

**CÔNG TY CỔ PHẦN ĐƯỜNG KON TUM
BÁO CÁO TÀI CHÍNH**

**QUÝ I NIÊN ĐỘ 2026-2027
(TỪ NGÀY 01/07/2026 ĐẾN 30/09/2026)**

**KON TUM SUGAR JOINT STOCK COMPANY
FINANCIAL STATEMENTS**

**QUARTER I ACCOUNTING YEAR 2026-2027
(FROM 01/07/2026 TO 30/09/2026)**



CÔNG TY CỔ PHẦN ĐƯỜNG KON TUM

Địa chỉ : Thôn Kon Rờ Bàng 1, xã Ngok Bay, tỉnh Quảng Ngãi.

Điện thoại : 0260.6289549 ; Fax : 0260.3916168

KON TUM SUGAR JOINT STOCK COMPANY

Address: Kon Ro Bang 1 Village, Ngok Bay Commune, Quang Ngai Province.

Tel: 0260.6289549 ; Fax : 0260.3916168

**KON TUM SUGAR
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 21.8./CV-KTS

(Re: Financial Statements of Quarter
I/2026-2027 - Operating period from July
01, 2026 to September 30, 2026)

Quang Ngai, 20./10./2026

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Kon Tum Sugar Joint Stock Company hereby discloses information on the Financial Statements (FS) for Quarter I of the 2026-2027 fiscal year to Hanoi Stock Exchange as follows:

1. Company name: **Kon Tum Sugar Joint Stock Company**

- Stock symbol: **KTS**

- Headquarters address: Kon Ro Bang 1 Village, Ngok Bay Commune, Quang Ngai Province

- Contact telephone: Tel: 02606.289549 Fax: 02603.916168

- Email: ctyduongkontum@yahoo.com.vn ; Website: ktsduongkontum.vn

**Financial Statements for Quarter I of the 2026-2027 fiscal year (from
01/07/2026 to 30/09/2026)**

☒ Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

☐ Consolidated Financial Statements (Listed organizations have subsidiaries);

☐ Combined Financial Statements (Listed organizations has an accounting unit directly under its own accounting system).

- Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited Financial Statements in fiscal year 2025–2026):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited Financial Statements in fiscal year 2025–2026):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

+ The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory documents in case of integration:

☒ Yes

☐ No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

This information was published on the Company's website on 22/10/2026 at the link: [ktsduongkontum.vn/ Quan hệ cổ đông](https://ktsduongkontum.vn/Quan_hệ_cổ_đồng).

We hereby certify that the disclosed information above is true and correct, and we take full legal responsibility for the content of the disclosed information.

Attached documents:

- Financial Statements for Quarter I of 2026-2027;

- Explanation document on business performance results for Quarter I of the 2026-2027 fiscal year.

KON TUM SUGAR JOINT STOCK COMPANY
GENERAL DIRECTOR



TỔNG GIÁM ĐỐC
Dương Thị Thu Hằng

**KON TUM SUGAR
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 219/KTS

Quang Ngai, October 20, 2026

Re: "Explanation for the business performance
of Quarter I of the 2026-2027 fiscal year"

To: - STATE SECURITIES COMMISSION (SSC)
- HANOI STOCK EXCHANGE (HNX)
- INVESTORS

Enterprise name: Kon Tum Sugar Joint Stock Company

Stock symbol: KTS

Address: Kon Ro Bang 1 Village, Ngok Bay Commune, Quang Ngai Province

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market;

- Pursuant to the Statement of Income for the period from July 01, 2025 to September 30, 2025;

- Pursuant to the Statement of Income for the period from July 01, 2026 to September 30, 2026.

Kon Tum Sugar Joint Stock Company hereby provides an explanation regarding the fluctuation in business performance results for Quarter I of the 2026-2027 fiscal year compared to the business performance results for Quarter I of the 2025-2026 fiscal year as follows:

Unit: VND

Content	Quarter I/2025-2026 (01/07/2025 - 30/09/2025)	Quarter I/2026-2027 (01/07/2026 - 30/09/2026)	Increase/Decrease (+/-)	% Increase/Decrease
Profit after tax	2,492,052,702	313,860,707	-2,178,191,995	-87.40%

Profit after corporate income tax of Kon Tum Sugar Joint Stock Company in Quarter I of the 2026-2027 fiscal year decreased by VND 2,178,191,995 compared to the same period of the 2025-2026 fiscal year (corresponding to a decrease of 87.40%), mainly due to the following reasons:

Due to the decline in world sugar prices and the impact of trade fraud and smuggled sugar, domestic sugar consumption faced many difficulties and sugar prices dropped deeply. In addition, the increase in world oil prices drove up all input costs (transportation expenses, material and chemical costs, etc.), leading to an increase in cost of goods sold and a decrease in gross profit margin. Consequently, net profit from operating activities and profit after tax for Quarter I of the 2026-2027 fiscal year decreased compared to the 2025-2026 fiscal year.

Kon Tum Sugar Joint Stock Company respectfully submits this official letter to the Authorities and Investors to explain the unit's business performance results.

Recipients:

- As above;
- Archive: Administration Dept, Finance & Accounting Dept.

GENERAL DIRECTOR



TỔNG GIÁM ĐỐC
Đặng Thị Thu Hằng

STATEMENT OF FINANCIAL POSITION

Accounting period: From 01/07/2026 to 30/09/2026

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
ASSETS				
A- CURRENT ASSETS	100		369.332.284.829	411.127.212.200
I. Cash and cash equivalents	110		16.982.736.090	5.151.008.781
1. Cash	111	6	16.982.736.090	5.151.008.781
2. Cash equivalents	112			
II. Short-term financial investments	120		22.683.752.000	19.543.752.000
1. Trading securities	121			
2. Provision for diminution in value of trading securities	122			
3. Held-to-maturity investments	123	7, 10	22.683.752.000	19.543.752.000
III. Short-term receivables	130		279.928.681.960	293.399.260.844
1. Short-term trade receivables	131	8	235.089.392.696	266.196.586.096
2. Short-term advances to suppliers	132	9	45.989.168.212	27.317.660.434
3. Short-term intercompany receivables	133			
4. Receivables from construction contracts	134			
5. Other short-term receivables	136	11	3.216.881.773	1.111.775.035
6. Provision for doubtful short-term receivables	137		(4.366.760.721)	(4.366.760.721)
7. Shortage of assets awaiting resolution	139			
IV. Inventories	140		49.172.772.023	92.804.160.075
1. Inventories	141	13	50.648.709.263	94.280.097.315
2. Provision for inventory devaluation	149	13	(1.475.937.240)	(1.475.937.240)
V. Other current assets	150		564.342.756	229.030.500
1. Short-term prepaid expenses	151	16.1	564.342.756	229.030.500
2. Deductible value-added tax	152			
3. Taxes and other receivables from the State	153			
4. Government bond repurchase transactions	154			
5. Other current assets	155			
B. NON-CURRENT ASSETS	200		197.395.928.936	198.031.152.074
I. Non-current receivables	210			
1. Long-term trade receivables	211			
2. Long-term advances to suppliers	212			
3. Business capital in dependent units	213			
4. Long-term receivables from related parties	214			
5. Long-term loan receivables	215			
6. Other long-term receivables	216			
7. Provision for doubtful long-term receivables	219			
II. Fixed assets (continued)	220		187.295.566.220	189.865.612.196
1. Tangible fixed assets	221	14	185.935.920.143	188.500.794.690
- Cost	222		434.591.112.886	431.943.285.174
- Accumulated depreciation	223		(248.655.192.743)	(243.442.490.484)
2. Finance lease fixed assets	224			
- Cost	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227	15	1.359.646.077	1.364.817.506
- Cost	228		2.093.794.286	2.093.794.286
- Accumulated depreciation	229		(734.148.209)	(728.976.780)
III. Investment properties	230			
- Cost	231			
- Accumulated depreciation	232			
IV. Long-term assets in progress	240		3.104.343.832	1.547.206.956
1. Long-term production and business costs in progress	241			
2. Long-term construction in progress	242	17	3.104.343.832	1.547.206.956
V. Long-term financial investments	250			
1. Investments in subsidiaries	251			

