THANG LOI COFFEE JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence – Freedom – Happiness
Number: 148/2026/CV-CFV	*Dak Lak, October 5, 2026*

DISCLOSURE OF UNUSUAL INFORMATION

Dear: - **State Securities Commission**

- **Hanoi Stock Exchange**

1. Name of organization: **THANG LOI COFFEE JOINT STOCK COMPANY**

- Stock code: **CFV**

- Address: Km 17 National Highway 26, Ea Knuếc Commune, Đắk Lắk Province, Vietnam.

- Phone: 02623.514.365

- E-mail: phongtochucthangloi@gmail.com

2. Content of the published information:

Thang Loi Coffee Joint Stock Company respectfully announces the notice regarding the last registration date to exercise the right to receive cash dividends on after-tax profits for the year 2025 according to Resolution No. 14/2026/NQ-HĐQT dated October 5, 2026 of the Board of Directors of Thang Loi Coffee Joint Stock Company.

3. This information was published on the company's website on October 5, 2026 , at the following link: https://thangloicoffee.com.vn/

We hereby declare that the information published above is true and accurate, and we assume full legal responsibility for the content of the information we have published.

Recipient:	**THANG LOI COFFEE JOINT STOCK COMPANY**
- As above;	**LEGAL REPRESENTATIVE**
- P.TCHC (CBTT);	**CHAIRMAN OF THE BOARD OF DIRECTORS**
- Save TCHC.	
	CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
	Do Hoang Phuc

Attached documents:

- Resolution of the Annual General Meeting of Shareholders No. 05/2026/NQ-ĐHĐCĐ dated April 22, 2026.

- Board of Directors Resolution No. 14/2026/NQ-HĐQT dated October 5, 2026 .
- Announcement No. 150/2026/TB – CFV dated October 5, 2026, regarding the final registration date for dividend payment for 2025.

THANG LOI COFFEE JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence – Freedom – Happiness
Number: 150/2026/TB – CFV	*Dak Lak, October 5, 2026*

NOTIFICATION

Regarding the final registration date to exercise the right to receive cash dividends for 2025.

To: - Vietnam Securities Depository and Clearing Corporation

Name of the securities registration organization: **THANG LOI COFFEE JOINT STOCK COMPANY**

Trade name: **THANG LOI COFFEE JOINT STOCK COMPANY**

Headquarters: Km 17 National Highway 26, Ea Knuếc Commune, Đắk Lắk Province, Vietnam.

Phone: 02623.514.365 Fax: 02623.514.365

We hereby inform the Vietnam Securities Depository and Clearing Corporation (VSDC) of the final registration date for compiling the list of holders of the following securities:

Security name: **SHARE THANG LOI COFFEE JOINT STOCK COMPANY**

Stock ticker: CFV

Type of security: Common stock

Denomination: 10,000 VND

Exchange: UPCOM

Last registration date: October 16, 2026

1. Reason and purpose: To pay dividends in cash for the year 2025.

2. Specific details: Payment of cash dividends for the year 2025.

- Execution rate: 10% (1 share receives 1000 VND)

+ For shares: 10%/share (1 share receives 1000 VND)

- Payment execution period: From October 22, 2026.

- Location of implementation:

+ For securities held in custody: Shareholders should complete the procedures to receive dividends for 2025 at the Custodian Members where their custody accounts are opened.

+ For unlisted securities: Shareholders may complete procedures to receive the 2025 dividend at Thang Loi Coffee Joint Stock Company (on business days) starting from October 22, 2026, upon presentation of their Citizen Identity Card.

We request that VSDC compile and send to our company a list of securities holders as of the aforementioned final registration date via VSDC's electronic communication portal.

Recipient:
- *As above;*
- *Hanoi Stock Exchange;*
- *Saved: VT.*

LEGAL REPRESENTATIVE
CHAIRMAN OF THE BOARD OF DIRECTORS

M.S.D.N: 6000182456-C.T.C.P. CÔNG TY CỔ PHẦN CÀ PHÊ THĂNG LỢI X. EA KNUEC - T. ĐẮK LẮK

Do Hoang Phuc

*** Attached documents**

- A copy of the Resolution of the Annual General Meeting of Shareholders No. 05/2026/NQ-ĐHĐCĐ dated April 22, 2026.
- A copy of the document disclosing information about the final registration date for shareholders to exercise their rights .
- A copy of the Board of Directors' resolution approving the payment of dividends for 2025 .

THANG LOI COFFEE JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence – Freedom – Happiness
Number: 14/2026/NQ - HĐQT	*Dak Lak, October 5, 2026*

RESOLUTION

Regarding the implementation of cash dividend distribution based on after-tax profits for the year 2025.

BOARD OF DIRECTORS

THANG LOI COFFEE JOINT STOCK COMPANY

Base:

- *Current Enterprise Law;*
- *Charter of Organization and Operation of Thang Loi Coffee Joint Stock Company;*
- *Resolution No. 05/2026/NQ – General Meeting of Shareholders dated April 22, 2026 of the Annual General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company ;*
- *Minutes of the Board of Directors meeting No. 12 /2026/BB-HĐQT dated October 5 , 2026.*

RESOLUTION

Article 1. The payment of cash dividends on after-tax profits for the year 2025 is hereby approved with the following specific details:

- Stock name: Thang Loi Coffee Joint Stock Company shares.
- Stock ticker symbol: CFV.
- Type of security: Common stock.
- The approved cash dividend payout ratio is 10% (equivalent to VND 1,000 per share).
- Total amount of cash dividends paid on after-tax profit in 2025: VND 12,650,000,000 (VND 1,000/share x 12,650,000 shares).
- The final registration date for shareholders entitled to receive cash dividends on after-tax profits for the year 2025 is October 16, 2026.
- Eligible recipients: Existing shareholders whose names are on the list of securities holders finalized by VSDC on the last registration date for exercising the right to receive dividends.
- Dividend payment methods: By cash or bank transfer.
- Payment execution period: From October 22, 2026.
- Source of payment: Net profit after corporate income tax in 2025.

- Payment location:

+ For securities held in custody: Shareholders will receive cash dividends on after-tax profits for 2025 at the Custodian Members where their custody accounts are opened.

+ For unlisted securities: Shareholders should complete the procedures to receive cash dividends on after-tax profits for the year 2025 at Thang Loi Coffee Joint Stock Company.

+ For shareholders holding the shares of the People's Committee of Dak Lak Province: The dividend for the shareholders of the People's Committee of Dak Lak Province is provisional because, as of now, the Company has not yet received approval from the competent authority for the final settlement of state capital at the time of officially converting to a joint-stock company. The actual amount paid will be adjusted if the percentage of capital held by the People's Committee of Dak Lak Province in the company changes according to the decision approving the final settlement of equitization at the time of conversion. Subsequently, the company will pay the cash dividend paid to the shareholders of the People's Committee of Dak Lak Province into the state budget.

Article 2: Authorize the Chairman of the Board of Directors to decide and sign relevant documents to complete the payment of cash dividends on after-tax profits for the year 2025 in accordance with the plan approved by the General Meeting of Shareholders and the implementation contents approved by the Board of Directors, based on compliance with current laws and the Company's Charter.

Article 3. This Resolution takes effect from the date of signing. Members of the Board of Directors, the General Management Board, and relevant departments of the Company are responsible for organizing the implementation of the contents of this Resolution./.

Recipient:
- As per Article 3;
- Supervisory Board;
- Saved: VT.

TM. BOARD OF DIRECTORS
CHAIRPERSON

M.S.D.N: 6000182... CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI ... EA KNUẾC - T. ĐẮK LẮK

Do Hoang Phuc

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THANG LOI COFFEE JOINT STOCK COMPANY

2026 ANNUAL GENERAL MEETING OF

SHAREHOLDERS MINUTES OF MEETING

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
THANG LOI COFFEE JOINT STOCK COMPANY

(No.: 05/2026/BBH – AGM)

I. TIME AND VENUE OF THE MEETING

The 2026 Annual General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company; opened at: 14:00 on April 22, 2026 at the Hall of Thang Loi Coffee Joint Stock Company - Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam.

II. OPENING PROCEDURES OF THE MEETING

1. Ms. Le Dang Uyen Dan, on behalf of the Organizing Committee, introduced the attendees of the Meeting.

2. Mr. Pham Dinh Bo, Head of the Supervisory Board, presented the report on the verification of shareholders eligible to attend the Meeting, as follows:

– Total number of shareholders attending in person and by proxy: 114 shareholders, corresponding to 114 voting rights.

– Total number of shares represented and held by attending shareholders: 12,601,318 shares, representing 99.62% of the total voting shares.

The General Meeting of Shareholders was duly and validly convened in accordance with the Law on Enterprises and the Company's Charter.

Ms. Le Dang Uyen Dan, on behalf of the Organizing Committee, introduced the Presidium, the Secretariat, and the Vote Counting Committee of the Meeting as follows:

Presidium:

- Mr. Do Hoang Phuc – Chairman of the Board of Directors
- Mr. Pham Xuan Thu – Vice Chairman of the Board of Directors
- Ms. Dang Thi Huyen – Member of the Board of Directors

Secretariat:

- Ms. Vo Thi Cam Nhung – Head
- Ms. Nguyen Thi Ngan – Member

Vote Counting Committee:

- Mr. Nguyen Tien Nghia – Head
- Ms. Nguyen Thi Quynh Nhu – Member
- Ms. Luu Thi Thu Hien – Member
- Ms. Truong Thi Phuong Nga – Member

The Meeting approved the above list of the Presidium, Secretariat, and Vote Counting Committee to conduct the Meeting with 100% of attending shareholders voting in favor.

3. Mr. Nguyen Tien Nghia, on behalf of the Vote Counting Committee, presented the Rules of Meeting and voting procedures at the Meeting.

The Meeting approved the Rules of Meeting and voting procedures with 100% of attending shareholders voting in favor.

4. The Presidium presented and submitted for approval the Agenda of the Meeting.

The Meeting approved the Agenda as presented with 100% of attending shareholders voting in favor.

III. PROCEEDINGS OF THE MEETING

1. Mr. Doan Dinh Hong – Deputy General Director, on behalf of the Board of General Directors, presented the report on production and business performance in 2025 and the production and business plan for 2026.

2. Mr. Do Hoang Phuc – Chairman of the Board of Directors, on behalf of the Board of Directors, presented the report on corporate governance and the performance of the Board of Directors in 2025, as well as the orientation for 2026.

3. Mr. Pham Dinh Bo – Head of the Supervisory Board, on behalf of the Supervisory Board, presented the report on the Company's business results; the performance of the Board of Directors and the Board of General Directors; the self-assessment report on the performance of the Supervisory Board and its members in 2025; and the work plan for 2026.

4. Ms. Dang Thi Huyen – Member of the Board of Directors, presented the following proposals:

- Proposal on the approval of the audited financial statements for the fiscal year from January 1, 2025 to December 31, 2025.

- Proposal on the approval of the plan for distribution of after-tax profits (corporate income tax) for 2025.

- Proposal on the approval of total remuneration and bonuses for the Board of Directors and the Supervisory Board for 2025 and the plan for 2026.

- Proposal on the selection of the independent auditor for the 2026 financial statements.

- Report on the results of contracts and transactions between the Company and related parties in 2025.

5. The Meeting proceeded to discuss, provide comments, and vote on the reports and proposals presented at the Meeting.

- Summary of certain issues raised by shareholders during the Meeting:

+ Shareholder's opinion: The Company is currently facing significant difficulties. The People's Committee of Dak Lak Province holds 36% of shares but has not taken supportive actions to assist the Company in developing the private economic sector, leaving the Company to resolve its difficulties independently. It is proposed that the Company continue to request the People's Committee of Dak Lak Province to provide support and direct the resolution of the Company's outstanding issues, including directing the enforcement of court judgments in accordance with the law.

The current local security and public order situation remains complicated. There are still cases of boycotting individuals who comply with legal regulations and Company rules. Certain instigators continue to incite opposition against the Company and disseminate information contrary to legal regulations and Party and State policies, notably the misinformation that equitization involved 100% of plantation value instead of only 51%, while 49% was not subject to equitization.

Shareholders expressed strong support for the Company's expansion of production and business activities and the utilization of its land advantages. They encouraged the Company's leadership to continue driving development and called on shareholders to maintain their support and cooperation.

- The issues raised during the discussion were directly addressed and clarified at the Meeting.

