

TIEN THINH GROUP JOINT STOCK COMPANY

FINANCIAL STATEMENTS
Quarter 3 year 2026

TIEN THINH GROUP JOINT STOCK COMPANY
Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam
Tax code: 6300254045
STATEMENT OF FINANCIAL POSITION
As at 30 September 2026
Unit: VND

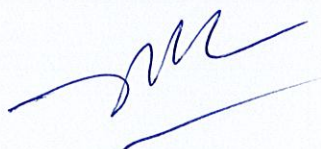
Items	Code	Notes	End of quarter	Beginning of quarter
A. CURRENT ASSETS	100		369.411.417.498	361.595.650.163
I. Cash and cash equivalents	110	V.01	3.774.995.235	375.099.485
1. Cash	111		3.774.995.235	375.099.485
2. Cash equivalents	112			
II. Short-term financial investments	120		10.121.590.641	118.877.267
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123	V.02a	10.121.590.641	118.877.267
4. Provision for short-term held-to-maturity investments (*)	124			
5. Other short-term investments	125			
6. Provision for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		250.735.960.460	248.743.886.081
1. Short-term trade receivables	131	V.03	16.238.999.439	54.762.329.547
2. Short-term advances to suppliers	132	V.04	228.488.818.211	193.979.188.534
3. Short-term internal receivables	133	V.05	5.980.000.000	
4. Receivables under construction contracts	134			
5. Other short-term receivables	135	V.06a	28.142.810	2.368.000
6. Provision for doubtful short-term receivables (*)	136			
7. Shortages of assets awaiting resolution	137			
IV. Inventories	140	V.07	92.876.049.642	103.315.647.334
1. Inventories	141		94.387.622.493	104.827.220.185
2. Provision for inventory obsolescence (*)	142		(1.511.572.851)	(1.511.572.851)
V. Short-term biological assets	150			
1. Short-term livestock for one-off harvest	151			
2. Short-term seasonal crops or crops for one-off harvest	152			
3. Provision for impairment of short-term biological assets (*)	153			
VI. Other current assets	160		11.902.821.520	9.042.139.996
1. Short-term prepaid expenses	161	V.08a	1.453.194.713	437.675.153
2. Deductible VAT	162		10.449.626.807	8.604.464.843
3. Taxes and other receivables from the State	163			
4. Government bond repurchase transactions	164			
5. Other current assets	165			
B. NON-CURRENT ASSETS	200		137.245.450.404	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 dependent units	213			
4. Long-term internal receivables	214			
5. Other long-term receivables	215	V.06b		
6. Provision for doubtful long-term receivables (*)	216			
II. Fixed assets	220		107.414.277.891	117.688.661.140
1. Tangible fixed assets	221	V.09	99.655.323.741	109.749.203.116
- Cost	222		207.132.655.120	206.397.303.787

Items	Code	Notes	End of quarter	Beginning of quarter
- Accumulated depreciation (*)	223		(107.477.331.379)	(96.648.100.671)
2. Finance lease fixed assets	224			
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	7.758.954.150	7.939.458.024
- Cost	228		9.698.317.880	9.698.317.880
- Accumulated amortisation (*)	229		(1.939.363.730)	(1.758.859.856)
III. Long-term biological assets	230			
1. Productive livestock	231			
a) Immature productive livestock	232			
b) Mature productive livestock	233			
- Cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock for one-off harvest	236			
3. Long-term seasonal crops or crops for one-off harvest	237			
4. Provision for impairment of long-term biological assets (*)	238			
IV. Investment property	240			
- Cost	241			
- Accumulated depreciation (*)	242			
V. Long-term work in progress	250	V.11	441.111.112	90.000.000
1. Long-term production and business costs in progress	251			
2. Construction in progress	252		441.111.112	90.000.000
VI. Long-term financial investments	260		26.000.000.000	1.760.000.000
1. Investment in subsidiaries	261	V.02b	26.000.000.000	1.760.000.000
2. Investments in joint ventures and associates	262			
3. Equity investments in other entities	263			
4. Provision for impairment of long-term investments in other entities (*)	264			
5. Long-term held-to-maturity investments	265			
6. Provision for long-term held-to-maturity investments (*)	266			
VII. Other non-current assets	270		3.390.061.401	3.691.642.138
1. Long-term prepaid expenses	271	V.08b	3.390.061.401	3.691.642.138
2. Deferred tax assets	272			
3. Long-term equipment, materials and spare parts	273			
4. Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		506.656.867.902	484.825.953.441
C. LIABILITIES	300		246.973.129.932	237.285.362.668
I. Current liabilities	310		233.409.938.937	201.082.819.459
1. Short-term trade payables	311	V.12	45.182.469.018	12.317.778.026
2. Short-term advances from customers	312	V.13	11.293.698.554	926.532.056
3. Dividends and profits payable	313			
4. Short-term taxes and other payables to the State	314	V.14	764.984.295	1.054.920.092
5. Payables to employees	315	V.15	2.727.211.550	949.295.800
6. Short-term accrued expenses	316	V.16	190.627.622	2.867.119.784
7. Short-term internal payables	317			
8. Payables under construction contracts	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320	V.17a	421.962.400	174.967.500
11. Short-term borrowings and finance lease liabilities	321	V.18a	172.828.985.498	182.792.206.201
12. Short-term provisions	322			

Items	Code	Notes	End of quarter	Beginning of quarter
13. Bonus and welfare fund	323			
14. Price stabilisation fund	324			
15. Government bond repurchase transactions	325			
II. Long-term liabilities	330		13.563.190.995	36.202.543.209
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term taxes and other payables to the State	333			
4. Long-term accrued expenses	334			
5. Internal payables for working capital	335			
6. Long-term internal payables	336			
7. Long-term unearned revenue	337			
8. Other long-term payables	338	V.17b	2.575.190.995	15.123.043.209
9. Long-term borrowings and finance lease liabilities	339	V.18b	10.988.000.000	21.079.500.000
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred tax liabilities	342			
13. Long-term provisions	343			
14. Science and technology development fund	344			
D. EQUITY	400	V.19	259.683.737.970	247.540.590.773
1. Owners' contributed capital	411		244.021.050.000	228.057.890.000
- Ordinary shares with voting rights	411a		244.021.050.000	228.057.890.000
- Preference shares	411b			
2. Share premium	412			
3. Bond conversion options	413			
4. Other capital of owners	414			
5. Treasury shares (*)	415			
6. Revaluation surplus	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418			
9. Other funds belonging to equity	419			
10. Undistributed earnings after tax	420		15.662.687.970	19.482.700.773
- Accumulated undistributed earnings after tax up to the end of the previous period	420a		3.519.540.773	19.482.700.773
- Undistributed earnings after tax for this period	420b		12.143.147.197	
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440		506.656.867.902	484.825.953.441

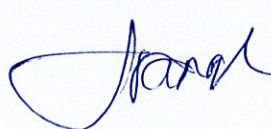
Prepared on: October 28, 2026

Prepared by
(Signature, full name)



Ngo Ngoc Lien

Chief Accountant
(Signature, full name)



Tran Ha Giang

Chairman of the Board of Directors
(Signature, full name and seal)




Phan Tien Hoai

TIEN THINH GROUP JOINT STOCK COMPANY

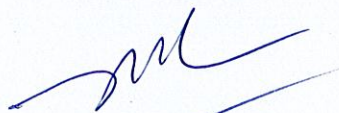
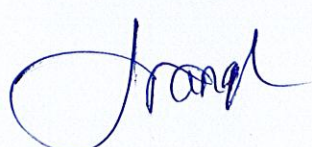
Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

