.915.113.800	151.265.636.761
4. Cost of sales	11	VI.2	187.005.832.402	131.592.922.645
5. Gross profit from sales of goods and provisions of services	20		23.909.281.398	19.672.714.116
6. Gain/loss on disposal, liquidation of investment properties	21		-	-
7. Financial income	22	VI.3	964.803.863	520.052.957
8. Financial expenses	23	VI.4	7.307.014.231	5.551.529.420
In which: Interest expenses	24		7.020.698.833	5.370.204.052
9. Selling expenses	25	VI.5	2.737.563.068	2.749.976.124
10. General and administrative expenses	26	VI.6	4.501.153.590	4.704.736.553
11. Net operating profit	30		10.328.354.372	7.186.524.976
12. Other income	31		-	-
13. Other expenses	32	VI.7	24.313.951	32.604.813
14. Other profit/(loss)	40		(24.313.951)	(32.604.813)
15. Total accounting profit before tax	50		10.304.040.421	7.153.920.163
16. Current income tax	51	V.12	516.417.719	366.358.974
17. Deferred income tax	52		-	-
18. Profit after tax	60		<u>9.787.622.702</u>	<u>6.787.561.189</u>
19. Basic earning per share	70	VI.8		
20. Diluted earnings per share	71	VI.8		

Approved on 26 August 2026



Ngo Ngoc Lien
Preparer



Tran Ha Giang
Chief Accountant



Phạm Tiên Hoai
Legal Representative



TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

INTERIM CASH FLOW STATEMENT

(Full form)

(Indirect method)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit/loss before tax	01		10,304,040.421	7,153,920.163
2. Adjustments for:				
- Depreciation/Amortization of fixed assets and investment prop	02	V.7, V.8	7,327,321.960	7,301,526.985
- Provisions and allowances	03		-	-
- Exchange gain/loss due to revaluation of monetary items in foreign currencies	04	VI.3	(156,403.836)	(58,163.138)
- Gain/loss from investing and financing activities	05	VI.3, VI.7	(2,713.374)	10,497.639
- Borrowing costs	06	VI.4	7,020,698.833	5,370,204.052
- Other adjustments	07		-	-
3. Operating profit/loss before movements in working capital	08		24,492,944.004	19,777,985.701
- Increase/decrease of receivables	09		(4,453,060.527)	(15,698,368.193)
- Increase/decrease of inventories	10		8,686,569.286	1,712,798.664
- Increase/decrease of payables	11		20,608,178.896	5,900,304.041
- Increase/decrease of deferred expenses	12		(796,570.528)	(131,183.898)
- Increase/decrease of trading securities	13		-	-
- Interest expenses paid	14	V.14, VI.4	(7,186,481.441)	(5,574,442.925)
- Corporate income tax paid	15	V.12	(939,795.982)	(783,859.791)
- Other cash inflows	16		-	-
- Other cash outflows	17		-	-
Net cash flows generated from/(used in) operating activities	20		40,411,783.708	5,203,233.599
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.7, V.9	(654,462.445)	-
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	-
5. Equity investments in other entities	25	V.2b	(1,610,000.000)	-
6. Cash recovered from equity investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27		-	-
Net cash flows generated from/(used in) investing activities	30		(2,264,462.445)	-

This statement should be read in conjunction with the Notes to the Interim Financial Statements



TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

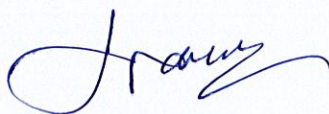
Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.16a, V.16b	134.987.601.249	110.653.736.932
4. Repayment for borrowing principal	34	V.16a, V.16b	(170.972.190.750)	(115.883.705.494)
5. Payment for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36		-	-
Net cash flows generated from/(used in) financing activities	40		(35.984.589.501)	(5.229.968.562)
Net cash flows during the year	50		2.162.731.762	(26.734.963)
Beginning cash and cash equivalents	60	V.1	375.099.485	82.437.588
Effects of fluctuations in foreign exchange rates	61		79.725.699	1.708.492
Ending cash and cash equivalents	70	V.1	2.617.556.946	57.411.117

Approved on 26 August 2026



Ngô Ngọc Liên
 Preparer



Trần Hà Giang
 Chief Accountant



Phạm Tiến Hoài
 Legal Representative



TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

I. GENERAL INFORMATION**1. Ownership form**

Tien Thinh Group Joint Stock Company (hereinafter referred to as the “Company”) is a joint stock company.

2. Business field

The Company’s business field is industrial manufacturing.

3. Principal business activities

Principal business activities of the Company are to dry and process agricultural products.

4. Normal operating cycle

The Company’s normal operating cycle is within 12 months.

5. Company’s structure***Subsidiary***

The Company invests only in one subsidiary, Tien Thinh Gia Lai Joint Stock Company, headquartered at Lot A5-6-7, Road No. 1, Nam Pleiku Industrial Park, Khoi Zo Village, Bo Ngoong Commune, Gia Lai Province, Vietnam. The principal business activities of this subsidiary are processing and preserving fruits and vegetables; wholesale of raw agricultural and forestry products (excluding wood, bamboo, and rattan) and live animals; wholesale of food; warehousing and storage of merchandise. As of the end of the accounting period, the Company’s ownership interest in this subsidiary was 52%; the percentage of voting rights and the percentage of benefits are equivalent to ownership interest.

6. Headcount

As of the reporting date, the Company’s headcount is 141 (headcount at the beginning of the year: 132).

7. Statement of information comparability on the Interim Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period. During the period, the Company adopted the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025, of the Ministry of Finance (“Circular 99”) in place of Circular No. 200/2014/TT-BTC dated 22 December 2014 (“Circular 200”). Accordingly, certain items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the “Beginning balance” and “Previous Period” columns on the Interim Financial Statements have been restated in accordance with the new classifications and terminology of Circular 99 to ensure comparability. These changes do not affect the Company’s total assets, total liabilities, owner’s equity, and profit after tax.

8. Other information

The Company’s shares have been registered for trading on the UPCoM market (Unlisted Securities Trading System) of the Hanoi Stock Exchange under the ticker symbol “TT6” pursuant to Decision

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Interim Financial Statements (cont).

No. 827/QĐ-SGDHN dated 18 July 2024, issued by the Hanoi Stock Exchange. The first trading day is 02 August 2024.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY UNIT

1. Annual accounting period

The accounting period of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is the Vietnamese Dong ("VND") because transactions are primarily conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable accounting system

The Company applies Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99, and the Ministry of Finance's circulars guiding the implementation of accounting standards in the preparation and presentation of Interim Financial Statements.

Adoption of the New Enterprise Accounting System

The fiscal year ending 31 December 2026 is the first year in which the Company has applied the Vietnamese Enterprise Accounting System under Circular 99, replacing Circular No. 200.