6. Announcement of vote counting results for matters submitted to the General Meeting of Shareholders:

Mr. Nguyen Tien Nghia announced the results as follows:

- Results of vote counting for matters submitted to the General Meeting of Shareholders:

No.	Voting Item	In Favor (%)	Against (%)	No Opinion (%)	Result
1	Report No. 36/2026/BC – BTGD of the Board of General Directors on	12,601,318 shares	-	-	Approved

No.	Voting Item	In Favor (%)	Against (%)	No Opinion (%)	Result
	the results of production and business operations in 2025 and the Business and production plan in 2026.	100%			
2	Report No. 37/2026/BC – HDQT dated March 31, 2026 on the governance report and operating results of the Board of Directors in 2025 and the operating orientation in 2026.	12,601,318 shares 100%	-	-	Approved
3	Report No. 38/2026/BC – BKS on business results of the company; operation results of the Board of Directors and Board of General Directors; self-assessment report on operation results of the Supervisory Board, controllers in 2025 and work plan in 2026.	12,601,318 shares 100%	-	-	Approved
4	Proposal No. 39/2026/TT – HDQT on the approval of audited financial statements for the fiscal year from January 1, 2025 to December 31, 2025	12,601,318 shares 100%	-	-	Approved
5	Proposal No. 40/2026/TT – HDQT on the approval of the plan for distribution of after-tax corporate income profit for 2025	8,046,318 shares 63.85%	4,555,000 shares 36.15%	-	Approved
6	Proposal No. 41/2026/TT – HDQT on the approval of total remuneration and bonuses for the Board of Directors and Supervisory	12,601,318 shares 100%	-	-	Approved

No.	Voting Item	In Favor (%)	Against (%)	No Opinion (%)	Result
	Board in 2025 and the plan for 2026.				
7	Proposal No. 42/2026/TT – HDQT on the selection of the independent auditor for the 2026 financial statements	12,601,318 shares 100%	-	-	Approved
8	Report No. 43/2026/BC – HDQT on the results of contracts and transactions between the Company and related parties in 2025.	12,601,318 shares 100%	-	-	Approved

(Percentage calculated on the total number of voting shares of all shareholders attending and voting at the General Meeting)

The Meeting concluded at 16:30 on the same day.

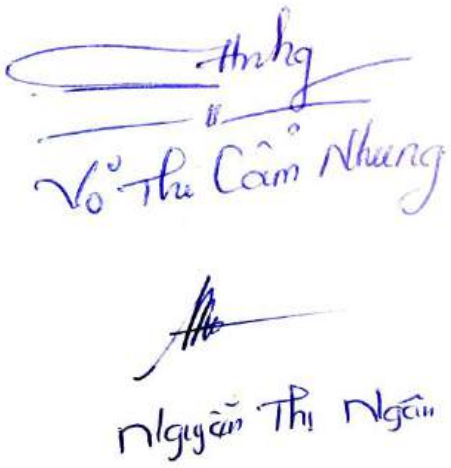
All contents of the Meeting were recorded in these Minutes. The Minutes were read to the Meeting and approved by 100% of the voting shares present.

ON BEHALF OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

PRESIDIUM

CHAIRPERSON OF THE BOARD OF DIRECTORS	MEMBER OF THE BOARD OF DIRECTORS
Đỗ Hoàng Phúc	Đặng Thị Nguyên

SECRETARIAT



THANG LOI COFFEE JOINT STOCK COMPANY
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dak Lak, April 22, 2026

MINUTES OF VOTE COUNTING
VOTING RESULTS FOR APPROVAL OF CONTENTS SUBMITTING TO THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

(No.: 05/2026/BBKP – AGM)

Pursuant to Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam and taking effect from January 1, 2021;

Today, at 14:15 on April 22, 2026 at the Hall of Thang Loi Coffee Joint Stock Company, the members of the Vote Counting Committee approved by the 2026 Annual General Meeting of Shareholders include:

1. **Mr.: Nguyen Tien Nghia** - **Head**
2. **Ms.: Nguyen Thi Quynh Nhu** – **Member**
3. **Ms.: Luu Thi Thu Hien** - **Member**
4. **Ms.: Truong Thi Phuong Nga** – **Member**

As of 2:30 PM on April 22, 2026, the total number of attending shareholders and proxies is 114 shareholders, representing 12,601,318 shares, accounting for 99.62% of the total shares entitled to attend the General Meeting.

Up to the time of vote counting, the total number of attending shareholders and proxies is 114 shareholders, representing 12,601,318 shares, accounting for 99.62% of the total shares entitled to attend the General Meeting.

The Vote Counting Committee has counted the votes submitted to the 2026 Annual General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company, the results are as follows:

1. Vote to approve the contents under the procedural part of the General Meeting:

- The number of shareholders attending and voting at the meeting is 114 shareholders, representing 12,601,318 voting shares, equivalent to 114 votes.

* Vote counting results for each content are as follows:

No.	Voting Item	For (Percentage %)	Against (%)	Abstain (Percentage %)	Voting results
1	Approve the composition of the Presidium	12,601,318 shares 100%			Approved

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2	Approve the composition of the Secretariat	12,601,318 shares 100%	-	-	Approved
3	Approve the composition of the Vote Counting Committee	12,601,318 shares 100%	-	-	Approved
4	Approve the Meeting Agenda	12,601,318 shares 100%	-	-	Approved
5	Approve the Regulations on Working Procedures and Voting at the 2026 Annual General Meeting of Shareholders	12,601,318 shares 100%	-	-	Approved

(Percentage calculated on the total number of voting shares of all shareholders attending and voting at the General Meeting)

Conclusion: The 2026 Annual General Meeting of Shareholders has approved the contents under the procedural part of the Meeting as above.

2. Vote to approve the contents set out in the Report and Statements of the Board of Directors:

The number of shareholders attending and voting at the meeting is 114 shareholders, representing 12,601,318 voting shares, equivalent to 114 votes.

* Vote counting results for each content are as follows:

No.	Voting Item	For (Percentage %)	Against (%)	Abstain (Percentage %)	Voting results
1	Report No. 36/2026/BC – BTGD of the Board of General Directors on the results of production and business operations in 2025 and the Business and production plan in 2026.	12,601,318 shares 100%	-	-	Approved

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No.	Voting Item	For (Percentage %)	Against (%)	Abstain (Percentage %)	Voting results
2	Report No. 37/2026/BC – HDQT dated March 31, 2026 on the governance report and operating results of the Board of Directors in 2025 and the operating orientation in 2026.	12,601,318 shares 100%	-	-	Approved
3	Report No.38/2026/BC – BKS on business results of the company; operation results of the Board of Directors and Board of General Directors; self-assessment report on operation results of the Supervisory Board, controllers in 2025 and work plan in 2026.	12,601,318 shares 100%	-	-	Approved
4	Statement No. 39/2026/TT – HDQT on the approval of audited financial statements for the fiscal year from January 1, 2025 to December 31, 2025	12,601,318 shares 100%	-	-	Approved
5	Statement No. 40/2026/TT – HDQT on the approval of the plan for distribution of after-tax corporate income profit for 2025	8,046,318 shares 63.85%	4,555,000 shares 36.15%	-	Approved
6	Statement No. 41/2026/TT – HDQT on the approval of total remuneration and bonuses for the Board of Directors and Supervisory Board in 2025 and the plan for 2026.	12,601,318 shares 100%	-	-	Approved
7	Statement No. 42/2026/TT – HDQT on the selection of the independent auditor for the 2026 financial statements	12,601,318 shares 100%	-	-	Approved
8	Report No. 43/2026/BC – HDQT on the results of contracts and transactions between the Company and related parties in 2025.	12,601,318 shares 100%	-	-	Approved

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(Percentage calculated on the total number of voting shares of all shareholders attending and voting at the General Meeting)

Conclusion: The 2026 Annual General Meeting of Shareholders has approved the above contents.

3. Vote to approve the Minutes of Meeting and Resolution of the 2026 Annual General Meeting of Shareholders:

The number of shareholders attending and voting at the meeting is 114 shareholders, representing 12,601,318 voting shares, equivalent to 114 votes.

* Vote counting results are as follows:

No.	Voting Item	For (Percentage %)	Against (%)	Abstain (Percentage %)	Voting results
1	Approve the full minutes of the 2026 Annual General Meeting of Shareholders.	12,601,318 shares 100%	-	-	Approved
2	Approve the full text of the Resolution of the 2026 Annual General Meeting of Shareholders.	12,601,318 shares 100%	-	-	Approved

(Percentage calculated on the total number of voting shares of all shareholders attending and voting at the General Meeting)

Conclusion: The 2026 Annual General Meeting of Shareholders has approved the above contents.

The vote counting process ended at 4:20 PM on the same day.

We are committed to the accuracy of the above vote counting.

MEMBERS OF THE ELECTION AND VOTE COUNTING COMMITTEE

Head

Nguyễn Tiến Nghĩa

Member

Nguyễn Thị Quỳnh Như

Trương Thị Phương Nga

Lâu T. Thu Hiền

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THANG LOI COFFEE JOINT STOCK COMPANY
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

AGENDA
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- **Time: 1:30 PM, April 22, 2026**
- **Venue: Thang Loi Coffee Joint Stock Company.**
- **Address: Km 17 National Highway 26, Ea Knuec Commune, DakLak Province.**

No.	TIME	CONTENT	CHAIR
1	13h30 – 14h00	- Welcoming delegates; - Registration procedures and verification of shareholder/attendee eligibility; - Distribution of meeting documents.	Shareholder Eligibility Verification Committee
2	14h00 – 14h20	- Opening of the Meeting; - Report on verification of shareholder/attendee eligibility.	Shareholder Eligibility Verification Committee
3	14h20 – 14h40	- Introduction of the Presidium; appointment of the Secretary/Secretariat and approval of the Vote Counting Committee; - Approval of the Meeting Agenda; - Adoption of the working and voting rules at the Meeting.	Organizing Committee Chair Vote Counting Committee
4	14h40 – 15h00	Report of the Board of General Directors on the results of production and business operations in 2025 and the Business and production plan in 2026.	Deputy General Director
5	15h00 – 15h20	Report of the Board of Directors on the governance and operating results of the Board of Directors in 2025 and the operating orientation in 2026.	Chairperson of the BOD
6	15h20 – 15h40	Report of the Supervisory Board on business results of the company; operation results of the Board of Directors and Board of General Directors; self-assessment report on operation results of the Supervisory Board, controllers in 2025 and work plan in 2026.	Head of the Supervisory Board
7	15h40 – 16h00	Statements with the following contents: - Statement on approval of the audited Financial Statements in 2025; - Statement on approval of the Profit distribution plan for profit after corporate income tax in 2025; - Statement on approval of the total remuneration and bonus of the Board of Directors and the Supervisory Board in 2025 and Plans in 2026. - Statement on auditor selection for the fiscal year 2026. - Report on the implementation of contracts and transactions between the Company and related persons in 2025. - Other matters (if any).	Members of the Presidium

8	16h00-16h20	Discussion of the Meeting on the contents of the reports and statements.	Presidium
9	16h20 – 16h40	The General Meeting votes to approve the reports and statements.	Presidium Vote Counting Committee
10	16h40 – 17h00	- Vote Counting Break	Vote Counting Committee
11	17h00 – 17h10	Announcement of voting results.	Vote Counting Committee Presidium
12	17h10 – 17h30	Approval of the Minutes and the Resolution of the 2026 Annual General Meeting of Shareholders	Secretariat
13	17h30	Concluding remarks and Closing of the Meeting	Presidium

ON BEHALF OF BOARD OF DIRECTORS



CHỦ TỊCH HĐQT

Lỗ Hoàng Phúc

THANG LOI COFFEE JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 36/2026/BC – BTGD

Dak Lak, March 31, 2026

REPORT OF THE BOARD OF GENERAL DIRECTORS ON BUSINESS AND PRODUCTION RESULTS IN 2025 AND THE BUSINESS AND PRODUCTION PLAN FOR 2026

To: The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

In implementation of the Resolution of the Annual General Meeting of Shareholders and the Resolutions of the Board of Directors on business and production activities in 2025,

Thang Loi Coffee Joint Stock Company convenes the 2026 Annual General Meeting of Shareholders to review the business and production results for 2025 and to implement the directions and tasks for business and production in 2026.

On behalf of the Board of General Directors, I would like to present the Report as follows:

PART ONE
BUSINESS AND PRODUCTION RESULTS IN 2025

I. Performance of business and production activities in 2025

1. General characteristics

Thang Loi Coffee Joint Stock Company was formerly Thang Loi Coffee One Member Limited Liability Company, which was equitized under Decision No. 1128/QD-UBND dated April 22, 2016 of the People's Committee of Dak Lak Province. The Company was officially granted the Enterprise Registration Certificate as a joint stock company and commenced operations from October 9, 2019 in accordance with Resolution No. 01/NQ-DHDCD dated October 2, 2019 of the General Meeting of Shareholders.

- Total coffee cultivation area: 1,970.65 hectares, including:

+ Contracted coffee plantation area: 1,354.25 hectares / 1,311 contracts.

+ Linked coffee plantation area: 616.40 hectares / 1,107 contracts.

- Total workforce in management and processing as at December 31, 2025: 67 employees, including: 30 female employees; employees with university and postgraduate qualifications: 17 persons, accounting for 25.4%; college-level employees: 5 persons, accounting for 7.5%; intermediate-level employees: 5 persons, accounting for 7.5%; unskilled labor: 40 persons, accounting for 59.7%.

2. Advantages and difficulties:

2.1 Advantages:

Since its conversion to a joint stock company, with strong determination in mindset, will, and action from the Board of Directors, the Company's leadership, and all employees

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across departments and processing workshops, the Company has continuously strived to overcome difficulties and innovate its corporate governance approach. The Company has continued to promote communication and mobilization activities, strengthened procurement and export operations, and expanded other business activities such as warehouse and factory leasing, as well as financial operations.