2. Investments in joint ventures and associates	252			
3. Other long-term investments	253			
4. Provision for impairment of long-term financial investments	254			
5. Held-to-maturity investments	255			
VI. Other non-current assets	260		6.996.018.884	6.618.332.922
1. Long-term prepaid expenses	261	16.2	6.996.018.884	6.618.332.922
2. Deferred tax assets	262			
3. Long-term equipment, materials and spare parts	263			
4. Other non-current assets	268			
5. Goodwill	269			
TOTAL ASSETS	270		566.728.213.765	609.158.364.274
RESOURCES				
C. LIABILITIES	300		309.022.717.451	351.766.728.667
I. Current liabilities	310		303.194.717.451	345.938.728.667
1. Short-term trade payables	311	18	38.515.358.629	82.876.968.475
2. Short-term advances from customers	312	19	653.701.149	653.706.149
3. Taxes and other payables to the State	313	20	20.585.895.737	14.753.552.147
4. Payables to employees	314	21	1.499.051.573	2.154.004.904
5. Short-term accrued expenses	315	22	184.663.553	2.207.747.595
6. Short-term intercompany payables	316			
7. Payables according to construction contract progress	317			
8. Short-term deferred revenue	318	23	32.407.408	32.407.408
9. Other short-term payables	319	24	1.480.059.562	1.920.362.043
10. Short-term borrowings and finance lease liabilities	320	25.a	231.701.660.645	232.301.984.758
11. Short-term provisions	321	26	7.179.829.660	7.488.105.653
12. Bonus and welfare fund + Executive management bonus fund	322		1.362.089.535	1.549.889.535
13. Price stabilization fund	323			
14. Government bond repurchase transactions	324			
II. Non-current liabilities	330		5.828.000.000	5.828.000.000
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Intercompany payables for business capital	334			
5. Long-term intercompany payables	335			
6. Long-term deferred revenue	336			
7. Other long-term payables	337			
8. Long-term borrowings and finance lease liabilities	338	25.b	5.828.000.000	5.828.000.000
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred tax liabilities	341			
12. Long-term provisions	342			
13. Science and technology development fund	343			
D. OWNERS' EQUITY	400		257.705.496.314	257.391.635.607
I. Owners' equity	410		257.705.496.314	257.391.547.425
1. Owners' contributed capital	411	27.1	50.700.000.000	50.700.000.000
- Ordinary shares with voting rights	411a		50.700.000.000	50.700.000.000
- Preference shares	411b			
2. Share premium	412	27.1	2.609.812.512	2.609.812.512
3. Convertible bond options	413			
4. Other owners' capital	414			
5. Treasury shares	415			
6. Asset revaluation differences	416			
7. Foreign exchange differences	417			
8. Development investment fund	418	27.1	18.674.216.181	18.674.216.181
9. Enterprise restructuring support fund	419			
10. Other equity funds	420	27.1	8.903.351.099	8.903.262.917
11. Undistributed post-tax profits	421	27.1	176.818.116.522	176.504.255.815
- Accumulated undistributed post-tax profits from previous periods	421a		176.504.255.815	170.934.200.175

- Undistributed post-tax profit for the current period	421b	36	313.860.707	5.570.055.640
12. Capital construction investment fund	422			
13. Non-controlling interests	429			
TOTAL LIABILITIES AND OWNERS' EQUITY	440		566.728.213.765	609.158.364.274

Quang Ngai, September 30, 2026

Prepared by

Chief Accountant

General Director



Vo Thi Ai Thuy



Vo Thi Ai Thuy



TỔNG GIÁM ĐỐC
Dương Thị Chu Hằng

Address: Kon Ro Bang 1 Village, Ngok Bay Commune, Quang Ngai Province
Tel: 02606-289549 Fax: 02603-916168

(Issued under Circular No. 99/2025/TT-BTC dated
October 27, 2025 by the Minister of Finance)

STATEMENT OF INCOME - QUARTER I

For the financial period from 01/07/2026 to 30/09/2026

ITEMS	Code	Note	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025	Accumulated from 01/07/2026 to 30/09/2026	Accumulated from 01/07/2025 to 30/09/2025
1. Revenue from sales of goods and rendering of services	01	28	91.936.414.573	59.498.078.562	91.936.414.573	59.498.078.562
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services (1)	10		91.936.414.573	59.498.078.562	91.936.414.573	59.498.078.562
4. Cost of goods sold	11	29	86.151.725.409	51.166.281.173	86.151.725.409	51.166.281.173
5. Gross profit from sales of goods and rendering of services (2)	20		5.784.689.164	8.331.797.389	5.784.689.164	8.331.797.389
6. Financial income	21	30	244.459.613	211.196.590	244.459.613	211.196.590
7. Financial expenses	22	31	3.159.715.633	4.492.875.126	3.159.715.633	4.492.875.126
- Including: Interest expenses	23		3.159.715.633	4.492.875.126	3.159.715.633	4.492.875.126
9. Selling expenses	25	32a	944.662.380	130.012.484	944.662.380	130.012.484
10. General and administration expenses	26	32b	914.658.310	434.461.702	914.658.310	434.461.702
11. Net operating profit (30=20+(21-22)+(24-(25+26))	30		1.010.112.454	3.485.644.667	1.010.112.454	3.485.644.667
12. Other income	31	33	5.709.545		5.709.545	
13. Other expenses	32	34	482.183.264	945.772.115	482.183.264	945.772.115
14. Other profit (40=31-32)	40		-476.473.719	-945.772.115	-476.473.719	-945.772.115
15. Accounting profit before tax (50=30+40)	50		533.638.735	2.539.872.552	533.638.735	2.539.872.552
16. Current corporate income tax expense	51	35	219.778.028	47.819.850	219.778.028	47.819.850
17. Deferred corporate income tax expense	52					
18. Net profit after tax (60=50-51-52)	60	36	313.860.707	2.492.052.702	313.860.707	2.492.052.702
19. Basic earnings per share (*)	70	36	62	492	62	492

Quang Ngai, October 20, 2026

Chief Accountant

General Director

Prepared by

[Signature]

VO THI AI THUY

VO THI AI THUY



TỔNG GIÁM ĐỐC
Đặng Thị Thu Hằng

STATEMENT OF CASH FLOWS - QUARTER I

(Under the direct method)

Accounting period: From 01/07/2026 to 30/09/2026

Items	Code	Notes	Cumulative (From 01/07/2026 to 30/09/2026)	Cumulative (From 01/07/2025 to 30/09/2025)
I. Cash Flows from Operating Activities				
1. Cash Receipts from Sales of Goods, Rendering of Services and Other Revenue	01		119.855.493.856	37.809.968.640
2. Cash paid to suppliers	02		(10.110.316.164)	(11.515.823.224)
3. Cash paid to employees	03		(5.578.523.019)	(3.949.015.736)
4. Interest paid	04		(4.687.838.674)	(3.846.420.735)
5. Corporate income tax paid	05	20	(208.795.691)	(467.199.827)
6. Other cash inflows from operating activities	06		734.646.212	366.205.894
7. Other cash outflows from operating activities	07		(1.336.551.264)	(4.638.474.562)
Net cash from operating activities	20		98.668.115.256	13.759.240.450
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		(17.804.098)	(383.675.822)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans granted to other entities	23		-	-
4. Collections of loans granted to other entities	24		-	-
5. Payments for equity investments in other entities	25		-	-
6. Proceeds from disposals of investments in other entities	26		-	-
7. Interest and dividends received	27		-	9.965.231
Net cash flows from investing activities	30		(17.804.098)	(373.710.591)
III. Cash flows from financing activities				
1. Proceeds from issuance of ordinary shares	31		0	-
2. Repayment of contributed capital to owners and repurchase of issued shares	32			
3. Proceeds from borrowings	33		5.417.723.019	3.932.098.002
4. Repayment of borrowings	34		(92.236.306.868)	(23.828.693.052)
5. Repayment of finance lease principal	35			
6. Dividends and profits paid to owners	36			
Net cash flows from financing activities	40		(86.818.583.849)	(19.896.595.050)
Net increase/(decrease) in cash (50 = 20+30+40)	50		11.831.727.309	(6.511.065.191)
Cash and cash equivalents at the beginning of the period	60		5.151.008.781	10.836.357.237
Effect of exchange rate fluctuations	61			
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	6	16.982.736.090	4.325.292.046