Tax code: 6300254045

Income Statement
For the third quarter of 2026

Unit: VND

Items	Code	Notes	Quarter 3 Year 2026	Quarter 3 Year 2025	Accumulated for the year 2026	Accumulated for the year 2025
1. Revenue from sales of goods and rendering of services	01	VI.1	264.097.868.356	75.909.429.511	475.012.982.156	227.184.990.976
2. Revenue deductions	02	VI.2		100.915.206		110.839.910
3. Net revenue from sales of goods and rendering of services (10 = 01 – 02)	10		264.097.868.356	75.808.514.305	475.012.982.156	227.074.151.066
4. Cost of goods sold	11	VI.3	249.728.728.421	58.590.421.798	436.734.560.823	190.183.344.443
5. Gross profit from sales of goods and rendering of services (20 = 10 – 11)	20		14.369.139.935	17.218.092.507	38.278.421.333	36.890.806.623
6. Gain/(loss) from disposal of investment property	21					
7. Financial income	22	VI.4	1.203.473.706	388.016.669	2.220.721.887	908.069.626
8. Finance costs	23	VI.5	4.793.461.967	3.189.367.858	12.152.920.516	8.740.897.278
- Of which: Interest expense	24		4.265.543.633	3.118.534.382	11.286.242.466	8.488.738.434
9. Selling expenses	25	VI.6	5.781.330.875	2.524.746.107	8.518.893.943	5.274.722.231
10. General and administrative expenses	26	VI.7	2.502.498.861	2.899.516.963	7.003.652.451	7.604.253.516
11. Profit from operating activities (30 = 20 + 21 + 22 – (23 + 25 + 26))	30		2.495.321.938	8.992.478.248	12.823.676.310	16.179.003.224
12. Other income	31	VI.8	103.924		103.924	46.296.296
13. Other expenses	32	VI.9	15.130.074	3.205.797	39.444.025	82.106.906
14. Other profit (40 = 31 – 32)	40		(15.026.150)	(3.205.797)	(39.340.101)	(35.810.610)
15. Accounting profit before tax (50 = 30 + 40)	50		2.480.295.788	8.989.272.451	12.784.336.209	16.143.192.614
16. Current corporate income tax expense	51		124.771.293	450.124.381	641.189.012	816.483.355
17. Deferred corporate income tax expense	52					
18. Profit after corporate income tax (60 = 50 – 51 – 52)	60		2.355.524.495	8.539.148.070	12.143.147.197	15.326.709.259
19. Basic earnings per share (*)	70		97	416	498	746
20. Diluted earnings per share (*)	71		97	416	498	746

Prepared by
(Signature, full name)**Ngô Ngọc Liên****Chief Accountant**
(Signature, full name)**Trần Hà Giang**

Prepared on: October 28., 2026

Chairman of the Board of Directors
(Signature, full name and seal)
Phạm Tiến Hoài

Statement Of Cash Flows For The Third Quarter Of 2026

(Direct method)

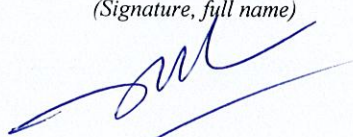
For the accounting period ended 31 December 2026

Unit: VND

Items	Code	Note	Cumulative from the beginning of the year to the end of this quarter (Current year)	Cumulative from the beginning of the year to the end of this quarter (Previous year)
I. Cash flows from operating activities				
1. Cash receipts from sales of goods and rendering of services and other income	01		600.523.381.107	270.112.601.248
2. Cash payments to suppliers for goods and services	02		(572.917.701.366)	(340.629.377.695)
3. Cash payments to employees	03		(7.763.720.000)	(6.078.255.710)
4. Interest paid	04		(11.248.431.916)	(8.724.039.294)
5. Corporate income tax paid	05		(939.795.982)	(783.859.791)
6. Other cash receipts from operating activities	06		181.604.139.171	143.798.724.606
7. Other cash payments for operating activities	07		(131.563.254.561)	(92.617.210.765)
Net cash flows from operating activities	20		57.694.616.453	(34.921.417.401)
II. Cash flows from investing activities				
1. Cash payments for acquisition and construction of fixed assets and other long-term assets	21			
2. Cash receipts from disposal of fixed assets and other long-term assets	22			
3. Cash payments for loans granted or purchase of debt instruments of other entities	23		(10.000.000.000)	
4. Cash receipts from collection of loans or disposal of debt instruments of other entities	24			
5. Cash payments for investments in other entities	25		(24.240.000.000)	(260.000.000)
6. Cash receipts from disposal of investments in other entities	26			
7. Interest received, dividends and profits received	27			
Net cash flows from investing activities	30		(34.240.000.000)	(260.000.000)
III. Cash flows from financing activities				
1. Cash receipts from issuance of shares and capital contributions from owners	31			
2. Cash payments for return of capital to owners or repurchase of issued shares	32			
3. Cash receipts from borrowings	33		305.084.140.176	227.689.196.369
4. Cash payments for repayment of borrowings	34		(325.138.860.879)	(192.460.352.709)
5. Cash payments for finance lease liabilities	35			
6. Dividends and profits paid to owners	36			
Net cash flows from financing activities	40		(20.054.720.703)	35.228.843.660
Net cash flows for the period (50 = 20 + 30 + 40)	50		3.399.895.750	47.426.259
Cash and cash equivalents at the beginning of the period	60		375.099.485	82.437.588
Effect of foreign exchange differences	61			
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		3.774.995.235	129.863.847

Prepared by

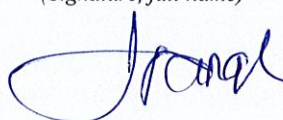
(Signature, full name)



Ngo Ngoc Lien

Chief Accountant

(Signature, full name)



Tran Ha Giang

Prepared on: October 28, 2026

Chairman of the Board of Directors

(Signature, full name and seal)



Phan Tien Hoai

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS

Quarter 3 - 2026

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 Year 2026

I. GENERAL INFORMATION**1. Operating field**

Operating field of the Company is industrial production.

2. Business Sector

The Company's business sector is industrial manufacturing.

3. Principal business activities

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

4. Normal operating cycle

Normal operating cycle of the Company is within 12 months.

5. Corporate structure***Subsidiary***

The Company has invested in one subsidiary, Tien Thinh Gia Lai Joint Stock Company, with its head office located at Lot A5-6-7, Street No. 1, Nam Pleiku Industrial Park, Khoi Zo Hamlet, Bo Ngoong Commune, Gia Lai Province, Vietnam. The principal activities of this subsidiary are processing and preserving fruits and vegetables, and wholesale trading of agricultural and forestry raw materials. As at the end of the financial year, the Company holds a 52% ownership interest in this subsidiary, and the voting rights and economic interests are equivalent to its ownership interest.

Company Branch

The branch of Tien Thinh Group Joint Stock Company in Khanh Hoa Province is located at Hieu Thien Hamlet, Thuan Nam Commune, Khanh Hoa Province, Vietnam, and was registered with the Enterprise Management Division of the Khanh Hoa Provincial Department of Finance on 10 September 2026.

6. Statement of information comparability on the Interim Financial Statements

The figures in the current period can be comparable with corresponding figures in the previous period.

7. Headcount

As of the balance sheet date, the Company's headcount is 134 (headcount at the beginning of the year: 132).

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Company's transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND POLICIES

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS

Notes to the Financial Statements for the third quarter of 2026 (continued)

1. Accounting System

The Company applies Vietnamese Accounting Standards and the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and relevant guiding circulars issued by the Ministry of Finance in the preparation and presentation of the Financial Statements.