2.2 Difficulties:

2025 was the 7th year since the Company was converted into a joint stock company; however, the Company still faced many difficulties in production and business operations, and public security and order were not ensured. The majority of contractors and linked coffee growers had not cooperated with the Company in fulfilling their obligations under the signed contracts.Although all requests of the contractors had been resolved by civil courts at all levels, and the Company had responded to and handled recommendations and petitions from contractors, combined with communication and mobilization efforts, the situation of the Company did not show positive changes and remained complicated. Specifically:

- More than 1,000 contracts, both expired and unexpired, including newly planted and replanted areas, had not been re-signed under the new legal entity.
- Outstanding contracted output from 2018 to 2025: 17,096 tons of fresh coffee cherries.
- Outstanding land rental payments (including arrears and from 2018–2025): VND 25,393 million.
- Outstanding replanting loan: VND 175 million.
- Outstanding inorganic fertilizer payments: VND 524 million.
- Unauthorized cutting and appropriation of black wattle trees continued to occur. - Public security and order remained complicated.
- The enforcement of legally effective judgments by competent authorities was very slow and was not resolved; there were still 90 cases not yet enforced, including 82 cases where enforcement decisions had been issued upon request but had exceeded the time limit; particularly, there were 2 cases involving 8 violations that had not been enforced for nearly 4 years.

3. Results.

Despite many difficulties in management, direction, and operation of production, with the efforts of the leadership and employees, the Company achieved the following results:

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BUSINESS AND PRODUCTION RESULTS IN 2025

No.	Indicator	Unit	Actual 2025	Planned 2025	Actual 2025 vs planned 2025
A	**COFFEE PRODUCTS**	Ton of coffee beans	**2,590**	**4,110**	**63%**
B	**PRODUCTION AND BUSINESS RESULTS**				
I	**Total revenue**	Million VND	**391,496**	**547,500**	**72%**
II	**Total cost**	Million VND	**369,478**	**532,244**	**69%**
III	**Profit before tax**	Million VND	**22,019**	**15,256**	**144%**
IV	**Corporate income tax**	Million VND	**4,692**	**3,204**	**146%**
V	**Profit after Corporate Income Tax**	VND Million	**17,326**	**12,052**	**144%**

4. Situation of employees' livelihood, employment, and occupational safety

- The Company maintained stable employment for employees with an average income of VND 10,970,565/person/month.
- Periodic health check-ups for employees were fully implemented.
- Occupational safety and hygiene, provision of labor protection equipment, and fire prevention and fighting were ensured.
- Provision of labor protection uniforms for employees was carried out annually in accordance with regulations.
- All other rights and benefits of employees were fully ensured in accordance with legal regulations.

5. Implementation of insurance benefits for employees:

The Company fulfilled its obligations to make full and timely payments for social insurance, health insurance, and unemployment insurance for employees, specifically as follows:

- Social insurance: VND 1,211,493,275; 100%
- Unemployment insurance: VND 95,019,080; 100%:
- Health insurance: VND 216,102,263; 100%

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PART TWO
BUSINESS AND PRODUCTION PLAN FOR 2026

I. Business and production plan for 2026

I. Business and production plan for 2026

No.	Indicator	Unit	Actual 2025	Planned 2025	Actual 2025 vs planned 2025	Planned 2026	Planned 2026 vs Actual 2025
A	COFFEE PRODUCTS	Ton of coffee beans	2,590	4,110	63%	5,001	193%
B	PRODUCTION AND BUSINESS RESULTS						
I	Total revenue	Million VND	391,496	547,500	72%	548,200	140%
II	Total expenses	Million VND	369,478	532,244	69%	533,057	144%
III	Total accounting profit before tax	Million VND	22,019	15,256	144%	15,143	69%
IX	Corporate income tax	Million VND	4,692	3,204	146%	3,029	65%
X	Profit after corporate income tax	VND Million	17,326	12,052	144%	12,114	70%

2. Specific tasks and solutions:

2.1. For coffee plantation production activities

- All employees of the Company shall continue to strive, remain committed to their duties, maintain firm and stable viewpoints, demonstrate responsibility for their work, and overcome shortcomings, limitations, and difficulties encountered in 2025 in order to better fulfill assigned tasks.

- Further strengthen patrol and inspection activities at plantation plots to monitor, record, report, and promptly handle violations in contracted coffee plantations, especially plots subject to court judgments and enforcement decisions, in order to prevent loss of Company assets and avoid the generation of additional assets beyond the scope of judgments, which would cause difficulties in enforcement.

- Continue to effectively carry out communication and mobilization activities for contractors to gradually improve their awareness and cooperate with the Company in strictly fulfilling contractual obligations.

- Strengthen debt recovery efforts through various forms and measures to achieve results at least 30% higher than in 2025.

- Inspect and review coffee plantations with poor growth and low productivity, and seek approval from the Board of Directors for liquidation. Under this policy, the Company will co-invest capital from the first year of replanting and renovation of coffee plantations, while developing processes and investment norms for replanting to be implemented.

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- Continue to initiate legal proceedings against certain leading opposing cases as well as cases involving unauthorized transfer of coffee plantations, and the cutting and appropriation of black wattle trees in contracted coffee plantations.

- Develop and promulgate procedures and regulations on the management and handling of violations and transfer of contracted coffee plantations.

- Coordinate with enforcement authorities and relevant agencies to strictly and thoroughly enforce legally effective judgments, demonstrating the strictness of the law, thereby gradually stabilizing the Company's situation through the handover of assets from enforcement agencies, auctioning of plantations, and signing of contracting agreements with successful bidders.

2.2. For coffee trading activities (external procurement)

Based on actual market conditions, the Company shall adjust purchase and sales volumes appropriately. Priority shall be given to signing short-term contracts and quickly fixing prices to avoid losses caused by price declines.

- Promote sales to traditional partners, while strengthening connections and establishing relationships with new customers to increase trading volume.

- Offer a diverse range of products for both domestic and export markets. Closely monitor market conditions and fix selling prices appropriately to ensure business efficiency.

- Coordinate with processing workshops to supervise and direct coffee production activities, as well as quality control work of the QC department to ensure output quality in accordance with signed contracts with customers.

- Establish and maintain relationships with inspection service providers, customs authorities, and other relevant parties to complete export procedures on schedule.

- Invest in modern machinery and equipment to improve processing capacity, consumption, and expansion of business operations.

2.3. For roasted and instant coffee processing activities

- Complete recruitment of personnel with experience in trading and market development.

- Develop markets for roasted and instant coffee products both domestically and internationally, and promote exports.

- Implement production, processing, and trading of ground coffee in accordance with approved plans.

- Invest in modern machinery and equipment to improve processing capacity, consumption, and expansion of business operations.

2.4. Other business activities

- Operate financial activities flexibly to increase revenue and reduce interest expenses.

- Utilize warehouse and yard facilities or seek capable partners for cooperation in investing in warehouses and agricultural processing facilities to increase revenue and expand business operations.

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- Renovate the assembly halls at the production units to serve the company's production and business purposes.

2.5. Other tasks

- Coordinate closely with the Company's equitization steering committee to carry out the finalization of State capital at the enterprise.

- Continue to work with and urge relevant provincial departments to advise the Provincial People's Committee to approve the Company's land use plan in Ho Chi Minh City and Binh Duong.

- Continue to work with and urge relevant provincial departments to advise the Provincial People's Committee to approve the issuance of land use right certificates for the Company.

- Implement grassroots democracy regulations within the enterprise and coordinate with the trade union to organize employee conferences in accordance with legal regulations.

This is the report on the business and production results in 2025 and the directions, objectives, tasks, and solutions for the implementation of the 2026 plan, respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely././.

Recipients:
- General Meeting of Shareholders;
- - BOD, SB, BOGD;
- Filing: Archived.

BOARD OF GENERAL DIRECTORS

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

Đoàn Đình Hồng

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THANG LOI COFFEE JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness
No.: 37/2026/BC – HDQT	*Dak Lak, March 31, 2026*

REPORT OF THE BOARD OF DIRECTORS

AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

To: The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

In April 2025, Thang Loi Coffee Joint Stock Company successfully organized the 2025 Annual General Meeting of Shareholders. In 2025, the Board of Directors acknowledged the direction and management of the Board of General Directors, along with the solidarity, determination, and contributions of all officers, employees, and workers. The Board of Directors of Thang Loi Coffee Joint Stock Company would like to report on the governance and operating results of the Board of Directors in 2025 and the operating orientation for 2026.

I. RESULTS OF THE BOARD OF DIRECTORS' ACTIVITIES IN 2025.

1. Summary of Board of Directors meetings and decisions.

- In 2025, the Board of Directors of Thang Loi Coffee Joint Stock Company conducted 14 meetings and issued 11 Resolutions, specifically as follows:

No.	Resolution/Decision No.	Date	Content	For percentage
1	01/2025/NQ – HDQT	07/01/2025	Approval of 2025 Lunar New Year bonus payment for Company employees	100%
2	02/2025/NQ – HDQT	10/02/2025	Approval of land use structure change for coffee plantation under individual contracts with 100% capital investment from the Company to a contractual cooperation model: Company contributes 51%, contractor 49%	100%
3	03/2025/NQ – HDQT	17/02/2025	Approval of plan for organizing the Annual General Meeting of Shareholders in 2025	100%
4	04/2025/NQ – HDQT	12/03/2025	Approval of salary levels for Company employees	100%

5	04a/2025/NQ – HDQT	15/03/2025	Approval of the policy to renovate and invest in new machinery and equipment for the coffee bean processing warehouse	100%
6	05/2025/NQ – HDQT	18/03/2025	Approval of documents at the Annual General Meeting of Shareholders in 2025	96.4%
7	07/2025/NQ – HDQT	14/04/2025	Approval of salary levels for individual BOD Members in 2025	100%
8	11/NQT - HDQT	15/07/2025	Approval of the contents of the Board of Directors' meeting held on July 8, 2025	100%
9	12/2025/NQ - HDQT	12/08/2025	Approval of the reviewed financial statements for the six-month accounting period ended June 30, 2025	100%
10	13/2025/NQ - HDQT	04/10/2025	Approval of bonuses and production reductions for contractors who effectively performed the coffee plantation contracting agreements for the 2025–2026 crop year	100%
11	16/2025/NQ - HDQT	25/11/2025	Approval of the payment of the 13th-month salary bonus for Company officers and employees for 2025	100%

In 2025, the Board of Directors strictly implemented corporate governance, human resource strategy... in line with the scope of powers and duties of the Board of Directors as stipulated in the Charter of organization and operation of Thang Loi Coffee Joint Stock Company.

The Board of Directors maintained meetings in accordance with regulations, holding at least one meeting per quarter to review and decide on matters within its authority, with the participation of the Supervisory Board and the Company's Board of General Directors.

The Board of Directors assigned specific responsibilities to each member and enhanced the advisory role of management staff. Members of the Board of Directors made great efforts to fulfill their duties, always acting in the interests of shareholders while maintaining a harmonious balance with the interests of the Company and its Employees.

2. Implementation of the Resolutions of the 2025 Annual General Meeting of Shareholders

The year 2025 continued to be a challenging year, and certain outstanding issues remained unresolved, such as:

- Regarding finance: The Company has not yet been approved for the final settlement of capital handover between Thang Loi Coffee One Member Limited Liability Company and Thang Loi Coffee Joint Stock Company, affecting the Company's financial operations.

- The security and order situation remained complicated; the group of instigators continued to incite and coerce contract workers and associated coffee growers to oppose the company; unauthorized felling and appropriation of Senna siamea trees on contracted plots continued, causing losses to state and corporate assets; unauthorized construction of makeshift huts exceeding regulations; unauthorized construction of drying kilns… and when the company and local authorities arrived to handle the situation, crowds gathered to resist.

- Over 80 cases, including first-instance, appellate, and cassation cases, have become legally effective. Some cases have been pending for over four years. To date, the enforcement agency has only executed 01 case and voluntarily enforced 06 cases, while the remaining cases have not been executed, leading to a disregard for the law and opposition to the company.

- Regarding production: The Company's production situation continued to face difficulties and challenges as the majority of contract workers still did not cooperate with the Company in fulfilling contract agreements, resulting in low collection of contracted output in 2025 and other outstanding debts, failing to meet the planned targets; as of December 31, 2025, contract workers still owed the company.

Indicator	**Unit**	**Outstanding balance at the end of period**
Contracted output	Kilogram of scalded coffee beans	**17,096,080**
Land rent	VND	**25,393,784,766**

Replanting loan	VND	**175,000,000**
Inorganic fertilizer	VND	**524,518,000**

Results of business and production operations in 2025

No.	Indicator	Unit	Actual 2025	Planned 2025	Actual 2025 vs planned 2025
A	**COFFEE PRODUCTS**	Ton of coffee beans	**2,590**	**4,110**	**63%**
B	**PRODUCTION AND BUSINESS RESULTS**				
I	**Total revenue**	Million VND	**391,496**	**547,500**	**72%**
II	**Total cost**	Million VND	**369,478**	**532,244**	**69%**
III	**Profit before tax**	Million VND	**22,019**	**15,256**	**144%**
IV	**Corporate income tax**	Million VND	**4,692**	**3,204**	**146%**
V	**Profit after Corporate Income Tax**	Million VND	**17,326**	**12,052**	**144%**

3. Regarding the payment of remuneration, bonuses, and other benefits to members of the Board of Directors and the Supervisory Board in 2025:

In accordance with the Resolution of the 2025 Annual General Meeting of Shareholders approving the remuneration plan for the Board of Directors and the Supervisory Board for 2025. In 2025, the total remuneration and bonuses paid to the Board of Directors and the Supervisory Board amounted to VND 1,531,100,000/year.

(The total remuneration and bonuses of members of the Board of Directors and the Supervisory Board are presented in detail in the audited financial statements in 2025.

