THANG LOI COFFEE JOINT STOCK COMPANY

Financial Statements for the second Quarter of 2025
Ended June 30, 2025

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THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

EXECUTIVE BOARD REPORT

The Board of Directors of Thang Loi Coffee Joint Stock Company (hereinafter referred to as the "Company") presents its report along with the financial statements for the second quarter ended June 30, 2025.

1. General Information

Thang Loi Coffee Joint Stock Company, formerly known as Thang Loi Coffee Single-Member Company Limited, was equitized pursuant to Decision No. 1128/QD-UBND dated 22 July2016 by the People's Committee of Dak Lak Province. The Company was officially granted the Certificate of Business Registration as a joint-stock company on 9 October 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 1 February 2023, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters is located at: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

2. Members of the Board of Directors, Executive Board, and Supervisory Board

The members of the Board of Directors and Executive Board of the Company at the time of preparing this report are as follows:

Board of Directors

Mr. Do Hoang Phuc	BOD Chairman	
Mr. Pham Xuan Thu	BOD Vice Chairman	Appointed on July24, 2025
Ms. Pham Thi Linh	Member	Appointed on July24, 2025
Mr. Do Hoang Phuong	Member	
Ms. Hoang Thi Thu Ha	Member	Dismissed on July24, 2025
Ms. Dang Thi Huyen	Member	

Board of Management

Ms. Hoang Thi Thu Ha	Deputy General Director	
Mr. Doan Dinh Hong	Deputy General Director	

Supervisory Board

Mr. Pham Dinh Bo	Head of the Supervisory Board	
Ms. Le Dang Uyen Dan	Member	
Ms. Nguyen Thi Thuy Hang	Member	Appointed on July24, 2025

Legal representative

The Company's legal representative during the accounting period and at the time of preparing this report is Mr. Do Hoang Phuc – Chairman of the Board of Directors (born on 3 July 1957; ethnicity: Kinh; nationality: Vietnamese; citizen identity card No. 037057001333 issued by the Police Department on Residence Management and National Data on Population on 20 November 2017; permanent address: No. 12 Trinh Tu Street, Kim Da Ward, Ninh Khanh Road, Ninh Binh City, Ninh Binh Province, Vietnam).

3. Business Performance Evaluation

The Company's operating results for the three-month accounting period ended June 30, 2025, and its financial position for the same period are detailed in the attached financial statements.

4. Events Occurring After the End of the Accounting Period

There were no significant events occurring after the end of the accounting period that require adjustments or disclosures in the notes to the financial statements.

5. Declaration of the Board of Directors' Responsibility for the Financial Statements

The Board of Directors is responsible for preparing the financial statements to provide a true and fair view of the financial position, income, and cash flows of the Company for the accounting period. In preparing these financial statements, the Board of Directors has:

- Selected suitable accounting policies and then apply them consistently.
- Made judgments and estimates that are reasonable and prudent.
- Clearly stated whether the accounting standards applied to the Company have been followed, and whether material misstatements are presented and explained in the Financial Statements.
- Prepared the financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue its business.
- Designed, executed and maintained effective internal control system to reduce material misstatements due to frauds and errors in the preparation of Financial statements.

The Board of Directors is responsible for providing assurance that accounting records are kept to reflect the Company's financial position and operational performance in true and fair view at any time and that the the same complies with the applicable accounting system. The Board is also responsible for safeguarding the Company's assets and has therefore implemented appropriate measures to prevent and detect fraud and other irregularities.

The Board of Directors affirms compliance with the above requirements in the preparation of the financial statements.

6. Approval of the Financial Statements

The Board of Directors approves the attached financial statements. These financial statements present a true and fair view of the financial position of the Company as of June 30, 2025, as well as its income and cash flows for the accounting period ended on that date, in accordance with applicable accounting standards, the Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of financial statements.

For the Board of Directors

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY
CỔ PHẦN CÀ PHÊ
THĂNG LỢI
H. KRÔNG PĂC - T. ĐẮK LẮK

Do Hoang Phuc
Chairman of the Board of directors

Dak Lak, July 19, 2025

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

INTERIM BALANCE SHEET

As at Ended June 30, 2025 **Form B01a - DN**

ASSETS	Code	Note	30/06/2025 VND	01/01/2025 VND
A/ SHORT-TERM ASSETS	**100**		**186,233,278,164**	**182,160,001,191**
I/ Cash and cash equivalents	**110**	**5.1**	**612,593,173**	**6,542,852,783**
1. Cash	111		612,593,173	6,542,852,783
II/ Short-term financial Investments	**120**	**5.2**	**73,420,000,000**	**125,320,000,000**
1. Held to maturity investments	123		73,420,000,000	125,320,000,000
III/ Short-term receivables	**130**		**64,899,942,922**	**8,422,934,882**
1. Short-term trade receivables	131	5.3	41,730,844,678	355,493,367
2. Short-term repayments to suppliers	132	5.4	4,328,012,092	268,332,142
3. Other short-term receivables	136	5.5	30,425,483,522	19,038,572,497
4. Provisions for doubtful short-term receivables	137	5.5	(11,595,533,997)	(11,250,599,751)
5. Shortage of assets awaiting resolution	139		11,136,627	11,136,627
IV/ Inventories	**140**	**5.6**	**46,241,110,601**	**41,711,399,381**
1. Inventories	141		46,241,110,601	41,711,399,381
V/ Other short-term assets	**150**		**1,059,631,468**	**162,814,145**
1. Short-term prepaid expenses	151	5.7	435,575,301	147,073,627
2. Deductible VAT	152		624,056,167	-
3. Taxes and other payables to the State Budget	153	5.14	-	15,740,518
B/ LONG-TERM ASSETS	**200**		**68,185,354,540**	**60,923,018,323**
I/ Long-term receivables	**210**		**15,400,000**	**-**
Phải thu dài hạn khác	216	5.5	15,400,000	-
II/ Fixed assets	**220**		**33,999,300,577**	**35,724,559,652**
1. Tangible fixed assets	221	5.8	33,839,300,589	35,524,004,372
- Cost	*222*		*153,611,217,033*	*153,624,310,508*
- Accumulated depreciation	*223*		*(119,771,916,444)*	*(118,100,306,136)*
- Cost	*225*		-	-
- Accumulated depreciation	*226*		-	-
2. Intangible fixed assets	227	5.9	159,999,988	200,555,280
- Cost	*228*		*454,360,000*	*454,360,000*
- Accumulated depreciation	*229*		*(294,360,012)*	*(253,804,720)*
III/ Investment properties	**230**	**5.10**	**11,186,802,114**	**11,903,316,000**
- Cost	231		31,556,798,566	31,556,798,566
- Accumulated depreciation	232		(20,369,996,452)	(19,653,482,566)
IV/ Long-term assets in progress	**240**		**13,662,427,654**	**3,611,195,971**
1. Construction in progress	242	5.11	13,662,427,654	3,611,195,971
V/ Long-term financial Investments	**250**		**-**	**-**
VI/ Other long-term assets	**260**		**9,321,424,195**	**9,683,946,700**
1. Long-term prepaid expenses	261	5.7	9,321,424,195	9,683,946,700
TOTAL ASSETS	**270**		**254,418,632,704**	**243,083,019,514**