The transition to the application of Circular 99 is carried out using the following methods:

- For changes in accounting policies where the Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policies where the Circular 99 does not require retroactive adjustments or simplified retroactive adjustments, the Company applies the non-retroactive method.

2. Statement of the compliance with the Accounting Standards and System

The General Director has complied with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Interim Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Accounting convention

The Interim Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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Notes to the Interim Financial Statements (cont).

2. Foreign currency transactions

Transactions denominated in foreign currencies are translated at the spot exchange rate at the date of transaction. Balances of monetary items denominated in foreign currencies as of the end of the accounting period (except for accounts receivable denominated in foreign currencies for which an Allowance for doubtful debts has been established) are revalued at the average transfer buying and selling exchange rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Can Tho Branch (the Bank with which the Company regularly conducts transactions).

Exchange differences arising from the transactions denominated in foreign currency during the period, are recognized in financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the reporting date are presented on the basis of net amount of total gains and total losses arising from the revaluation of such items and are recognized in financial income (if a gain) or financial expenses (if a loss).

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (calculated from the date of purchase to the maturity date), which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

4. Financial investments

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. Held-to-maturity investments consist solely of term deposits held until maturity for the purpose of collecting periodic interest.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and other transaction costs (such as transaction fees, brokerage commissions, etc.). Accrued interest from prior periods up to the date of purchase is deducted from the investment's cost at the time of initial recognition. After initial recognition, these investments are carried at cost. Interest income after the purchase date is recognized as financial income on an accrual basis.

If a discount or premium arises at the time of purchase, the discount is amortized over the remaining term of the investment using the straight-line method, increasing the investment's carrying amount and recognized as Financial income; the premium is amortized using a similar method, decreasing the investment's carrying amount and recognized as Financial expenses.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as a financial expense during the period and directly deducted from the investment costs. If the evidence of loss diminishes or ceases to exist in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.



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Notes to the Interim Financial Statements (cont).

Investments in subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of the investee in order to obtain economic benefits from the activities of that enterprise.

Initial recognition

Investments in subsidiaries are initially recognized at costs, including the cost of acquisition or capital contributions plus costs directly attributable to the investments. Specifically, where the Company borrows funds to make investments in subsidiaries, interest expenses are recognized as financial expenses and are not capitalized. In the case of investments made with non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are carried at cost.

Dividends and profits incurred prior to the acquisition of investments are deducted from investment costs. Dividends and profits incurred after the acquisition of investments are recorded into the Company's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in subsidiaries

Provisions for impairment of investments in subsidiaries are recognized when a subsidiary incurs a loss or the investment becomes impaired, resulting in the possibility that the Company may incur a loss of capital. The amount of the provision is calculated by multiplying the Company's percentage of actual paid-in capital in the subsidiary as of the end of the accounting period by the difference between the owners' actual investment and the subsidiary's owner's equity at that same date. If the subsidiaries are consolidated into the Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Any increase or decrease in the allowance for investment losses in subsidiaries that must be recognized at the end of the accounting period is recorded as a financial expense.

5. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Statement of Financial Position on the basis of their remaining term as of the balance sheet date.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- For overdue debts:
 - 30% of the value of debts overdue between 06 months and less than 01 year.



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Notes to the Interim Financial Statements (cont).

- 50% of the value of debts overdue between 01 year and less than 02 years.
- 70% of the value of debts overdue between 02 years and less than 03 years.
- 100% of the value of debts overdue for 03 years or more.
- For doubtful debts: Allowance is made on the basis of the estimated loss.

Increases or decreases in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administrative expenses.

6. Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories is determined as follows:

- Materials and supplies: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

Inventory costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance as of the balance sheet date are recorded into costs of sales.

Spare parts, standby equipment held for use for more than 12 months or beyond the Company's normal operating cycle, and work in progress with production or conversion periods extending beyond the normal operating cycle, are not classified as inventories but are presented as non-current assets in the Statement of Financial Position.

7. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be re-classified as short-term when preparing the Financial Statements.

The Company allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses. The timing and method of allocating deferred expenses are as follows:

Tools and supplies

Tools and equipment that have been issued for use or leased in connection with production and business activities spanning multiple accounting periods are recognized as deferred expenses and



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Notes to the Interim Financial Statements (cont).

allocated to production and operating expenses using the straight-line method based on their estimated useful lives (not exceeding 12 months).

Expenses on repairing and maintaining fixed assets periodically

For fixed assets that, according to technical requirements, must undergo periodic repairs and maintenance, the resulting repair expenses and maintenance expenses are recognized as deferred expenses and amortized into production and business expenses on a straight-line basis from the period in which the repairs and maintenance are completed and the asset is put back into use until the next scheduled repair or maintenance is required (typically 24 months).

Operating lease expenses

Lease expenses for the right to use land for production and business operations that have been prepaid for multiple accounting periods are recognized as deferred expenses and amortized into production and operating expenses on a straight-line basis over the prepaid lease term.

Prepaid insurance expenses

Prepaid insurance premiums for fire and explosion insurance, civil liability insurance, vehicle insurance, property insurance, and other types of insurance paid in advance for multiple accounting periods are recognized as prepaid expenses and amortized to production and business expenses on a straight-line basis over the insurance period (12 months).

Other deferred expenses

Other expenses incurred that relate to multiple accounting periods are recognized as deferred expenses and allocated to operating costs in a manner appropriate to the characteristics and nature of each expense item.

8. Tangible fixed assets

Tangible fixed assets are stated at historical cost less accumulated depreciation. The historical cost of tangible fixed assets includes all costs incurred by the Company to acquire the fixed asset up to the date the asset is ready for use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the year. Costs of routine repairs and maintenance of tangible fixed assets are recognized as production and operating expenses in the period in which they are incurred. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognised, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The useful life and depreciation method are reviewed at least at the end of every fiscal year and adjusted if necessary. The depreciation periods for various types of tangible fixed assets are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	10 – 25
Machinery and equipment	5 – 15

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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Notes to the Interim Financial Statements (cont).

<u>Fixed assets</u>	<u>Years</u>
Vehicles	03 – 07
Office equipment	03

9. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.. Initial cost of intangible fixed assets includes all costs incurred by the Company to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible asset, its initial cost and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

The useful life and amortization method are reviewed at least at the end of every fiscal year and adjusted if necessary.

The Company's intangible fixed assets consist solely of land use rights. Land use rights include all the actual expenses paid by the Company directly related to the land in use, including: payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees, etc. Land use rights are amortized using the straight-line method over 49.5 years; long-term stable land use rights are not subject to depreciation.