Quang Ngai, September 30, 2026

Prepared by

Chief Accountant

General Director

Vo Thi Ai Thuy

Vo Thi Ai Thuy



TỔNG GIÁM ĐỐC
Đặng Thị Thu Hằng

NOTES TO THE FINANCIAL STATEMENTS

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

Form B 09 – DNKL.T
(Issued under Circular No. 99/2025/TT-BTC dated
October 27, 2025 by the Minister of Finance)

1 Operational Characteristics

1.1. General Overview

Kon Tum Sugar Joint Stock Company (hereinafter referred to as "the Company") was established through the equitization of a State-Owned Enterprise (Kon Tum Sugar Company) pursuant to Decision No. 1459/QĐ-BNN-ĐMDN dated May 12, 2008 issued by the Ministry of Agriculture and Rural Development. The Company operates as an independent accounting unit, carrying out business operations under Business Registration Certificate No. 3803000111 dated October 27, 2006 issued by the Department of Planning and Investment of Kon Tum Province (this Business Registration Certificate was amended with the new registration number 6100228104), the Law on Enterprises, the Company's Charter, and relevant current statutory regulations. Since its establishment, the Company has amended its Business Registration Certificate 11 times, with the most recent amendment on October 08, 2025.

Charter capital per Business Registration Certificate: 50,700,000,000 VND.

Contributed charter capital as of September 30, 2026: 50,700,000,000 VND, sourced from shareholders' contributed capital.

The Company listed its shares on the Hanoi Stock Exchange on October 24, 2010 with the stock code KTS. The first trading day was December 31, 2010.

1.2. Principal business activities: Manufacturing and trading of sugar and related products.

1.3. Business Sectors

- Manufacture of sugar;
- Wholesale of agricultural and forestry raw materials (excluding wood, bamboo, and neohouzeaua) and live animals;
- Generation, transmission, and distribution of electricity;
- Cultivation of sugarcane;
- Wholesale and retail of fertilizers, pesticides, and other agricultural chemicals; packaging manufacturing; installation of machinery and equipment; fabrication and manufacturing of mechanical products.

Characteristics of products manufactured or services provided by the enterprise: The company operates seasonally based on the sugarcane harvest, running from November of the previous year to June of the following year.

1.4 Characteristics of the Company's operations during the accounting period affecting the Financial Statements:

During the accounting period, selling expenses, general and administrative expenses, and financial expenses exhibited insignificant fluctuations. However, due to trade fraud and smuggled sugar, domestic sugar prices declined. Furthermore, rising global crude oil prices led to higher input costs (transportation expenses, material costs, chemicals, etc.), which increased cost of goods sold and sharply reduced the gross profit margin compared to the same period of the previous year.

2. Normal Operating Cycle

The Company's normal operating cycle is the period from the purchase of raw materials for production until their realization into cash or cash equivalents, which is typically not more than 12 months.

3. Accounting Period and Currency Used in Accounting

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

The Company's fiscal year begins on July 01 and ends on June 30 of the following year.

The accounting currency used for bookkeeping and presentation of the Financial Statements is Vietnamese Dong (VND).

4. Applied Accounting Standards and System

4.1 Applied Accounting System

The Company applies the Vietnamese Corporate Accounting System promulgated under Circular No. 200/2014/TT-BTC dated December 22, 2014 and Circular No. 53/2026/TT-BTC dated March 21, 2016, along with the Vietnamese Accounting Standards issued by the Ministry of Finance.

The Financial Statements are prepared on a historical cost basis and in accordance with Vietnamese Accounting Standards. The accompanying Financial Statements are not intended to present the financial position, results of operations, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

4.2 Statement of Compliance with Accounting Standards and the Accounting System

The Board of Management confirms that the financial statements have been prepared and presented in compliance with the requirements of Vietnamese Accounting Standards, the current Vietnamese Corporate Accounting System, and relevant guiding documents regarding the preparation and presentation of financial statements.

5. Significant Accounting Policies

5.1 Principles for Recognition of Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, demand deposits with banks, and short-term investments with a maturity period of not more than 3 months from the investment date that are readily convertible into known amounts of cash and subject to an insignificant risk of changes in value as of the reporting date. The determination of cash equivalents complies with the provisions of Vietnamese Accounting Standard No. 24 "Statement of Cash Flows".

5.2 Accounting Principles for Receivables

Receivables are classified as trade receivables, loan receivables, and other receivables in accordance with the following principles:

- **Trade receivables:** Include commercial receivables arising from transactions of a purchase and sale nature.
- **Loan receivables:** Include loans granted to other companies and organizations.
- **Other receivables:** Include non-commercial receivables unrelated to purchase and sale transactions (such as: accrued loan interest, deposit interest, other receivables, etc.)

Management and Monitoring of Receivables

Receivables are monitored in detail by original maturity, remaining maturity as of the reporting date, original currency, and by debtor. At the time of preparing the financial statements, receivables with a remaining recovery period of not more than 12 months or one normal operating cycle are classified as short-term receivables; receivables with a remaining recovery period exceeding 12 months or longer than one normal operating cycle are recognized as long-term receivables.

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Receivables are recognized at amounts not exceeding their recoverable values.

Method of Provisioning for Doubtful Debts

- The provision for doubtful debts represents the estimated loss value of receivables that the Company expects to be uncollectible as of the financial year-end date. Increases or decreases in the provision balance are recognized in general and administrative expenses during the period.
- Receivables overdue for payment for 6 months or more (with the overdue period determined based on the initial sale and purchase contract, without taking into account debt extensions between parties) are provisioned at the following rates:

<i>Overdue period</i>	<i>Provision rate</i>
From over 6 months to under 1 year	30%
From 1 year to under 2 years	50%
From 2 years to under 3 years	70%
From 3 years and above	100%

- For bad debts from the sugarcane raw material area lingering over multiple years, after having exhausted all debt collection measures to no avail and having determined that the debtors genuinely lack solvency: The Company writes off debts in accordance with the Company's Charter. These written-off debts continue to be tracked in the management system and are presented in the Notes to the Financial Statements (see further Note 13). If the Company subsequently recovers previously written-off debts, the amounts recovered are recognized in other income during the period.

5.3 Inventories

Inventories are stated at the lower of cost and net realizable value. Such valuation is carried out in accordance with Vietnamese Accounting Standard No. 02 - "Inventories", specifically: Inventory cost comprises: purchase costs, processing costs, and other directly related costs incurred in bringing the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less (-) estimated costs of completion and estimated costs necessary to make the sale.

Inventory costing method: Weighted average.

Inventory accounting method: Perpetual inventory method.

Method for determining ending work-in-progress costs:

Ending work-in-progress costs are determined by the Company based on direct raw material costs introduced into production that have not yet formed finished goods.

Method of making provision for inventory devaluation: The provision for inventory devaluation is recognized for the estimated loss arising from declines in value (due to price decreases, damage, substandard quality, obsolescence, etc.) that may occur for materials, finished goods, and merchandise owned by the Company based on reasonable evidence of impairment at the fiscal year-end date. Increases or decreases in the provision balance are recognized in cost of goods sold during the period.