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

INTERIM BALANCE SHEET

As at Ended June 30, 2025

Form B01a - DN

RESOURCE	Code	Note	30/06/2025 VND	01/01/2025 VND
C/ LIABILITIES	**300**		**67,303,913,881**	**57,169,275,010**
I/ Short-term liabilities	**310**		**66,248,913,881**	**56,414,275,010**
1. Short-term trade payables	311	5.12	650,672,569	1,183,427,057
2. Short-term repayments from customer	312	5.13	-	99,399,317
3. Taxes and other payables to the State Budget	313	5.14	19,250,116,929	12,165,699,324
4. Payables to employees	314		585,500,881	1,219,913,543
5. Short-term accrued expenses	315	5.15	578,022,624	119,159,263
6. Other short-term payables	319	5.16	14,269,859,207	20,430,396,197
7. Short-term borrowings and finance lease liabilities	320	5.17	32,466,705,831	22,748,244,469
8. Bonus and welfare funds	322		(1,551,964,160)	(1,551,964,160)
II/ Long-term liabilities	**330**		**1,055,000,000**	**755,000,000**
1. Other long-term payables	337	5.16	1,055,000,000	755,000,000
D/ OWNER'S EQUITY	**400**		**187,114,718,823**	**185,913,744,504**
I/ Owner's Equity	**410**	**5.18**	**187,114,718,823**	**185,913,744,504**
1. Contributed capital	411		126,500,000,000	126,500,000,000
- Ordinary shares with voting rights	*411a*		*126,500,000,000*	*126,500,000,000*
- Preferred shares	*411b*		-	-
2. Development and investment funds	418		12,381,398,775	12,381,398,775
3. Undistributed profit after tax	421		48,233,320,048	47,032,345,729
- Undistributed profit after tax brought forward	*421a*		*47,032,345,729*	-
- Undistributed profit after tax in the current period	*421b*		*1,200,974,319*	*47,032,345,729*
II/ Funding sources and other funds	**430**		-	-
TOTAL RESOURCES	**440**		**254,418,632,704**	**243,083,019,514**

CÔNG TY CỔ PHẦN CÀ PHÊ THĂNG LỢI
M.S.D.N: 6000182456 - C.T.C.P
H. KRÔNG PAC - T. ĐẮK LẮK

Do Hoang Phuc	Nguyen Thi Quynh Nhu	Nguyen Thi Quynh Nhu
Chairman of the Board of directors	**Chief accountant**	**Prepared by**
Dak Lak, July 19, 2025		

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

INTERIM STATEMENT OF INCOME

For the second quarter ended Ended June 30, 2025 **Form No. B02a-DN**

ITEMS	Code	Note	the second Quarter of 2025	the second Quarter of 2024	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
			VND	VND	VND	VND
1. Revenue from sales of goods and rendering of services	**01**	**6.01**	**191,544,093,555**	**99,458,848,185**	**281,619,188,468**	**264,902,513,692**
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered	**10**		**191,544,093,555**	**99,458,848,185**	**281,619,188,468**	**264,902,513,692**
4. Costs of goods sold	11	6.02	176,819,874,425	74,874,450,695	263,934,957,856	220,688,858,031
5. Gross revenues from sales of goods and rendering of services	**20**		**14,724,219,130**	**24,584,397,490**	**17,684,230,612**	**44,213,655,661**
6. Revenue from financial activities	21	6.03	3,275,071,875	2,791,480,915	5,341,840,141	3,716,643,612
7. Financial expenses	22	6.04	7,597,339,846	535,472,267	9,000,794,580	2,535,564,840
In which: interest expenses	*23*		*2,295,117,755*	*485,802,154*	*3,498,384,356*	*1,445,929,528*
8. Selling expenses	25	6.05	2,589,071,415	2,265,552,655	4,208,577,025	5,587,196,698
9. General administration expenses	26	6.06	2,496,717,497	1,976,516,922	4,334,168,119	4,620,066,522
10. Net profit from operating activities	30		**5,316,162,247**	**22,598,336,561**	**5,482,531,029**	**35,187,471,213**
11. Other income	31	6.07	849,400,992	2,312,810,068	1,797,712,216	3,454,750,733
12. Other expenses	32	6.08	5,384,365,917	892,307,336	5,726,919,213	2,087,170,191
13. Other profits	**40**		**(4,534,964,925)**	**1,420,502,732**	**(3,929,206,997)**	**1,367,580,542**
14. Total accounting profit before tax	**50**		**781,197,322**	**24,018,839,293**	**1,553,324,032**	**36,555,051,755**
15. Current corporate income tax	51	6.09	197,924,371	5,133,003,854	352,349,713	7,640,246,346
16. Deferred corporate income tax	52		-	-	-	-
17. Profit after CIT	**60**		**583,272,951**	**18,885,835,439**	**1,200,974,319**	**28,914,805,409**
18. Basic earnings per share	70	6.10	46	1,493	95	2,286
19. Diluted earnings per share	71	6.11	46	1,493	95	2,286

M.S.D.N: 6000182456 - C.T.C.P
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Do Hoang Phuc	Nguyen Thi Quynh Nhu	Nguyen Thi Quynh Nhu
Chairman of the Board of directors	**Chief accountant**	**Prepared by**