10. Construction in progress

Construction in progress costs reflect costs directly related to assets under construction and machinery and equipment being installed, including borrowing costs capitalized in accordance with Vietnamese Accounting Standards No. 16- Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognized in operating expenses during the period. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the costs are recognized as deferred expenses and amortized to operating expenses over the period until the next scheduled repair or maintenance.

11. Payables and accrued expenses

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



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Notes to the Interim Financial Statements (cont).

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables reflect commercial payables arising from transactions involving the purchase of merchandise, services, and assets, where the vendor is an entity independent of the Company.
- Accrued expenses reflect actual costs incurred or reasonably estimated costs for which there is insufficient supporting documentation for official recognition, including: amounts payable for merchandise and services received but no invoice has been issued; other accrued amounts as prescribed.
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are classified as current or non-current on the interim Financial Statements based on their remaining maturity as of the end of the accounting period.

12. Dividends payable

Dividends are recognized as liabilities when the Company has no right to refuse its obligation to pay dividends to shareholders under the provisions of securities law, the Enterprise Law, and the Company's Articles of Association.

13. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by the shareholders.

Other owner's capital

Other equity is formed from additional sources derived from operating results.

In cases where the investee issues shares to pay dividends or distribute profits to owners, or in cases where other owner's capital, equity funds, or other equity funds are used to increase or supplement charter capital, the enterprise reduces retained profit/accumulated loss and other equity funds, and increases other equity upon the issuance of shares or distribution of profits. Upon receiving the Business Registration Certificate, the enterprise shall decrease other owner's capital and increase owner's capital.

14. Profit distribution

Profit after tax is distributed to shareholders after appropriations for funds have been made in accordance with the Company's Articles of Association and applicable laws, and after approval by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

15. Revenue recognition

Revenue from sales of merchandise and finished goods

Revenue from sales of merchandise, finished goods shall be recognized when the Company fulfills its performance obligations under the contract by transferring control of the merchandise and finished goods to the customer, and all of the following conditions are satisfied:



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- The Company transfers most of the risks and benefits incident to the ownership of merchandise or products to customers.
- The Company no longer retains the rights to manage the merchandise or products as an owner or the right to control them.
- The amount of revenue can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The costs incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when the Company fulfils its contractual obligations and all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Interest

Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

Dividends and profit received

Dividends and profit received are recognized when the Company is entitled to receive dividends or profit from its investing activities. For investments in entities whose securities are registered and centrally deposited with Viet Nam Securities Depository and Clearing Corporation, the recognition date is the last record date. Only the portion of dividends and profits attributable to the period after the investment date is recognized as revenue; the portion attributable to the period before the investment date is recorded as a reduction in the investment's cost basis. Dividends received in the form of shares are not recognized as revenue and do not increase the value of the investment; only the increase in the number of shares held is tracked in the notes to the financial statements.

16. Borrowing costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing.

Borrowing costs are recognized as an expense during the period when they are incurred, unless they are qualified for capitalized borrowing costs.

Borrowing costs that are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or



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sales, are capitalized as part of that asset when it is probable that they will result in future economic benefits to the Company and the borrowing costs can be reliably measured.

The capitalization of borrowing costs commences when all three of the following conditions are concurrently met:

- Expenditure for the construction or production of the asset have been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are being undertaken.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization stops when substantially all activities necessary to prepare the asset for its intended use or sale have been completed.

For a specific borrowing for purpose of construction or production of an asset in progress, the capitalized borrowing costs are the actual borrowing costs incurred, less any investment income on the temporary investment of those borrowings.

For general loans that are also used for the construction or production of assets in progress, the borrowing costs to be capitalized are determined based on the capitalization rate applied to the weighted-average cumulative costs incurred for the construction or production of that asset. The capitalization rate is calculated based on the weighted-average interest rate of outstanding borrowings during the period, excluding separate borrowings specifically intended for the acquisition of a particular asset.

17. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.

When the Company recognizes revenue, it shall recognize the cost corresponding to generating that revenue. Such cost included those incurred in the period in which the revenue was generated together with cost incurred in the previous periods or accrued expenses related to the revenue generated in that period. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

18. Corporate income tax

The Company's corporate income tax accounting policy is implemented in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/NĐ-CP dated 15 December 2025, issued by the Government, which provides detailed regulations on certain provisions of the Corporate Income Tax Law, guidance documents from the Ministry of Finance, and other relevant legal regulations. Corporate income tax expenses include current income tax and deferred income tax.

Current corporate income tax

Current income tax is the amount of corporate income tax payable, calculated based on assessable income for the year and the current corporate income tax rate. The difference between assessable income and accounting profit results from adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and carried-forward losses.



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On a quarterly basis, the Company determines and records the provisional corporate income tax payable. At the end of the fiscal year, the Company determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expense.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Statement of Financial Position, the Company offsets deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
 - The same taxable subjects; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

19. Related parties

A party is considered a related party of the Company if that party has the ability to control the Company or exercise significant influence over the Company, or has power to participate in financial and operating policy decisions of the Company.

Related parties of the Company include:

- Subsidiary.



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- Individuals with direct or indirect voting rights that result in significant influence over the Company (including members of the Board of Directors and close family members of these individuals).
- Key management personnel with the authority and responsibility to plan, manage, and control the Company's operations (including the General Director and close family members of these individuals).
- Entities controlled by or significantly influenced by individuals in the above groups.

Close family members of an individual are those who may influence or be influenced by that individual when transacting with the Company, including: spouse, biological children, adopted children, stepchildren, and dependents of that individual or their spouse.

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

20. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business segment and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business field. The Company's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds: The segment's revenue accounts for 10% or more of the total revenue of all segments; the segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms); the segment's total assets account for 10% or more of the total assets of all segments

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



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Notes to the Interim Financial Statements (cont).**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM FINANCIAL STATEMENTS****1. Cash**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	55.851.027	11.302.821
Cash in bank	2.561.705.919	363.796.664
- <i>Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Can Tho Branch</i>	2.244.756.033	260.525.631
- <i>Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Can Tho Branch</i>	282.247.546	50.494.076
- <i>Other banks</i>	34.702.340	52.776.957
Total	2.617.556.946	375.099.485

2. Financial investments

The Company's financial investments include held-to-maturity investments and investments in subsidiary. The Company's financial investments are as follows:

2a. Short-term held-to-maturity investments

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Cost</u>	<u>Recoverable amount</u>	<u>Provision</u>	<u>Cost</u>	<u>Recoverable amount</u>	<u>Provision</u>
Term deposits	117.972.809	117.972.809	-	117.972.809	117.972.809	-
<i>Vietnam Prosperity Joint Stock Commercial Bank (VPBank) – Can Tho Branch ⁽ⁱ⁾</i>	117.972.809	117.972.809	-	117.972.809	117.972.809	-
Accrued term deposit interest	3.617.832	3.617.832	-	904.458	904.458	-
Total	121.590.641	121.590.641	-	118.877.267	118.877.267	-

- ⁽ⁱ⁾ A 12-month term deposit at Vietnam Prosperity Joint Stock Commercial Bank (VPBank) – Can Tho Branch has been mortgaged for short-term borrowing from this bank (see Note No. V.16a).