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

The Chief Executive Officer confirms that the Company has complied with the requirements of the Vietnamese Accounting Standards, the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and the relevant guiding circulars issued by the Ministry of Finance in the preparation and presentation of the Financial Statements.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Foreign currency transactions

Transactions denominated in foreign currencies are translated at the actual exchange rates prevailing on the transaction dates. Balances of monetary items denominated in foreign currencies as at the end of the accounting period (except for foreign currency-denominated receivables for which provisions for doubtful debts have been made) are retranslated at the average of the buying and selling transfer exchange rates quoted by Joint Stock Commercial Bank for Foreign Trade of Vietnam – Can Tho Branch (the bank with which the Company regularly conducts transactions).

Foreign exchange differences arising during the period from transactions denominated in foreign currencies are recognized in financial income (for gains) or financial expenses (for losses). Foreign exchange differences arising from the retranslation of foreign currency-denominated monetary items as at the end of the accounting period are presented on a net basis, offsetting total retranslation gains against total retranslation losses, and are recognized in financial income (for net gains) or financial expenses (for net losses).

3. Cash

Cash comprises cash on hand and demand deposits. Cash equivalents are short-term investments with maturities of no more than three months from the investment date (from the date of acquisition to the maturity date), which are readily convertible into known amounts of cash and subject to an insignificant risk of changes in value upon conversion into cash at the reporting date. Restricted cash and cash equivalents are excluded from this item and presented under “Other Current Assets” or “Other Non-current Assets”, depending on the duration of the restrictions.

4. Financial Investments

Held-to-maturity investments

An investment is classified as held to maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments comprise only term deposits with banks that are held to maturity for the purpose of earning periodic interest income.

Held-to-maturity investments are initially recognized at cost, including the purchase price and directly attributable transaction costs (transaction fees, brokerage commissions, etc.). Accrued interest relating to prior periods up to the acquisition date is deducted from the cost of the investment upon initial recognition. Subsequent to initial recognition, these investments are

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS

Notes to the Financial Statements for the third quarter of 2026 (continued)

measured at cost. Interest income earned after the acquisition date is recognized in financial income on an accrual basis.

Where a discount or premium arises upon acquisition, the discount is amortized over the remaining term of the investment using the straight-line method, increasing the carrying amount of the investment and being recognized in financial income. The premium is amortized using the same method, reducing the carrying amount of the investment and being recognized in financial expenses.

When there is objective evidence that part or all of an investment may not be recoverable and the amount of the loss can be reliably measured, the loss is recognized in financial expenses for the period and deducted directly from the carrying amount of the investment. If the evidence of impairment decreases or no longer exists in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.

Investments in subsidiaries

Subsidiaries

Subsidiaries are entities controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of an investee so as to obtain economic benefits from its activities..

Initial recognition

Investments in subsidiaries are initially recognised at cost, which comprises the purchase price or capital contribution plus directly attributable costs of acquisition. Where the investment is made using non-monetary assets, the cost of the investment is determined based on the fair value of the non-monetary assets at the date of contribution.

Dividends and profits relating to periods prior to the acquisition date are recorded as a reduction of the carrying amount of the investment. Dividends and profits relating to periods subsequent to the acquisition date are recognised as income in the period. Share dividends are accounted for by recognising the increase in the number of shares held, without recognising any additional value of the shares received.

Provision for impairment of investments in subsidiaries

A provision for impairment of investments in subsidiaries is recognised when the subsidiary incurs losses. The provision is determined based on the difference between the investor's actual investment in the subsidiary and the subsidiary's actual equity, multiplied by the Company's ownership percentage in the subsidiary's charter capital actually contributed. Where the subsidiary is required to prepare consolidated financial statements, such consolidated financial statements shall be used as the basis for determining the impairment provision.

Any increase or decrease in the required provision for impairment of investments in subsidiaries at the end of the financial year is recognised in finance expenses.

5. Receivables

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

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

- Trade receivables reflect receivables concerning the nature of trade arising from purchase and sale transactions between the Company and customers who are independent to the Company.

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS

Notes to the Financial Statements for the third quarter of 2026 (continued)

- Other receivables reflect receivables not concerning the nature of trade and irrelevant to purchase and sale transactions.

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:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue from 3 years or more.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

6. Inventories

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

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly relevant 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.

Stock-out 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 inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into costs of sales.

7. Prepaid expenses

Deferred expenses represent actual expenses incurred (including both prepaid and unpaid expenses) that relate to the operating results of multiple accounting periods and are allocated to production and business expenses over the relevant accounting periods.

Deferred expenses are classified as short-term (with an allocation period of no more than 12 months or within a normal operating cycle) or long-term (with an allocation period exceeding 12 months or longer than a normal operating cycle) in the Statement of Financial Position. Long-term deferred expenses are not reclassified as short-term deferred expenses when preparing the Financial Statements.

The Company allocates deferred expenses to production and business expenses in each accounting period based on the nature and characteristics of each type of expense, applying appropriate allocation methods and bases. The allocation periods and methods applied by the Company are as follows:

Insurance Expenses

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS

Notes to the Financial Statements for the third quarter of 2026 (continued)

Prepaid expenses for fire and explosion insurance, civil liability insurance, motor vehicle insurance, property insurance, and other types of insurance covering multiple accounting periods are recognized as deferred expenses and allocated to production and business expenses on a straight-line basis over the insurance coverage period (12 months).

Expenses of fixed asset repairs

Significant one-off repair expenses incurred for fixed assets are allocated to expenses on a straight-line basis over 24 months.

Expenses of tools

Tools and supplies put into use are allocated to expenses on a straight-line basis over a period not exceeding 36 months.

Prepaid Land Rental

Prepaid land rental represents rental payments made for land currently used by the Company. Prepaid land rental is allocated to expenses on a straight-line basis over the lease term.

Other Deferred Expenses

Other expenses incurred that relate to multiple accounting periods are recognized as deferred expenses and allocated to production and business expenses using allocation bases appropriate to the characteristics and nature of each expense.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	10 – 25
Machinery and equipment	05 – 25
Office equipment	03

9. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Company to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

TIEN THINH GROUP JOINT STOCK COMPANY

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Notes to the Financial Statements for the third quarter of 2026 (continued)

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

The Company's intangible fixed assets comprise the following:

Land use rights

Land use right includes all the actual expenses paid by the Company directly related to the land being used such as expenses to obtain the land use right, expenses for house removal, land clearance and ground leveling, registration fees, etc. The land use right is amortized in accordance with the straight-line method in 49 years and a half. If the land use right is permanent, it is not amortized.

Computer software

Costs associated with computer software that are not an integral part of the related hardware are capitalised as intangible assets. The cost of computer software comprises all expenditures incurred by the Company up to the point when the software is ready for use. Computer software is amortised on a straight-line basis over 7 years.

10. Construction-in-progress

Construction in progress represents costs directly attributable to assets under construction and machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 – Borrowing Costs (“VAS 16”). These assets are recognized at cost and are not depreciated until they are completed, handed over, and put into use. Upon completion, all accumulated costs are transferred to the appropriate asset categories based on their actual intended use, including tangible fixed assets, intangible fixed assets, investment properties, or inventories. Depreciation/amortization commences when the assets are put into use.

Costs incurred for ongoing upgrades and improvements of fixed assets are accumulated separately and, upon completion, are capitalized as an increase in the historical cost of the respective fixed assets.