Dak Lak, July 19, 2025

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

INTERIM STATEMENT OF CASH FLOWS

(Direct method) **Form B03a - DN**

For the second quarter ended Ended June 30, 2025

	Items	Code	the Second Quarter of 2025 VND	the Second Quarter of 2024 VND
I/	**Cash flows from operating activities**			
1.	Proceeds from sales and services rendered and other revenues	01	166,458,059,497	284,978,793,583
2.	Expenditures paid to suppliers	02	(11,086,664,256)	(111,481,947,968)
3.	Expenditures paid to employees	03	(723,374,463)	(3,436,264,711)
4.	Expenditures on loan interest	04	(2,238,693,200)	(1,284,991,460)
5.	CIT paid	05	-	(2,586,928,671)
6.	Other proceeds from operating activities	06	4,054,896,895	7,155,308,605
7.	Other expenditures on operating activities	07	(2,454,509,860)	(10,052,332,255)
	Net cash flows from operating activities	**20**	**154,009,714,613**	**163,291,637,123**
			-	-
II/	**Cash flows from investing activities**		-	-
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21	(141,598,393)	(269,694,509)
2.	Expenditures on loans and purchase of debt instruments from other entities	23	-	(46,000,000,000)
3.	Proceeds from loan recovery and resale of debt instruments from other entities	24	40,500,000,000	7,000,000,000
4.	Proceeds from interests, dividends and distributed profits	27	376,858,127	461,241,110
	Proceeds from interests, dividends and distributed profits	**30**	**40,735,259,734**	**(38,808,453,399)**
			-	-
III/	**Proceeds from interests, dividends and distributed profits**		-	-
1.	Proceeds from interests, dividends and distributed profits	33	22,010,940,000	103,534,832,056
2.	Repayment of principal	34	(216,380,503,886)	(228,346,451,389)
	Net cash flows from financial activities	**40**	**(194,369,563,886)**	**(124,811,619,333)**
	Net cash flows in the period	**50**	**375,410,461**	**(328,435,609)**
	Cash and cash equivalents at the beginning of period	**60**	**237,093,146**	**656,615,343**
	Effect of exchange rate fluctuations	61	89,566	1,006,208
	Cash and cash equivalents at the end of period	**70**	**612,593,173**	**329,185,942**

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
H. KRÔNG PẮC - T. ĐẮK LẮK

Do Hoang Phuc	**Nguyen Thi Quynh Nhu**	**Nguyen Thi Quynh Nhu**
Chairman of the Board of directors	**Chief accountant**	**Prepared by**

Dak Lak, July 19, 2025

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

1. CHARACTERISTICS OF THE BUSINESS

1.1 Form of capital ownership:

Thang Loi Coffee Joint Stock Company, formerly known as Thang Loi Coffee Single-Member Company Limited, was equitized pursuant to Decision No. 1128/QD-UBND dated 22 July2016 by the People's Committee of Dak Lak Province. The Company was officially granted the Certificate of Business Registration as a joint-stock company on 9 October 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 1 February 2023, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters is located at: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

As of June 30, 2025, the number of employees was 46.

1.2 Business Fields

The Company's business activities include the cultivation, harvesting, processing, and trading of coffee.

1.3 Business Lines

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 1 February 2023, the Company's principal business lines include:

- Cultivation of coffee trees;
- Processing, trading, and exporting green coffee;
- Processing, trading, and exporting ground coffee;
- Trading machinery, supplies, and equipment for agricultural and industrial purposes;
- Tourism services, office leasing, factory leasing, and warehouse leasing;
- Trading construction materials, petroleum, and related products./.

1.4 Normal Operating Cycle

The Company's normal operating cycle does not exceed 12 months.

1.5 Operational Characteristics during the Accounting Period Affecting the Financial Statements

During the 12-month accounting period ended June 30, 2025, there were no activities that significantly affected the figures reported in the Company's financial statements.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal Year

The Company's fiscal year begins on 1 January and ends on 31 December each year.

2.2 Accounting Currency

The accounting currency used is Vietnamese Dong (VND) as most transactions are conducted in this currency.

3. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

3.1 Applicable Accounting Standards and Policies

The Company applies the Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Minister of Finance, providing guidelines on corporate accounting, along with related circular amendments.

3.2 Declaration of Compliance with Accounting Standards and Policies

The Board of Directors ensures compliance with the requirements of the accounting standards and the Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, as well as other relevant guidelines issued by the Ministry of Finance in preparing the financial statements.

4. APPLICABLE ACCOUNTING POLICIES

4.1 Basis for Preparing the Financial Statements

The financial statements are prepared on an accrual basis (excluding cash flow-related information).

4.2 Foreign Currency Transactions

Transactions denominated in foreign currencies are translated into Vietnamese Dong at the exchange rate on the transaction date. Balances of monetary items in foreign currencies at the end of the fiscal year are retranslated at the exchange rates on that date.

Exchange differences arising from foreign currency transactions during the year are recognized in financial income or financial expenses. Exchange differences from the revaluation of monetary items denominated in foreign currencies at the end of the fiscal year, after offsetting any gains or losses, are also recognized in financial income or financial expenses.

4.3 Cash and Cash Equivalents

Cash includes cash on hand, demand deposits at banks, and cash in transit. Cash equivalents are short-term investments with a recovery or maturity period not exceeding three months, which are readily convertible into a known amount of cash and are subject to an insignificant risk of changes in value.

4.4 Financial Investments

Investments Held to Maturity

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 include term deposits (including various forms of treasury bills and promissory notes), bonds, redeemable preference shares with a mandatory repurchase date in the future, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and directly attributable transaction costs. After initial recognition, these investments are measured at their recoverable amount. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Any interest earned prior to the Company's acquisition is deducted from the investment's initial cost at the time of purchase.

If there is objective evidence indicating that part or all of an investment may not be recoverable and the loss can be reliably measured, the impairment loss is recognized as a financial expense in the year and directly reduces the value of the investment.

4.5 Receivables

Receivables are presented at their carrying value, net of allowance for doubtful debts.
Customer receivables, prepayment to suppliers, intra-company receivables, and other receivables at the reporting date are classified as follows:

- Those with a recovery or payment period of less than 1 year (or within an operating cycle) are classified as Short-term Assets.
- Those with a recovery or payment period of more than 1 year (or beyond an operating cycle) are classified as Long-term Assets.

Allowance for Doubtful Debts

The allowance for doubtful debts represents the estimated value of receivables that may not be collectible from customers at the time of preparing the financial statements.

The allowance for doubtful debts is established in accordance with the provisions of Circular No. 48/2019/TT-BTC dated 8 August 2019, which provides guidelines for provisioning and using allowances for inventory devaluation, financial investment losses, doubtful debts, and warranty obligations for products, goods, and construction projects in enterprises. Allowances for doubtful debts are made for receivables that are overdue by six months or more, or for receivables from debtors who are unlikely to pay due to liquidation, bankruptcy, or similar financial difficulties.

Increases or decreases in the balance of allowances for doubtful debts at the end of the fiscal year are recognized as administrative expenses.

4.6 Inventories

Inventories are valued at cost. If the net realizable value is lower than the cost, inventories are stated at net realizable value. Inventory cost includes direct material costs, direct labor costs, and manufacturing overheads incurred to bring the inventories to their current location and condition. Net realizable value is determined as the estimated selling price in the normal course of business, less the estimated costs to complete and the marketing, selling, and distribution costs incurred.