5.4 Accounting Principles and Depreciation of Fixed Assets

Accounting principles for tangible and intangible fixed assets

Tangible fixed assets

Tangible fixed assets are stated at historical cost less accumulated depreciation.

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

The historical cost of tangible fixed assets comprises all expenditures incurred by the Company to acquire the assets up to the time they are ready for their intended use. The determination of historical cost for each type of tangible fixed asset complies with Vietnamese Accounting Standard No. 03 on Tangible Fixed Assets.

The historical cost of tangible fixed assets has been revalued in the following cases:

- Pursuant to decisions of competent State authorities.
- Upon undertaking corporate restructuring, ownership transformation, or change of corporate form: split, division, merger, consolidation, equitization, sale, contracting, lease, transformation from a limited liability company to a joint-stock company, or transformation from a joint-stock company to a limited liability company.
- Using assets for external investment outside the enterprise.

Expenditures incurred after initial recognition (upgrades, refurbishments, maintenance, repairs, etc.) are recognized in production and operating expenses during the period. Where it can be clearly demonstrated that these expenditures increase the future economic benefits expected to be obtained from the use of the tangible fixed assets beyond their originally assessed standard performance, such expenditures are capitalized as additions to the historical cost of the fixed assets.

When tangible fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized from the Balance Sheet, and any gain or loss resulting from the disposal is recognized in the income statement.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

<u>Asset category</u>	<u>Depreciation period</u> <u>(years)</u>
Buildings and structures	6 – 25
Machinery and equipment	7 – 15
Vehicles	6 – 10
Office equipment and tools	5 – 8

Intangible fixed assets

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

Land use rights

Land use rights are recognized as intangible fixed assets when the Company is granted Land Use Right Certificates. The historical cost of land use rights includes all costs directly related to bringing the land into a condition ready for use. The Company's land use rights have an indefinite term and are not amortized.

Computer software

The historical cost of computer software fixed assets is determined as all actual costs incurred by the Company to acquire the software programs where the software is an integral part separable from the related hardware, or semiconductor integrated circuit layout designs pursuant to intellectual property law.

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

The Company's quality management software is amortized using the straight-line method over 8 years. Other intangible fixed assets are amortized by the Company using the straight-line method over 20 years.

Other regulations on management, use, and depreciation/amortization of fixed assets

Other regulations on the management, use, and depreciation/amortization of fixed assets are implemented by the Company in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance, Circular No. 147/2016/TT-BTC dated October 13, 2016 of the Ministry of Finance, and Circular No. 28/2017/TT-BTC dated April 12, 2017 of the Ministry of Finance amending certain articles of Circular No. 45/2013/TT-BTC and Circular No. 147/2016/TT-BTC.

5.5 Tax Accounting Principles

a) Current corporate income tax

Current income tax expense is determined based on taxable income and the corporate income tax rate applicable for the current year.

The Company's sugarcane sugar manufacturing activities in areas with extremely difficult socio-economic conditions are exempt from corporate income tax; other activities are subject to the corporate income tax rate of 20%.

b) Other taxes

Other taxes are applied in accordance with prevailing tax laws in Vietnam.

The Company's tax returns are subject to examination by the tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in varying manners, the tax amounts presented in the financial statements may be subject to change upon final determination by the tax authorities.

5.6 Accounting Principles for Prepaid Expenses

Prepaid expenses are actual expenses incurred that relate to production and operating performance across multiple accounting periods and the subsequent allocation of these expenses into production and operating costs of following accounting periods.

Prepaid expenses are amortized using the straight-line method, comprising:

<i>Expense category</i>	<i>Allocation period</i>
Tools and instruments issued for production	1 year
Insurance purchase expenses (vehicle insurance, road maintenance fees, etc.)	1 year
Land rental	39.5 years
Major one-off fixed asset repair expenses	1 - 3 years
Other prepaid expenses	2 years

Prepaid expenses are monitored in detail according to their terms. At the reporting date, prepaid expenses with a remaining term not exceeding 12 months or one normal operating cycle from the prepayment date are classified as current prepaid expenses; prepaid expenses with a term of more than 12 months or more than one normal operating cycle from the prepayment date are recognized as non-current prepaid expenses.

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

5.7 Accounting Principles for Payables

The classification of payables into trade payables and other payables is performed under the following principles:

- **Trade payables:** Comprise trade-related payables arising from purchase transactions of goods, services, and assets.
- **Other payables:** Include non-commercial payables not related to the purchase, sale, or provision of goods and services (such as: interest payables; payables for social insurance, health insurance, unemployment insurance, trade union funds, etc.).

Management of payables

Payables are tracked in detail by original term, remaining term at the reporting date, original currency, and individual counterparty. At the reporting date, payables with a remaining maturity not exceeding 12 months or one normal operating cycle are classified as current payables; payables with a remaining maturity exceeding 12 months or one normal operating cycle are recognized as non-current payables.

Payables are recognized at not less than their settlement obligation value.

5.8 Principles for recognition of borrowings

Borrowings and finance lease liabilities are tracked in detail by counterparty, term, and original currency. At the reporting date, borrowings and finance lease liabilities maturing within the next 12 months or one normal operating cycle are classified as current borrowings and finance lease liabilities; those with a repayment period exceeding 12 months or more than one normal operating cycle are recognized as non-current borrowings and finance lease liabilities.

5.9 Principles for recognition and capitalization of borrowing costs

Recognition of borrowing costs

Borrowing costs comprise interest expenses and costs directly incurred in connection with borrowings (such as loan appraisal fees, audit fees, loan documentation fees, etc.).

Borrowing costs are recognized in financial expenses in the period in which they are incurred (except for cases capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs").

Capitalized borrowing costs

Borrowing costs directly attributable to the investment in construction or production of a qualifying asset are included in the cost of that asset (capitalized), net of any investment income earned on the temporary investment of specific borrowings. Borrowing costs are capitalized when it is probable that future economic benefits associated with the asset will flow to the enterprise and the borrowing costs can be measured reliably.

Capitalization of borrowing costs ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete. Borrowing costs incurred subsequently are recognized in financial expenses during the period.

5.10 Principles for recognition of accrued expenses

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Accrued expenses comprise costs charged to operating expenses during the period but not yet actually disbursed at the end of the financial period, based on the matching principle between revenues and expenses. Accrued expenses are recognized based on reasonable estimates of amounts payable for goods and services received, including: interest expenses determined on the basis of principal balances, interest rates, and the number of days accrued.

5.11 Principles for recognition of owner's equity

a) Principles for recognition of owner's contributed capital and other equity

Owner's contributed capital: Reflects the actual capital contributed by shareholders.

Share premium: Reflects the difference between the issue price and the par value of shares.

Other capital: Represents operating capital formed through additions from operating results or from gifts, donations, sponsorships, and asset revaluations.

b) Principles for recognition of the development investment fund and other funds under equity

Appropriation and utilization of the Development Investment Fund are carried out in accordance with the resolutions of the Annual General Meeting of Shareholders.

Purpose of use: Financing the expansion of production and business scale, or making in-depth investments for the Company.

Authority to decide on the appropriation and utilization of funds: The General Meeting of Shareholders.

c) Principles for recognition of undistributed profits

Undistributed profits reflect the operating results (profit or loss) after corporate income tax and the profit distribution or loss handling status of the Company. Undistributed profits are tracked in detail by operating results of each financial year (prior year, current year), as well as by each distribution item (appropriation to funds, additions to owner's equity, distribution of dividends and profits to shareholders and investors).

5.12 Principles and methods of revenue recognition

Revenue from sales of merchandise and finished goods

Revenue from sales of merchandise and finished goods is recognized when the outcome of the transaction can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company. Sales revenue is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer. Revenue is not recognized when there are material uncertainties regarding the recoverability of receivables or the possibility of goods being returned.