Routine repair and maintenance expenses incurred periodically to maintain fixed assets in normal operating condition are recognized in production and business expenses in the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical specifications, the related costs are accumulated separately. Upon completion, these costs are transferred to deferred expenses and allocated to production and business expenses over the period until the next scheduled maintenance.

11. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

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

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company, including payables for import through entrustment.

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Notes to the Financial Statements for the third quarter of 2026 (continued)

- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Liabilities and accruals are classified as current or non-current in the Statement of Financial Position based on their remaining terms as at the end of the reporting period.

12. Owner's equity

Contributed Capital

Contributed capital is recognized at the actual amount of capital contributed by shareholders.

Other Owner's Capital

Other owner's capital is formed from additional capital derived from the Company's operating results.

Where an investee issues shares to pay dividends or distribute profits to its owners, or where other owner's capital, equity reserves, and other equity sources are used to increase or supplement charter capital, the Company records a decrease in undistributed profit after tax and the relevant equity sources, and a corresponding increase in other owner's capital upon the issuance of shares or distribution of profits. Upon obtaining the Enterprise Registration Certificate, the Company records a decrease in other owner's capital and a corresponding increase in contributed capital.

13. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings 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.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

14. Recognition of sales

Sales of merchandise, finished goods

Sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Company transfers most of risks and benefits incident to the ownership of products, merchandise to customers.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of sales can be measured reliably. When the contracts stipulate that buyers have the right to return products or merchandise under specific conditions, sales are recorded only when those specific conditions no longer exist and buyers retain no rights to return products or merchandise (except where such returns are in exchange for other merchandise or services).
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

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Notes to the Financial Statements for the third quarter of 2026 (continued)

Sales of service provision

Sales of service provision shall be recognized when all of the following conditions are satisfied:

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

In the case that the services are provided in several accounting periods, the recognition of sales is based on the volume of work done as of the balance sheet date.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

15. Revenue Deductions

Revenue deductions only include sales discounts arising in the same period as the consumption of products and goods, which are adjusted to reduce the revenue of the period in which they occur.

In cases where sales discounts arise for products and goods sold in prior years, the revenue reduction is recognized according to the following principles:

- If the sales discount arises before the issuance of the Financial Statements, it is recorded as a reduction of revenue in this year's Financial Statements.
- If the sales discount arises after the issuance of the Financial Statements, it is recorded as a reduction of revenue in next year's Financial Statements.

16. Borrowing costs

Borrowing costs comprise interest expenses and other costs incurred directly in connection with borrowings.

Borrowing costs are recognized as expenses in the period in which they are incurred, unless they qualify for capitalization.

Borrowing costs directly attributable to the construction or production of qualifying assets, being assets that necessarily take a substantial period of time (more than 12 months) to get ready for their intended use or sale, are capitalized as part of the cost of those assets when it is probable that future economic benefits associated with the assets will flow to the Company and the borrowing costs can be measured reliably.

Capitalization of borrowing costs commences when all three of the following conditions are met:

- Expenditures 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 in progress.

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

FINANCIAL STATEMENTS

Notes to the Financial Statements for the third quarter of 2026 (continued)

Capitalization is suspended during extended periods in which active construction or production is abnormally interrupted. Capitalization ceases when substantially all the activities necessary to prepare the asset for its intended use or sale are completed.

For specific borrowings obtained for the purpose of constructing or producing a qualifying asset, the amount of borrowing costs eligible for capitalization is determined as the actual borrowing costs incurred on those borrowings less any investment income earned from the temporary investment of such borrowings.

For general borrowings used in part to finance the construction or production of a qualifying asset, the amount of borrowing costs eligible for capitalization is determined by applying a capitalization rate to the weighted average accumulated expenditures incurred for the construction or production of that asset. The capitalization rate is calculated based on the weighted average interest rate applicable to the borrowings outstanding during the period, excluding specific borrowings obtained for the purpose of financing a particular asset.

17. Expenses

Expenses represent decreases in economic benefits and are recognized when transactions occur or when it is reasonably certain that they will arise in the future, regardless of whether payment has been made. Expenses are recognized even when they are not yet due for payment, provided that their occurrence is sufficiently certain, in order to ensure compliance with the prudence principle and capital preservation.

When the Company recognizes revenue, it must recognize the corresponding expenses incurred in generating that revenue. Such expenses include those incurred in the period in which the revenue is recognized, expenses incurred in prior periods, and accrued expenses attributable to the revenue of the current period. Where the matching principle conflicts with the prudence principle, expenses are recognized based on the substance of the transactions and Vietnamese Accounting Standards to ensure that the transactions are presented fairly and reasonably.

18. Corporate Income Tax

The Company's accounting policies for corporate income tax are applied in accordance with Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Government Decree No. 320/2025/ND-CP dated 15 December 2025 detailing certain provisions of the Corporate Income Tax Law, relevant guidance issued by the Ministry of Finance, and other applicable laws and regulations. Corporate income tax expense comprises current income tax and deferred income tax.

Current Corporate Income Tax

Current corporate income tax expense represents the amount of corporate income tax payable on taxable income for the year at the prevailing corporate income tax rate. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carried forward.

On a quarterly basis, the Company determines and recognizes the estimated corporate income tax payable. At the end of the financial year, the Company determines the actual corporate income tax payable based on the annual tax finalization return and adjusts any differences from the amounts provisionally recognized during the year.

Deferred Corporate Income Tax

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FINANCIAL STATEMENTS

Notes to the Financial Statements for the third quarter of 2026 (continued)

Deferred corporate income tax represents corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their respective tax bases.

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

Deferred tax assets are recognized for all deductible temporary differences when it is probable that sufficient future taxable profits will be available against which such temporary differences can be utilized. Deferred tax assets are also recognized for unused tax losses and unused tax incentives when sufficient future taxable profits are expected to be available for their utilization. Deferred tax assets and deferred tax liabilities arising from transactions recognized directly in equity are not reflected in deferred corporate income tax expense.

The carrying amount of deferred tax assets is reviewed at the end of each accounting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to recover all or part of the deferred tax assets.

Deferred tax assets and deferred tax liabilities are measured at the tax rates expected to apply in the financial year in which the assets are recovered or the liabilities are settled, based on tax rates and tax regulations effective as at the end of the accounting period.

When preparing the Statement of Financial Position, deferred tax assets and deferred tax liabilities are offset when:

- The Company has a legal right to offset current tax assets against current tax liabilities; and
- The deferred income tax assets and liabilities relate to corporate income tax managed by the same tax authority:
 - Either for the same taxable entity; or
 - For different taxable entities within the Company that intend to settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously in future periods when significant amounts of deferred tax liabilities or assets are expected to be settled or realized.

19. Related parties

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

The Company's related parties include:

- Subsidiaries.
- Individuals who, directly or indirectly, hold voting rights that enable them to exercise significant influence over the Company (including members of the Board of Directors and close family members of such individuals).
- Key management personnel who have the authority and responsibility for planning, directing, and controlling the activities of the Company (including the General Director and close family members of such individuals).
- Enterprises controlled or significantly influenced by individuals belonging to the above categories.

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FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

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

Related party transactions are transfers of resources or obligations between related parties, regardless of whether a price is charged.