Net realizable value is the estimated selling price of inventories during the normal production and business cycle, less the estimated costs to complete and the estimated costs necessary to make the sale.

Inventory values are calculated using the weighted average method and accounted for under the perpetual inventory system.

An allowance for inventory impairment is made for each inventory item whose cost exceeds its net realizable value. For unfinished services, the allowance is determined for each type of service with a distinct price. Increases or decreases in the balance of allowances for inventory impairment at the end of the fiscal year are recognized in the cost of goods sold.

4.7 Prepaid Expenses

Short-term prepaid expenses are costs allocated within 12 months, including operating expenses awaiting allocation corresponding to revenue in 2019.

Long-term prepaid expenses are actual costs incurred that relate to the results of business operations over multiple accounting periods. The Company's prepaid expenses include the following:

Tools and supplies
Tools and supplies put into use are appreciated to the cost on a straight-line basis with the maximum period of 03 years.

Industrial land rental costs
The cost of land rental in Nam Tan Uyen Industrial Park is allocated over the rental period of 518 months (approximately 43 years).

Other prepaid expenses
Other prepaid expenses include asset repair costs, insurance costs, and other expenses allocated over a period not exceeding 3 years.

4.8 Tangible Fixed Assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses incurred by the Company to acquire the assets up to the point they are ready for use. Subsequent expenditures are capitalized only if they are expected to increase the future economic benefits derived from the asset. Expenditures that do not meet these criteria are recognized as expenses in the period they are incurred.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in the income statement for the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful lives for each type of tangible fixed asset are as follows:

Type of fixed assets	Years
Buildings, structures	10-25
Machinery and equipment	10-20
Means of transportation and transmitters	10
Instrument and tools for management	03-10
Perennial plantation	20

4.9 Construction in Progress

Construction in progress reflects the direct costs (including relevant borrowing costs in accordance with the Company's accounting policy) related to assets under construction, machinery, and equipment being installed for production, leasing, or management purposes, as well as costs related to repairs of fixed assets currently being undertaken. These assets are recorded at cost and are not depreciated.

4.10 Payables and Accrued Expenses

Payables to suppliers, intra-company payables, other payables, and loans at the reporting date are classified as follows:
- Short-term liabilities: Payable within 1 year or within an operating cycle
- Long-term liabilities: Payable beyond 1 year or an operating cycle.

Accrued expenses are actual costs that have not yet been incurred but are provisionally recorded as production and operating expenses during the period to ensure that when the actual costs arise, they do not cause significant fluctuations in production and operating expenses. This is in line with the matching principle between revenue and expenses. When such expenses are incurred, any

differences between the accrued amount and the actual expense are adjusted by recording additional or reduced expenses corresponding to the difference.

4.11 Owner's Equity

Owner's Contributed Capital

Owner's contributed capital is recognized at the actual amount contributed by the owners.

Development Investment Fund

The development investment fund is appropriated from after-tax profit as prescribed in the Company's Articles of Association.

4.12 Profit Distribution

Undistributed profit represents the profit from the Company's business activities after deducting adjustments for retrospective application of changes in accounting policies and retrospective corrections of material errors from prior years.

Undistributed profit is allocated based on resolutions of the General Meeting of Shareholders, after offsetting accumulated losses (if any).

4.13 Revenue and Income Recognition

Revenue from Sale of Goods and Finished Products

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

- The Company has transferred the significant risks and rewards of ownership of the goods or products to the buyer.
- The Company no longer retains managerial involvement as the owner of the goods or control over the goods.
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from rendering of services

Revenue from rendering services is recognized when the outcome of such transactions is determined reliably. For services rendered over multiple periods, revenue for the period is recognized based on the completion stage of the service as of the end of the accounting period. The outcome of a service rendering transaction is determined when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The completion stage of the transaction as of the fiscal year-end can be determined.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest Income

Interest income is recognized on an accrual basis, determined based on the account balances and the effective interest rate for each period.

4.14 Borrowing Costs

Borrowing costs include interest on borrowings and other expenses directly incurred in relation to borrowings.

Borrowing costs are recognized as expenses when incurred. However, if the borrowing costs are directly attributable to the acquisition, construction, or production of qualifying assets (those requiring a substantial period, typically over 12 months, to be ready for their intended use or sale), they are capitalized. For loans specifically used for constructing fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Any income generated from the temporary investment of borrowed funds is deducted from the cost of the related assets.

For long-term loans used in capital construction investments, capitalized borrowing costs are determined based on the average borrowing rate applied to activities such as rubber plantation maintenance during the establishment phase and maintenance during the exploitation phase.

4.15 Corporate Income Tax

Corporate income tax expense includes current corporate income tax and deferred corporate 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 treatment, non-deductible expenses, tax-exempt income, and loss carry-forwards.

4.16 Related Parties

Parties are considered related if one party has control or significant influence over the financial and operating policies of the other party. Parties are also deemed related if they are subject to common control or common significant influence.

In considering the relationships between related parties, the substance of the relationship takes precedence over the legal form.

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET

5.1 Cash and Cash Equivalents

	30/06/2025	**01/01/2025**
	VND	*VND*
Cash	448,499,032	358,433,401
Demand deposits	164,094,141	6,184,419,382
Deposit in VND	*149,993,517*	*6,175,401,204*
Foreign currency deposit	*14,100,624*	*9,018,178*
Total	**612,593,173**	**6,542,852,783**

Details of foreign currency balances as of June 30, 2025:

	Foreign currency	VND equivalent
Demand deposits - USD	545.34	14,100,624

5.2 Financial Investments

	30/06/2025		01/01/2025	
	Original cost *VND*	Carrying amount *VND*	Original cost *VND*	Carrying amount *VND*
Carrying amount	***73,420,000,000***	***73,420,000,000***	***125,320,000,000***	***125,320,000,000***
Carrying amount (i)	73,420,000,000	73,420,000,000	125,320,000,000	125,320,000,000
Total	**73,420,000,000**	**73,420,000,000**	**125,320,000,000**	**125,320,000,000**

(i) Term Deposits with Maturities of 6, 12, and Over 12 Months at Banks as of June 30, 2025:
- Short-term deposits at Vietcombank Dak Lak Branch: Total balance of VND 28,820,000,000 with interest rates ranging from 4.1%/year to 4.6%/year.
- Short-term deposits at TPBank Dak Lak Branch: Total balance of VND 1,200,000,000 with interest rates ranging 5.7%/year.
- Short-term deposits at Nam A Bank Dak Lak Branch: Total balance of VND 5,100,000,000 with interest rates ranging 5.7%/year.
- Short-term deposits at Military Bank Dak Lak Branch: Total balance of VND 15,200,000,000 with interest rates ranging from 5.2%/year to 5.3%/year.
- Short-term deposits at VietinBank Dak Lak Branch: Total balance of VND 23,100,000,000 with interest rates ranging from 4.2%/year to 5.0%/year.