2b. Investments in subsidiary

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Cost</u>	<u>Recoverable amount</u>	<u>Provision</u>	<u>Cost</u>	<u>Recoverable amount</u>	<u>Provision</u>
Tien Thinh Gia Lai Joint Stock Company	3.370.000.000	3.370.000.000	-	1.760.000.000	1.760.000.000	-
Total	3.370.000.000	3.370.000.000	-	1.760.000.000	1.760.000.000	-

According to Business Registration Certificate No. 5901235782, initially registered on 09 September 2025, by the Gia Lai Province Department of Finance, the Company invested VND 26.000.000.000 in Tien Thinh Gia Lai Joint Stock Company, equivalent to 52% of its charter capital. During the period, the Company made an additional investment of VND 1.610.000.000. As



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Notes to the Interim Financial Statements (cont).

of the end of the accounting period, the Company had invested VND 3.370.000.000, equivalent to 6,74% of the charter capital (beginning balance: VND 1.760.000.000, equivalent to 3,52% of the charter capital). The remaining charter capital to be invested in Tien Thinh Gia Lai Joint Stock Company is VND 22.630.000.000.

Recoverable amount

For investments in listed stocks or investments for which a fair value can be reliably determined, the recoverable amount is determined based on the market value as of the end of the accounting period.

For investments for which fair value cannot be determined, the recoverable amount is determined based on the investee's owner's equity, proportionate to the Company's ownership interest, as reflected in the Consolidated Financial Statements (if the investee is a parent company) or the Separate Financial Statements (if the investee is an independent entity with no subsidiaries) as of the end of the reporting period.

The operation of the subsidiary

Tien Thinh Gia Lai Joint Stock Company is currently in the construction phase of its factory and has not yet commenced production or business operations.

Transactions with the subsidiary

Transactions between the Company and its subsidiaries are presented in Note No. VII.1b.

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Carrying value	Allowance	Carrying value	Allowance
<i>Receivables from related parties</i>	233.511.000	-	231.000.000	-
Hanh Nguyen Logistics Joint Stock Company	2.511.000	-	-	-
Phu Thinh Food Processing Export J.S.C	231.000.000	-	231.000.000	-
<i>Receivables from other customers</i>	12.750.215.026	-	54.531.329.547	-
Huynh Nghia Agricultural One Member Company Limited	-	-	33.399.380.000	-
Youhe Food Import Export (Wuhan) Co., Ltd	2.822.299.228	-	-	-
Dohler Holland B.V	1.484.304.705	-	11.343.495.000	-
Mr. Phan Truong Duy	2.288.156.845	-	-	-
Other customers	6.155.454.248	-	9.788.454.547	-
Total	12.983.726.026	-	54.762.329.547	-

4. Short-term advances to suppliers

	Ending balance	Beginning balance
<i>Advances to related parties</i>	3.005.142.977	-
Hanh Nguyen Logistics Joint Stock Company	3.005.142.977	-
<i>Advances to other suppliers</i>	236.214.352.991	193.979.188.534
Organic Agricultural Products Joint Stock Company	210.818.121.445	176.212.676.390

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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	<u>Ending balance</u>	<u>Beginning balance</u>
Tien Dat Mechanical Construction Joint Stock Company	22.721.945.480	15.768.249.735
Other suppliers	2.674.286.066	1.998.262.409
Total	239.219.495.968	193.979.188.534

5. Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Cost</u>	<u>Allowance</u>	<u>Cost</u>	<u>Allowance</u>
Materials and supplies	24.903.837.998	-	34.890.971.269	-
Tools	1.309.820.084	-	1.394.200.814	-
Finished goods	66.282.388.272	(1.511.572.851)	68.461.408.372	(1.511.572.851)
Merchandise	3.644.604.545	-	80.639.730	-
Total	96.140.650.899	(1.511.572.851)	104.827.220.185	(1.511.572.851)

All inventories have been mortgaged to secure the borrowings from Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Can Tho Branch (see Note No. V.16a).

During the period, there were no changes in the allowance for devaluation of inventories.

6. Deferred expenses**6a. Short-term deferred expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Tools	17.762.345	16.500.000
Insurance premiums	61.695.324	183.867.792
Expenses of fixed asset repairs	368.643.686	-
Other short-term prepaid expenses	960.281.557	237.307.361
Total	1.408.382.912	437.675.153

6b. Long-term deferred expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Tools	58.774.716	34.899.740
Expenses of fixed asset repairs	967.359.951	1.055.321.352
Land lease expenses ⁽ⁱ⁾	2.473.397.725	2.505.312.535
Other long-term prepaid expenses	17.972.515	96.108.511
Total	3.517.504.907	3.691.642.138

- ⁽ⁱ⁾ In which, rental of VND 2.659.567.450 paid once for the period of 42 years for land area in Tan Phuoc Hung Commune, Can Tho city according to Notice No. 525/TB-CTHAG dated 22 August 2023 regarding land rental payment of Hau Giang Province Tax Department.



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Notes to the Interim Financial Statements (cont).

7. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical cost					
Beginning balance	110.407.652.350	94.891.668.831	1.033.173.515	64.809.091	206.397.303.787
Acquisition during the period	-	303.351.333	-	-	303.351.333
Ending balance	110.407.652.350	95.195.020.164	1.033.173.515	64.809.091	206.700.655.120
<i>In which:</i>					
Assets fully depreciated but still in use	-	181.970.636	-	30.909.091	212.879.727
Accumulated depreciation					
Beginning balance	47.315.771.646	48.980.695.359	302.802.526	48.831.140	96.648.100.671
Depreciation during the period	3.063.640.014	4.063.897.918	73.798.110	5.650.002	7.206.986.044
Ending balance	50.379.411.660	53.044.593.277	376.600.636	54.481.142	103.855.086.715
Carrying value					
Beginning balance	63.091.880.704	45.910.973.472	730.370.989	15.977.951	109.749.203.116
Ending balance	60.028.240.690	42.150.426.887	656.572.879	10.327.949	102.845.568.405

The list of tangible fixed assets as of the end of the accounting period is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Buildings and structures	110.407.652.350	50.379.411.660	60.028.240.690
Factory building 1 (30 x 120)	41.620.161.657	14.983.258.176	26.636.903.481
Construction of Processing Plant 2	37.008.380.959	14.494.949.178	22.513.431.781
Other buildings and structures	31.779.109.734	20.901.204.306	10.877.905.428
Machinery and equipment	95.195.020.164	53.044.593.277	42.150.426.887
Fruit Juice Concentration Production Line System	35.902.651.162	21.541.590.692	14.361.060.470
Other machinery and equipment	59.292.369.002	31.503.002.585	27.789.366.417
Vehicles	1.033.173.515	376.600.636	656.572.879
Other vehicles	1.033.173.515	376.600.636	656.572.879
Office equipment	64.809.091	54.481.142	10.327.949
Other office equipment	64.809.091	54.481.142	10.327.949
Total	206.700.655.120	103.855.086.715	102.845.568.405

Some tangible fixed assets, of which the carrying value are VND 93.856.658.079 have been mortgaged to secure the borrowings from Vietcombank – Can Tho Branch (see Notes No. V.16a and V.16b).