In considering related party relationships, the substance of the relationship is given greater emphasis than its legal form.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION**1. Cash and Cash equivalents**

	Ending balance	Beginning balance
Cash on hand	17.962.596	11.302.821
Demand deposits in banks	3.757.032.639	363.796.664
Total	3.774.995.235	375.099.485

2. Held-to-maturity investments

The Company's financial investments comprise held-to-maturity investments and equity investments in other entities. Details of the Company's financial investments are as follows:

2a. Held-to-maturity investments

	Ending balance		Beginning balance	
	Original amount	Carrying value	Original amount	Carrying value
Ngắn hạn				
Tiền gửi có kỳ hạn 12 tháng ⁽ⁱ⁾	10.117.972.809	10.117.972.809	117.972.809	117.972.809
Lãi tiền gửi có kỳ hạn dự thu	3.617.832	3.617.832	904.458	904.458
Cộng	10.121.590.641	10.121.590.641	118.877.267	118.877.267

- ⁽ⁱ⁾ The 12-month deposit at Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Can Tho Branch is used as collateral for the short-term loan from this bank.

2b. Equity investments in other entities

	Ending balance			Beginning balance		
	Cost	Recoverable Amount	Provision for Impairment	Cost	Recoverable Amount	Provision for Impairment
Tien Thinh Gia Lai Joint Stock Company	26.000.000.000	26.000.000.000	-	1.760.000.000	1.760.000.000	-
Total	26.000.000.000	26.000.000.000	-	1.760.000.000	1.760.000.000	-

According to Enterprise Registration Certificate No. 5901235782, first issued on 9 September 2025 by the Gia Lai Provincial Department of Finance, the Company's investment in Tien Thinh Gia Lai Joint Stock Company amounts to VND 26,000,000,000, representing 52% of its charter capital. As

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FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

at the end of the reporting period, the Company had fully contributed the investment amount of VND 26,000,000,000 to Tien Thinh Gia Lai Joint Stock Company..

Recoverable Amount

For investments in listed shares or investments whose fair value can be reliably determined, the recoverable amount is determined based on the market value as at the end of the accounting period.

For investments whose fair value cannot be reliably determined, the recoverable amount is determined based on the investee's equity in proportion to the Company's ownership interest, using the consolidated financial statements (if the investee is a parent company) or the separate financial statements (if the investee is an independent entity without subsidiaries) as at the end of the accounting period.

Operating Status of Subsidiaries

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

Transactions with Subsidiaries

During the period, the Company made capital contributions of VND 22,630,000,000 to its subsidiary, Tien Thinh Gia Lai Joint Stock Company.

3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	-	231.000.000
Hanh Nguyen Logistics Joint Stock Company	-	-
Phu Thinh Export Food Processing Joint Stock Company	-	231.000.000
<i>Receivables from other customers</i>	16.238.999.439	54.531.329.547
Huynh Nghia Agricultural Products One Member Limited Liability Company	-	33.399.380.000
Newton Buying Corp. (T.J. Maxx)	42.189.514	340.582.830
Marshalls Of MA, Inc.	-	159.232.420
Aliment Médailon Food Inc	2.664.874.080	-
Saprex Handels Gmbh	3.239.860.375	14.081.580
Wantong Logistics International Ltd	3.856.833.225	-
Yiwu Kaihe Import And Export Co., Ltd	2.627.764.500	-
Dohler Holland B.V	-	11.343.495.000
Other Customers	3.807.477.745	9.274.557.717
Total	16.238.999.439	54.762.329.547

4. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Prepayments to related parties</i>	877.611.017	-
Hanh Nguyen Logistics Joint Stock Company	877.611.017	-
<i>Prepayments to other suppliers</i>	227.611.207.194	193.979.188.534
Organic Agricultural Products Joint Stock Company	168.263.214.265	176.212.676.390
Tien Dat Mechanical Construction Joint Stock Company	16.647.178.512	15.768.249.735

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FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	<u>Ending balance</u>	<u>Beginning balance</u>
Ecotech Agriculture Joint Stock Company	42.197.221.000	-
Other suppliers	503.593.417	1.998.262.409
Total	228.488.818.211	193.979.188.534

5. Short-term Internal Receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Loans to Tien Thinh Gia Lai Joint Stock Company	5.980.000.000	-	-	-
Loans granted during the period	5.980.000.000	-	-	-
Repayments during the period	-	-	-	-
Total	5.980.000.000	-	-	-

6. Other receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Advances	27.142.810	-	-	-
Other short-term receivables	-	-	2.368.000	-
Total	28.142.810	-	2.368.000	-

7. Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original cost</u>	<u>Allowance</u>	<u>Original cost</u>	<u>Allowance</u>
Materials, supplies	22.197.183.478	-	34.890.971.269	-
Tools	1.301.147.766	-	1.394.200.814	-
Finished goods	61.588.672.610	(1.511.572.851)	68.461.408.372	(1.511.572.851)
Goods	9.300.618.639	-	80.639.730	-
Total	94.387.622.493	(1.511.572.851)	104.827.220.185	(1.511.572.851)

All inventories at the end of the reporting period have been pledged as collateral to secure borrowings from Vietcombank – Can Tho Branch.

8. Prepaid expenses**8a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	3.000.000	16.500.000
Insurance premiums	609.095	183.867.792
Expenses of fixed asset repairs	612.540.256	-
Other short-term prepaid expenses	837.045.362	237.307.361
Total	1.453.194.713	437.675.153

8b. Long-term prepaid expenses

	<u>Số cuối kỳ</u>	<u>Số đầu năm</u>
Expenses of tools	119.632.389	34.899.740
Expenses of fixed asset repairs	799.422.021	1.055.321.352

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FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	<u>Số cuối kỳ</u>	<u>Số đầu năm</u>
Land rental ⁽ⁱ⁾	2.457.440.320	2.505.312.535
Other long-term prepaid expenses	13.566.671	96.108.511
Total	3.390.061.401	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, Phung Hiep District, Hau Giang Province according to Notice No. 525/TB-CTHAG dated 22 August 2023 regarding land rental payment of Hau Giang Province Tax Department.

9. Tangible fixed assets

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Vehicles</u>	<u>Office equipment</u>	<u>Total</u>
Initial costs					
Beginning Balance	110.407.652.350	94.891.668.831	1.033.173.515	64.809.091	206.397.303.787
Disposals During the Period	-	-	-	-	-
Additions During the Period	-	735.351.333	-	-	735.351.333
Ending balance	110.407.652.350	95.627.020.164	1.033.173.515	64.809.091	207.132.655.120
<i>In which:</i>					
Assets fully depreciated but still in use	-	181.970.636	-	30.909.091	212.879.727
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	4.595.460.021	6.114.598.519	110.697.165	8.475.003	10.829.230.708
Disposals During the Period	-	-	-	-	-
Ending balance	51.911.231.667	55.095.293.878	413.499.691	57.306.143	107.477.331.379
Net book values					
Beginning balance	63.091.880.704	45.910.973.472	730.370.989	15.977.951	109.749.203.116
Ending balance	58.496.420.683	40.531.726.286	619.673.824	7.502.948	99.655.323.741

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

	<u>Initial costs</u>	<u>Accumulated Depreciation</u>	<u>Net Book Values</u>
Buildings and Structures	110.407.652.350	51.911.231.667	58.496.420.683
Factory Building No. 1 (30 × 120)	41.620.161.657	15.399.459.792	26.220.701.865
Processing Factory Building No. 2	37.008.380.959	14.957.553.939	22.050.827.020
Other Buildings and Structures	31.779.109.734	21.554.217.936	10.224.891.798
Machinery and Equipment	95.627.020.164	55.095.293.878	40.531.726.286
Fruit Juice Concentration Processing Line	35.902.651.162	22.139.968.211	13.762.682.951
Other Machinery and Equipment	59.724.369.002	32.955.325.667	26.769.043.335
Transportation and Transmission Equipment	1.033.173.515	413.499.691	619.673.824
Other Transportation and	1.033.173.515	413.499.691	619.673.824

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FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	<u>Initial costs</u>	<u>Accumulated Depreciation</u>	<u>Net Book Values</u>
Transmission Equipment			
Management Equipment and Tools	64.809.091	57.306.143	7.502.948
Other Management Equipment and Tools	64.809.091	57.306.143	7.502.948
Total	207.132.655.120	107.477.331.379	99.655.323.741

Some tangible fixed assets, of which the net book values are VND 90.566.213.094, have been mortgaged to secure the loans from Vietcombank – Can Tho Branch.