5.3 Short-term Trade Receivables

	30/06/2025		01/01/2025	
	Value *VND*	Provision *VND*	Value *VND*	Provision *VND*
Other trade receivables	-	-	-	-
Receivables from related parties	**41,730,844,678**	**-**	**355,493,367**	**-**
MITSUI & CO.LTD	10,709,403,535	-	-	-
MARUBENI CORPOPATION	29,512,189,270	-	-	-
Vuong Thuong Trading Private Enterprise	174,448,536	-	161,523,312	-
Coolvn Company Limited	1,150,200,000			
Customers	184,603,337	-	193,970,055	-
Total	**41,730,844,678**	**-**	**355,493,367**	**-**

5.4 Short-term prepayments to suppliers

	30/06/2025		01/01/2025	
	Value *VND*	Provision *VND*	Value *VND*	Provision *VND*
Prepayments to related parties				
Prepayments to other suppliers	**4,328,012,092**	**-**	**268,332,142**	**-**
Branch of An Phuc Construction and Cartography Co., Ltd.	177,308,092	-	177,308,092	-
Phong Loc Company Limited	525,364,000			
Vina Nha Trang Mechanical Joint Stock Company	3,595,940,000	-	-	-
Others	29,400,000	-	91,024,050	-
Total	**4,328,012,092**	**-**	**268,332,142**	**-**

5.5 Other short-term receivables

	30/06/2025		01/01/2025	
	Value *VND*	Provision *VND*	Value *VND*	Provision *VND*
Accrued interest receivable on term deposits (estimated)	2,264,372,656	-	2,251,727,459	-
Advances to employees	86,770,000	-	-	-
Other receivables	28,074,340,866	(11,595,533,997)	16,786,845,038	(11,250,599,751)
Land rent payable by contracting households and associated households before equitization	*7,151,975,079*	*(7,151,975,077)*	*7,211,269,365*	*(7,211,269,365)*
Land rent payable by contracting households and associated households for 2025 (i)	*3,024,485,928*	-	-	-
Land rent payable by contracting households and associated households for 2024 (i)	*2,474,048,774*	-	*1,839,946,853*	-
Land rent payable by contracting households and associated households for 2023 (i)	*3,525,371,489*	*(495,032,560)*	*1,018,781,677*	*(509,390,838)*
Land rent payable by contracting households and associated households for 2022 (i)	*3,490,493,590*	*(668,631,054)*	*982,188,141*	*(491,094,071)*
Land rent payable by contracting households and associated households for 2021 (i)	*2,991,754,693*	*(919,539,770)*	*945,187,369*	*(661,631,158)*
Land rent payable by contracting households and associated households for 2020 (i)	*1,628,733,244*	*(1,628,497,536)*	*1,645,356,319*	*(1,645,356,319)*
Fertilizer cost payable by contracting households and associated households (i)	*556,858,000*	*(556,858,000)*	*556,858,000*	*(556,858,000)*
Replanting loans (i)	*175,000,000*	*(175,000,000)*	*175,000,000*	*(175,000,000)*
Social insurance receivable from employees	*156,175,567*	-	*194,356,912*	-
Others	*2,899,444,502*	-	*2,217,900,402*	-
Total	**30,425,483,522**	**(11,595,533,997)**	**19,038,572,497**	**(11,250,599,751)**

(i) The land rent payable by contracted households and the amounts from fertilizer sales in previous years have not yet been reconciled or confirmed. This is due to these households not accepting

reconciliation requests and refusing to cooperate in repaying their debts to the Company. Currently, the Company is petitioning the People's Committee of Dak Lak Province and the Steering Committee for Equitization to allow the deduction of these receivables from the value of state capital at the time of conversion to a joint-stock company on 8 October 2019.

Bad Debt

	30/06/2025			01/01/2025		
	Value	Recoverable value	Overdue period	Value	Recoverable value	Overdue period
	VND	*VND*		*VND*	*VND*	
Land rent payable by contracting households and associated households (before 2020)	7,151,975,079	2	>3 year	7,211,269,365	-	>3 year
Land rent payable by contracting households and associated households (2020)	1,628,733,244	235,708	>3 year	1,645,356,319	-	>3 year
Land rent payable by contracting households and associated households (2021)	2,991,754,693	2,072,214,923	>3 year	945,187,369	283,556,211	>3 year
Land rent payable by contracting households and associated households (2022)	3,490,493,590	2,821,862,530		982,188,141	491,094,070	> 2 year
Land rent payable by contracting households and associated households (2023)	3,525,371,489	3,030,338,929	> 1 year	1,018,781,677	509,390,839	<1 year
Fertilizer cost payable by contracting households and associated households	556,858,000	-	>3 year	556,858,000	-	>3 year
Replanting loans	175,000,000	-	>3 year	175,000,000	-	>3 year
Total	**19,520,186,095**	**7,924,652,098**		**12,534,640,871**	**1,284,041,120**	

Changes in provisions for doubtful receivables and loans are as follows:

	Short-term receivables and loans	Long-term receivables and loans	Total
	VND	VND	VND
As at 01/01/2025	(11,250,599,751)	-	(11,250,599,751)
Additional provisions	(502,452,395)	-	(502,452,395)
Reversal of provisions	157,518,149	-	157,518,149
As at 30/06/2025	**(11,595,533,997)**	**-**	**(11,595,533,997)**

5.6 Inventories

	30/06/2025		01/01/2025	
	Original cost *VND*	Provision *VND*	Original cost *VND*	Provision *VND*
Raw materials	1,832,169,801	-	1,415,302,291	-
Tools and supplies	912,486,527	-	1,016,698,458	-
Work-in-progress (i)	13,486,199,219	-	13,585,614,279	-
Finished goods	375,295,384	-	277,072,379	-
Goods	29,634,959,670	-	25,416,711,974	-
Total	**46,241,110,601**	**-**	**41,711,399,381**	**-**

5.7 Short-term Prepaid Expenses

5.7.1 Short-term Prepaid Expenses

	30/06/2025 *VND*	01/01/2025 *VND*
Short-term prepaid expenses awaiting allocation	435,575,301	147,073,627
Total	**435,575,301**	**147,073,627**

5.7.2 Long-term Prepaid Expenses

	30/06/2025 *VND*	01/01/2025 *VND*
Tools and supplies used	66,591,224	271,965,083
Asset repair costs	124,820,000	281,968,646
Land lease expenses for Nam Tan Uyen Industrial Park (i)	9,130,012,971	9,130,012,971
Total	**9,321,424,195**	**9,683,946,700**