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Notes to the Interim Financial Statements (cont).**8. Intangible fixed assets**

	<u>Land use rights</u>	<u>Computer software</u>	<u>Total</u>
Initial cost			
Beginning balance	9.231.499.000	466.818.880	9.698.317.880
Ending balance	9.231.499.000	466.818.880	9.698.317.880
<i>In which:</i>			
Assets fully amortized but still in use	-	-	-
Accumulated amortization			
Beginning balance	1.736.451.114	22.408.742	1.758.859.856
Amortization during the period	86.991.708	33.344.208	120.335.916
Ending balance	1.823.442.822	55.752.950	1.879.195.772
Carrying value			
Beginning balance	7.495.047.886	444.410.138	7.939.458.024
Ending balance	7.408.056.178	411.065.930	7.819.122.108

The list of intangible fixed assets as of the end of the accounting period is as follows:

	<u>Initial cost</u>	<u>Accumulated amortization</u>	<u>Carrying value</u>
Land use rights	9.231.499.000	1.823.442.822	7.408.056.178
Land use rights in My Phu Hamlet, Tan Phuoc Hung Commune, Phung Hiep District, Hau Giang Province (now My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City)	9.231.499.000	1.823.442.822	7.408.056.178
Computer software	466.818.880	55.752.950	411.065.930
Misa Amis HRM Human Resources Management Software, Digital Office, Sales, Marketing, and Recruitment	466.818.880	55.752.950	411.065.930
Total	9.698.317.880	1.879.195.772	7.819.122.108

All land use rights, of which the carrying value is VND 7.408.056.178, have been mortgaged to secure the borrowings from Vietcombank – Can Tho Branch (see Note No. V.16).

9. Construction in progress

	<u>Beginning balance</u>	<u>Expenses incurred during the period</u>	<u>Ending balance</u>
Construction in progress			
Technology transfer for drying	90.000.000	-	90.000.000
Odoo Enterprise ERP software cost	-	270.000.000	270.000.000
Grass clearing, excavation and land filling works	-	81.111.112	81.111.112
Total	90.000.000	351.111.112	441.111.112



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Notes to the Interim Financial Statements (cont).**10. Short-term trade payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related party</i>	-	<i>5.147.665.694</i>
Hanh Nguyen Logistics Joint Stock Company	-	5.147.665.694
<i>Payables to other suppliers</i>	<i>33.914.232.492</i>	<i>7.170.112.332</i>
A Chau TN Co., Ltd.	9.784.340.000	-
Bao Long Duc Trong Company Limited	3.519.510.000	-
Van Xuan Agri Joint Stock Company	11.469.293.070	1.080.546.570
Red Pine International Joint Stock Company	2.323.278.252	2.320.038.252
Pham Thanh Tri Business Household	1.000.000.000	2.167.037.500
Other suppliers	5.817.811.170	1.602.490.010
Total	<u>33.914.232.492</u>	<u>12.317.778.026</u>

The Company has no other overdue payables.

11. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Jones Kent	2.821.824.000	-
Saprex Handels GmbH	1.864.575.225	-
Yiwu Kaihe Import and Export Co., Ltd.	7.710.939.608	-
A&W Food Service Ltd.	-	159.230.964
Fruitsee Food Co., Ltd.	-	329.149.800
Other customers	3.775.018.941	438.151.292
Total	<u>16.172.357.774</u>	<u>926.532.056</u>

12. Short-term taxes and amounts payable to the State budget

	<u>Beginning balance</u>	<u>Amount payable during the period</u>	<u>Amount paid during the period</u>	<u>Ending balance</u>
Corporate income tax	932.108.673	516.417.719	(939.795.982)	508.730.410
Personal income tax	122.013.419	116.855.301	(122.581.200)	116.287.520
Natural resource tax	798.000	1.855.600	(2.319.600)	334.000
Total	<u>1.054.920.092</u>	<u>635.128.620</u>	<u>(1.064.696.782)</u>	<u>625.351.930</u>

All taxes and other amounts payable to the State Budget are paid in the short term.

Value added tax (VAT)

The Company has to pay VAT in line with the deduction method. The tax rates applied are as follows:

- Fruit that has undergone only standard processing, and seedlings sold to businesses Not subject to tax
- Juices and dried fruits for export 0%
- Products that have undergone only standard processing (drying) in the commercial distribution stage and are sold to other individuals 5%
- Juices and dried fruits for domestic consumption and agricultural product processing 10%

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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Notes to the Interim Financial Statements (cont).

From 01 January 2026 to 31 December 2026, the Company is entitled to value-added tax rate of 8% for some goods and services that are currently applied the tax rate of 10% as prescribed in Clauses 1 and 2, Article 1, Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government.

Corporate income tax

Pursuant to the Investment Certificate with project code 7116887881, initially certified on 29 October 2015, and 2nd amended on 25 December 2018, by the Department of Planning and Investment of Hau Giang Province (now the Can Tho Department of Finance), Tien Thinh Group Joint Stock Company is registered to receive investment incentives as a newly established enterprise from an investment project in an area with particularly difficult socio-economic conditions and is eligible for Corporate income tax incentives for its production and business activities in accordance with Clause 1, Article 19, and Clause 1, Article 20, Decree No. 320/2025/ND-CP, which replaces Clause 1, Article 15, and Clause 1, Article 16, of Decree No. 218/2013/ND-CP dated 26 December 2013, issued by the Government, specifically: Tien Thinh Group Joint Stock Company is entitled to a corporate income tax rate of 10% for 15 years starting from the year in which revenue from the project is generated (2016), is exempt from tax for 04 years starting from the year in which taxable income from the project is generated, and receives a 50% reduction in the corporate income tax payable for the following 09 years. The year 2026 marks the sixth year that Tien Thinh Group Joint Stock Company has been eligible for the corporate income tax reduction.

