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TIEN THINH GROUP JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS
Quarter 3 year 2026

TIEN THINH GROUP JOINT STOCK COMPANY

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

Form No.: B01-DN/HN

(Issued in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Minister of Finance)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Items	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	**100**		**416.047.283.851**	**365.191.046.901**
I. Cash and cash equivalents	**110**		**3.811.107.891**	**559.914.135**
1. Cash	111	V.01	3.811.107.891	559.914.135
2. Cash equivalents	112		0	0
II. Short-term financial investments	**120**	**V.02**	**10.121.590.641**	**118.877.267**
1. Trading securities	121		0	0
2. Provision for diminution in value of trading securities (*)	122		0	0
3. Held-to-maturity investments	123		10.121.590.641	118.877.267
4. Provision for short-term held-to-maturity investments	124		0	
5. Other short-term investments	125		0	
investments (*)	126		0	
III. Short-term receivables	**130**		**297.168.056.367**	**251.994.076.972**
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	280.048.984.817	196.547.101.915
3. Receivables under construction contracts	134		0	0
4. Other short-term receivables	135	V.05a	880.072.111	684.645.510
5. Provision for doubtful short-term receivables (*)	136		0	0
6. Shortages of assets awaiting resolution	137		0	0
IV. Inventories	**140**	**V.06**	**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**		**0**	
1. Short-term livestock for one-off harvest	151		0	
2. Short-term seasonal crops or crops for one-off harvest	152		0	
3. Provision for impairment of short-term biological assets (*)	153		0	
VI. Other current assets	**160**		**12.070.479.310**	**9.202.531.193**
1. Short-term prepaid expenses	161	V.07a	1.472.194.713	509.675.153
2. Deductible VAT	162		10.598.284.597	8.692.856.040
3. Taxes and other receivables from the State	163		0	0
4. Government bond repurchase transactions	164		0	0
5. Other current assets	165		0	0
B. NON-CURRENT ASSETS	**200**		**115.877.473.238**	**122.770.060.422**
I. Long-term receivables	**210**		**203.000.000**	**36.000.000**
1. Long-term trade receivables	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Other long-term receivables	215	V.05b	203.000.000	36.000.000
4. Provision for doubtful long-term receivables (*)	216		0	0
II. Fixed assets	**220**		**109.066.206.482**	**118.395.402.819**
1. Tangible fixed assets	221	V.08	101.307.252.332	110.455.944.795
- Cost	222		208.939.289.733	207.126.843.585

Items	Code	Notes	Ending balance	Beginning balance
- Accumulated depreciation (*)	223		(107.632.037.401)	(96.670.898.790)
2. Finance lease fixed assets	224		0	0
- Cost	225		0	0
- Accumulated depreciation (*)	226		0	0
3. Intangible fixed assets	227	V.09	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**		**0**	
1. Productive livestock	231		0	
a) Immature productive livestock	232		0	
b) Mature productive livestock	233		0	
- Cost	234		0	
- Accumulated depreciation (*)	235		0	
2. Long-term livestock for one-off harvest	236		0	
3. Long-term seasonal crops or crops for one-off harvest	237		0	
4. Provision for impairment of long-term biological assets (*)	238		0	
IV. Investment property	**240**		**0**	0
- Cost	241		0	0
- Accumulated depreciation (*)	242		0	0
V. Long-term work in progress	**250**	V.10	3.218.205.355	647.015.465
1. Long-term production and business costs in progress	251		0	0
2. Construction in progress	252		3.218.205.355	647.015.465
VI. Long-term financial investments	**260**		**0**	**0**
1. Investment in subsidiaries	261		0	0
2. Investments in joint ventures and associates	262		0	0
3. Equity investments in other entities	263		0	0
4. Provision for impairment of long-term investments in other entities (*)	264		0	0
5. Long-term held-to-maturity investments	265		0	0
(*)	266		0	
VII. Other non-current assets	**270**		**3.390.061.401**	**3.691.642.138**
1. Long-term prepaid expenses	271	V.07b	3.390.061.401	3.691.642.138
2. Deferred tax assets	272		0	0
3. Long-term equipment, materials and spare parts	273		0	0
4. Other non-current assets	274		0	0
5. Goodwill	279			0
TOTAL ASSETS (280 = 100 + 200)	**280**		**531.924.757.089**	**487.961.107.323**
C. LIABILITIES				
I. Current liabilities	**300**		**248.241.019.119**	**237.350.516.550**
I. Current liabilities	**310**		**234.677.828.124**	**201.147.973.341**
1. Short-term trade payables	311	V.11	46.252.469.018	12.317.778.026
2. Short-term advances from customers	312	V.12	11.293.698.554	926.532.056
3. Dividends and profits payable	313		0	
4. Short-term taxes and other payables to the State	314	V.13	765.260.295	1.055.196.092
5. Payables to employees	315	V.14	2.910.657.945	1.007.500.700
6. Short-term accrued expenses	316	V.15	190.627.622	2.867.119.784
7. Payables under construction contracts	318		0	0
8. Short-term unearned revenue	319		0	0