5.8 Increase and Decrease in Tangible Fixed Assets

	Buildings, structures	Machinery, equipment	Means of transportation and transmitters	Instrument and tools for management	Perennial plantation	Total
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Cost						
As at 01/01/2025	**55,757,560,859**	**30,263,877,339**	**3,274,602,292**	**130,387,273**	**64,197,882,745**	**153,624,310,508**
Additions	-	873,814,815	-	-	69,882,928	943,697,743
Basic construction completed	-	-	-	-	956,791,218	956,791,218
As at 30/06/2025	**55,757,560,859**	**31,137,692,154**	**3,274,602,292**	**130,387,273**	**63,310,974,455**	**153,611,217,033**
Accumulated depreciation						
As at 01/01/2025	**46,480,438,678**	**20,780,520,804**	**2,868,926,130**	**130,387,273**	**47,840,033,251**	**118,100,306,136**
Depreciation	689,213,388	700,369,399	56,514,072	-	1,117,647,021	2,563,743,880
					892,133,572	892,133,572
As at 30/06/2025	**47,169,652,066**	**21,480,890,203**	**2,925,440,202**	**130,387,273**	**48,065,546,700**	**119,771,916,444**
Residual value						
As at 01/01/2025	**9,277,122,181**	**9,483,356,535**	**405,676,162**	**-**	**16,357,849,494**	**35,524,004,372**
As at 30/06/2025	**8,587,908,793**	**9,656,801,951**	**349,162,090**	**-**	**15,245,427,755**	**33,839,300,589**
Historical cost of tangible fixed assets fully depreciated but still in use:						
As at 01/01/2025	**37,548,624,852**	**10,995,693,415**	**2,156,970,557**	**130,387,273**	**19,004,328,685**	**69,836,004,782**
As at 30/06/2025	**37,548,624,852**	**10,995,693,415**	**2,156,970,557**	**130,387,273**	**18,580,862,084**	**69,412,538,181**

5.9 Increase and Decrease in Intangible Fixed Assets

	Land use right	Software program	Total
	VND	*VND*	*VND*
COST			
Balance as at 01/01/2025	-	**454,360,000**	**454,360,000**
Balance as at 30/06/2025	-	**454,360,000**	**454,360,000**
DEPRECIATION VALUE			
Balance as at 01/01/2025	-	**253,804,720**	**253,804,720**
Depreciation in the period	-	40,555,292	40,555,292
Balance as at 30/06/2025	-	**294,360,012**	**294,360,012**
RESIDUAL VALUE			
Balance as at 01/01/2025	-	**200,555,280**	**200,555,280**
Balance as at 30/06/2025	-	**159,999,988**	**159,999,988**
Original cost of fully depreciated intangible fixed assets still in use at the end of the period:			
Balance as at 01/01/2025	-	-	-
Balance as at 30/06/2025	-	**54,360,000**	**54,360,000**

5.10 Increase and Decrease in Investment Properties

	Building	nfrastructures	Total
	VND	*VND*	*VND*
COST			
Balance as at 01/01/2025	**29,938,241,930**	**1,618,556,636**	**31,556,798,566**
Balance as at 30/06/2025	**29,938,241,930**	**1,618,556,636**	**31,556,798,566**
DEPRECIATION VALUE			
Balance as at 01/01/2025	**18,820,080,988**	**833,401,578**	**19,653,482,566**
Depreciation in the period	676,049,970	40,463,916	716,513,886
Balance as at 30/06/2025	**19,496,130,958**	**873,865,494**	**20,369,996,452**
RESIDUAL VALUE			
Balance as at 01/01/2025	**11,118,160,942**	**785,155,058**	**11,903,316,000**
Balance as at 30/06/2025	**10,442,110,972**	**744,691,142**	**11,186,802,114**
Original cost of fully depreciated investment properties still in use at the end of the period:			
Balance as at 01/01/2025	-	-	-
Balance as at 30/06/2025	-	-	-

5.11 Construction in Progress

	01/01/2025	Costs incurred during the period	Transferred to increase fixed assets/decrease others	30/06/2025
	VND	*VND*	*VND*	*VND*
Warehouse for storing coffee and other agricultural products	*973,170,936*	*3,828,907,407*	*463,118,915*	*4,338,959,428*
Warehouse 1 produces green coffee	-	*6,414,220,767*		*6,414,220,767*
Coffee plantation	*2,638,025,035*	*341,105,352*	*69,882,928*	*2,909,247,459*
Total	**3,611,195,971**	**10,584,233,526**	**533,001,843**	**13,662,427,654**

5.12 Short-term Trade Payables

	30/06/2025		01/01/2025	
	Value	Recoverable value	Value	Recoverable value
	VND	*VND*	*VND*	*VND*
Payables to related parties	-	-	-	-
Trade payables	**650,672,569**	**650,672,569**	**1,183,427,057**	**1,183,427,057**
999 Production - Trading - Service Company Limited	-	-	507,280,840	507,280,840
Tin Nghia Company Limited	460,909,440	460,909,440	-	-
Viet Nam TKT Plastic Packaging Joint Stock Company	-	-	497,067,516	497,067,516
Asia Resources Joint Stock Company	118,143,360	118,143,360	-	-
Others	71,619,769	71,619,769	179,078,701	179,078,701
Total	**650,672,569**	**650,672,569**	**1,183,427,057**	**1,183,427,057**

5.13 Short-term Prepayments from Customer

	30/06/2025		01/01/2025	
	Value *VND*	Recoverable value *VND*	Value *VND*	Recoverable value *VND*
Payables to related parties	-	0	-	0
Trade payables	-	-	99,399,317	99,399,317
MARUBENI CORPOPATION	-	-	99,399,317	99,399,317
Total	**-**	**-**	**99,399,317**	**99,399,317**

5.14 Taxes and Other Payables to State Budget

	Receivables 30/06/2025 *VND*	Payables 30/06/2025 *VND*	Payables in the period *VND*	Paid amount in the period *VND*	Receivables 01/01/2025 *VND*	Payables 01/01/2025 *VND*
VAT	-	-	180,194,768	306,307,731	-	126,112,963
Corporate income tax	-	340,465,113	352,349,713	8,477,556,491	-	8,465,671,891
Personal income tax	-	29,551,927	144,951,014	99,658,569	15,740,518	-
Tax on natural resources	-	-	1,764,090	1,764,090	-	-
Land and housing tax, and land rent	-	16,383,214,382	15,305,314,137	944,050,065	-	2,021,950,310
Other taxes	-	2,496,885,507	945,210,143	288,796	-	1,551,964,160
Fees, charges and other payables	-	-	7,019,462	7,019,462	-	-
Total	**-**	**19,250,116,929**	**16,936,803,327**	**9,836,645,204**	**15,740,518**	**12,165,699,324**