The estimated corporate income tax payable for the period is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Total accounting profit before tax	10.304.040.421	7.153.920.163
Increases/(decreases) of accounting profit to determine taxable income for corporate income tax purposes:		
- Increases	24.313.951	19.513.126
- Decrease	-	-
Taxable income/Assessable income	10.328.354.372	7.173.433.289
Corporate income tax rate	20%	20%
Corporate income tax payable at common tax rate	2.065.670.874	1.434.686.658
Differences due to the application of rate other than common tax rate	(1.032.835.436)	(717.343.329)
Corporate income tax reduction	(516.417.719)	(358.671.664)
Adjustments of corporate income tax of the previous years	-	7.687.309
Corporate income tax payable	516.417.719	366.358.974

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.



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Notes to the Interim Financial Statements (cont).***Natural resource tax***

The Company is required to pay a natural resource tax on the extraction of natural water at a rate of 5.000 VND/m³.

Fees, legal fees, and other duties

The Company has declared and paid these taxes in line with the prevailing regulations.

13. Payables to employees

This item reflects salaries payable to employees.

14. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Interest expenses	201.628.228	367.410.836
Sales commission expenses	-	1.500.000.000
Expenses for the 13 th month salary	-	800.000.000
Electricity charge	191.046.943	150.728.636
Shipping costs	252.965.470	8.947.634
Other short-term payables	113.486.455	40.032.678
Total	759.127.096	2.867.119.784

15. Other short-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Trade Union's expenditure	63.200.000	12.407.500
Social insurance premiums	132.880.500	129.540.000
Health insurance premiums	23.449.500	22.860.000
Unemployment insurance premiums	10.422.000	10.160.000
Other short-term payables	767.400	-
Total	230.719.400	174.967.500

The Company has no other overdue payables.

16. Borrowings**16a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Short-term borrowings from other organizations</i>		
Borrowings from Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Can Tho Branch ⁽ⁱ⁾	81.750.136.083	99.997.804.276
Borrowings from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) – Can Tho Branch ⁽ⁱⁱ⁾	43.594.938.000	48.624.938.000
Borrowing from Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – Ho Chi Minh City Branch 10 ⁽ⁱⁱⁱ⁾	19.999.042.617	23.565.463.925
Current portions of long-term borrowings (see Note No. V.16b)	9.244.000.000	10.604.000.000
Total	154.588.116.700	182.792.206.201

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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Notes to the Interim Financial Statements (cont).

The Company is capable of repaying its short-term borrowings.

- (i) A borrowing from Vietcombank – Can Tho Branch to supplement working capital for production and business operations, with the borrowing term and interest rates specified in each loan acknowledgement. This borrowing is secured by a mortgage on inventories, tangible fixed assets, land use rights, and a third-party savings account (see Notes No. V.5, V.7, V.8, and VII.1a).
- (ii) A borrowing from VPBank – Can Tho is to supplement the working capital and issue L/C UPAS for production, processing and preservation of fruits and vegetables at the interest rate specified for each loan acknowledgement. The borrowing term is 6 months. This borrowing is secured by mortgaging 12-month deposit contract and a third-party guarantee (see Notes No. V.2a and VII.1a).
- (iii) A borrowing from VietinBank - Branch 10 in Ho Chi Minh City is to supplement the working capital for business operation at the interest rate specified in each loan acknowledgement. The borrowing term is 6 months. This borrowing is secured by a third-party guarantee (see Notes No. VII.1a).

Details of short-term borrowings are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	182.792.206.201	144.533.930.138
Increase	134.987.601.249	110.653.736.932
Transfer from long-term borrowings	4.622.000.000	5.302.000.000
Amount repaid	(167.813.690.750)	(115.883.705.494)
Ending balance	<u>154.588.116.700</u>	<u>144.605.961.576</u>

16b. Long-term borrowings

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term borrowings payable to other organizations		
Borrowings from Vietcombank – Can Tho Branch ⁽ⁱ⁾	13.299.000.000	21.079.500.000
Total	<u>13.299.000.000</u>	<u>21.079.500.000</u>

The Company is capable of repaying its long-term borrowings.

- (i) A borrowing from Vietcombank – Can Tho Branch to cover the investment costs for the factory building of the fruit juice production plant project located at My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, with an interest rate of 8,29%/year and 8,4%/year fixed for 24 months from the date of investment disbursement; thereafter, the interest rate is adjusted every 6 months in accordance with the Bank's interest rate announcements. The borrowing term is 144 months from the date of the first disbursement, with a grace period of 18 months. The borrowing amount is repaid monthly, and this borrowing is secured by a mortgage on tangible fixed assets and land use rights (see Notes No. V.7 and V.8).



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Notes to the Interim Financial Statements (cont).

The repayment schedule of long-term borrowings is as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
1 year or less	9.244.000.000	10.604.000.000
More than 1 year to 5 years	13.299.000.000	21.079.500.000
Total	22.543.000.000	31.683.500.000

Details of changes in long-term borrowings are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	21.079.500.000	31.683.500.000
Amount paid	(3.158.500.000)	-
Transfer to short-term borrowings	(4.622.000.000)	(5.302.000.000)
Ending balance	13.299.000.000	26.381.500.000

16c. Overdue borrowings

The Company has no overdue borrowings.

17. Owner's equity**17a. Statement of changes in owner's equity**

	<u>Owner's capital</u>	<u>Other owner's capital</u>	<u>Retained profit</u>	<u>Total</u>
Beginning balance of the previous year	205.458.000.000	-	24.426.769.363	229.884.769.363
Profit in the previous period	-	-	6.787.561.189	6.787.561.189
Ending balance of the previous period	205.458.000.000	-	31.214.330.552	236.672.330.552
Beginning balance of the current year	228.057.890.000	-	19.482.700.773	247.540.590.773
Profit in the current period	-	-	9.787.622.702	9.787.622.702
Capital increase from profit in the current period	-	15.963.160.000	(15.963.160.000)	-
Ending balance of the current period	228.057.890.000	15.963.160.000	13.307.163.475	257.328.213.475

17b. Details of owner's capital

	<u>Ending balance</u>	<u>Beginning balance</u>
Mr. Pham Tien Hoai	149.959.060.000	149.911.160.000
Other shareholders	78.098.830.000	78.146.730.000
Total	228.057.890.000	228.057.890.000

During the period, the Company issued shares to pay dividends to existing shareholders at a ratio of 100:7 (existing shareholders holding 100 shares received 7 additional shares) in accordance with the Resolution of the 2026 Annual General Meeting of Shareholders held on 17 April 2026. Consequently, the Company recorded an increase in other owner's capital and a decrease in retained profit of VND 15.963.160.000 in accordance with Official Letter No. 5989/UBCK-QLCB of the State

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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Notes to the Interim Financial Statements (cont).

Securities Commission dated 29 June 2026. As of 12 July 2026, the Company had received the 10th amended Business Registration Certificate for the increase in charter capital to VND 244.021.050.000.