Items	Code	Notes	Ending balance	Beginning balance
9. Other short-term payables	320	V.16a	436.129.192	181.640.482
10. Short-term borrowings and finance lease liabilities	321	V.17a	172.828.985.498	182.792.206.201
11. Short-term provisions	322		0	0
12. Bonus and welfare fund	323		0	0
13. Price stabilisation fund	324		0	0
14. Government bond repurchase transactions	325		0	0
II. Long-term liabilities	**330**		**13.563.190.995**	**36.202.543.209**
1. Long-term trade payables	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term taxes and other payables to the State	333		0	0
4. Long-term accrued expenses	334		0	0
5. Long-term unearned revenue	337		0	0
6. Other long-term payables	338	V.16b	2.575.190.995	15.123.043.209
7. Long-term borrowings and finance lease liabilities	339	V.17b	10.988.000.000	21.079.500.000
8. Convertible bonds	340		0	0
9. Preference shares	341		0	0
10. Deferred tax liabilities	342		0	0
11. Long-term provisions	343		0	0
12. Science and technology development fund	344		0	0
D. EQUITY	**400**	**V.18**	**283.683.737.970**	**250.610.590.773**
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		0	0
2. Share premium	412		0	0
3. Bond conversion options	413		0	0
4. Other capital of owners	414		0	0
5. Treasury shares (*)	415		0	0
6. Revaluation surplus	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and development fund	418		0	0
9. Other funds belonging to equity	419		0	0
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	
11. Non-controlling interests	429		24.000.000.000	3.070.000.000
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440		531.924.757.089	487.961.107.323

Prepared on: October 28., 2026

Prepared by	Chief Accountant	Chairman of the Board of Directors
(Signature, full name)	*(Signature, full name)*	*(Signature, full name and seal)*
Ngo Ngoc Lien	Tran Ha Giang	Pham Tien Hoai

TIEN THINH GROUP JOINT STOCK COMPANY

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

Form No.: B02-DN/HN

(Issued in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Minister of Finance)