Financial income

Financial income comprises: Interest income on bank deposits, late payment interest, and returns on raw material catchment area investments.

Deposit interest and loan interest: Recognized on a time-proportion basis by reference to the effective interest rate in each period, unless collectibility of the interest is uncertain.

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

5.13 Accounting principles for cost of goods sold

Cost of goods sold is recognized in accordance with the principle of matching with revenue.

To adhere to the prudence concept, costs incurred in excess of normal inventory capacity are recognized immediately as expenses in the period (net of compensations, if any), including: abnormal waste of direct materials, labor costs, unallocated fixed production overheads not included in the cost of inventory, inventory shortages, losses, etc.

The Company incurred no reductions in cost of goods sold during the period.

5.14 Accounting principles for financial expenses

Financial expenses comprise: borrowing costs.

Interest expenses (including accrued amounts) for the reporting period are recognized in full during the period.

5.15 Selling expenses and general and administrative expenses

Selling expenses: Represent actual expenses incurred in the course of selling products and merchandise, including office expenses and loading, unloading, and handling fees.

The Company incurred no reductions in selling expenses during the year.

General and administrative expenses: Represent general overhead costs, including salaries of administrative personnel (wages, salaries, allowances, etc.); social insurance, health insurance, trade union funds, and unemployment insurance for administrative staff; office supplies, tools and instruments, depreciation of fixed assets used for administrative purposes; land lease rentals, business license tax; provision for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); and other monetary expenses.

The Company incurred no reductions in general and administrative expenses during the year.

5.16 Principles and methods of recognizing current and deferred corporate income tax expenses (see Note 36)

5.17 Related parties

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

In considering the relationship of related parties, the substance of the relationship is given greater consideration than the legal form.

Transactions and balances with related parties during the year are presented in Note 40.

6. Cash

	September 30, 2026	June 30, 2026
Cash on hand	137,785,693	164,711,981
Demand deposits	16,844,950,397	4,986,296,800
Total	16,982,736,090	5,151,008,781

7. Cash and cash equivalents

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	September 30, 2026	June 30, 2026
1-month term deposits		
12-month term deposits	19,543,752,000	19,543,752,000
Total	19,543,752,000	19,543,752,000

8. Short-term trade receivables

	September 30, 2026	June 30, 2026
Kim Ha Viet Company Limited	91,622,665,550	25,825,733,250
Tra Vinh Sugar Joint Stock Company	68,200,000,000	157,000,000,000
Tuy Hoa Sugar Joint Stock Company	26,397,846	26,397,846
Can Tho Mechanical & Electrical Joint Stock Company	12,765,000,000	12,765,000,000
Grain Import Export Joint Stock Company		8,100,000,000
Vuong Quoc Viet Investment Joint Stock Company	61,753,730,000	61,753,730,000
Other customers	721,599,300	725,725,000
Total	235,089,392,696	266,196,586,096

9. Short-term prepayments to suppliers

	September 30, 2026	June 30, 2026
Capital advances to farmers for sugarcane cultivation in raw material areas	30,251,675,557	17,758,528,066
Other suppliers	15,737,492,655	9,559,132,368
Total	45,989,168,212	27,317,660,434

10. Short-term loan receivables

	September 30, 2026	June 30, 2026
Kien Giang Food Processing Export JSC	500,000,000	500,000,000
Kien Giang Irrigation Transport Construction JSC	450,000,000	450,000,000
North Central JSC	190,000,000	190,000,000
Truong Thinh Plastics JSC	2,000,000,000	2,000,000,000
Total	3,140,000,000	3,140,000,000

These investments were granted a debt repayment extension by the Company's Board of Directors until January 30, 2014, and an interest rate of 0% was applied to Kien Giang Export Food Processing Joint Stock Company, Kien Giang Irrigation and Transport Construction Joint Stock Company, and Truong Thinh Plastic Joint Stock Company starting from March 01, 2014. Board of Directors Resolution No. 04/NQ-HDQT dated May 06, 2015 agreed not to charge interest on the debt owed by Bac Trung Bo Joint Stock Company starting from January 01, 2015.

11. Other short-term receivables

	September 30, 2026	June 30, 2026
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NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Amount	Provision	Amount	Provision
Advances	582,486,791	-	525,688,091	-
Other receivables	2,634,394,982		932,316,057	
Kien Giang Food Processing Export JSC	235,069,436	-235,069,436	235,069,436	-235,069,436
Kien Giang Irrigation Transport Construction JSC	189,512,499	-189,512,499	189,512,499	-189,512,499
Other receivables	2,209,813,047	-4,867,778	507,134,122	-4,867,778
Total	3,216,881,773	-429,449,713	1,488,403,001	-429,449,713

12. Bad debts:

Receivables and loans that are overdue or not yet overdue but difficult to recover

	September 30, 2026			June 30, 2026		
	Cost	Provision	Recoverable amount	Cost	Provision	Recoverable amount
Kien Giang Food Processing Export JSC	500,000,000	(500,000,000)		500,000,000	(500,000,000)	
Kien Giang Irrigation Transport Construction JSC	450,000,000	(450,000,000)		450,000,000	(450,000,000)	
Bac Trung Bo JSC	190,000,000	(190,000,000)		190,000,000	(190,000,000)	
Truong Thinh Plastic JSC	2,000,000,000	(2,000,000,000)		2,000,000,000	(2,000,000,000)	
Total	3,140,000,000	(3,140,000,000)		3,140,000,000	(3,140,000,000)	

The Company's assessment of the recoverability of overdue debts

The Company has assessed and made provisions for overdue debts and uncollectible debts with appropriate prudence.

The Company will continue to implement measures to ensure the recovery of overdue debts.

13. Inventories

	September 30, 2026		June 30, 2026	
	Cost	Provision	Cost	Provision
Raw materials	3,732,944,934	(489,848,120)	4,222,838,741	(489,848,120)
Tools and supplies	21,073,183,637	(986,089,120)	18,948,087,218	(986,089,120)
Work-in-progress	24,343,963,335		15,001,201,820	
Finished goods	208,081,192		53,268,257,826	
Merchandise	1,290,536,165		2,839,711,710	
Total	50,648,709,263	(1,475,937,240)	94,280,097,315	(1,475,937,240)

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

14. Tangible fixed assets

	Buildings, structures VND	Machinery & equipment VND	Vehicles & transmission VND	Office equipment and tools VND	Total VND
Historical cost					
Opening balance	110,392,805,499	314,724,597,971	6,117,531,569	708,350,135	431,943,285,174
Increase during the period	1,199,381,049	1,448,446,663			
Decrease during the period		0			
Closing balance	111,592,186,548	316,173,044,634	6,117,531,569	708,350,135	434,591,112,886
Depreciation					
Opening balance	63,257,204,075	177,429,874,232	2,186,328,472	569,083,705	243,442,490,484
Depreciation for the period	716,554,893	4,320,764,739	164,930,129	10,452,496	5,212,702,257
Decrease during the period					
Closing balance	63,973,758,972	181,750,638,980	2,351,258,590	579,536,201	248,655,192,743
Carrying amount					
Opening balance	47,135,601,424	137,294,723,739	3,931,203,097	139,266,430	188,500,794,690
Ending balance	47,618,427,576	134,422,405,654	3,766,272,979	128,813,934	185,935,920,143

- The historical cost of tangible fixed assets that have been fully depreciated but are still in use as of September 30, 2026 is 86,090,287,767 VND.