17c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	22.805.789	22.805.789
Number of shares sold to the public	22.805.789	22.805.789
- Ordinary shares	22.805.789	22.805.789
- Preferred shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preferred shares	-	-
Number of outstanding shares	22.805.789	22.805.789
- Ordinary shares	22.805.789	22.805.789
- Preferred shares	-	-

Par value per outstanding share: VND 10.000.

18. Off- interim statement of financial position items**18a. Collateral**

	<u>Carrying value</u>		<u>Term of pledge, mortgage</u>	<u>Pledgee, mortgagee</u>
	<u>Ending balance</u>	<u>Beginning balance</u>		
<i>Short-term held-to-maturity investments (see Note No. V.2a)</i>	<i>117.972.809</i>	<i>117.972.809</i>		
12-month term deposit at VPBank – Can Tho Branch	117.972.809	117.972.809	As per the contract	VPBank – Can Tho Branch
<i>Inventories (see Note No. V.5)</i>	<i>96.140.650.899</i>	<i>104.827.220.185</i>		
Materials and supplies	24.903.837.998	34.890.971.269	As per the contract	Vietcombank – Can Tho Branch
Tools	1.309.820.084	1.394.200.814	As per the contract	Vietcombank – Can Tho Branch
Finished goods	66.282.388.272	68.461.408.372	As per the contract	Vietcombank – Can Tho Branch
Merchandise	3.644.604.545	80.639.730	As per the contract	Vietcombank – Can Tho Branch
<i>Tangible fixed assets (see Note No. V.7)</i>	<i>93.856.658.079</i>	<i>100.437.548.049</i>		
Factory building 1 (30 x 120)	26.636.903.481	26.636.903.481	As per the contract	Vietcombank – Can Tho Branch
Construction of processing plant 2	22.513.431.781	23.438.641.303	As per the contract	Vietcombank – Can Tho Branch
Fruit juice concentration production line system	14.361.060.470	15.557.815.508	As per the contract	Vietcombank – Can Tho Branch
Other tangible fixed assets	30.345.262.347	34.804.187.757	As per the contract	Vietcombank – Can Tho Branch

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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TIEN THINH GROUP JOINT STOCK COMPANY

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Notes to the Interim Financial Statements (cont).

	Carrying value		Term of pledge, mortgage	Pledgee, mortgagee
	Ending balance	Beginning balance		
<i>Intangible fixed assets (see Note No. V.8)</i>	<i>7.408.056.178</i>	<i>7.495.047.886</i>		
Land use rights in My Phu Hamlet, Tan Phuoc Hung Commune, Phung Hiep District, Hau Giang Province (now My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City)	7.408.056.178	7.495.047.886	As per the contract	Vietcombank – Can Tho Branch
Total	197.523.337.965	212.877.788.929		

18b. Foreign currencies

	Ending balance	Beginning balance
U.S. Dollar (USD)	1.087,10	1.298,58
Russian Ruble (RUB)	2.415	3.075

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE INTERIM INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of materials and merchandise	77.816.070.529	89.729.903.857
Revenue from sales of finished goods	131.793.275.167	60.617.095.637
Revenue from provisions of services	1.305.768.104	928.561.971
Total	210.915.113.800	151.275.561.465

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

Sales of goods and provision of services transactions with related parties are presented in Note No. VII.1b.

2. Cost of sales

	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of materials and merchandise sold	76.410.179.845	87.063.216.922
Costs of finished goods sold	110.595.652.557	44.529.705.723
Total	187.005.832.402	131.592.922.645

3. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Demand deposit interest	2.713.374	427.846
Term deposit interest	1.028.997	2.594.048

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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Notes to the Interim Financial Statements (cont).

	Accumulated from the beginning of the year	
	Current year	Previous year
Exchange gain arising	804.657.656	458.867.925
Exchange gain due to the revaluation of monetary items in foreign currencies	156.403.836	58.163.138
Total	964.803.863	520.052.957
4. Financial expenses		
	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	7.020.698.833	5.370.204.052
Exchange loss arising	286.315.398	181.325.368
Total	7.307.014.231	5.551.529.420
5. Selling expenses		
	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	921.399.000	905.826.465
Tools, supplies	-	4.999.998
Expenses for external services	2.865.531.570	1.701.432.865
Reversal of accrued expenses	(1.500.000.000)	-
Other expenses	450.632.498	137.716.796
Total	2.737.563.068	2.749.976.124
6. General and administrative expenses		
	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	1.093.576.027	1.428.873.460
Office stationery	28.896.503	77.202.606
Depreciation/(amortization) of fixed assets	1.787.098.446	1.766.522.419
Taxes, fees and legal fees	-	3.078.424
Expenses for external services	848.468.415	495.559.339
Other expenses	743.114.199	933.500.305
Total	4.501.153.590	4.704.736.553
7. Other expenses		
	Accumulated from the beginning of the year	
	Current year	Previous year
Loss on liquidation or disposal of fixed assets	-	13.091.687
Fines for late payment of social insurance	1.220.980	6.133.119
Tax fines and tax collected in arrears	20.090.831	12.998.078
Other expenses	3.002.140	381.929
Total	24.313.951	32.604.813



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Notes to the Interim Financial Statements (cont).**8. Earnings per share**

Information regarding earnings per share is presented in the Consolidated Interim Financial Statements.

9. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of merchandise sold	76.410.179.845	87.063.216.922
Cost of materials and supplies	84.550.439.942	24.691.882.622
Labor costs	6.003.242.892	9.816.918.791
Depreciation/(amortization) of fixed assets	7.327.321.960	7.301.526.985
Expenses for external services	18.250.143.444	8.804.008.810
Other expenses	1.703.220.977	1.370.081.193
Total	194.244.549.060	139.047.635.322

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Company's related parties include: key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The key management personnel include members of the Board of Directors, the Audit Committee, and the General Director. The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no sales of goods or provision of services transactions with the key management personnel and only has the following transactions with the Board of Directors:

	Accumulated from the beginning of the year	
	Current year	Previous year
Board of Directors		
Borrowings	26.681.499.511	18.137.950.009
Repayment of borrowings	41.804.542.720	19.684.649.000

Guarantee commitments

The Chairman has used his term deposits, land use rights, and land-related assets to secure the Company's borrowings at Vietcombank – Can Tho Branch, VPBank – Can Tho Branch, and VietinBank – Branch 10 in HCM City (see Note No. V.16a).

Receivables from and payables to the key management personnel and their related individuals

The Company has no receivables from or payables to the key management personnel and their related individuals.