CONSOLIDATED 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	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01	VI.01	264.097.868.356	75.909.429.511	475.012.982.156	227.184.990.976
2. Revenue deductions	02	VI.02	0	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.03	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		0	0		0
7. Financial income	22	VI.04	1.203.473.706	388.016.669	2.220.721.887	908.069.626
8. Finance costs	23	VI.05	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.06	5.781.330.875	2.524.746.107	8.518.893.943	5.274.722.231
10. General and administrative expenses	26	VI.07	2.502.498.861	2.899.516.963	7.003.652.451	7.604.253.516
11. Share of profit or loss of joint ventures and associates	27		0	0		0
12. 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
13. Other income	31	VI.08	103.924	0	103.924	46.296.296
14. Other expenses	32	VI.09	15.130.074	3.205.797	39.444.025	82.106.906
15. Other profit (40 = 31 – 32)	40		(15.026.150)	(3.205.797)	(39.340.101)	(35.810.610)
16. Accounting profit before tax (50 = 30 + 40)	50		2.480.295.788	8.989.272.451	12.784.336.209	16.143.192.614
17. Current corporate income tax expense	51		124.771.293	450.124.381	641.189.012	816.483.355
18. Deferred corporate income tax expense	52		0	0		0
19. 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
20. Profit After Tax Attributable to Owners of the Parent Company	61		0	0	0	0
21. Profit after Tax Attributable to Non-controlling Interests	62		0	0	0	0
22. Basic earnings per share (*)	70		97	416	498	746
23. Diluted earnings per share (*)	71		97	416	498	746

Note: (*) Applicable only at joint-stock companies.

Prepared on: October 28, 2026

Prepared by	Chief Accountant	Chairman of the Board of Directors
(Signature, full name)	*(Signature, full name)*	*(Signature, full name and seal)*
Ngo Ngoc Lien	Tran Ha Giang	Pham Tien Hoai

TIEN THINH GROUP JOINT STOCK COMPANY
My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City

Form No.: B03-DN/HN
(Issued in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Minister of Finance)

Consolidated Cash Flow Statement for the Third Quarter of 2026

(Indirect 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. Income from sales of merchandise, services rendered	01		600.523.381.107	270.112.601.248
2. Payments to suppliers of merchandise and services	02		(622.251.507.314)	(340.629.377.695)
3. Payments to employees	03		(8.539.157.655)	(6.078.255.710)
4. Interest payment	04		(11.248.431.916)	(8.724.039.294)
5. Corporate income tax payment	05		(939.795.982)	(783.859.791)
6. Other income from operating activity	06		181.738.200.299	143.798.726.362
7. Other payments for operating activity	07		(126.292.300.739)	(92.707.951.870)
Net cash flow from operating activities	*20*		*12.990.387.800*	*(35.012.156.750)*
II. Cash flows from investing activities				
1. Cash payments for acquisition and construction of fixed assets and other long-term assets	21		(614.473.341)	(1.058.784.075)
2. Cash receipts from disposal of fixed assets and other long-term assets	22		0	0
3. Cash payments for loans granted or purchase of debt instruments of other entities	23		(10.000.000.000)	0
4. Cash receipts from collection of loans or disposal of debt instruments of other entities	24		0	0
5. Cash payments for investments in other entities	25		0	0
6. Cash receipts from disposal of investments in other entities	26		0	0
7. Interest received, dividends and profits received	27		0	0
Net cash flows from investing activities	*30*		*(10.614.473.341)*	*(1.058.784.075)*
III. Cash flows from financing activities				
1. Cash receipts from issuance of shares and capital contributions from owners	31		20.930.000.000	960.000.000
2. Cash payments for return of capital to owners or repurchase of issued shares	32		0	0
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		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flows from financing activities	*40*		*875.279.297*	*36.188.843.660*
Net cash flows for the period (50 = 20 + 30 + 40)	50		3.251.193.756	117.902.835
Cash and cash equivalents at the beginning of the period	60		559.914.135	82.437.588
Effect of foreign exchange differences	61		0	0
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		3.811.107.891	200.340.423

Prepared on: October 28, 2026

Prepared by	Chief Accountant	Chairman of the Board of Directors
(Signature, full name)	*(Signature, full name)*	*(Signature, full name and seal)*
Ngo Ngoc Lien	Tran Ha Giang	Pham Tien Hoai

M.S.D.N: 1300254048 C.T.C.P CÔNG TY CỔ PHẦN TẬP ĐOÀN TIẾN THỊNH TÂN PHƯỚC HƯNG - T. CẦN THƠ

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2026

I. OPERATING CHARACTERISTICS

1. Form of ownership

Tien Thinh Group Joint Stock Company (hereinafter referred to as the "Company" or the "Parent Company") is a joint stock company.