4. Supervisory Results over the Board of General Directors

- Based on the Company's Charter of organization and operation and the issued rules and regulations, the Board of Directors performs the supervisory function of the Company's

management and operating apparatus on a regular basis, inspects the performance of production and business tasks, reports of the Board of General Directors and managers of specialized professional departments.

- The Board of Directors believes that with the solutions implemented by the Board of General Directors in its administration, and the unity of officers, employees, and workers, the Company will achieve the targets entrusted by the General Meeting of Shareholders, gradually overcoming obstacles amidst various challenges ahead.

5. Supervisory Results over Heads and Deputy Heads of Departments, Branches and Business Locations:

The Board of Directors consistently works alongside the Board of Management and the Heads – Deputy Heads of various divisions in every activity, providing timely direction. The Chairperson of the Board of Directors regularly worked with the Board of General Directors and other management levels, and held periodic briefings on average once a month to monitor work progress. Members of the Board of Directors frequently consulted and aligned on solutions related to investment, finance, business operations, and cost reduction to ensure the Company's financial resources... As a result, the Company basically fulfilled the tasks set by the 2025 Annual General Meeting of Shareholders.

6. Transactions between the Company and Related Parties:

In accordance with the Resolution of the 2024 Annual General Meeting of Shareholders dated April 24, 2024 approving the policy for entering into contracts and transactions between the Company and Related persons, the Board of Directors respectfully reports to the 2026 Annual General Meeting of Shareholders on the implementation of contracts and transactions between the Company and Related persons in 2025 as follows:

Unit: VND

No.	Contract/Contract Appendix No.	Implementation content	Actual Value in 2025 *(Excluding VAT)*
I	**Daklak Water Supply Joint Stock Company** **No. 339 Ton Duc Thang, Tan An Ward, Dak Lak Province** **Tax code: 6000175995**		
	02/2025-HDMB dated May 2, 2025	Master contract for the supply of beverage products *(Master contract for purchase and sale*	13,353,236

		transactions, actual value incurred based on specific purchase orders)	
II	**Nam Phuong Investment and Trading Company Limited** **No. 154, Tran Hung Dao Street, Binh Chuong Street, Hoa Lu Ward, Ninh Binh Province** **Tax code: 2700281328**		
	01/TL-NP.2025 dated April 9, 2025	Master contract for the purchase and sale of coffee (*Master contract for purchase and sale transactions, actual value incurred based on specific purchase orders)*	59,212,372

II. ACTIVITY PLAN OF THE BOARD OF DIRECTORS IN 2026

1. Key Planned Indicators.

No.	Indicator	Unit	Actual 2025	Planned 2025	Actual 2025 vs planned 2025	Planned 2026	Planned 2026 vs Actual 2025
A	**COFFEE PRODUCTS**	Ton of coffee beans	2,590	4,110	63%	5,001	193%
B	**PRODUCTION AND BUSINESS RESULTS**						
I	Total revenue	Million VND	391,496	547,500	72%	548,200	140%
II	Total expenses	Million VND	369,478	532,244	69%	533,057	144%
III	Total accounting profit before tax	Million VND	22,019	15,256	144%	15,143	69%
IX	Corporate income tax	Million VND	4,692	3,204	146%	3,029	65%
X	Profit after corporate income tax	VND Million	17,326	12,052	144%	12,114	70%

2. Implementation Solutions

- Regarding production: The Board of Directors will continue to direct the Board of Management to focus on collecting contracted output and debts from contract workers through various forms and measures, while also researching and implementing appropriate

support policies and incentive policies for contract workers in order to achieve higher results than in 2025.

- Regarding green coffee trading: Based on market conditions, trading volumes and prices will be adjusted reasonably to achieve efficiency.

- The implementation of investment development activities will be directed in the production and trading of roasted ground and instant coffee products; sales locations will be established in key business regions of the country, namely Hanoi and Ho Chi Minh City. Business development will be promoted in both the domestic market and export.

- Renovate the assembly halls at the production units to serve the company's production and business purposes.

- Corporate culture and a positive, modern, and dynamic working environment will be built; training and personnel development will be promoted to build a professional, strong workforce capable of meeting the Company's long-term development demands.

- Enforcement agencies will be coordinated to strictly and thoroughly enforce judgments that have become legally effective, demonstrating the rigor of the law in order to soon stabilize the Company's situation.

This is the Report of the Board of Directors on the operation performance in 2025 and the plan for operations in 2026, respectfully submitted to the General Meeting of Shareholders for consideration and approval./.

Recipients:

- General Meeting of Shareholders;
- Board of Directors;
- Supervisory Board;
- Board of General Directors;
- Company Website;
- Filing: Archived.

ON BEHALF OF BOARD OF DIRECTORS



THANG LOI COFFEE JOINT STOCK COMPANY
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dak Lak, March 31, 2026

REPORT OF THE SUPERVORY BOARD AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

No.: 38/2026/BC – BKS

To The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

Pursuant to the Law on Enterprises and the Charter of Thang Loi Coffee Joint Stock Company;

Pursuant to the functions, duties, and powers of the Supervisory Board as stipulated in the Charter of Thang Loi Coffee Joint Stock Company;

Based on the business and production performance and the audited financial statements for the fiscal year from January 1, 2025 to December 31, 2025, audited by AFC VIETNAM - NORTH BRANCH;

In accordance with the 2025 supervisory plan, the Supervisory Board of the Company respectfully submits to the 2026 Annual General Meeting of Shareholders the report on supervisory results as follows:

I. ACTIVITIES OF THE SUPERVISORY BOARD IN 2025

In April 2024, the Supervisory Board of Thang Loi Coffee Joint Stock Company was re-elected for the new term 2024–2028. In 2025, there were no changes in the personnel of the Supervisory Board. As of December 31, 2025, the Supervisory Board of of Thang Loi Coffee Joint Stock Company for the 2024–2028 term consisted of 03 members as follows:

No.	Full Name	Position	Professional Qualification
1	Mr. Pham Dinh Bo	Head of the Supervisory Board	Forestry Engineer majoring in economics. Bachelor of Politics.
2	Ms. Nguyen Thi Thuy Hang	Member of the Supervisory	Bachelor of Accounting

		Board	
3	Ms. Le Dang Uyen Dan	Member of the Supervisory Board	Bachelor of International Law

In 2025, the Supervisory Board performed its functions and duties in compliance with legal regulations. The Supervisory Board held two meetings to implement tasks, discuss, and provide opinions on matters within its scope of responsibilities and authority, and to inspect and supervise the implementation of the Resolution of the 2025 Annual General Meeting of Shareholders, as well as decisions of the Board of Directors and the Board of Management in accordance with corporate governance regulations and the Company's Charter. The meeting attendance rate reached 100%, specifically as follows:

No.	Full Name	Number of Meetings Attended	Attendance Rate	Voting Rate
1	Mr. Pham Dinh Bo	02/02	100%	100%
2	Ms. Nguyen Thi Thuy Hang	02/02	100%	100%
3	Ms. Le Dang Uyen Dan	02/02	100%	100%

1. Tasks performed:

- The Supervisory Board closely followed the 2025 plan, focusing on supervising the Board of Directors and the General Director in the management and operation of the Company. Through supervision, it was found that the Board of Directors operated in compliance with the Company's Charter. However, the supervision also indicated that the Board of Management had not been sufficiently proactive and creative in managing business and production activities; incidents such as illegal cutting and appropriation of black wattle trees, encroachment on plot boundaries, and unauthorized fencing of contracted coffee plantations still occurred without timely preventive measures.

- Reviewed the reasonableness, legality, truthfulness, and prudence in management and operation of business activities, as well as the consistency and appropriateness of accounting, statistics, and financial reporting.

- Recommended that the Board of Directors take measures to amend and improve the monitoring and reconciliation of receivables and payables (especially for contracts that have expired but have not been reconciled with the Company, have not been liquidated, or have not been renewed), which cause difficulties in debt recovery and affect the Company's capital structure and financial resources for business operations. Strengthen management, supervision, and administration of business and production activities.

- Recommended that the Board of Directors direct functional departments to supplement and complete documentation related to receivables, as well as evidence of violations of contracting agreements, in order to initiate legal proceedings against non-cooperative contractors who fail to repay debts, to recover debts, terminate contracts, and reclaim plantation areas for the Company in accordance with legal regulations.

- Fully participated in meetings of the Board of Directors of the Company.

2. Limitations to be addressed:

- In 2025, the Supervisory Board's supervisory activities were not consistent or synchronized, and at times lacked proactiveness. A detailed annual supervision plan was not fully developed, and supervision of investment and development activities—especially the use of funds from the Company's production development incentive fund—was not carried out. The reason is that all members of the Supervisory Board are part-time and occupied with professional duties, resulting in insufficiently close supervision of the issuance of Resolutions by the Board of Directors, and at times, a lack of full attention to assigned responsibilities.

- In addition, there are currently a number of economic contracts, labor contracts, and lump-sum contracts with partners that require more thorough review to ensure compliance with legal regulations and to minimize potential losses for the Company in the event of contractual disputes; however, these have not been adequately supervised by the Supervisory Board.

3. Results of supervision over the activities of the Board of Directors and the Board of Management in 2025:

In 2025, the Supervisory Board ("SB") carried out its supervisory activities in accordance with the Resolution of the General Meeting of Shareholders, and monitored the expansion of business and production activities, as well as the reasonable use of funds from the production development incentive fund.Despite unpredictable market

conditions and the fact that contractors of plantation areas failed to deliver contracted output for many years, the Company fulfilled its obligations to the State budget in full and in accordance with legal regulations (including annual land rental and taxes) and remained profitable. The Supervisory Board did not detect any fraud in the management and operation activities of the Board of Directors, the Board of Management, or the heads of departments of the Company. However, supervision showed that production management, plantation management, receivables monitoring, and management of contracting agreements have been slow to improve, and many issues in business and production activities have not been resolved in a timely manner. There have not yet been long-term solutions in business and production activities, particularly in the replacement of new coffee varieties to improve productivity, quality, and income from existing plantations.

Meetings of the Board of Directors and the Board of Management were generally conducted in accordance with regulations, and Resolutions were issued to ensure maximum benefits for the Company and its shareholders. However, in some cases, the organization, content, and issuance of meeting conclusions were overlapping. The supervision and implementation of monthly and quarterly conclusions for departments by the Board of Directors and the Management Board were not sufficiently thorough, and effectiveness did not meet planned expectations. In 2025, the Supervisory Board did not receive any petitions, complaints, or denunciations regarding the activities of the Management Board or the Board of Directors of the Company.

4. Results of supervision over the company's operations and financial position

The Company's financial statements for 2025 were audited by AFC VIETNAM - NORTH BRANCH. The audited financial statements were confirmed by the audit firm to present fairly, in all material respects, the financial position of Thang Loi Coffee Joint Stock Company as at December 31, 2025, as well as its business results and cash flows for the fiscal year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations governing the preparation and presentation of financial statements. The key figures in the audited financial statements are as follows:

Unit: VND

No.	Indicator	2025
1	Total revenue	391,496,395,315
2	Total accounting profit before tax	22,018,694,531

3	Current assets	260,968,852,175
4	Non-current assets	86,855,297,990
5	Liabilities	144,584,024,995
6	Equity	203,240,125,170

5. Remuneration and bonuses of the Supervisory Board in 2025:

In accordance with the Resolution of the 2025 Annual General Meeting of Shareholders approving the remuneration plan for the Supervisory Board, the total remuneration and bonuses paid to the Supervisory Board in 2025 are as follows: - Supervisory Board: VND 35,000,000 per year.

(The total remuneration and bonuses of members of the Supervisory Board are presented in detail in the audited financial statements for 2025.)

6. Coordination between the Supervisory Board, the Board of Directors, the Board of General Directors, and shareholders

- The Supervisory Board closely coordinated with the Board of Directors and the Board of General Directors in supervising the implementation of Resolutions of the General Meeting of Shareholders ("GMS") and Resolutions of the Board of Directors.

- The Supervisory Board received complete informationr and Resolutions of the Board of Directors, as well as business performance reports in 2025 and the audited financial statements for 2025 of the Company.

- Members of the Supervisory Board attended meetings of the Board of Directors, thereby closely monitoring the Company's operations and the implementation of Resolutions of the General Meeting of Shareholders.

- The Supervisory Board maintained independence in its inspection and supervision activities. In 2025, the Supervisory Board did not receive any recommendations from shareholders regarding the direction and management of the Board of Directors, the Board of General Directors, or other management personnel of the Company.

7. Evaluation report on transactions between the Company and related parties

The Company implemented transactions in accordance with the approval of the 2024 Annual General Meeting of Shareholders regarding the policy for entering into contracts and transactions between the Company and related parties. At the same time, the Board of Directors periodically reported to the General Meeting of Shareholders on

the implementation results of contracts and transactions between the Company and related parties. The specific results for 2025 are as follows:

Unit: VND

No.	Contract/Appendix No.	Description	Actual Value in 2025 *(Excluding VAT)*
I	**DakLak Water Supply Joint Stock Company** **No. 339 Ton Duc Thang, Tan An Ward, Dak Lak Province** **Tax code: 6000175995**		
	02/2025-HDMB dated May 2, 2025	***Framework contract for the supply of bottled drinking water products*** *(framework agreement for purchase and sale transactions, with actual value arising from specific orders)*	***13,353,236***
II	**Nam Phuong Investment and Trading Company Limited** **No. 154, Tran Hung Dao Street, Binh Chuong Quarter, Hoa Lu Ward, Ninh Binh Province** **Tax Code: 2700281328**		
	01/TL-NP.2025 dated April 9, 2025	Framework contract for the purchase and sale of coffee *(framework agreement for purchase and sale transactions, with actual value arising from specific orders)*	***59,212,372***

8. Self-assessment report on the performance of the Supervisory Board, summary of meetings, and conclusions and recommendations

- Within its scope of responsibilities, functions, and powers as stipulated in the Company's Charter, and in compliance with the Law on Enterprises and relevant internal regulations, the Supervisory Board in 2025 made efforts to fulfill its duties in

accordance with its functions and responsibilities. However, the level of completion was not high.