10. Intangible fixed assets

	<u>Land use right</u>	<u>Computer software</u>	<u>Total</u>
Initial costs			
Beginning balance	9.231.499.000	466.818.880	9.698.317.880
Additions during the period	-	-	-
Ending balance	9.231.499.000	466.818.880	9.698.317.880
<i>Of which:</i>			
Fully depreciated but still in use	-	-	-
Accumulated amortization			
Beginning balance	1.736.451.114	22.408.742	1.758.859.856
Depreciation during the period	130.487.562	50.016.312	180.503.874
Ending balance	1.866.938.676	72.425.054	1.939.363.730
Net book values			
Beginning balance	7.495.047.886	444.410.138	7.939.458.024
Ending balance	7.364.560.324	394.393.826	7.758.954.150

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

	<u>Initial costs</u>	<u>Accumulated Depreciation</u>	<u>Net Book Values</u>
Land Use Rights	9.231.499.000	1.866.938.676	7.364.560.324
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	1.866.938.676	7.364.560.324
Computer Software	466.818.880	72.425.054	394.393.826
MISA AMIS HRM Human Resource Management, Digital Office, Sales, Marketing and Recruitment Software	466.818.880	72.425.054	394.393.826
Total	9.698.317.880	1.939.363.730	7.758.954.150

All land use rights of which the net book values are VND 7.364.560.324 VND, have been mortgaged to secure the loans from Vietcombank – Can Tho Branch.

11. Construction in Progress

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FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	Beginning Balance	Additions During the Year	Ending Balance
Drying technology transfer	90.000.000	-	90.000.000
Software implementation	-	270.000.000	270.000.000
Site preparation and infrastructure	-	81.111.112	81.111.112
Total	90.000.000	351.111.112	441.111.112

12. Short-term trade payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	-	5.147.665.694
Hanh Nguyen Logistics Joint Stock Company	-	5.147.665.694
<i>Payables to other suppliers</i>	45.182.469.018	7.170.112.332
Van Xuan Agri Joint Stock Company	13.779.929.070	1.080.546.570
Red Pine International Joint Stock Company	2.315.718.252	2.320.038.252
Asia Central Highlands Company Limited	8.858.394.000	-
North Bolaven Agricultural Development And Promotion Sole Co, Ltd	5.045.017.600	-
Bao Long Duc Trong Company Limited	4.097.270.000	-
Pham Thanh Tri Household Business	400.000.000	2.167.037.500
Other suppliers	10.686.140.096	1.602.490.010
Total	45.182.469.018	12.317.778.026

13. Short-term advances from customers

	Ending balance	Beginning balance
YOUHE (SHENZHEN) INTERNATIONAL SUPPLY CHAIN SERVICE CO., LTD	6.061.414.667	-
A&W Food Service Ltd.	1.219.226.301	159.230.964
Huynh Nghia Agricultural Products One Member Limited Liability Company	1.775.740.280	-
BRYAN W NASH & SONS LTD	987.584.151	-
Fruitsee Food Co., Ltd.	-	329.149.800
Other Customers	1.249.733.155	438.151.292
Total	11.293.698.554	926.532.056

14. Taxes and other obligations to the State Budget

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
Value added tax	-	-	-	-
Corporate income tax	932.108.673	641.189.012	939.795.982	633.501.703
Personal income tax	122.013.419	151.400.801	146.829.748	126.584.472
Natural resource tax	798.000	2.796.800	3.274.400	320.400
Land and housing tax	-	-	-	-
Fees, charges and other payables to the State	-	9.493.683	4.915.963	4.577.720

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
Value added tax	-	-	-	-
Total	1.054.920.092	804.880.296	1.094.816.093	764.984.295

Value added tax

The Company applies the deduction method for VAT calculation. The applicable VAT rates are as follows:

- Fresh fruits subject only to preliminary processing and seedlings sold to enterprises Not subject to VAT
- Fruit juices and dried fruits for export 0%
- Fruit juices and dried fruits for domestic consumption, and processing services for agricultural products 10%

From January 1, 2026 to December 31, 2026, the Company is entitled to apply a VAT rate of 8% for goods and services currently subject to the 10% VAT rate, in accordance with Clauses 1 and 2, Article 1 of Decree No. Nghị định 174/2025/NĐ-CP dated June 30, 2025 issued by the Government.

Corporate income tax

According to the Investment Certificate (project code) No. 7116887881, certified for the 1st time on 29 October 2015 and amended for the 2nd time on 25 December 2018, granted by Hau Giang Province Department of Planning and Investment, the Company registered to enjoy investment incentives applicable to newly-established enterprises with investment projects in the areas with extremely difficult socio-economic conditions. The Company is entitled to corporate income tax incentives for the business operations as prescribed at Clause 1, Article 15 and Clause 1, Article 16 of the Government's Decree No. 218/2013/ND-CP dated 26 December 2013 as follows: the Company is entitled to corporate income tax rate of 10% in 15 years from the year earning revenue from the project (i.e. 2016), exempted from tax in 4 years from the year having taxable income from the project and reduced by 50% of tax payable in the next 9 years. The year 2026 is the sixth year in which Tien Thinh Group Joint Stock Company is entitled to corporate income tax incentives.

Estimated corporate income tax payable during the year is as follows:

	Current Quarter (Q3)	Same Quarter Last Year (Q3)
Total accounting profit before tax	2.480.295.788	8.989.272.451
Increases/(decreases) of accounting profit to determine profit subject to corporate income tax:		
- Additions to taxable income	15.130.074	13.215.157
- Deductions from taxable income	-	-
Taxable income	2.495.425.862	9.002.487.608
Corporate income tax rate	20%	20%
Corporate income tax payable at common tax rate	499.085.172	1.800.497.522
Differences due to the application of rate other than common tax rate	(249.542.586)	(900.248.761)
Corporate income tax exempted, reduced	(124.771.293)	(450.124.380)
Adjustments of corporate income tax of the	-	-

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS

Notes to the Financial Statements for the third quarter of 2026 (continued)