2. Business lines

The Company operates in the industrial production sector.

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. Group structure

The Group comprises the Parent Company and one subsidiary controlled by the Parent Company.

The Company has invested in only one subsidiary, Tien Thinh Gia Lai Joint Stock Company, with its registered head office located at Lots A5-6-7, Road No. 1, Nam Pleiku Industrial Park, Khoi Zo Hamlet, Bo Ngoong Commune, Gia Lai Province, Vietnam. The subsidiary's principal business activities are the processing and preservation of fruits and vegetables and the wholesale of agricultural and forestry raw materials. As at the end of the financial year, the Company's ownership interest and voting rights in this subsidiary were both 52%.

6. Employees

As at the end of the financial year, the Group had 139 employees (beginning of the year: 138 employees).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Group 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

1. Accounting System

The Group applies Vietnamese Accounting Standards, the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, Circular No. 43/2026/TT-BTC dated 20 April 2026 providing guidance on the preparation and presentation of consolidated financial statements, and other relevant circulars issued by the Ministry of Finance in the preparation and presentation of the consolidated financial statements.

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

The Board of Management of the Company confirms that the Group has complied with the requirements of the Vietnamese Accounting Standards, the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, Circular No. 43/2026/TT-BTC dated 20 April 2026, as well as other relevant circulars issued by the Ministry of Finance in the preparation and presentation of the consolidated financial statements.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Accounting convention

The consolidated financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

2. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiary. A subsidiary is an entity controlled by the Parent Company. Control exists when the Parent Company has the power, directly or indirectly, to govern the financial and operating policies of the subsidiary so as to obtain economic benefits from its activities. In assessing control, potential voting rights arising from options or from debt and equity instruments convertible into ordinary shares at the end of the financial year are taken into consideration.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date of acquisition or up to the date of disposal of the investment in such subsidiary.

The financial statements of the Parent Company and its subsidiary used for consolidation are prepared for the same accounting period and apply uniform accounting policies for like transactions and events in similar circumstances. Where the accounting policies of the subsidiary differ from those adopted by the Group, appropriate adjustments are made to the subsidiary's financial statements prior to consolidation.

All intra-group balances, transactions and unrealised profits arising from intra-group transactions are eliminated in full. Unrealised losses arising from intra-group transactions are also eliminated unless the cost giving rise to such losses cannot be recovered.

Non-controlling interests represent the portion of profit or loss and net assets of the subsidiary not held by the Group and are presented separately in the consolidated statement of profit or loss and within equity in the consolidated statement of financial position. Non-controlling interests comprise the amount of such interests at the date of the initial business combination and the non-controlling interests' share of changes in equity since the date of the business combination. Losses of a subsidiary are attributed to non-controlling interests even if this results in a deficit balance.

3. 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).

4. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks.

5. Financial Investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. Held-to-maturity investments only include term deposits for the purpose of receiving periodical interest.

Held-to-maturity investments are initially recognized at cost. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Group's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss is reliably determined, the loss is recognized as financial expenses during the period while the investment value is derecognized.

6. 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 Group and customers who are independent to the Group.
- 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 Statement of Financial Position date are recorded into general and administration expenses.

7. 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 Statement of Financial Position date are recorded into costs of sales.

8. Prepaid expenses

Prepaid expenses comprise actual expenses incurred but relevant to financial performance in several accounting periods. Prepaid expenses of the Group mainly include:

Insurance premiums

Insurance premiums incurred once with high value are allocated into expenses in accordance with the straight-line method in 12 months.

Office Rental Expenses

Significant one-off office rental expenses are allocated to expenses on a straight-line basis over the lease term.