15. Intangible fixed assets

	Land use rights VND	Computer software VND	Other intangible assets VND	Total VND
Cost				
Beginning balance	1,180,000,000	770,080,000	143,714,286	2,093,794,286
Increases during the year	0			
Disposals	0	0		0
Ending balance	1,180,000,000	770,080,000	143,714,286	2,093,794,286
Amortization				
Beginning balance	0	641,830,000	87,146,780	728,976,780
Amortization for the period	0	3,375,000	1,796,429	5,171,429

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Decreases during the period	0	0	0	0
Ending balance	0	645,205,000	88,943,209	734,148,209

Net book value				
Beginning balance	1,180,000,000	128,250,000	56,567,506	1,364,817,506
Ending balance	1,180,000,000	124,875,000	54,771,077	1,359,646,077

- Land use rights in Hoa Tho Residential Area, Cam Le Ward, Da Nang City. Indefinite term of use, intended for the construction of a warehouse.
- There are no intangible fixed assets pledged or mortgaged as security for borrowings as of September 30, 2026.
- Historical cost of fully amortized intangible fixed assets still in use as of September 30, 2026: 635,080,000 VND

16. Prepaid expenses

16.1 Short-term prepaid expenses

	September 30, 2026	June 30, 2026
Major repairs of fixed assets		
Insurance expenses	229,030,500	229,030,500
Purchasing expenses – Raw Materials Department	335,312,256	
Total	564,342,756	229,030,500

16.2 Long-term prepaid expenses

	September 30, 2025	June 30, 2026
Tools and supplies pending allocation	4,224,677,147	3,848,070,147
Land rental expenses	1,870,923,257	1,870,923,257
Road toll fees	843,600,000	9,120,000
Other prepaid expenses pending allocation	891,982,480	890,219,518
Total	6,996,018,884	6,618,332,922

17. Construction in progress

	September 30, 2026	June 30, 2026
Construction in progress	1,739,320,536	1,547,206,956
Major repairs	1,365,023,296	
Total	3,104,343,832	1,547,206,956

18. Short-term trade payables

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	September 30, 2026	June 30, 2026
Tuy Hoa Sugar Joint Stock Company	199,041,300	34,059,236,712
Kim Ha Viet Company Limited	4,044,275,446	1,817,413,929
CN-CDT Consulting and Technology Transfer Company Limited	703,628,000	703,628,000
Can Tho Electrical Mechanical Joint Stock Company	645,840	645,840
Shrijee Process Engineering Works LTD	895,953,498	895,953,498
Tien Nong Agricultural Investment & Development Joint Stock Company	4,754,207,500	
Ngo Tran Gia Trading & Services Company Limited	746,687,459	1,604,570,659
Payables to raw material catchment area	30,251,675,557	70,539,593,892
Other parties	27,171,565,426	48,988,883,623
Total	38,515,358,629	82,876,968,475

19. Short-term advances from customers

	September 30, 2026	June 30, 2026
Nguyen Thi Thuy Tien	500,000,000	500,000,000
Remaining customers	153,701,149	153,706,149
Total	653,701,149	653,706,149

20. Taxes and other payables to the State budget

	Beginning balance	Payable during the period	Actually paid during the period	Ending balance
Output VAT	14,213,773,974	7,061,856,582	1,403,606,981	19,872,023,575
VAT on imported goods		95,974,640	95,974,640	
Import duty		135,854,400	135,854,400	
Corporate income tax	208,795,691	219,778,028	208,795,691	219,778,028
Personal income tax	31,751,846	213,813,653	19,533,904	226,031,595
Natural resources consumption tax	40,481,255	24,418,864	48,050,219	16,850,000
Land and housing taxes, land rental	248,756,576			248,756,576
Foreign contractor tax	9,992,805	6,549,837	14,086,679	2,455,963
Total	14,753,552,147	7,758,246,004	1,925,902,514	20,585,895,737

Value-added tax

The Company pays value-added tax under the credit method. Value-added tax rates are as follows:

Sugar and sugar cane products: 8%, Fertilizers: 5%

Other business activities: According to prevailing statutory tax rates

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Import and export duties

The Company declares and pays duties in accordance with customs notifications.

Other taxes

The Company declares and pays taxes in compliance with regulations.

21. Payables to employees

	September 30, 2026	June 30, 2026
Salaries payable to employees	1,170,909,573	1,793,812,904
Other payables to employees	277,142,000	312,692,000
Remuneration payable to the Board of Directors and Board of Supervisors	51,000,000	47,500,000
Total	1,499,051,573	2,154,004,904

22. Short-term accrued expenses

	September 30, 2026	June 30, 2026
Accrued loan interest expenses	44,029,017	1,572,152,058
Deferred payment interest expenses		
Other accrued expenses	140,634,536	635,595,537
Total	184,663,553	2,207,747,595

23. Short-term unearned revenue

	September 30, 2026	June 30, 2026
Short-term unearned revenue	32,407,408	32,407,408
Total	32,407,408	32,407,408

24. Other payables

Other short-term payables

	September 30, 2025	June 30, 2026
Trade union funds	65,838,563	172,155,327
Social insurance, health insurance, and unemployment insurance	398,235,745	437,763,553
Cable deposits and vehicle collateral payable		
<i>Other payables</i>	1,015,985,254	1,310,443,163
Total	1,480,059,562	1,920,362,043

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

25. Borrowings and finance lease liabilities

a. Short-term borrowings and finance lease liabilities

	Beginning of period July 01, 2026	Increase during the period	Decrease during the period	End of period June 30, 2026
Short-term borrowings				
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Kon Tum Branch (i)	219,301,984,758	91,635,982,755	92,236,306,868	218,701,660,645
- Current portion of long- term borrowings				
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Kon Tum Branch (ii)	13,000,000,000			13,000,000,000
Total	232,301,984,758	91,635,982,755	92,236,306,868	231,701,660,645

Details of short-term borrowings from banks and financial institutions

(i) Loan under Credit Limit Contract No. 01/2025/666424/HDTD dated December 31, 2025 with Joint Stock Commercial Bank for Investment and Development of Vietnam - Kon Tum Branch, credit limit of 220 Billion VND. The loan is secured by the following mortgage contracts:

- + Asset Mortgage Contract No. 01/2019/666424/HDBD dated October 29, 2019
- + Receivables Mortgage Contract No. 02/2019/666424/HDBD dated October 29, 2019
- + Real Estate Mortgage Contract No. 03/2019/666424/HDBD dated December 31, 2019
- + Asset Mortgage Contract No. 04/2019/666424/HDBD dated December 31, 2019
- + Real Estate Mortgage Contract No. 01/2021/666424/HDBD dated March 15, 2021
- + Real Estate Mortgage Contract No. 02/2021/666424/HDBD dated March 08, 2021
- + Real Estate Mortgage Contract No. 03/2021/666424/HDBD dated March 08, 2021

The above contracts were executed between Kon Tum Sugar Joint Stock Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - Kon Tum Branch for the purpose of financing working capital, guarantees, and issuing LCs for the Company, with the credit facility term ending on December 30, 2026. The interest rate is determined according to each specific credit contract and specific guarantee issuance contract.

b. Long-term borrowings and finance lease liabilities

	Beginning of period July 01, 2026	Increase during the period	Decrease during the period	End of period September 30, 2026
Long-term borrowings				
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Kon Tum Branch (ii)	18,828,000,000			18,828,000,000
Total	18,828,000,000			18,828,000,000

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Details of long-term borrowings from banks and financial institutions

(ii): Loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Kon Tum Branch under Credit Contract No. 01/2017/666424/HDTD dated June 14, 2017 and its Amendment and Supplement Agreement dated December 12, 2017, for the purpose of implementing the investment project to expand the sugar mill's capacity from 1,800 TCD to 2,500 TCD; maximum loan amount of 93,828,000,000 VND but not exceeding 54.6% of the project's actual total investment; maturity date: August 16, 2022; interest rate: 11% per year; collateral consists of assets to be formed in the future from the investment project. On April 22, 2020, BIDV restructured the project's long-term loan debt, extending repayment until 2027 under Official Letter No. 546/BIDV-KT-KHDN