	Current Quarter (Q3)	Same Quarter Last Year (Q3)
<i>previous years</i>		
Corporate income tax to be paid	124.771.293	450.124.381
<i>Natural resource tax</i>		
The Company is responsible for paying natural resource tax imposed on exploiting natural water at the unit price of VND 5.000/m ³ .		
15. Payables to employees		
This item reflects salary to be paid to employees		
16. Short-term accrued expenses		
	Ending balance	Beginning balance
Loan interest expenses	-	367.410.836
Sales commission	-	1.500.000.000
13th month salary	-	800.000.000
Electricity charge	73.564.342	150.728.636
Other short-term accrued expenses	117.063.280	48.980.312
Total	190.627.622	2.867.119.784
17. Other payables		
17a. Other short-term payables		
	Ending balance	Beginning balance
Trade Union's expenditure	44.565.000	12.407.500
Social insurance premiums	299.533.200	129.540.000
Health insurance premiums	53.604.000	22.860.000
Unemployment insurance premiums	23.492.800	10.160.000
Other short-term payables	767.400	-
Total	421.962.400	174.967.500
17b. Other long-term payables		
	Ending balance	Beginning balance
<i>Payables to related parties</i>		
Mr Pham Tien Hoai - Borrowings payables	2.575.190.995	15.123.043.209
Total	2.575.190.995	15.123.043.209
18. Borrowings		
18a. Short-term borrowings		
	Ending balance	Beginning balance
<i>Short-term Borrowings Payable to Other Organizations</i>		
Short-term loans from banks	163.584.985.498	172.188.206.201
- Loan from Vietcombank – Can Tho Branch ⁽ⁱ⁾	99.999.467.403	99.997.804.276
- Loan from VPBank - Can Tho Branch ⁽ⁱⁱ⁾	43.591.560.000	48.624.938.000
- Loan from VietinBank - Branch 10 in Ho Chi Minh City ⁽ⁱⁱⁱ⁾	19.993.958.095	23.565.463.925
Current portions of long-term loans	9.244.000.000	10.604.000.000
Total	172.828.985.498	182.792.206.201

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

- (i) The loan from Vietcombank – Can Tho Branch is to supplement the working capital for business operation with the loan term and at the interest rate specified in each loan receipt. This loan is secured by mortgaging inventories, tangible fixed assets, land use right and savings accounts owned by the third party.
- (ii) The loan from VPBank - Can Tho Branch 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 in each loan receipt. The loan term is 6 months. This loan is secured by mortgaging 12-month deposit contract and guarantee of the third party.
- (iii) The loan 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 receipt. The loan term is 6 months. This loan is secured by guarantee of the third party.

Details of short-term borrowings during the period are as follows:

	Cumulative from the beginning of the year to the end of the period
Beginning balance	182.792.206.201
New Borrowings During the Period	305.084.140.176
Long-term Loans Due for Repayment	7.273.000.000
Loan Repayments Made	(322.320.360.879)
Ending balance	172.828.985.498

18b. Long-term borrowings

	Ending balance	Beginning balance
Long-term Borrowings Payable to Other Organizations		
Long-term loans from banks	10.988.000.000	21.079.500.000
Loan from Vietcombank – Can Tho Branch ⁽ⁱ⁾	10.988.000.000	21.079.500.000
Total	10.988.000.000	21.079.500.000

- (i) The loan from Vietcombank – Can Tho Branch is to pay the investment costs of workshop of fruit juice factory project at My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City at the fixed interest rates of 8,29%/year and 8,4%/year in 24 months from the date of capital withdrawal. The interest rate then will be adjusted every 6 months as noticed by the bank. The loan term is 144 months, starting from the first disbursement date and the grace period is 18 months. The loan amount is repaid monthly. This loan is secured by mortgaging tangible fixed assets and land use right.

Repayment schedule of long-term loans is as follows:

	Ending balance	Beginning balance
1 year or less	9.244.000.000	10.604.000.000
More than 1 year to 5 years	10.988.000.000	21.079.500.000
Total	20.232.000.000	31.683.500.000

Details of long-term borrowings during the period are as follows:

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	Cumulative from the beginning of the year to the end of the period
Opening balance	21.079.500.000
Loans incurred during the period	-
Loan repayments	(2.818.500.000)
Transferred to short-term borrowings	(7.273.000.000)
Ending balance	<u>10.988.000.000</u>

19. Owner's equity

On 12 July 2026, the Company received the 10th amended Enterprise Registration Certificate, reflecting an increase in charter capital to VND 244.021.050.000. Accordingly, the balance of Other Owner's Capital was transferred to Contributed Capital.

19a. Statement of the fluctuation in the owner's equity.

	Owner's capital	Other owners' equity	Retained earnings	Total
Beginning balance of the previous year	205.458.000.000	-	24.426.769.363	229.884.769.363
Profit for the previous year	-	-	17.655.821.410	17.655.821.410
Increase in share capital from retained earnings	22.599.890.000	-	(22.599.890.000)	-
Ending balance of the previous year	<u>228.057.890.000</u>	<u>-</u>	<u>19.482.700.773</u>	<u>247.540.590.773</u>
Beginning balance of the current year	228.057.890.000	-	19.482.700.773	247.540.590.773
Profit for the period	-	-	12.143.147.197	12.143.147.197
Increase in share capital from retained earnings	-	15.963.160.000	(15.963.160.000)	-
Transfer to contributed capital	15.963.160.000	(15.963.160.000)	-	-
Ending balance of the current period	<u>244.021.050.000</u>	<u>-</u>	<u>15.662.687.970</u>	<u>259.683.737.970</u>

19b. Details of capital contribution of the owners

	Ending balance	Beginning balance
Mr. Pham Tien Hoai	160.456.190.000	149.911.160.000

TIEN THINH GROUP JOINT STOCK COMPANY

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FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	<u>Ending balance</u>	<u>Beginning balance</u>
Other shareholders	83.564.860.000	78.146.730.000
Total	244.021.050.000	228.057.890.000

The contribution of charter capital is as follows:

	<u>As in the Business Registration Certificate</u>		<u>Charter capital contributed</u>	<u>Charter capital to be contributed</u>
	<u>VND</u>	<u>Rate (%)</u>	<u>(VND)</u>	<u>(VND)</u>
Mr. Pham Tien Hoai	160.456.190.000	65,75	160.456.190.000	-
Other shareholders	83.564.860.000	34,25	83.564.860.000	-
Total	244.021.050.000	100	244.021.050.000	-

19c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	24.402.105	22.805.789
Number of shares sold to the public	24.402.105	22.805.789
- Common shares	24.402.105	22.805.789
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	24.402.105	22.805.789
- Common shares	24.402.105	22.805.789
- Preferred shares	-	-

Face value of outstanding shares: VND 10.000.

20. Items not recognised in the Statement of Financial Position

	<u>Ending balance</u>	<u>Beginning balance</u>
US Dollar (USD)	60.133,27	1.298,58
Russian Ruble (RUB)	2.085	3.075

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Revenue**

	<u>Quarter 3 Current year</u>	<u>Quarter 3 Previous year</u>	<u>Accumulated from the beginning of the year Current year</u>	<u>Accumulated from the beginning of the year Previous year</u>
Sales of merchandise	194.475.259.378	13.980.693.844	272.291.329.907	103.710.597.701
Sales of finished goods	68.930.201.571	61.196.234.615	200.723.476.738	121.813.330.252
Sales of service provisions	692.407.407	732.501.052	1.998.175.511	1.661.063.023
Total	264.097.868.356	75.909.429.511	475.012.982.156	227.184.990.976

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

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

The Company did not have any transactions relating to sales of goods and rendering of services with its subsidiary. Transactions relating to sales of goods and rendering of services with related parties other than the subsidiary are as follows:

	Quarter 3 Current year	Quarter 3 Previous year	Accumulated from the beginning of the year Current year	Accumulated from the beginning of the year Previous year
<i>Hanh Nguyen Logistics JSC.</i>	-	-	58.883.000	1.750.000
<i>Phu Thinh Export Food Processing JSC.</i>	-	-	-	-
Total	-	-	58.883.000	1.750.000

2. Revenue Deductions

	Quarter 3 Current year	Quarter 3 Previous year	Accumulated from the beginning of the year Current year	Accumulated from the beginning of the year Previous year
Sales Discounts	-	100.915.206	-	100.915.206
Sales Returns	-	-	-	-
Total	-	100.915.206	-	100.915.206