Expenses of fixed asset repairs

Expenses of fixed asset repairs incurred once with high value are allocated into expenses in accordance with the straight-line method in 24 months.

Expenses of tools

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 36 months.

Prepaid land rental

Prepaid land rental reflects the rental prepaid for the land being used by the Group and is allocated into expenses in accordance with the straight-line method over the lease term.

9. 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 Group 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:

Fixed assets	Years
Buildings and structures	10 – 25
Machinery and equipment	05 – 15
Transportation equipment and transmission assets	03 – 07
Office equipment	03

10. 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 Group 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.

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 Group's intangible fixed assets comprise the following:

Land use rights

Land use right includes all the actual expenses paid by the Group 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 Group up to the point when the software is ready for use. Computer software is amortised on a straight-line basis over 7 years.

11. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Group) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

12. 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 Group, including payables for import through entrustment.
- 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 accrued expenses are classified as current or non-current in the consolidated statement of financial position based on their remaining maturities as at the end of the financial year.

13. Owner's equity

Contributed Capital is recorded according to the actual amounts invested by shareholders.

14. 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.

15. 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 Group transfers most of risks and benefits incident to the ownership of products, merchandise to customers.
- The Group 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 Group 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.

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 Group 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 Statement of Financial Position date.

Interest

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

16. 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 sales discounts or sales returns arise before the issuance date of the consolidated financial statements: revenue is reduced in the consolidated financial statements of the current year.
- If sales discounts or sales returns arise after the issuance date of the consolidated financial statements: revenue is reduced in the consolidated financial statements of the subsequent year.

17. Borrowing costs

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

Borrowing costs are recorded as an expense when they are incurred. In case the borrowing costs are directly attributable to the construction or production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for its intended use or sale, these costs will be included in the cost of that asset. To the extent that the borrowings are specifically for the purpose of constructing fixed assets and investment properties, the borrowing cost is eligible for capitalization even if the construction period is less than 12 months. Income arising from provisional investments as loans is recognized as a reduction in the cost of the relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

18. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

19. Corporate Income Tax

Corporate income tax expenses include current income tax and deferred income tax.

Current Income Tax

Current income tax is calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, tax-exempt income, and the utilization of carried-forward tax losses.

Deferred Income Tax

Deferred income tax represents the corporate income tax to be paid or refunded due to temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that future taxable profits will be available to utilize these deductible temporary differences.

The carrying amount of deferred income tax assets is reviewed at the end of the financial year and is reduced to the extent that sufficient taxable profits are not probable to utilize all or part of the deferred income tax assets. Previously unrecognized deferred income tax assets are reassessed at the financial year-end and are recognized if it becomes probable that sufficient taxable profits will be available to utilize these assets.

Deferred income tax assets and liabilities are determined using the tax rates expected to apply in the period when the asset is realized, or the liability is settled, based on tax rates enacted at the financial year-end. Deferred income tax is recognized in the Income Statement unless it relates to items recognized directly in equity, in which case it is also recorded directly in equity.

Deferred income tax assets and liabilities are offset when:

- The Group 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 Group 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.

20. Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED 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	3.793.145.295	548.611.314

	Ending balance	Beginning balance
Total	**3.811.107.891**	**559.914.135**

2. Held-to-maturity investments

	Ending balance		Beginning balance	
	Original amount	Carrying value	Original amount	Carrying value
Short-term				
12-month deposit [(i)]	10.117.972.809	10.117.972.809	117.972.809	117.972.809
Accrued Interest Income on Term Deposits	3.617.832	3.617.832	904.458	904.458
Total	**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.