- In 2025, the Supervisory Board held meetings to assign responsibilities to each member and conducted two periodic meetings during the year to allocate supervision and inspection tasks to members, aiming to improve the effectiveness of supervision over the Company's activities. Based on the inspection and supervision of the Company's operations in 2025, the Supervisory Board makes the following conclusions and recommendations:

8.1. In general, the Company and members of the Board of Directors, the Supervisory Board, the Board of Management, and the Company's departments complied with legal regulations, the Company's Charter, and internal regulations. However, the supervision of activities of departments by the Board of Directors and the Board of General Directors was at times not sufficiently thorough and timely.

8.2. The Board of Directors and the Board of General Directors shall direct the Company's functional departments to urgently complete the finalization and handover of the equitization process.

8.3. In the coming period, the Company should pay attention to consolidating its organizational management system and human resources system, and ensuring labor contracts comply with legal regulations, in order to align with the current scale and development orientation of the Company, expand business and production activities, diversify products, and improve business efficiency.

8.4. Currently, outstanding debts from contractors of the Company's coffee plantations since 2018 remain very high (approximately nearly VND 500 billion), significantly affecting the Company's business efficiency. Most debtors are individuals under plantation contracting agreements with the Company (who have failed to deliver contracted output for eight crop seasons); many contractors have illegally transferred contracts; some have passed away without proper transfer of contracts in accordance with regulations; and more than 30 contractors who carried out replanting in previous years have deliberately failed to cooperate with the Company in fulfilling their obligations as committed prior to liquidation of plantations. Therefore, it is recommended that the Board of Directors direct functional departments to actively seek all possible measures to recover outstanding debts. For cases of non-compliance, including failure to deliver contracted output, failure to liquidate expired contracts and enter into new contracts, failure to convert to business contracts, and lack of

cooperation with the Company, it is necessary to initiate legal proceedings to reclaim plantations in accordance with legal regulations.

8.5. Currently, there are more than 90 court judgments that have taken legal effect but have been slowly enforced (for 3–5 years), which significantly affects debt recovery across the Company and undermines confidence in legal discipline among contractors cooperating with the Company. In addition, there is concern about individuals leading opposition against the Company, including acts of isolation, sabotage of plantations, and disruption of community unity. Therefore, it is recommended that the Board of General Directors and the Board of Directors actively coordinate with local authorities, enforcement agencies, and relevant authorities to enforce legally effective judgments, thereby ensuring legal discipline, protecting State assets and capital at the Company, and safeguarding the legitimate rights of shareholders.

II. ORIENTATION OF ACTIVITIES OF THE SUPERVISORY BOARD IN 2026

- Continue to carry out inspection and supervision of the activities of the Board of Directors, the Board of General Directors, and departments in implementing the Resolutions of the General Meeting of Shareholders and the Board of Directors in accordance with regulations.

- Assign specific responsibilities to each member of the Supervisory Board to ensure the highest effectiveness in inspection and supervision activities.

- Attend meetings of the Board of Directors to discuss and fully grasp issues related to the management and administration of business and production activities of the Board of Directors and the Board of General Directors.

It is respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Recipients:
- General Meeting of Shareholders;
- BOD, SB, EB;
- Company Website;
- Filing: Archived.

ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD

Phạm Đình Bộ

THANG LOI COFFEE JOINT STOCK COMPANY
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dak Lak, March 31, 2026

STATEMENT

(No.: 39/2026/TT – HDQT)

Re: Approval of the audited financial statements for the fiscal year from January 1, 2025 to the end of December 31, 2025

To: The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

Pursuant to Law on Enterprises No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam and related legal documents;

The Board of Directors of Thang Loi Coffee Joint Stock Company respectfully submits to the General Meeting of Shareholders for approval the audited Financial Statements for the fiscal year 2025, specifically as follows:

- Audit period: from January 1, 2025 to the end of December 31, 2025
- Auditor: AFC VIETNAM AUDITING COMPANY LIMITED - NORTH BRANCH

(Financial statements are attached).

At the same time, authorize the Board of Directors to adjust the data on the audited financial statements for the fiscal year 2025 at the request of state management authorities and the auditor (if any).

It is respectfully submitted to the General Meeting of Shareholders for consideration and approval./.

Recipients:
- As above;
- BOD, SB, BOGD;
- Filing: Archived.

ON BEHALF OF BOARD OF DIRECTORS

CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI

CHỦ TỊCH HĐQT

Đỗ Hoàng Phúc

THANG LOI COFFEE JOINT STOCK COMPANY

Audited financial statements
For the fiscal year ended on December 31, 2025

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THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

REPORT OF THE EXECUTIVE BOARD

The Board of Directors of Thang Loi Coffee Joint Stock Company (hereinafter referred to as "the Company") presents its report together with the Financial Statements for the financial year ended December 31, 2025.

1. General information

Thang Loi Coffee Joint Stock Company, formerly Thang Loi Coffee One Member Co., Ltd., was equitized under Decision 1128/QD-UBND dated April 22, 2016 of Dak Lak Provincial People's Committee. The company was officially granted a Certificate of Business Registration as a Joint Stock Company from October 9, 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak province for the first time on August 10, 2007, changed for the 7th time, July 17, 2025, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters are located at: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam.

On June 3, 2019, the company's shares were officially traded on the UPCoM market under the ticker symbol CFV.

2. Members of the Board of Directors, Board of Management and Board of Supervisors

The members of the Board of Directors and the Board of Management of the Company at the date of this report include:

Board of Directors

Mr Do Hoang Phuc	Chairman of the Board of Directors
Mr Pham Xuan Thu	Vice Chairman of the Board of Directors
Mr Do Hoang Phuong	Member
Ms Dang Thi Huyen	Member
Ms Pham Thi Linh	Member

Board of Management

Ms Hoang Thi Thu Ha	Deputy General Manager
Mr Doan Dinh Hong	Deputy General Manager

Board of Supervisors

Mr Pham Dinh Do	Prefect
Ms Le Dang Uyen Dan	Member
Ms Nguyen Thi Thuy Hang	Member

Legal representative

The legal representative of the Company during the fiscal year and up to the time of this report is Mr. Do Hoang Phuc - Chairman of the Board of Directors (born on July 3, 1957; Kinh ethnicity, Vietnamese nationality; citizen identification number 037057001333 issued by the Department of Residence Registration and National Population Management on November 20, 2017; permanent address: No. 12 Trinh Tu Street, Kim Da Street, Ninh Khanh Street, Ninh Binh City, Ninh Binh Province, Vietnam).

3. Business situation assessment

The Company's results of operations for the fiscal year ended December 31, 2025 and its financial position for the same period are set out in the attached Financial Statements.

4. Events occurring after the balance sheet date

There have been no significant events occurring since the balance sheet date that require adjustment to or disclosure in the notes to the Financial Statements.

5. Auditor

AFC Vietnam Auditing Company Limited - Northern Branch is appointed to audit the Financial Statements for the fiscal year ending December 31, 2025 of the Company.

6. Disclosure of the Board of Directors' responsibility for the Financial Report

The Board of Directors is responsible for preparing the Financial Statements to give a true and fair view of the financial position, results of operations and cash flows of the Company during the accounting period. In preparing these Financial Statements, the Board of Directors must:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Clearly state whether the accounting standards applied to the Company have been complied with or not and all material deviations have been presented and explained in the Financial Statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Establish and implement an effective internal control system to limit the risk of material misstatements due to fraud or error in the preparation and presentation of financial statements.

The Board of Directors is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position and performance of the Company and that the accounting records comply with the applicable accounting system. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Directors confirms that it has complied with the above requirements in preparing the Financial Statements.

7. Commitment to information disclosure

The Board of Directors commits that the Company complies with Decree 155/2020/ND-CP dated December 31, 2020 of the Prime Minister detailing the implementation of a number of articles of the Securities Law and the Company does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market.

8. Approve financial reports

The Board of Directors approved the attached Financial Statements. The Financial Statements have fairly and fairly reflected the financial position of the Company as at December 31, 2025, as well as the results of its operations and cash flows for the accounting period ended on the same day, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and legal regulations related to the preparation and presentation of Financial Statements.

On behalf of the Board of Directors

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
XÃ EA KNUẾC - T. ĐẮK LẮK

Do Hoang Phuc
Chairman of the Board of Directors

Dak Lak, March 26, 2026

Công ty TNHH Kiểm Toán AFC Việt Nam
AFC Vietnam Auditing Co., Ltd.
Thành viên tập đoàn PKF Quốc tế
Member firm of PKF International

No.: 120/2026/BCKT-PB.00333

INDEPENDENT AUDIT REPORT

Dear: Shareholders, Board of Directors, General Director and Board of Supervisors
Thang Loi Coffee Joint Stock Company

We have audited the accompanying financial statements of Thang Loi Coffee Joint Stock Company (the "Company"), prepared on March 26, 2026, from page 05 to page 37, including: Balance sheet as at December 31, 2025, Income statement, Cash flow statement for the year ended December 31, 2025 and Notes to the financial statements.

Responsibilities of the Board of Directors

The Board of Directors of the Company is responsible for the preparation and fair presentation of the Company's financial statements in accordance with Vietnamese accounting standards, the Vietnamese corporate accounting system and legal regulations related to the preparation and presentation of financial statements and is responsible for internal control that the Board of Directors determines is necessary to ensure the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. These standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Company's financial statements are free from material misstatement..

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our unqualified audit opinion..

Basis for qualified audit opinion

As of December 31, 2025, the Company has not yet settled the equitization costs and determined the value of the state capital to be transferred to the Joint Stock Company due to the remaining financial problems. The Company has sent Official Dispatch No. 733/CV-TL dated December 1, 2020 to the Dak Lak Provincial People's Committee, the Dak Lak Department of Finance and the Steering Committee for Equitization of Thang Loi Coffee One Member Co., Ltd, accordingly, the settlement of the equitization cost of VND 1,089,000,000 is submitted, and at the same time, it is recommended to handle the deduction of some receivables of the contracted households, the negative amount of the welfare reward fund, the missing assets awaiting settlement, which is the remaining value of the fixed assets of the coffee garden that were arbitrarily cut down by the households, and the unfinished production and business costs in 2018 that did not collect the output according to the contract into the value payable to the State. As of December 31, 2025, the value of the remaining deductions is VND 10,029,369,578.

PKF - AFC Vietnam Auditung Co., Ltd. is a member firm of the PKF International Limited family of legally independent firms and does not accept any responsibility or liability for the actions or inactions of any individual member firm or firms.

INDEPENDENT AUDIT REPORT (Continued)

Depending on the decision of the Authority, the figures presented in the financial statements may be changed when there is an official decision.

Qualified Audit Opinion

In our opinion, except for the effects of the matters described in the "Basis for qualified audit opinion" paragraph, the financial statements present fairly, in all material respects, the financial position of Thang Loi Coffee Joint Stock Company as at December 31, 2025, as well as the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese (corporate) accounting system and the relevant statutory requirements applicable to financial reporting.

Issues to be emphasized

As presented in note 8.1, as of the date of issuance of this audit report, the comparative figures are as follows:

Thang Loi Coffee Joint Stock Company has not yet been approved for the value of the state capital at the time of official conversion to a joint stock company. Therefore, the financial statements for the fiscal year ending December 31, 2025 of the Company may change when the official approval decision is made. Our audit opinion is not qualified due to the impact of this matter.