3. Cost of Goods Sold

	Quarter 3 Current year	Quarter 3 Previous year	Accumulated from the beginning of the year Current year	Accumulated from the beginning of the year Previous year
Costs of merchandise sold	189.985.955.481	13.756.563.784	266.396.135.326	100.819.780.706
Costs of finished goods sold	59.742.772.940	44.833.858.014	170.338.425.497	89.363.563.737
Total	249.728.728.421	58.590.421.798	436.734.560.823	190.183.344.443

4. Financial income

	Quarter 3 Current year	Quarter 3 Previous year	Accumulated from the beginning of the year Current year	Accumulated from the beginning of the year Previous year
Demand deposit interest	442.056	2.295.297	4.184.427	5.317.191
Exchange gain arising	1.203.031.650	385.721.372	2.216.537.460	902.752.435
Total	1.203.473.706	388.016.669	2.220.721.887	908.069.626

5. Financial expenses

	Quarter 3 Current year	Quarter 3 Previous year	Accumulated from the beginning of the year Current year	Accumulated from the beginning of the year Previous year
Loan interest expenses	4.265.543.633	3.118.534.382	11.286.242.466	8.488.738.434
Exchange loss arising	527.918.334	70.833.476	866.678.050	252.158.844
Total	4.793.461.967	3.189.367.858	12.152.920.516	8.740.897.278

6. Selling expenses

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

	Quarter 3	Quarter 3	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Expenses for employees	449.587.500	741.265.500	1.370.986.500	1.647.091.965
Tools, supplies	-	2.499.999	-	7.499.997
External services rendered	4.944.842.561	1.760.044.702	7.810.374.131	3.461.477.567
Other expenses	386.900.814	20.935.906	837.533.312	158.652.702
Reversal of Prepaid Expenses	-	-	(1.500.000.000)	-
Total	5.781.330.875	2.524.746.107	8.518.893.943	5.274.722.231

7. General and administration expenses

	Quarter 3	Quarter 3	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Expenses for employees	608.320.590	648.162.783	1.701.896.617	2.077.036.243
Office stationery	22.340.765	31.370.752	51.237.268	108.573.358
Depreciation/(amortization) of fixed assets	893.549.223	882.613.757	2.680.647.669	2.649.136.176
Taxes, fees and legal fees	-	-	-	3.078.424
External services rendered	434.551.326	225.046.143	1.283.019.741	720.605.482
Other expenses	543.736.957	1.112.323.528	1.286.851.156	2.045.823.833
Total	2.502.498.861	2.899.516.963	7.003.652.451	7.604.253.516

8. Other Income

	Quarter 3	Quarter 3	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Collection of Prior-year Receivables	-	-	-	-
Proceeds from Disposal of Fixed Assets and Tools and Supplies	-	-	-	46.296.296
Other Income	103.924	-	103.924	-
Total	103.924	-	103.924	46.296.296

9. Other expenses

	Quarter 3	Quarter 3	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Penalties for late payment of social insurance	-	-	-	59.387.983
Penalties and tax collected in arrears	1.204.186	2.566.354	2.425.166	9.081.220

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

Net Book Value of Liquidated Assets	13.925.888	639.625	34.016.719	13.637.703
Other expenses	-	-	3.002.140	-
Total	15.130.074	3.205.797	39.444.025	82.106.906

10. Production and Business Costs by Element

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of Goods Sold	266.396.135.326	102.819.780.706
Raw Materials and Supplies Expenses	101.112.194.732	28.590.054.728
Labor Costs	18.191.168.958	27.134.482.292
Depreciation of Fixed Assets	11.009.734.582	10.951.643.025
External Service costs	49.950.031.724	28.447.018.003
Other Costs	5.597.841.895	5.119.341.436
Total	452.257.107.217	203.062.320.190

VII. OTHER INFORMATION**1. Transactions and balances with key management personnel and their related parties**

Key management personnel comprise members of the Board of Directors, the Audit Committee and the Chief Executive Officer. Related parties of key management personnel include their close family members.

Transactions with key management personnel and their related parties

The Company did not have any transactions relating to sales of goods and rendering of services with key management personnel. The Company only had the following transactions with members of the Board of Directors:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>The Board of Management</i>		
Borrowing	34.894.964.540	52.991.019.700
Repayment of borrowing	(47.442.816.754)	(54.569.349.000)

Guarantee commitments

The Chairman of the Board of Directors has used his term deposits, land use rights and assets attached to land under his ownership as collateral to secure the Company's borrowings from Vietcombank – Can Tho Branch, VPBank – Can Tho Branch, and VietinBank – Branch 10, Ho Chi Minh City.

Receivables from key management personnel are unsecured and will be settled in cash.

Remuneration of key management personnel and the Audit Committee

Full name	Position	Accumulated from the beginning of the year	
		Current year	Prior year
Mr. Pham Tien Hoai	Chairman of the Board of Directors	500.000.000	450.000.000
Mr. To Thai Thanh	Member of the Board of Directors and General Director	324.100.000	319.900.000
Mr. Huynh Trung Nghia	Member of the Board of Directors and Chairman of the Audit Committee (dismissed on 17 April	-	-

TIEN THINH GROUP JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS**Notes to the Financial Statements for the third quarter of 2026 (continued)**

<u>Full name</u>	<u>Position</u>	<u>Current year</u>	<u>Prior year</u>
	2026)		
Mr. Le Van Tuyen	Member of the Board of Directors and Member of the Audit Committee (appointed on 17 April 2026)	-	-
Mr. Pham Vu Dang Khoa	Member of the Board of Directors and Chairman of the Audit Committee (appointed on 17 April 2026)	-	-
Mr. Nguyen Ba Doan	Member of the Board of Directors (dismissed on 23 May 2025)	-	124.300.000
Mr. Vo Phan Hai Au	Member of the Board of Directors	138.085.154	32.186.538
Mr. Phan Duy Binh	Member of the Board of Directors and Member of the Audit Committee (dismissed on 17 April 2026)	64.000.000	96.000.000
Total		1.026.185.154	1.022.386.538

2. Transactions and balances with other related parties

Other related parties of the Company include:

<u>Other related parties</u>	<u>Relationship</u>
Hanh Nguyen Logistics Joint Stock Company	Company having the same legal representative
Phu Thinh Export Food Processing Joint Stock Company	The Company has a legal representative who has a relationship with key management personnel
HG Services Joint Stock Company	The Company's legal representative is a member of key management personnel.

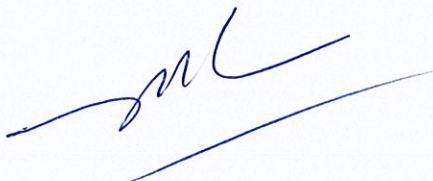
Transactions with other related parties

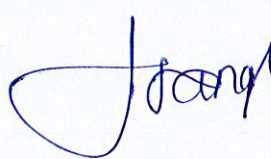
The Company had the following transactions with other related parties:

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
<i>Hanh Nguyen Logistics Joint Stock Company</i>		
Storage charges	7.059.231.206	3.838.095.458
Container Haulage and Service Fees	4.018.307.438	1.028.219.480

Sales of goods to other related parties are conducted at agreed prices. Purchases of goods and services from other related parties are also conducted at agreed prices.

Can Tho City, October 26, 2026


 Ngo Ngoc Lien
Preparer


 Tran Ha Giang
Chief Accountant


 Pham Tien Hoai
Chairman