26. Provisions

Short-term provisions

	September 30, 2026	June 30, 2026
Provision for salary expenses	7,179,829,660	308,275,993
Provision for fixed asset repairs		7,179,829,660
Total	7,179,829,660	7,488,105,653

27. Owner's equity

27.1 Statement of changes in owner's equity

	Owners' invested capital	Share premium	Investment and development fund	Other funds	equity Undistributed post-tax profits
Balance as of July 01, 2025	50,700,000,000	2,609,812,512	18,674,216,181	7,900,792,917	147,922,922,352
Increase during the period	0	0	0	1,000,000,000	27,046,277,823
Decrease during the period	0	0	0		
Balance as of June 30, 2026	50,700,000,000	2,609,812,512	18,674,216,181	8,903,262,917	176,504,255,815
Balance as of July 01, 2026	50,700,000,000	2,609,812,512	18,674,216,181	8,903,262,917	176,504,255,815
Increase during the period	0	0	0		313,860,707
Decrease during the period	0	0	0		0
Balance as of September 30, 2026	50,700,000,000	2,609,812,512	18,674,216,181	8,903,262,917	176,818,116,522

27.2 Details of owner's contributed capital

	September 30, 2026	June 30, 2026
Kim Ha Viet Co., Ltd.	7,605,000,000	7,605,000,000
Ms. Dang Thi Thu Hang	5,000,000,000	5,000,000,000

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Mr. Nguyen Tat Dat	109,000,000	109,000,000
Other shareholders	37,986,000,000	37,986,000,000
Total	50,700,000,000	50,700,000,000

27.3 Shares

	September 30, 2026	June 30, 2026
	Shares	Shares
Number of shares registered for issuance	5,070,000	5,070,000
Number of shares issued to the public	5,070,000	5,070,000
- Ordinary shares	5,070,000	5,070,000
- Preferred shares (classified as equity)	-	-
Number of repurchased shares (treasury shares)	-	-
- Ordinary shares	-	-
- Preferred shares (classified as equity)	-	-
Number of shares in circulation	5,070,000	5,070,000
- Ordinary shares	5,070,000	5,070,000
- Preferred shares (classified as equity)	-	-
Par value of shares in circulation: 10,000 VND		

28. Revenue from sales of goods and provision of services

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Revenue from sales of finished sugar	77,328,719,258	53,808,905,555
Revenue from sales of molasses	4,603,296,297	3,611,111,111
Revenue from sales of filter cake	188,926,476	7,563,889
Revenue from sales of ash	23,502,499	
Revenue from sales of fertilizer	9,771,570,043	1,836,078,857
Revenue from sales of decomposed bagasse	20,400,000	148,415,741
Other revenue	20,400,000	86,003,409
Total	91,936,414,573	59,498,078,562

29. Cost of goods sold

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Cost of goods sold - sugar	72,889,743,045	45,925,924,257
Cost of goods sold - molasses	4,569,424,855	3,586,251,592
Cost of sales of filter cake		
Cost of sales of fertilizers	8,692,557,509	1,654,105,324
Other cost of goods sold		0
Inventory write-down		
Total	86,151,725,409	51,166,281,173

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

30. Financial income

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Interest on deposits, late payment interest	244,459,613	211,196,590
Total	244,459,613	211,196,590

31. Financial expenses

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Loan interest expenses	3,159,715,633	4,492,875,126
Late payment interest expenses		
Total	3,159,715,633	4,492,875,126

32. Selling expenses and general and administrative expenses

a. Selling expenses incurred during the period

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Raw materials, fuel, packaging expenses	13,582,288	633,815
Tools and supplies expenses		3,400,000
Depreciation expense of fixed assets	26,160,547	26,160,546
Outside service expenses	895,347,342	99,818,123
Other expenses	9,572,203	
Total	944,662,380	130,012,484

b. General and administrative expenses incurred during the period

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Management personnel expenses	524,281,199	152,636,497
Office supplies expenses	2,576,874	14,812,641
Depreciation expense of fixed assets	106,542,473	122,532,177
Taxes, fees, and charges		

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Outside service expenses	23,022,429	
Other expenses in cash	258,235,335	144,480,387
Total	914,658,310	434,461,702

33. Other income

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2024 to September 30, 2024
Other income	5,709,545	0
Total	5,709,545	0

34. Other expenses

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Remuneration of non-executive BOD and Board of Supervisors members	105,000,000	188,364,000
Late payment penalties and tax arrears	11,256,635	15,410
Other expenses	365,926,629	757,392,705
Total	482,183,264	945,772,115

35. Current corporate income tax expense

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Current corporate income tax expense	219,778,028	47,819,850
Current corporate income tax expense	219,778,028	47,819,850

36. Basic earnings per share

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Profit after corporate income tax	313,860,707	2,492,052,702
Adjustments increasing or decreasing post-tax profit		
- Upward adjustments		
- Downward adjustments		
Profit or loss allocated to ordinary shareholders		

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Weighted average number of ordinary shares in circulation during the period	5,070,000	5,070,000
Basic earnings per share	62	492

37. Operating costs by nature

	Period from July 01, 2026 to September 30, 2026	Period from July 01, 2025 to September 30, 2025
Raw material and consumables expenses	22,584,966,516	26,949,589
Labor costs	4,615,894,390	743,307,292
Depreciation and amortization expense	5,148,220,888	4,303,418,625
Provision expenses		
Outside service expenses	1,041,269,149	99,818,123
Other expenses in cash	669,969,029	144,480,387
Total	34,060,319,972	5,317,974,016

38. Risk management

a. Capital risk management

Through capital management, the Company reviews and decides to maintain an appropriate capital structure and liability balance across periods to both ensure going concern operations and maximize shareholder value.

b. Financial risk management

Financial risks include market risk (interest rate risk, commodity and raw material price risk), credit risk, and liquidity risk.

Market risk management: The Company's business operations are primarily exposed to risks arising from significant fluctuations in interest rates and commodity and raw material prices.

Interest rate risk management

The Company's interest rate risk arises primarily from contracted borrowings. To mitigate this risk, the Company estimates the impact of borrowing costs on operating results for each period and conducts analyses and forecasts to determine appropriate debt repayment schedules. The Board of Management assesses that the Company's risk of unexpected interest rate fluctuations remains low.

Commodity and raw material price risk management

The Company purchases goods and raw materials from domestic suppliers to serve its production and business activities, thereby bearing the risk of price changes in input goods and raw materials. Raw materials account for a high proportion of total product costs, so the Company pays particular attention to raw material price risks in its production and business activities. To mitigate this risk, the Company advances materials and fertilizers to farmers for investment in the sugarcane raw material supply zone, and subsequently procures this raw sugarcane based on the Company's announced sugarcane prices at the time of purchase. For fertilizers, the Company procures and supplies them to sugarcane farmers, with purchase and sale prices being approximately equal. With this pricing management policy, the

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Board of Management considers that the Company's risk of unexpected price fluctuations in goods and raw materials is low.

Credit risk management

Credit risk arises when a customer or partner fails to meet contractual obligations, resulting in financial losses for the Company. The Company's financial risks are concentrated in certain receivables. To mitigate this risk, the Company establishes sales and debt collection policies applicable to distributors. For new customers, the Company thoroughly evaluates their financial capacity and payment credibility to decide whether to extend credit sales or require advance payments. In addition, the sales department and the finance and accounting department regularly reconcile information on due and overdue debts to ensure timely reminders and appropriate collection measures.

Liquidity risk management

To manage liquidity risk and satisfy current as well as future capital requirements and financial obligations, the Company regularly monitors and maintains sufficient cash reserves, optimizes idle cash flows, utilizes credit facilities from customers and partners, and actively controls maturing and upcoming debts in correlation with maturing assets and cash flows generated during the period.