3. Short-term trade receivables

	Ending balance	Beginning balance
Receivables from related parties	***-***	***231.000.000***
Hanh Nguyen Logistics Joint Stock Company	-	-
Phu Thinh Export Food Processing Joint Stock Company	-	231.000.000
Receivables from other customers	***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

	Ending balance	Beginning balance
Prepayments to related parties	***877.611.017***	***-***
Hanh Nguyen Logistics Joint Stock Company	*877.611.017*	-
Prepayments to other suppliers	***279.171.373.800***	***196.547.101.915***
Organic Agricultural Products Joint Stock Company	168.263.214.265	176.212.676.390
Tien Dat Mechanical Construction Joint Stock Company	67.347.178.512	17.728.249.735
Ecotech Agriculture Joint Stock Company	42.197.221.000	-
Other suppliers	1.363.760.023	2.606.175.790
Total	**280.048.984.817**	**196.547.101.915**

5. Other receivables

5a. Other short-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Term deposit interest to be received	-	-	-	-
Advances	677.127.510	-	677.127.510	-
Mortgages and deposits	202.944.601	-	5.150.000	-
Other short-term receivables	-	-	2.368.000	-
Total	**880.072.111**	-	**684.645.510**	-

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Long-term deposits and margin deposits	203.000.000	-	36.000.000	-
Total	**203.000.000**	-	**36.000.000**	-

6. Inventories

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
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 year have been pledged as collateral to secure borrowings from Vietcombank – Can Tho Branch.

7. Prepaid expenses

7a. *Short-term prepaid expenses*

	Ending balance	Beginning balance
Expenses of tools	3.000.000	16.500.000
Office rental expenses	10.000.000	72.000.000
Insurance premiums	609.095	183.867.792
Expenses of fixed asset repairs	612.540.256	
Other short-term prepaid expenses	846.045.362	237.307.361
Total	**1.472.194.713**	**509.675.153**

7b. *Long-term prepaid expenses*

	Số cuối kỳ	Số đầu năm
Expenses of tools	119.632.389	34.899.740
Expenses of fixed asset repairs	799.422.021	1.055.321.352
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..

8. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Initial costs	**110.407.652.350**	**94.891.668.831**	**1.762.713.313**	**64.809.091**	**207.126.843.585**
Beginning Balance	-	-	-	-	-
Additions During the Period	-	735.351.333	1.077.094.815	-	1.812.446.148
Disposals During the Period	-	-	-	-	-
Ending balance	**110.407.652.350**	**95.627.020.164**	**2.839.808.128**	**64.809.091**	**208.939.289.733**
In which:					
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**	**325.600.645**	**48.831.140**	**96.670.898.790**
Depreciation during the period	4.595.460.021	6.114.598.519	242.605.068	8.475.003	**10.961.138.611**
Disposals During the Period	-	-	-	-	-
Ending balance	**51.911.231.667**	**55.095.293.878**	**568.205.713**	**57.306.143**	**107.632.037.401**
Net book values					
Beginning balance	63.091.880.704	45.910.973.472	1.437.112.668	15.977.951	110.455.944.795
Ending balance	**58.496.420.683**	**40.531.726.286**	**2.271.602.415**	**7.502.948**	**101.307.252.332**

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

	Initial costs	Accumulated Depreciation	Net Book Values
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	**2.839.808.128**	***568.205.713***	***2.271.602.415***
Other Transportation and Transmission Equipment	2.839.808.128	568.205.713	2.271.602.415
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

	Initial costs	Accumulated Depreciation	Net Book Values
Total	**208.939.289.733**	**107.632.037.401**	**101.307.252.332**

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.

9. Intangible fixed assets

	Land use right	Computer software	Total
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**
Of which:			
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:

	Initial costs	Accumulated Depreciation	Net Book Values
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.