M.S.C.N:0300448995-004-T.T.H.H
CÔNG TY TRÁCH NHIỆM HỮU HẠN KIỂM TOÁN AFC VIỆT NAM CHI NHÁNH PHÍA BẮC
Q. CẦU GIẤY - T.P HÀ NỘI

NGUYEN XUAN HUNG
Deputy Branch Director
Certificate of Auditing Practice
No.: 5701-2023-009-1
Authorized person
AFC VIETNAM AUDITING COMPANY LIMITED
Hanoi, Vietnam
March 26, 2026

VU GIANG NAM
Auditor
Certificate of Auditing Practice
No.: 5246-2026-009-1

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

BALANCE SHEET

As of December 31, 2025

Form B01 - DN

ASSETS	Code	Note	31/12/2025 VND	01/01/2025 VND
A/ SHORT-TERM ASSETS	**100**		**260,968,852,175**	**182,160,001,191**
I/ Cash and cash equivalents	**110**	**5.1**	**6,573,355,200**	**6,542,852,783**
1. Cash	111		1,573,355,200	6,542,852,783
2. Cash equivalents	112		5,000,000,000	-
II/ Short-term financial investments	**120**	**5.2**	**91,320,000,000**	**125,320,000,000**
1. Held-to-maturity investment	123		91,320,000,000	125,320,000,000
III/ Short-term receivables	**130**		**52,476,554,050**	**8,422,934,882**
1. Receivable from customers	131	5.3	32,949,062,947	355,493,367
2. Advances to suppliers	132	5.4	415,458,092	268,332,142
3. Other short-term receivables	136	5.5	29,272,449,863	19,038,572,497
4. Provision for doubtful receivables	137	5.5	(10,171,553,479)	(11,250,599,751)
5. Assets missing pending resolution	139		11,136,627	11,136,627
IV/ Inventories	**140**	**5.6**	**103,710,292,546**	**41,711,399,381**
1. Inventories	141		103,710,292,546	41,711,399,381
V/ Other short-term assets	**150**		**6,888,650,379**	**162,814,145**
1. Short-term prepaid expenses	151	5.7	328,840,080	147,073,627
2. Deductible value added tax	152		6,559,810,299	-
3. Taxes and other receivables from the State budget	153	5.14	-	15,740,518
B/ LONG -TERM ASSETS	**200**		**86,855,297,990**	**60,923,018,323**
I/ Long-term receivables	**210**		-	-
II/ Fixed assets	**220**		**53,801,703,315**	**35,724,559,652**
1. Tangible fixed assets	221	5.8	53,681,703,329	35,524,004,372
- Cost	*222*		*176,147,408,102*	*153,624,310,508*
- Accumulated depreciation	*223*		*(122,465,704,773)*	*(118,100,306,136)*
2. Intangible fixed assets	227	5.9	119,999,986	200,555,280
- Cost	*228*		*454,360,000*	*454,360,000*
- Accumulated depreciation	*229*		*(334,360,014)*	*(253,804,720)*
III/ Investment property	**230**	**5.10**	**10,470,288,228**	**11,903,316,000**
- Cost	231		31,556,798,566	31,556,798,566
- Accumulated depreciation	232		(21,086,510,338)	(19,653,482,566)
IV/ Long-term assets in progress	**240**		**13,436,415,770**	**3,611,195,971**
1. Cost of basic construction in progress	242	5.11	13,436,415,770	3,611,195,971
V/ Long-term financial investments	**250**		-	-
VI/ Other long-term assets	**260**		**9,146,890,677**	**9,683,946,700**
1. Long-term prepaid expenses	261	5.7	9,146,890,677	9,683,946,700
TOTAL ASSETS	**270**		**347,824,150,165**	**243,083,019,514**

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

BALANCE SHEET

As of December 31, 2025

Form B01 - DN

RESOURCES	Code	Note	31/12/2025 VND	01/01/2025 VND
C/ LIABILITIES	**300**		**144,584,024,995**	**57,169,275,010**
I/ Current liabilities	**310**		**126,067,781,995**	**56,414,275,010**
1. Payable to suppliers	311	5.12	6,423,342,204	1,183,427,057
2. Advances from customers	312	5.13	315,550	99,399,317
3. Taxes and amounts payable to the State budget	313	5.14	8,987,458,313	12,165,699,324
4. Payable to employees	314		1,349,140,302	1,219,913,543
5. Accrued expenses	315	5.15	502,447,553	119,159,263
6. Other short-term payables	319	5.16	11,781,533,436	20,430,396,197
7. Short-term borrowings and finance lease liabilities	320	5.17	98,575,508,797	22,748,244,469
8. Welfare reward fund	322		(1,551,964,160)	(1,551,964,160)
II/ Long-term liabilities	**330**		**18,516,243,000**	**755,000,000**
1. Other long-term payables	337	5.16	2,125,475,000	755,000,000
2. Long-term loans and financial leases	338	5.17	16,390,768,000	-
D/ OWNERS' EQUITY	**400**		**203,240,125,170**	**185,913,744,504**
I/ Owners' equity	**410**	**5.18**	**203,240,125,170**	**185,913,744,504**
1. Owners' invested capital	411		126,500,000,000	126,500,000,000
- Voting shares	*411a*		*126,500,000,000*	*126,500,000,000*
2. Development investment fund	418		59,413,744,504	12,381,398,775
3. Retained earnings (Accumulated losses)	421		17,326,380,666	47,032,345,729
- Accumulated retained earnings of previous year	*421a*		-	-
- Retained earnings of this year	*421b*		*17,326,380,666*	*47,032,345,729*
II/ Other sources and funds	**430**		-	-
TOTAL RESOURCES	**440**		**347,824,150,165**	**243,083,019,514**

M.S.D.N: 6000182456-C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
X. EA KNUẾC - T. ĐẮK LẮK

Do Hoang Phuc
Chairman of the Board of Directors
Dak Lak, March 26, 2026

Nguyen Thi Quynh Nhu
Chief accountant

Nguyen Thi Quynh Nhu
Report maker

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

BUSINESS PERFORMANCE REPORT

For the fiscal year ending December 31, 2025 **Form B02 - DN**

	ITEMS	Code	Note	Current year	Previous year
				VND	VND
1.	**Revenue from sales of goods and services rendered**	**01**	**6.1**	**380,825,010,531**	**293,676,622,715**
2.	Revenue deductions	02		728,414,505	-
3.	**Net revenue**	**10**		**380,096,596,026**	**293,676,622,715**
4.	Cost of sales	11	6.2	341,095,023,327	224,745,895,395
5.	**Gross profit**	**20**		**39,001,572,699**	**68,930,727,320**
6.	Financial income	21	6.3	7,905,016,863	6,474,769,261
7.	Financial expenses	22	6.4	10,312,466,996	3,083,781,157
	In which: Interest expense	*23*		*4,533,708,206*	*1,305,531,684*
8.	Selling expenses	25	6.5	6,779,285,649	7,155,925,020
9.	General and administration expenses	26	6.6	9,905,820,052	8,885,727,238
10.	**Net operating profit**	30		**19,909,016,865**	**56,280,063,166**
11.	Other income	31	6.7	3,494,782,426	5,988,613,595
12.	Other expenses	32	6.8	1,385,104,760	2,835,353,406
13.	**Net other profit**	**40**		**2,109,677,666**	**3,153,260,189**
14.	**Profit before tax**	**50**		**22,018,694,531**	**59,433,323,355**
15.	Current corporate income tax expenses	51	6.9	4,692,313,865	12,400,977,626
16.	Deferred corporate income tax expenses	52		-	-
17.	**Net profit after tax**	**60**		**17,326,380,666**	**47,032,345,729**
18.	Basic earnings per share	70	6.10	1,370	3,718
19.	Diminished earnings per share	71	6.11	1,370	3,718

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
X. EA KNUÊC - T. ĐẮK LẮK

Do Hoang Phuc	**Nguyen Thi Quynh Nhu**	**Nguyen Thi Quynh Nhu**
Chairman of the Board of Directors	**Chief accountant**	**Report maker**
Dak Lak, March 26, 2026		

THANG LOI COFFEE JOINT STOCK COMPANY
Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam

CASH FLOW STATEMENT

(By direct method)
For the fiscal year ending December 31, 2025

Form B03 - DN

	ITEMS	Code	Current year	Previous year
			VND	VND
I/	**Cash flows from operating activities**			
1.	Proceeds from sales of goods and service provisions and other sales	01	352,300,586,102	315,277,923,381
2.	Payments for suppliers of goods and services	02	(405,725,432,300)	(134,898,021,826)
3.	Payments for employees	03	(7,190,315,797)	(5,825,516,781)
4.	Interest paid	04	(4,926,495,583)	(1,420,210,915)
5.	Corporate income tax paid	05	(8,554,769,162)	(4,933,083,513)
6.	Other receipts from operating activities	06	22,148,917,721	20,101,321,572
7.	Other payments for operating activities	07	(53,260,938,514)	(16,973,378,457)
	Net cash flows from operating activities	**20**	**(105,208,447,533)**	**171,329,033,461**
II/	**Cash flows from investing activities**			
1.	Purchases and construction of fixed assets and other long-term assets	21	(23,768,057,404)	(3,705,097,374)
2.	Loans given and purchases of debt instruments of other entities	23	(31,600,000,000)	(88,500,000,000)
3.	Recovery of loan given and disposals of debt instruments of other entities	24	65,600,000,000	26,000,000,000
4.	Interest, dividends and profits recieved	27	2,789,015,560	3,261,388,853
	Net cash flows from investing activities	**30**	**13,020,958,156**	**(62,943,708,521)**
III/	**Cash flows from financing activities**			
1.	Proceeds from borrowings	33	447,915,280,951	125,847,363,889
2.	Repayments of borrowings	34	(355,697,248,623)	(228,346,451,389)
	Net cash flows from financing activities	**40**	**92,218,032,328**	**(102,499,087,500)**
	Net cash flows in the period	**50**	**30,542,951**	**5,886,237,440**
	Cash and cash equivalents at the	**60**	**6,542,852,783**	**656,615,343**
	Effects of fluctuations in foreign exchange rates	61	(40,534)	-
	Cash and cash equivalents at the end of	**70**	**6,573,355,200**	**6,542,852,783**

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

Do Hoang Phuc
Chairman of the Board of Directors
Dak Lak, March 26, 2026

Nguyen Thi Quynh Nhu
Chief accountant

Nguyen Thi Quynh Nhu
Report maker

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

1. OPERATION CHARACTERISTICS

1.1 Form of capital ownership

Thang Loi Coffee Joint Stock Company, formerly Thang Loi Coffee One Member Co., Ltd., was equitized under Decision 1128/QD-UBND dated April 22, 2016 of Dak Lak Provincial People's Committee. The company was officially granted a Certificate of Business Registration as a Joint Stock Company from October 9, 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak province for the first time on August 10, 2007, changed for the 7th time, July 17, 2025, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters are located at: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Vietnam.

1.2 Business areas

The Company's business fields are planting, exploiting and processing coffee.

1.3 Business lines

According to Business Registration Certificate No. 6000182456 first issued by the Department of Planning and Investment of Dak Lak province on August 10, 2007, changed for the 7th time, July 17, 2025, the Company's main business activities include:
- Growing coffee trees;
- Processing, trading and exporting coffee beans;
- Processing, trading and exporting coffee powder;
- Buying and selling machinery, materials and equipment for industry and agriculture;
- Tourism services, office, factory and warehouse rental;
- Buying and selling construction materials, buying and selling gasoline and related products./.

1.4 Normal production and business cycle

The Company's normal production and business cycle does not exceed 12 months.

1.5 Characteristics of the Company's operations during the accounting period that affect the Financial Statements

During the fiscal year ending December 31, 2025, there are no activities that have a significant impact on the indicators on the Company's Financial Statements.

2. FISCAL YEAR, CURRENCY USED IN ACCOUNTING

2.1 Fiscal year

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

2.2 Currency used in accounting

The currency used in accounting is Vietnamese Dong (VND) because revenue and expenditure are mainly made in VND.

3. ACCOUNTING STANDARDS AND REGIMES APPLIED

3.1 Applicable accounting standards and regimes

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT - BTC dated December 22, 2014 of the Minister of Finance Guiding the Enterprise Accounting Regime and related amended circulars.

3.2 Statement on compliance with Accounting Standards and Accounting Regime

The Board of Directors ensures that it has complied with the requirements of accounting standards, the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 as well as the circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing the Financial Statements.

4. ACCOUNTING POLICIES APPLIED

4.1 Basis for preparing Financial Statements

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

4.2 Foreign currency transactions

Transactions in foreign currencies are translated at the exchange rate on the date of the transaction. The balance of foreign currency monetary items at the end of the financial year is translated at the exchange rate on that date.

Exchange rate differences arising during the year from foreign currency transactions are recorded in financial income or financial expenses. Exchange rate differences arising from revaluation of foreign currency monetary items at the end of the financial year after offsetting the increase and decrease are recorded in financial income or financial expenses.

4.3 Cash and cash equivalents

Cash includes cash on hand, demand deposits and cash in transit. Cash equivalents are short-term investments with a maturity of no more than 3 months that are readily convertible to known amounts of cash and are subject to an insignificant risk of conversion to cash.

4.4 Financial investments

Held to maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer must redeem at a certain time in the future, and 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 any costs associated with the transaction. After initial recognition, these investments are recognized at their recoverable amount. Interest income from investments held to maturity after the acquisition date is recognized in the Statement of Business Operations on an accrual basis. Interest earned before the Company holds is deducted from the cost at the acquisition date.

When there is strong evidence that part or all of an investment may not be recovered and the amount of loss can be reliably determined, the loss is recorded in financial expenses in the year and the investment value is directly deducted.

4.5 Accounts Receivable

Receivables are presented at carrying amount less allowance for doubtful debts.

Receivables from customers, advances to suppliers, internal receivables and other receivables at the reporting date, if:

- With a recovery or payment period of less than 1 year (or within a business production cycle) are classified as Short-term Assets;
- With a recovery or payment period of more than 1 year (or within a business production cycle) are classified as Long-term Assets.

Provision for bad debts

The provision for doubtful debts represents the estimated loss value of receivables that are likely to be non-collectible by customers for receivables at the time of preparing the Financial Statements.

The Company's provision for doubtful debts is made in accordance with the provisions of Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Minister of Finance guiding the Enterprise Accounting Regime. Accordingly, the Company is allowed to make a provision for doubtful debts for receivables that have been overdue for six months or more, or receivables that the debtor is unlikely to be able to pay or have similar difficulties.

Increases and decreases in the balance of the provision for doubtful debts that must be set up at the end of the fiscal year are recorded in business administration expenses.

4.6 Inventory

Inventories are stated at cost. Where the net realizable value is lower than cost, the net realizable value should be stated at the net realizable value. The cost of inventories comprises direct materials, direct labour and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution.