5.15 Short-term Accrued Expenses

	30/06/2025	01/01/2025
	VND	*VND*
Interest expenses	72,030,443	16,150,634
Salary, bonus	54,992,192	27,377,929
Brokerage commission	230,040,000	-
Other expenses	220,959,989	75,630,700
Total	**578,022,624**	**119,159,263**

5.16 Other Payables

5.16.1 Other Short-term Payables

	30/06/2025		01/01/2025	
	Value	Recoverable value	Value	Recoverable value
	VND	*VND*	*VND*	*VND*
Other payables	**14,269,859,207**	**14,269,859,207**	**20,430,396,197**	**20,430,396,197**
Trade Union fees	166,435,544	166,435,544	136,259,448	136,259,448
Social Insurance	84,735,272	84,735,272	84,735,272	84,735,272
Health Insurance	6,948,179	6,948,179	5,866,703	5,866,703
Payables related to equitization	4,015,607,667	4,015,607,667	4,015,607,667	4,015,607,667
Deposits and guarantees received	1,980,499,000	1,980,499,000	8,065,475,000	8,065,475,000
Investment capital for plantation collaboration with farmers	6,243,170,436	6,243,170,436	6,710,364,033	6,710,364,033
Other payables	1,772,463,109	1,772,463,109	1,412,088,074	1,412,088,074
Total	**14,269,859,207**	**14,269,859,207**	**20,430,396,197**	**20,430,396,197**

5.16.2 Other Long-term Payables

	30/06/2025		01/01/2025	
	Value	Recoverable value	Value	Recoverable value
	VND	*VND*	*VND*	*VND*
Long-term deposits and guarantees received (i)	1,055,000,000	1,055,000,000	755,000,000	755,000,000
Total	**1,055,000,000**	**1,055,000,000**	**755,000,000**	**755,000,000**

(i) Long-term deposits received for factory rent.

5.17 Short-term Borrowings and Finance Lease Liabilities

	30/06/2025		In the period		01/01/2025	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Short-term borrowings	**32,466,705,831**	**32,466,705,831**	**303,479,843,330**	**293,761,381,968**	**22,748,244,469**	**22,748,244,469**
		-				-
Joint Stock Commercial Bank For Industry And Trade, Dak Lak Branch	-	-	80,716,682,880	82,185,098,850	1,468,415,970	1,468,415,970
Vietnam Joint Stock Commercial Bank for Industry and Trade, Dak Lak Branch	10,233,188,709	10,233,188,709	112,448,205,644	102,215,016,935	-	-
Military Commercial Joint Stock Bank, Dak Lak Branch	4,033,517,122	4,033,517,122	74,214,954,806	91,461,266,183	21,279,828,499	21,279,828,499
Other individuals	18,200,000,000	18,200,000,000	36,100,000,000	17,900,000,000	-	-
Total	**32,466,705,831**	**32,466,705,831**	**303,479,843,330**	**293,761,381,968**	**22,748,244,469**	**22,748,244,469**

Loan contract	Loan term	Interest Rate	Loan Limit	Outstanding Principal Balance as of 30/06/2025	Loan Purpose	Collateral
Loan at Joint Stock Commercial Bank For Industry And Trade, Dak Lak Branch						
021224/276952/HĐHM dated 02/12/2024	03-04 months	According to each Indebtedness Certificate	70,000,000,000 VND	0	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at Joint Stock Commercial Bank for Foreign Trade with a total value of VND 28,820,000,000; Cargo insurance contracts worth VND 22,520,000,000 and Property insurance contracts worth VND 23,442,500,000

Loan contract	Loan term	Interest Rate	Loan Limit	Outstanding Principal Balance as of 30/06/2025	Loan Purpose	Collateral
Loan at Joint Stock Commercial Bank For Industry And Trade, Dak Lak Branch						
24.94.072/2024-HĐCVHM/NHCT502-THANGLOI dated 24/12/2024	03-04 months	According to each Indebtedness Certificate	100,000,000,000 VND	10.233.188.709	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at the Military Commercial Joint Stock Bank, the Industrial and Commercial Joint Stock Bank, and the Tien Phong Commercial Joint Stock Bank with a total value of VND14,800,000,000; VND23,100,000,000 and VND2,100,000,000, respectively.
Loan at Vietnam Joint Stock Commercial Bank for Industry and Trade, Dak Lak Branch						
309202.25.340.923045.TD dated 13/06/2025	46 months	According to each Indebtedness Certificate	60,000,000,000 VND	4.033.517.122	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at Military Commercial Joint Stock Bank with a total value of VND 24,400,000,000.
Personal Loan						
Nguyen Thi Quynh Nhu	06 months	0%		18.200.000.000	Loan to supplement business working capital during the period	
Total				**32.466.705.831**		

5.18 Owner's Equity

5.18.1 Changes in Owner's Equity

	Owner's contributed capital	Foreign exchange differences	Development and investment funds	Undistributed profit after tax	Total
	VND	*VND*	*VND*	*VND*	*VND*
Balance as at 01/01/2024	**126,500,000,000**	**-**	**7,495,095,820**	**4,886,302,955**	**138,881,398,775**
Gains in the previous year	-	-	-	47,032,345,729	47,032,345,729
Balance as at 31/12/2024	**126,500,000,000**	**-**	**7,495,095,820**	**51,918,648,684**	**185,913,744,504**
Balance as at 01/01/2025	**126,500,000,000**	**-**	**12,381,398,775**	**47,032,345,729**	**185,913,744,504**
Profit/loss this year	-	-	-	1,200,974,319	1,200,974,319
Provision of funds from previous year's profits (i)			-	-	-
Balance as at 30/06/2025	**126,500,000,000**	**-**	**12,381,398,775**	**48,233,320,048**	**187,114,718,823**

5.18.2 Details of Owner's Contributed Capital

	30/06/2025		01/01/2025	
	Value	Ration	Value	Ration
	VND	%	*VND*	%
Dak Lak Provincial People's Committee	45.540.000.000	36,00%	45.540.000.000	36,00%
Pham Thi Linh	77.619.000.000	61,36%	77.619.000.000	61,36%
Other individuals	3.341.000.000	2,64%	3.341.000.000	2,64%
Total:	**126.500.000.000**	**100%**	**126.500.000.000**	**100%**