10. Construction-in-progress

	Beginning balance	Additions during the year	Transferred during the period	Ending balance
Description				
- Central Highlands Agricultural Processing and Export Factory Project	*557.015.465*	*3.297.558.193*	*1.077.479.415*	*2.777.094.243*

	Beginning balance	Additions during the year	Transferred during the period	Ending balance
- Drying technology transfer	*90.000.000*	*-*	*-*	*90.000.000*
- Computer software	*-*	*270.000.000*	*-*	*270.000.000*
- Site preparation and infrastructure	*-*	81.111.112	*-*	**81.111.112**
Total	**647.015.465**	**3.648.669.305**	**1.077.479.415**	**3.218.205.355**

11. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***70.000.000***	***5.147.665.694***
Hanh Nguyen Logistics Joint Stock Company	-	5.147.665.694
Phu Thinh Export Food Processing Joint Stock Company	70.000.000	-
Payables to other suppliers	***46.182.469.018***	***7.170.112.332***
Van Xuan Agri Joint Stock Company	13.779.929.070	1.080.546.570
Bao Long Duc Trong Company Limited	4.097.270.000	-
Red Pine International Joint Stock Company	2.315.718.252	2.320.038.252
North Bolaven Agricultural Development And Promotion Sole Co, Ltd	5.045.017.600	-
Mrs. Nguyen Ngoc Ha	1.000.000.000	-
Asia Central Highlands Company Limited	8.858.394.000	-
Pham Thanh Tri Household Business	400.000.000	2.167.037.500
Other suppliers	10.686.140.096	1.602.490.010
Total	**46.252.469.018**	**12.317.778.026**

12. Người mua trả tiền trước ngắn hạn

	Số cuối kỳ	Số đầu năm
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**

13. 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	122.289.419	151.400.801	146.829.748	**126.584.472**
Natural resource tax	798.000	2.796.800	3.274.400	**320.400**

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
Value added tax	-	-	-	-
Land and housing tax	-	-	-	-
Fees, charges and other payables to the State	-	81.669.927	77.092.207	**4.577.720**
Total	**1.055.196.092**	**877.056.540**	**1.166.992.337**	**765.260.295**

Value added tax

The Group 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 Group 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

The Group is subject to corporate income tax as follows:

Tien Thinh Group Joint Stock Company

According to the Investment Certificate with Project Code No. 7116887881, initially issued on 29 October 2015 and amended for the second time on 25 December 2018 by the Department of Planning and Investment of Hau Giang Province, Tien Thinh Group Joint Stock Company is entitled to investment incentives applicable to newly established enterprises from investment projects located in areas with particularly difficult socio-economic conditions and is entitled to corporate income tax incentives in accordance with Clause 1, Article 19 and Clause 1, Article 20 of Decree No. 320/2025/NĐ-CP replacing Clause 1, Article 15 and Clause 1, Article 16 of Decree No. 218/2013/NĐ-CP dated 26 December 2013 of the Government, specifically: Tien Thinh Group Joint Stock Company is entitled to a preferential corporate income tax rate of 10% for 15 years from the year in which revenue is first generated from the project (2016), is exempt from tax for 4 years from the first year of taxable income from the project, and is entitled to a 50% reduction of the tax payable for the subsequent 9 years. 2026 is the sixth year in which Tien Thinh Group Joint Stock Company is eligible for corporate income tax incentives.

Tien Thinh Gia Lai Joint Stock Company

Tien Thinh Gia Lai Joint Stock Company is entitled to corporate income tax incentives in accordance with Clause 1, Article 19 and Clause 1, Article 20 of Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government, specifically: Tien Thinh Gia Lai Joint Stock Company is subject to a corporate income tax rate of 10% for 15 years for income derived from the new investment project; and is exempt from tax for 4 years and entitled to a 50% reduction of the tax payable for the subsequent 9 years. As at 2025, the Company has not yet generated income from the project.

Natural resource tax

The Group is responsible for paying natural resource tax imposed on exploiting natural water at the unit price of VND 5.000/m^3.