A summary of the Company's financial liabilities by payment maturity is presented as follows:

June 30, 2026	Within 1 year	Over 1 year	Total
Trade payables	82,740,954,700	0	82,740,954,700
Taxes and other payables to the State	14,763,298,397		14,763,298,397
Other short-term payables	6,410,129,702	0	6,410,129,702
Borrowings and finance lease liabilities	232,301,984,758	5,828,000,000	238,129,984,758
Total	336,216,367,557	5,828,000,000	342,044,367,557

September 30, 2026	Within 1 year	Over 1 year	Total
Trade payables	38,515,358,629		38,515,358,629
Taxes and other payables to the State	20,585,895,737		20,585,895,737
Other short-term payables	3,163,774,688		3,163,774,688
Borrowings and finance lease liabilities	231,701,660,645	5,828,000,000	237,529,660,645
Total	293,966,689,699	5,828,000,000	299,794,689,699

The Board of Management considers that the Company bears virtually no liquidity risk and is confident in its ability to generate sufficient cash flows to settle financial obligations as they fall due.

40. Related party disclosures

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties include enterprises, including parent companies and subsidiaries, and individuals who directly or indirectly through one or more intermediaries control, are controlled by, or are under common control with the Company. Associates,

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

individuals holding directly or indirectly voting power of the Company that gives them significant influence over the Company, key management personnel such as directors and officers of the Company, close family members of these individuals or associates, or companies associated with these individuals are also considered related parties.

a. Related parties

1. Tuy Hoa Sugar Joint Stock Company Company sharing key management personnel
2. Son La Sugar Joint Stock Company Company sharing key management personnel
3. Kim Ha Viet Company Limited: Company sharing key management personnel
4. **Vuong Quoc Viet Investment Joint Stock Company:** Ms. Ta Ngoc Huong, wife of Mr. Tran Ngoc Hieu (Member of the Board of Directors), is the legal representative of Vuong Quoc Viet Investment Joint Stock Company.
5. **Cereals Import Export Joint Stock Company:** Company sharing key management personnel
6. Tra Vinh Sugar Joint Stock Company: Company sharing key management personnel
7. **Can Tho Mechanical and Electrical Joint Stock Company:** Company sharing key management personnel
8. **Board of Directors and Board of Management: Key management personnel**

9. Board of Directors

- 9.1. Mr. Dang Viet Anh - Chairman of the Board of Directors - Dismissed from October 03, 2025
- 9.2. Mr. Tran Ngoc Hieu - Chairman of the Board of Directors - Appointed from October 03, 2025
- 9.3. Mr. Thai Van Hung - Member of the Board of Directors - Dismissed from October 03, 2025
- 9.4. Ms. Dang Thi Thu Hang - Member of the Board of Directors - Appointed from October 03, 2025
- 9.5. Ms. Huynh Le Thanh - Independent Member of the Board of Directors - Appointed from October 03, 2025

10. Board of Supervisors

- 10.1. Ms. Tran Thi Bich Nhi - Head of the Board of Supervisors
- 10.2 Ms. Nguyen Thi Thuy - Member of the Board of Supervisors
- 10.3 Mr. Nguyen Duc Can - Member of the Board of Supervisors

11. Board of Management

- 11.1. Ms. Dang Thi Thu Hang - General Director
- 11.2 Mr. Thai Van Hung - Deputy General Director (Dismissed from September 13, 2024)
- 11.3 Mr. Nguyen Huu Quang - Deputy General Director (Dismissed on February 27, 2026)
- 11.4 Mr. Narayanasamy Ravichandran - Deputy General Director

12. Chief Accountant

- 12.1 Ms. Vo Thi Ai Thuy - Chief Accountant

Transactions with these related parties during the year are as follows:

	Transactions	Current year	Prior year
1. Kim Ha Viet Company Limited	Sales of goods	88,478,811,800	42,339,606,250
	Purchase of goods		10,984,735,865

NOTES TO THE FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the Financial Statements)*

	Deferred payment interest revenue		
	Sales of goods		26,397,846
2. Tuy Hoa Sugar Joint Stock Company	Deferred payment interest revenue		
	Sales of supplies and equipment		
	Purchase of goods		34,059,236,712
3. Vuong Quoc Viet Investment Joint Stock Company	Sales of goods		61,753,730,000
	Purchase of goods		
	Deferred payment interest revenue		
4. Grain Import Export Joint Stock Company	Trade receivables		327,700,000,000
	Interest payable on customer advances from sales		804,386,303
5. Tra Vinh Sugar Joint Stock Company	Trade receivables		157,000,000,000
6. Can Tho Electromechanical Joint Stock Company	Sales of goods		23,025,000,000
	Purchase of goods		87,708,280
7. Mr. Dang Viet Anh - Chairman of the Board of Directors, dismissed from October 03, 2025	Remuneration		46,500,000
8. Mr. Tran Ngoc Hieu - Chairman of the Board of Directors, appointed from October 03, 2025	Remuneration	45,000,000	158,300,000
9. Mr. Thai Van Hung - Member of the Board of Directors, dismissed from October 03, 2025	Remuneration + Salary		24,800,000
	Remuneration		24,800,000
	Salary		
10. Ms. Huynh Le Thanh – Member of the BOD appointed from October 03, 2025	Remuneration	24,000,000	71,200,000
11. Ms. Tran Thi Bich Nhi - Head of the Board of Supervisors	Remuneration	24,000,000	96,000,000
12. Ms. Nguyen Thi Thuy - Member of the Board of Supervisors	Remuneration	12,000,000	48,000,000
		42,680,663	186,733,133

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

13. Mr. Nguyen Duc Can - Member of the Board of Supervisors	Remuneration + salary		
	Salary	30,680,663	138,733,133
	Remuneration	12,000,000	48,000,000
14. Ms. Dang Thi Thu Hang - Member of the BOD appointed from October 03, 2025 + General Director	Salary + allowances + remuneration	114,500,000	443,412,000
15. Mr. Nguyen Huu Quang - Deputy General Director (dismissed from February 27, 2026)	Salary		99,762,404
16. Mr. Narayanasamy Ravichandran - Deputy General Director	Salary	31,136,000	132,024,571
17. Ms. Vo Thi Ai Thuy - Chief Accountant	Salary	31,136,000	139,057,833

b. As of the end of the fiscal year, receivables from and payables to other related parties are as follows:

Items		September 30, 2026	June 30, 2026
1. Kim Ha Viet Co., Ltd.	Deferred interest receivables		
	Trade receivables	91,622,665,550	25,825,733,250
	Trade payables		1,817,413,929
2. Tuy Hoa Sugar Joint Stock Company	Deferred interest receivables		
	Deferred interest payables		
	Trade receivables	26,397,846	26,397,846
	Trade payables		32,070,025,083
3. Tra Vinh Sugar Joint Stock Company	Trade receivables	68,200,000,000	157,000,000,000
4. Grain Import Export Joint Stock Company	Trade receivables		8,100,000,000
5. Can Tho Mechanical and Electrical Joint Stock Company	Trade payables	645,840	645,840
	Trade receivables	12,765,000,000	12,765,000,000
6. Vuong Quoc Viet Investment Joint Stock Company	Trade receivables	61,753,730,000	61,753,730,000

Pricing policy for transactions between the Company and other related parties

Purchases of goods and services from related parties are carried out at market prices.

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

Unsecured receivables will be settled in cash. There are no risks associated with receivables from related parties.

41. Events after the end of the accounting period

No events have occurred after the end of the accounting period that require adjustments or disclosures in the Financial Statements.

42. Comparative figures

Comparative figures are presented based on the Financial Statements for the fiscal year ended June 30, 2026, which were audited by RSM Vietnam Auditing & Consulting Company Limited.

Quang Ngai, October 20, 2026

General Director



TỔNG GIÁM ĐỐC
Đặng Chí Chu Hằng

Chief Accountant



Vo Thi Ai Thuy

Prepared by



Vo Thi Ai Thuy