6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF INCOME

6.1 Revenue from Sales of Goods and Rendering of Services

	The second Quarter of 2025	The second Quarter of 2024
	VND	*VND*
Revenue from sales of goods	186,772,252,482	95,105,462,569
Revenue from sales of finished goods	1,268,614,906	1,029,211,592
Revenue from warehouse leases	3,503,226,167	3,324,174,024
Total	**191,544,093,555**	**99,458,848,185**

6.2 Cost of Goods Sold

	The second Quarter of 2025	The second Quarter of 2024
	VND	*VND*
Costs of goods sold	175,352,516,693	69,122,335,058
Costs of finished goods sold	1,097,203,119	5,381,961,024
Cost of service rendered	370,154,613	370,154,613
Total	**176,819,874,425**	**74,874,450,695**

6.3 Financial Income

	The second Quarter of 2025	The second Quarter of 2024
	VND	*VND*
Gains from deposit and loan	1,777,999,965	1,671,550,284
Gain from foreign exchange difference	1,497,071,910	1,119,930,631
Total	**3,275,071,875**	**2,791,480,915**

6.4 Financial Expenses

	The second Quarter of 2025	The second Quarter of 2024
	VND	*VND*
Interest expense	2,295,117,755	328,470,590
Loss on foreign exchange difference	5,302,222,091	207,001,677
Total	**7,597,339,846**	**535,472,267**

6.5 Selling Expenses

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Employee cost	337.918.431	873.219.341
Tools and supplies cost	-	58.563.964
Expense of fixed asset depreciation	122.568.087	120.460.944
Outsourced service	1.620.169.202	893.102.821
Other expenses in cash	508.415.695	320.205.585
Các khoản chi phí bán hàng khác		
Total	**2.589.071.415**	**2.265.552.655**

6.6 General Administrative Expenses

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Employees cost	1,319,150,302	981,986,351
Tools cost	9,657,926	11,177,391
Office supplies costs	-	70,382,549
Expense of fixed asset depreciation	95,701,782	98,419,782
Taxes, fees and charges	113,187,493	441,684,856
Contingency costs (provisions)	344,934,246	(392,738,040)
Contingency expenses	(157,518,149)	-
Outsourced service	204,134,668	398,963,871
Other expenses in cash	567,469,229	366,640,162
Total	**2,496,717,497**	**1,976,516,922**

6.7 Other Income

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Proceeds from the liquidation of Senna siamea trees and other income	849,400,992	2,312,810,068
Total	**849,400,992**	**2,312,810,068**

6.8 Other Expenses

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Depreciation of fixed assets not used for production a	66,592,265	70,499,010
Others	5,317,773,652	821,808,326
Total	**5,384,365,917**	**892,307,336**

6.9 Current Corporate Income Tax Expenses

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Total accounting profit before tax	**781,197,322**	**24,018,839,293**
Adjustments to accounting profit for determining taxable income	**208,424,533**	**1,646,179,979**
Non-deductible expenses	*149,001,533*	*1,646,179,979*
Non-deductible expenses from previous years	*59,423,000*	-
Corporate income taxable income	**989,621,855**	**25,665,019,272**
Corporate income tax rate	**20%**	**20%**
Total current corporate income tax expense	**197,924,371**	**5,133,003,854**

6.10 Basic Earnings per Share

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Profit after CIT tax	583,272,951	18,885,835,439
Profit or (Loss) attributable to ordinary shareholders	583,272,951	18,885,835,439
Average number of ordinary shares outstanding during the period	12,650,000	12,650,000
Basic earnings per share	**46**	**1,493**

6.11 Diluted Earnings per Share

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Profit after CIT tax	583,272,951	18,885,835,439
Profit or (Loss) attributable to ordinary shareholders	583,272,951	18,885,835,439
Average number of ordinary shares outstanding during the period	12,650,000	12,650,000
Diluted earnings per share	**46**	**1,493**

7. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS

7.1 Proceeds from Borrowings

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Proceeds from loans under standard agreements	22,010,940,000	103,534,832,056

7.2 Repayment of principal

	The second Quarter of 2025 *VND*	The second Quarter of 2024 *VND*
Principal repayments under standard agreements	216,380,503,886	228,346,451,389

8. OTHER INFORMATION

8.1 Comparative Figures

The opening balances presented in the Balance Sheet, Income Statement, and Cash Flow Statement for 2024 were taken from the 2023 financial statements

As of the date of preparing these financial statements, the Company has not yet finalized the settlement of equitization costs or determined the value of state capital to be transferred to the joint-stock company. Therefore, the opening balances may change upon official approval from regulatory authorities.

8.2 Events After the Reporting Period
Transactions with Related Parties

The transactions with related companies during the first 6 months of the yea are as follows:

Related Parties	Relationship	transaction content	Amount *VND*
Dak Lak Water Supply Joint Stock Company	Related companies	buy water Ion	8,821,748
Nam Phuong Investment and Trading Company Limited	Related companies	Coffee sales revenue	29,020,372

Key Management Personnel Remuneration:

Key management personnel	Position	Salary and remuneration	
		First 6 months of 2025 VND	First 6 months of 2024 VND
Mr. Do Hoang Phuc	Chairman of the BOD	244.300.000	360.500.000
Mr. Pham Xuan Thu	BOD Vice Chairma	130.300.000	186.588.889
Mr. Do Hoang Phuong	BOD member	123.000.000	29.366.667
Ms. Pham Thi Linh	BOD member	123.000.000	-
Ms. Dang Thi Huyen	BOD member	95.954.096	105.920.833
Ms. Hoang Thi Thu Ha	Vice General Director	116.200.000	237.508.889
Mr. Doan Dinh Hong	Vice General Director	115.900.000	149.508.889
Nguyen Thi Quynh Nhu	Chief Accountant (Appoint on June 19, 2023)	93.122.924	108.440.793
Total		**1.041.777.020**	**1.177.834.960**

No events have occurred after the end of the reporting period that require adjustments to the financial data or disclosures in the financial statements.
There are no events or conditions that cast significant doubt on the Company's ability to continue as a going concern. The Company has neither the intention nor the necessity to cease or significantly reduce its operations.

8.3 Going Concern

There are no events or conditions that cast significant doubt on the Company's ability to continue as a going concern. The Company has neither the intention nor the necessity to cease or significantly reduce its operations.

8.4 Events After the Reporting Period

No events have occurred after the end of the reporting period that require adjustments to the financial data or disclosures in the financial statements.

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THĂNG LỢI
H. KRÔNG PĂC - T. ĐẮK LẮK

Do Hoang Phuc	Nguyen Thi Quynh Nhu	Nguyen Thi Quynh Nhu
Chairman of the Board of directors	**Chief accountant**	**Prepared by**

Dak Lak, July 19, 2025