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Notes to the Interim Financial Statements (cont).*Remuneration of the key management personnel*

Full Name	Position	Accumulated from the beginning of the year	
		Current year	Previous year
Mr. Pham Tien Hoai	Chairman	350.000.000	300.000.000
Mr. To Thai Thanh	Member of the Board of Directors cum General Director	217.000.000	217.000.000
Mr. Huynh Trung Nghia	Member of the Board of Directors cum Audit Committee Chairman (resigned on 17 April 2026)	-	-
Mr. Le Van Tuyen	Member of the Board of Directors cum member of the Audit Committee (appointed on 17 April 2026)	-	-
Mr. Phan Duy Binh	Member of the Board of Directors cum member of the Audit Committee (resigned on 17 April 2026)	64.000.000	48.000.000
Mr. Vo Phan Hai Au	Member of the Board of Directors	95.965.000	-
Mr. Pham Vu Dang Khoa	Member of the Board of Directors (appointed on 17 April 2026)	-	-
Mr. Nguyen Ba Doan	Member of the Board of Directors (resigned on 23 May 2025)	-	124.300.000
Total		726.965.000	689.300.000

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Hanh Nguyen Logistics Joint Stock Company	Company having the same legal representative
Phu Thinh Food Processing Export J.S.C	Company's legal representative having close relationship with the Chairman
HG Services Joint Stock Company	Company's legal representative is the key management personnel

Transactions with other related parties

The Company has sales of goods, provision of services and other transactions with other related parties as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Hanh Nguyen Logistics Joint Stock Company		
Sales of goods	58.883.000	1.750.000
Purchases of goods	10.230.600	-
Storage fee	4.689.660.874	2.726.284.556
Service provision receipts	3.622.339.801	22.000.000

The prices of merchandise sold to other related parties are made at mutually agreed prices. Purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements.



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Notes to the Interim Financial Statements (cont).

Receivables from and payables to other related parties are disclosed in Notes V.3, V.4, and V.10.

2. Segment information

Segment information is presented by business field and geographic region. Segment reporting is by business field, as the Company's business operations are organized and managed based on the nature of its products.

2a. Information on business segments

The Company's principal business activities consist of drying and processing agricultural products. Revenue and cost of goods sold for these business activities are presented in Notes No. VI.1 and VI.2.

2b. Information on geographical segments

The Company's business activities consist of both export and domestic operations.

Details of net external revenue from sales of goods and provisions of services by geographic region, based on customer location, are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Domestic	63.725.290.056	90.999.381.791
Overseas	147.189.823.744	60.266.254.970
Total	210.915.113.800	151.265.636.761

3. Significant accounting judgements, estimates and assumptions

In preparing the interim financial statements, the General Director has made assumptions and estimates that affect the amounts of assets, liabilities, revenue, and expenses. Actual results may differ from these estimates. The General Director regularly evaluates and updates these significant accounting judgements, estimates and assumptions based on historical experience and other relevant factors.

The estimates listed below have been identified by the General Director as having the potential to have a material impact on the financial statements for the next fiscal year if the underlying assumptions change.

Allowance for doubtful debts

The Company estimates the allowance for doubtful debts based on an assessment of the recoverability of individual receivable balances, taking into account debt ages, customers' financial condition. Uncertainty arises primarily from forecasting customers' future ability to settle outstanding balances, particularly under changing economic conditions.

Based on the results of the assessment as of 30 June 2026, the General Director determined that the accounts receivable are fully collectible and that no allowance for doubtful accounts is required. Should the recoverability of receivables change in subsequent reporting periods, the Company will recognize an allowance for doubtful debt in accordance with the applicable accounting requirements.

The General Director implements the following measures to mitigate the risk of uncollectible accounts receivable:



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Notes to the Interim Financial Statements (cont).

- Performing regular monitoring and collection of outstanding receivables;
- Requiring collateral or third-party guarantees for significant credit exposures;
- Reviewing customer credit limits on a quarterly basis; and
- Initiating legal proceedings or other legal enforcement actions against overdue receivables where appropriate.

Allowance for devaluation of inventories

The Company estimates the net realizable value of inventories based on estimated selling prices less estimated costs necessary to make the sale. Uncertainty arises from fluctuations in market prices, changes in customer demand and the risk of inventory obsolescence. As of 30 June 2026, the total value of inventories at cost was VND 96.140.650.899, and the allowance for devaluation of inventories was VND 1.511.572.851.

The General Director assesses the likelihood of actual selling prices being significantly lower than estimates as low under current market conditions, based on market price trends over the past six months and signed orders.

The General Director has implemented the following measures to mitigate risk:

- Conducting physical inventory counts and quality assessments every six months;
- Adjusting production plans in line with market demand;
- Implementing promotional programs to accelerate the sale of slow-moving inventories; and
- Diversifying distribution channels to expand market coverage.

Estimated useful lives and residual values of fixed assets

The Company estimates the useful lives of fixed assets based on technical assessments and actual operating experience. Uncertainty arises from technological developments, changes in utilization patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimation.

The General Director assesses the likelihood that the actual useful lives will differ significantly from the estimates as low for the majority of assets.

As of 30 June 2026, the General Director has not identified any factors that would significantly alter the assumptions currently used to determine the useful lives of fixed assets.

The General Director implements the following measures:

- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Performing scheduled maintenance in accordance with technical requirements;
- Assessing assets for indicators of impairment at each reporting date in accordance with applicable accounting standards; and
- Planning timely replacement of assets to minimize disruptions to business operations.

Estimation of corporate income tax and deferred tax

Determining corporate income tax expenses and deferred income tax assets/liabilities requires the General Director to make assumptions regarding the applicability of current tax regulations, the ability to generate future assessable income to utilize deferred income tax assets, and the risk of adjustments by tax authorities during tax audits.

The General Director assesses the likelihood that actual taxable income will be significantly lower than planned as low, based on recent years' business results and the approved business plan.



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Notes to the Interim Financial Statements (cont).

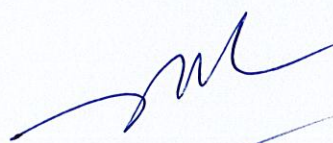
The General Director implements the following measures:

- Reviewing the recoverability of deferred tax assets on an annual basis;
- Consulting tax specialists regarding the application of tax regulations to complex transactions;
- Preparing a complete set of supporting documents to be ready to provide explanations to the tax authorities upon request.
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

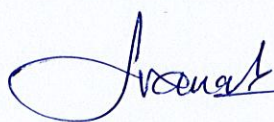
4. Subsequent events

Apart from the completion of the capital increase and the receipt of the 10th amended Business Registration Certificate as presented in Note No. V.18b, the General Director confirms that, there are no other material subsequent events have arisen between the end of the accounting period and the approval date of the Financial Statements which require adjustments or disclosures in the Interim Financial Statements.

Approved on 26 August 2026



Ngo Ngoc Lien
Preparer



Tran Ha Giang
Chief Accountant




Pham Tien Hoai
Legal Representative