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

Inventories are valued using the weighted average method and accounted for using the perpetual inventory method.

Provision for inventory devaluation is established for each inventory item whose original cost is greater than its net realizable value. For unfinished services, provision for devaluation is calculated for each type of service with a separate price. Increases and decreases in the balance of provision for devaluation of inventory that must be established at the end of the fiscal year are recorded in cost of goods sold.

4.7 Prepaid expenses

Short-term prepaid expenses are expenses allocated within 12 months including operating expenses awaiting allocation corresponding to revenue in the year..

Long-term prepaid expenses include actual expenses that have been incurred but are related to the business performance of many accounting periods. The Company's prepaid expenses include the following expenses:

Tools and equipment
Tools and equipment already put into use are allocated to expenses using the straight-line method with an allocation period of no more than 03 years.

Industrial Park Land Rental Costs
The Nam Tan Uyen Industrial Park land rental costs are allocated over the land lease period of 518 months, equivalent to approximately 43 years.

Other prepaid expenses
Other prepaid expenses include asset repair costs, insurance costs, and other costs allocated for no more than 03 years.

4.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the asset is ready for use. Expenses incurred after initial recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will increase future economic benefits from the use of the asset. Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognized as income or expense in the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The years of various types of tangible fixed assets are as follows:

Type of fixed asset	Years
Houses, buildings	10 - 25
Machinery and equipment	10 - 20
Means of transport, transmission	10
Management equipment and tools	03 - 10
Perennial garden	20

4.9 Cost of unfinished basic construction

Construction in progress reflects costs directly related (including related interest expenses in accordance with the Company's accounting policies) to assets under construction, machinery and equipment being installed for production, leasing and management purposes as well as costs related to repairs of fixed assets in progress. These assets are recorded at original cost and are not depreciated.

4.10 Liabilities and accrued expenses

Payables to suppliers, internal payables, other payables, loans at the reporting time, if:

- Have a payment term of less than 1 year or within a business production cycle are classified as short-term debt.

- Have a payment term of more than 1 year or over a business production cycle are classified as long-term debt.

Payable expenses include actual expenses that have not yet occurred but have been deducted in advance from production and business expenses in the period to ensure that when actual expenses

arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

4.11 Equity

Owner's Equity

Owner's equity is recorded at the actual amount contributed.

Development Investment Fund

The Development Investment Fund is set aside from after-tax profits as prescribed in the Company's charter.

4.12 Profit Distribution

Undistributed profits are profits from the Company's business activities after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustments of material errors from previous years.

Undistributed profits are distributed according to the Resolution of the General Meeting of Shareholders after offsetting accumulated losses (if any).

4.13 Revenue and income recognition

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

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- 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.

Service revenue
Revenue from a service transaction is recognised when the outcome of the transaction can be measured reliably. In cases where the service is performed over several periods, revenue is recognised in each period based on the results of the work completed at the end of the accounting period. The outcome of a service transaction is recognised when all of the following conditions are met:

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

Interest
Interest is recognized on an accrual basis, determined on the deposit account balance and the actual interest rate for each period.

4.14 Borrowing costs

Borrowing costs include interest and other costs incurred in connection with borrowing.

Borrowing costs are recognized as expenses when incurred. Where borrowing costs are directly related 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 borrowing costs are capitalized. For loans specifically used to build fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Income from temporary investment of loans is recorded as a reduction in the original cost of the related assets.

For long-term loans used for basic construction investment purposes, capitalized borrowing costs are determined based on the average loan ratio for rubber tree care activities and the average loan ratio for rubber tree care activities.

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 the tax that is calculated on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

4.16 Related Parties

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

In considering a related party relationship, attention is paid more to the substance of the relationship than to the legal form.

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

5.1 Cash and cash equivalents

	31/12/2025 *VND*	01/01/2025 *VND*
Cash on hand	229,856,521	358,433,401
Cash at bank	1,343,498,679	6,184,419,382
Deposit VND	*1,320,947,065*	*6,175,401,204*
Foreign currency deposits	*22,551,614*	*9,018,178*
Time deposits must have a term of no more than 3 months	*5,000,000,000*	-
Total	**6,573,355,200**	**6,542,852,783**

Details of foreign currency balances as at December 31, 2025:

	Foreign currency	Equivalent to VND
Non-term bank deposits - USD	866.39	22,551,614

5.2 Financial investments

	31/12/2025		01/01/2025	
	Cost	Book value	Cost	Book value
	VND	*VND*	*VND*	*VND*
Short-term	***91,320,000,000***	***91,320,000,000***	***125,320,000,000***	***125,320,000,000***
Term deposits (i)	91,320,000,000	91,320,000,000	125,320,000,000	125,320,000,000
Long-term	-	-	-	-
Total	**91,320,000,000**	**91,320,000,000**	**125,320,000,000**	**125,320,000,000**

(i) Term deposits with terms of 6 months and 12 months at banks with values as of December 31, 2025 are as follows:

- Short-term deposits at Vietcombank Dak Lak Branch with total outstanding value as of December 31, 2025 of VND 28,820,000,000, interest rates from 4.6%/year - 5.5%/year.

- Short-term deposits at SHB Dak Lak Branch with total outstanding value as of December 31, 2025 of VND 3,000,000,000, interest rates from 4.7%/year - 5.8%/year.

- Short-term deposits at TPB Commercial Joint Stock Bank Dak Lak Branch with total outstanding value as of December 31, 2025 of VND 12,200,000,000, interest rate 6.2%/year..

- Short-term deposits at Military Commercial Joint Stock Bank, Dak Lak Branch with a total outstanding value as of December 31, 2025 of VND 24,200,000,000, interest rate from 4.8%/year - 6.5%/year.

- Short-term deposits at Vietinbank Commercial Joint Stock Bank, Dak Lak Branch with a total outstanding value as of December 31, 2025 of VND 23,100,000,000, interest rate from 4.2%/year - 5.8%/year.

5.3 Short-term customer receivables

	31/12/2025		01/01/2025	
	Amount	Provison	Amount	Provison
	VND	*VND*	*VND*	*VND*
Accounts receivable from ralated parties	-	-	-	-
Accounts receivable from other customers	**32,949,062,947**	**-**	**355,493,367**	**-**
MARUBENI CORPOPATION	32,534,169,120	-	-	-
Vuong Thuong Trading Private Enterprise	235,049,066	-	161,523,312	-
Other customers	179,844,761	-	193,970,055	-
Total	**32,949,062,947**	**-**	**355,493,367**	**-**

5.4 Short-term prepayments to sellers

	31/12/2025		01/01/2025	
	Amount	Provison	Amount	Provison
	VND	*VND*	*VND*	*VND*
Prepayments to ralated parties				
Prepayments to other sellers	**415,458,092**	**-**	**268,332,142**	**-**
An Phuc Construction and Mapping Company Limited	177,308,092	-	177,308,092	-
TIN THANH PRODUCTION AND SERVICE TRADING Co,.Ltd	156,750,000	-	-	-
Other objects	81,400,000	-	91,024,050	-
Total	**415,458,092**	**-**	**268,332,142**	**-**

5.5 Other short-term receivables

	31/12/2025		01/01/2025	
	Amount *VND*	Provison *VND*	Amount *VND*	Provison *VND*
Loan interest receivable	1,090,954,520	-	2,251,727,459	-
Other receivables	28,181,495,343	(10,171,553,479)	16,786,845,038	(11,250,599,751)
Land rent workers must pay before equitization	*7,079,606,979*	*(6,387,291,327)*	*7,211,269,365*	*(7,211,269,365)*
Land rent payable by land under contract and workers in 2025 (i)	*3,462,630,994*	-	-	-
Land rent payable by land under contract and workers in 2024 (i)	*3,269,461,154*	-	*1,839,946,853*	-
Land rent payable by land under contract and workers in 2023 (i)	*3,256,346,305*	*(914,492,946)*	*1,018,781,677*	*(509,390,838)*
Land rent payable by land under contract and workers in 2022 (i)	*3,231,831,933*	*(688,458,007)*	*982,188,141*	(491,094,071)
Land rent payable by land under contract and workers in 2021 (i)	*3,331,982,595*	*(572,548,087)*	*945,187,369*	(661,631,158)
Land rent payable by land under contract and workers in 2020 (i)	*1,615,164,280*	*(1,608,763,112)*	*1,645,356,319*	(1,645,356,319)
Fertilizer fee workers must pay (i)	*524,518,000*	-	*556,858,000*	*(556,858,000)*
Replanting loan (i)	*175,000,000*	-	*175,000,000*	*(175,000,000)*
Must collect social insurance for workers	*196,735,193*	-	*194,356,912*	-
Other accounts	*2,038,217,910*	-	*2,217,900,402*	-
Total	**29,272,449,863**	**(10,171,553,479)**	**19,038,572,497**	**(11,250,599,751)**

The land rent payable by affiliated households and contracted households, based on a percentage, and the amount for fertilizer sold in previous years have not yet been verified.

Bad debt

	31/12/2025			01/01/2025		
	Amount	Recoverable value	Overdue time	**Amount**	Recoverable value	Overdue time
	VND	*VND*		*VND*	*VND*	
Land rent payable by workers (before 2020)	7,079,606,979	692,315,652	>3 year	7,211,269,365	-	>3 year
Land rent payable by workers (2020)	1,615,164,280	6,401,168	>3 year	1,645,356,319	-	>3 year
Land rent payable by workers (2021)	3,331,982,595	2,759,434,508	>2 year	945,187,369	283,556,211	>2 year
Land rent payable by workers (2022)	3,231,831,933	2,543,373,926	>2 year	982,188,141	491,094,070	>1 year
Land rent payable by workers (2023)	3,256,346,305	2,341,853,359	>1 year	1,018,781,677	509,390,839	<1 year
Fertilizer money workers have to pay	524,518,000	524,518,000	>3 year	556,858,000	-	>3 year
Loan for replanting	175,000,000	175,000,000	>3 year	175,000,000	-	>3 year
Total	**19,214,450,092**	**9,042,896,613**		**12,534,640,871**	**1,284,041,120**	

The situation of fluctuations in provisions for receivables and bad loans is as follows:

	Accounts receivable, short term loans	**Accounts receivable, long-term loans**	**Total**
	VND	**VND**	**VND**
As of 01/01/2025	(11,250,599,751)	-	(11,250,599,751)
Additional provision	(502,452,395)	-	(502,452,395)
Reversal of provisions	1,581,498,667	-	1,581,498,667
As of 31/12/2025	**(10,171,553,479)**	**-**	**(10,171,553,479)**

5.6 Inventory

	31/12/2025		01/01/2025	
	Cost	Provison	Cost	Provison
	VND	*VND*	*VND*	*VND*
Raw materials	1,720,270,876	-	1,415,302,291	-
Tools, instruments	719,652,517	-	1,016,698,458	-
Work in progress (i)	19,640,992,674	-	13,585,614,279	-
Finished product	370,601,105	-	277,072,379	-
Goods	81,258,775,374	-	25,416,711,974	-
Total	**103,710,292,546**	**-**	**41,711,399,381**	**-**

(i) As at December 31, 2025, the unfinished business production costs include the production costs from 2018 to 2025 with a value of VND 19,640,992,674 corresponding to the annual output from 2018 to 2025 that are still receivable from the contracting households.

Regarding the unfinished business production costs from 2018, the Board of Directors of the Company assesses that it is very difficult to fully recover and there is a potential risk of an outstanding cost that is difficult to recover.

5.7 Short-term and long-term prepaid expenses

5.7.1 Short-term prepaid expenses

	31/12/2025	01/01/2025
	VND	*VND*
Short-term prepaid expenses awaiting allocation	328,840,080	147,073,627
Total	**328,840,080**	**147,073,627**

5.7.2 Long-term prepaid expenses

	31/12/2025	01/01/2025
	VND	*VND*
Tools and supplies used	128,430,843	271,965,083
Property repair costs	206,095,431	281,968,646
Land rental cost of Nam Tan Uyen Industrial Park (i)	8,812,364,403	9,130,012,971
Total	**9,146,890,677**	**9,683,946,700**

(i) Warehouse rental cost of the Company at Nam Tan Uyen Industrial Park from the end of 2019, rental area is 15,000 m2, rental period is 35 years.