14. Payables to employees

This item reflects salary to be paid to employees

15. 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**

16. Other payables

16a. Other short-term payables

	Ending balance	Beginning balance
Trade Union's expenditure	44.565.000	12.407.500
Social insurance premiums	310.750.650	134.844.000
Health insurance premiums	55.583.550	23.796.000
Unemployment insurance premiums	24.372.600	10.576.000
Other short-term payables	857.392	16.982
Total	**436.129.192**	**181.640.482**

16b. Other long-term payables

	Số cuối kỳ	Số đầu năm
Payables to related parties		
Mr Pham Tien Hoai - Borrowings payables	2.575.190.995	15.123.043.209
Total	**2.575.190.995**	**15.123.043.209**

17. Borrowings

17a. Short-term borrowings

	Số cuối kỳ	Số đầu năm
Short-term Borrowings Payable to Other Organizations		
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**

(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**

17b. 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:

	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	**10.988.000.000**

17c. Overdue borrowings

The Group has no overdue borrowings outstanding.

18. 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.

18a. Statement of the fluctuation in the owner's equity

	Owner's capital	Other owners' equity	Retained earnings	Non-controlling Interests	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)	-	-
Capital contribution to subsidiary	-	-	-	3.070.000.000	**3.070.000.000**
Ending balance of the previous year	**228.057.890.000**	**-**	**19.482.700.773**	**3.070.000.000**	**250.610.590.773**
Beginning balance of the current year	228.057.890.000	-	19.482.700.773	3.070.000.000	**250.610.590.773**
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)	-	-
Capital contribution to subsidiary	15.963.160.000	(15.963.160.000)	-	-	-
Capital Increase in Subsidiary	-	-	-	20.930.000.000	**20.930.000.000**
Ending balance of the current period	**244.021.050.000**	**-**	**15.662.687.970**	**24.000.000.000**	**283.683.737.970**

18a. Details of capital contribution of the owners

	Ending balance	Beginning balance
Mr. Pham Tien Hoai	160.456.190.000	149.911.160.000

	Ending balance	Beginning balance
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:

	As in the Business Registration Certificate		Charter capital contributed (VND)	Charter capital to be contributed (VND)
	VND	Rate (%)		
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**	-

18b. Shares

	Ending balance	Beginning balance
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.

19. Items not recognised in the Statement of Financial Position (consolidated)

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

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sales of goods and provisions of services

1a. Revenue

	Quarter 3	Quarter 3	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
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

Service transactions with related parties were 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
Hanh Nguyen Logistics JSC.	-	-	58.883.000	1.750.000
Phu Thinh Export Food Processing JSC.	-	-	-	-
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	1.203.031650	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

	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
Expenses for employees	449.587.500	741.265.500	1.370.986.500	1.647.091.965

	Quarter 3	Quarter 3	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
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
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 related parties

Related parties of the Group include key management personnel, their related individuals (close family members), and other related parties.

1a. 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 Group 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**
The Board of Management		
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 borrowings of Tien Thinh Group Joint Stock Company from Vietcombank – Can Tho Branch, VPBank – Can Tho Branch, and VietinBank – Branch 10, Ho Chi Minh City.

Thu nhập của các thành viên quản lý chủ chốt và Ủy ban kiểm toán của tập đoàn :

		Accumulated from the beginning of the year	
Full name	**Position**	**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 2026)	-	-
Mr. Le Van Tuyen		-	-

Full name	Position	Current year	Prior year
Mr. Pham Vu Dang Khoa		-	-
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 Group include:

Other related parties	Relationship
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 Group had the following transactions with other related parties:

	Accumulated from the beginning of the year	
	Current year	Previous year
Hanh Nguyen Logistics Joint Stock Company		
Storage charges	7.059.231.206	3.838.095.458
Container Haulage and Service Fees	4.018.307.438	1.028.219.480
Phu Thinh Export Food Processing Joint Stock Company		
Acquisition of Fixed Assets	64.814.815	-

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 28, 2026

Ngo Ngoc Lien	Tran Ha Giang	Pham Tien Hoai
Preparer	Chief Accountant	Chairman