5.8 Increase or decrease in tangible fixed assets

	Houses, buildings	Machinery and equipments	Motor vehicles	Equipment management	Perennial garden	Total
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Cost						
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**
Increase during the year	11,105,032,804	12,322,304,074	-	-	69,882,928	23,497,219,806
Decrease during the year	-	-	-	-	(974,122,212)	(974,122,212)
At 31/12/2025	**66,862,593,663**	**42,586,181,413**	**3,274,602,292**	**130,387,273**	**63,293,643,461**	**176,147,408,102**
Accumulated depreciation						
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 during the year	1,434,579,953	1,497,133,645	113,028,144	-	1,337,987,889	4,382,729,631
Reclassification	(222,677,460)	367,773,444	(145,095,984)		(17,330,994)	(17,330,994)
At 31/12/2025	**47,692,341,171**	**22,645,427,893**	**2,836,858,290**	**130,387,273**	**49,160,690,146**	**122,465,704,773**
Residual value						
At 01/01/2025	**9,277,122,181**	**9,483,356,535**	**405,676,162**	**-**	**16,357,849,494**	**35,524,004,372**
At 31/12/2025	**19,170,252,492**	**19,940,753,520**	**437,744,002**	**-**	**14,132,953,315**	**53,681,703,329**
Original price of tangible fixed assets fuliy depreciated but still in use:						
At 01/01/2025	**37,548,624,852**	**10,995,693,414**	**2,156,970,557**	**130,387,273**	**19,004,328,685**	**69,836,004,781**
At 31/12/2025	**35,509,668,509**	**13,516,221,703**	**2,156,970,557**	**130,387,273**	**18,941,749,636**	**70,254,997,678**

5.9 Increase or decrease in intangible fixed assets

	Land use rights	Software	Total
	VND	*VND*	*VND*
Cost			
At 01/01/2025	-	**454,360,000**	**454,360,000**
At 31/12/2025	-	**454,360,000**	**454,360,000**
Accumulated depreciation			
At 01/01/2025	-	**253,804,720**	**253,804,720**
Depreciation during the period	-	80,555,294	80,555,294
At 31/12/2025	-	**334,360,014**	**334,360,014**
Residual value			
At 01/01/2025	-	**200,555,280**	**200,555,280**
At 31/12/2025	-	**119,999,986**	**119,999,986**

5.10 Increase or decrease in investment real estate

	House	Infrastructure	Total
	VND	*VND*	*VND*
Cost			
At 01/01/2025	**29,938,241,930**	**1,618,556,636**	**31,556,798,566**
At 31/12/2025	**29,938,241,930**	**1,618,556,636**	**31,556,798,566**
Accumulated depreciation			
At 01/01/2025	**18,820,080,988**	**833,401,578**	**19,653,482,566**
Depreciation during the period	1,352,099,940	80,927,832	1,433,027,772
At 31/12/2025	**20,172,180,928**	**914,329,410**	**21,086,510,338**
Residual value			
At 01/01/2025	**11,118,160,942**	**785,155,058**	**11,903,316,000**
At 31/12/2025	**9,766,061,002**	**704,227,226**	**10,470,288,228**

5.11 Construction in progress costs

	01/01/2025	Costs incurred during the year	Transfer of increase in fixed assets/ Transfer of all unfinished items during the year	31/12/2025
	VND	*VND*	*VND*	*VND*
Coffee bean factory project	*973,170,936*	*9,983,258,481*	*463,118,915*	*10,493,310,502*
Coffee garden planted since 2020	*2,638,025,035*	*13,001,285,224*	*12,696,204,991*	*2,943,105,268*
Total	**3,611,195,971**	**22,984,543,705**	**13,159,323,906**	**13,436,415,770**

5.12 Short-term trade payables

	31/12/2025		01/01/2025	
	Amount	Repayment capcaity	Amount	Repayment capcaity
	VND	*VND*	*VND*	*VND*
Payable to suppliers who are related parties	-	-	-	-
Other short-term suppliers payable	**6,423,342,204**	**6,423,342,204**	**1,183,427,057**	**1,183,427,057**
999 Production - Trade - Service Company Limited	-	-	507,280,840	507,280,840
TKT Vietnam Plastic Packaging Joint Stock Company	-	-	497,067,516	497,067,516
THANH BINH AGRICULTURAL PRODUCTS IMPORT-EXPORT CO., LTD	3,000,100,450	3,000,100,450	-	-
VINA NHA TRANG MECHANICAL ENGINEERING JOINT STOCK COMPANY	1,100,000,000	1,100,000,000	-	-
Other objects	2,323,241,754	2,323,241,754	179,078,701	179,078,701
Total	**6,423,342,204**	**6,423,342,204**	**1,183,427,057**	**1,183,427,057**

5.13 Short-term advance payment by buyer

	31/12/2025		01/01/2025	
	Amount *VND*	Repayment capcaity *VND*	Amount *VND*	Repayment capcaity *VND*
Advances from customers who are related parties	-	-	-	-
Advances from other customers	**315,550**	**315,550**	**99,399,317**	**99,399,317**
MARUBENI CORPOPATION	-	-	99,399,317	99,399,317
Other objects	315,550	315,550	-	-
Total	**315,550**	**315,550**	**99,399,317**	**99,399,317**

5.14 Taxes and other payments to the state

	Amount receivable 31/12/2025 VND	Amount to be paid 31/12/2025 VND	Amount payable during the year VND	Amount paid during the year VND	Amount receivable 01/01/2025 VND	Amount to be paid 01/01/2025 VND
Value added tax	-	-	432,503,400	558,616,363	-	126,112,963
Corporate income tax	-	4,603,216,594	4,692,313,865	8,554,769,162	-	8,465,671,891
Personal income tax	-	39,906,997	287,904,923	232,257,408	15,740,518	-
Resource tax	-	-	1,764,090	1,764,090	-	-
Real estate tax and land rent	-	1,847,449,215	21,521,087,212	21,695,588,307	-	2,021,950,310
Other taxes	-	2,496,885,507	963,366,507	18,445,160	-	1,551,964,160
Fees, charges and other charge	-	-	20,050,107	20,050,107	-	-
Total	**-**	**8,987,458,313**	**27,918,990,104**	**31,081,490,597**	**15,740,518**	**12,165,699,324**

5.15 Short-term payable expenses

	31/12/2025	01/01/2025
	VND	*VND*
Loan interest expenses	110,999,747	16,150,634
Salary, bonus, allowance	41,776,660	27,377,929
Brokerage commission costs	56,326,320	-
Other costs	293,344,826	75,630,700
Total	**502,447,553**	**119,159,263**

5.16 Other short-term and long-term payables

5.16.1 Other short-term payables

	31/12/2025		01/01/2025	
	Amount	Repayment capcaity	Amount	Repayment capcaity
	VND	*VND*	*VND*	*VND*
Other short-term payables	**11,781,533,436**	**11,781,533,436**	**20,430,396,197**	**20,430,396,197**
Union funds	137,003,764	137,003,764	136,259,448	136,259,448
Social insurance	83,662,662	83,662,662	84,735,272	84,735,272
Health insurance	5,086,828	5,086,828	5,866,703	5,866,703
Unemployment insurance	-	-	-	-
Must return equitization	4,015,607,667	4,015,607,667	4,015,607,667	4,015,607,667
Receive deposit, bet	525,000,000	525,000,000	8,065,475,000	8,065,475,000
Farmer's cooperative capital for garden investment	5,775,951,027	5,775,951,027	6,710,364,033	6,710,364,033
Other payables	1,239,221,488	1,239,221,488	1,412,088,074	1,412,088,074
Total	**11,781,533,436**	**11,781,533,436**	**20,430,396,197**	**20,430,396,197**

5.16.2 Other long-term payables

	31/12/2025		01/01/2025	
	Amount	Repayment capcaity	Amount	Repayment capcaity
	VND	*VND*	*VND*	*VND*
Receive deposits, long-term bets (i)	2,125,475,000	2,125,475,000	755,000,000	755,000,000
Total	**2,125,475,000**	**2,125,475,000**	**755,000,000**	**755,000,000**

(i) Receive long-term deposits for factory rental according to the Lease Contracts.

5.17 Borrowings and finance leases

Short-term borrowings and finance leases

	31/12/2025		During the year		01/01/2025	
	Amount	Amount within repayment capcaity	Increase	Decrease	Amount	Amount within repayment capcaity
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Short-term borrowings	**94,103,480,797**	**94,103,480,797**	**426,296,940,951**	**354,941,704,623**	**22,748,244,469**	**22,748,244,469**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dak Lak Branch	-	-	80,716,682,880	82,185,098,850	1,468,415,970	1,468,415,970
Viettinbank Commercial Joint Stock Bank - Dak Lak Branch	45,776,703,206	45,776,703,206	163,459,791,974	117,683,088,768	-	-
Military Commercial Joint Stock Bank - Dak Lak Branch	48,326,777,591	48,326,777,591	138,120,466,097	111,073,517,005	21,279,828,499	21,279,828,499
Other individuals	-	-	44,000,000,000	44,000,000,000	-	-
Long-term loans due for repayment	**4,472,028,000**	**4,472,028,000**	**4,472,028,000**	**-**	**-**	**-**
Military Commercial Joint Stock Bank - Dak Lak Branch	4,472,028,000	4,472,028,000	4,472,028,000	-	-	-
Total	**98,575,508,797**	**98,575,508,797**	**430,768,968,951**	**354,941,704,623**	**22,748,244,469**	**22,748,244,469**

Long-term borrowings and finance leases

	31/12/2025		During the year		01/01/2025	
	Amount	Amount within repayment capcaity	Increase	Decrease	Amount	Amount within repayment capcaity
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Long-term loans	**16,390,768,000**	**16,390,768,000**	**21,618,340,000**	**5,227,572,000**	**-**	**-**
Military Commercial Joint Stock Bank - Dak Lak Branch	16,390,768,000	16,390,768,000	21,618,340,000	5,227,572,000	-	-
Total	**16,390,768,000**	**16,390,768,000**	**21,618,340,000**	**5,227,572,000**	**-**	**-**

Additional information for short-term loans and finance leases

Loan contract	Loan term	Interest rate	Loan limit	Principal balance as of 31/12/2025	Loan purpose	Secured assets
Loan Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dak Lak Branch						
021224/276952/HĐHM dated 02/12/2024 and 041225/276952/HĐHM dated 04/12/2025	04 months	According to each debt paper	61,200,000,000 VND	0	Loan to supplement working capital for coffee production and export business (Loan to pay for coffee purchases)	The loan is secured by deposit contracts at Vietnam Joint Stock Commercial Bank for Foreign Trade.
Loan Viettinbank Commercial Joint Stock Bank - Dak Lak Branch						
24.94.072/2024-HĐCVHM/NHCT502-THANGLOI dated 24/12/2024 and 25.94.083/2025-HĐCVHM/NHCT502-THANGLOI dated 16/12/2025	06 months	According to each debt paper	100,000,000,000 VND	45,776,703,206	Loan to supplement working capital for coffee production and export business (Loan to pay for coffee purchases)	The loan is secured by deposit contracts at Vietnam Joint Stock Commercial Bank for Industry and Trade.
Loan Military Commercial Joint Stock Bank - Dak Lak Branch						
Credit Agreement No. 221404.24.340.923045.TD dated October 1, 2024 and Credit Agreement No. 309202.25.340.923045.TD dated June 13, 2025	06 months	According to each debt paper	60,000,000,000 VND	48,326,777,591	Loan to supplement working capital for coffee production and export business (Loan to pay for coffee purchases)	The loan is secured by deposit contracts at the Military Commercial Joint Stock Bank.
Total				**94,103,480,797**		

Additional information for long-term loans and finance leases

Loan contract	Loan term	Interest rate	Loan limit	Principal balance as of 31/12/2025	Loan purpose	Secured assets
Loan Military Commercial Joint Stock Bank - Dak Lak Branch						
Credit Agreement No. 295402.25.340.923045.TD dated April 25, 2025 and general agreement concluded	60 months	According to each debt paper	7.412.000.000 VND	20,862,796,000	Loans were taken out to purchase machinery and equipment, including one coffee bean processing system with an input capacity of 15-18 tons/hour, under a sales contract with Vina Nha Trang Mechanical Joint Stock Company; and two forklifts under a sales contract with Le Xuan Limited Company.	The loan is secured by deposit contracts at the Military Commercial Joint Stock Bank.
Total				**20,862,796,000**		

5.18 Owners' Equity ("Equity")

5.18.1 Equity Fluctuation

	Owner's equity	Exchange rate difference	Development investment fund	Undistributed profit after tax	Total
	VND	*VND*	*VND*	*VND*	*VND*
At 01/01/2024	**126,500,000,000**	**-**	**7,495,095,820**	**4,886,302,955**	**138,881,398,775**
Profit/loss in previous year	-	-	-	47,032,345,729	47,032,345,729
Provision of funds from profits	-	-	4,886,302,955	(4,886,302,955)	-
At 31/12/2024	**126,500,000,000**	**-**	**12,381,398,775**	**47,032,345,729**	**185,913,744,504**
At 01/01/2025	**126,500,000,000**	**-**	**12,381,398,775**	**47,032,345,729**	**185,913,744,504**
Profit/loss this year	-	-	-	17,326,380,666	17,326,380,666
Provision of funds from previous year's profits (i)			47,032,345,729	(47,032,345,729)	-
At 31/12/2025	**126,500,000,000**	**-**	**59,413,744,504**	**17,326,380,666**	**203,240,125,170**

(i) Allocate development investment fund from undistributed profit after tax in 2024 according to the resolution of the 2025 Shareholders' Meeting.

5.18.2 Owner's equity details

	31/12/2025		01/01/2025	
	Amount	Ratio	Amount	Ratio
	VND	%	*VND*	%
Dak Lak Provincial People's Committee	45,540,000,000	36.00%	45,540,000,000	36.00%
Pham Thi Linh	67,499,000,000	53.36%	77,619,000,000	61.36%
Other individuals	13,461,000,000	10.64%	3,341,000,000	2.64%
Total	**126,500,000,000**	**100%**	**126,500,000,000**	**100%**

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

6.1 Sales and service revenue

	Current year VND	Previous year VND
Sales of goods	340,771,649,178	256,376,945,903
Sales of finished products	23,513,424,352	24,079,088,657
Warehouse rental revenue	16,539,937,001	13,220,588,155
Total	**380,825,010,531**	**293,676,622,715**

6.2 Cost of goods sold

	Current year VND	Previous year VND
Cost of goods sold	333,771,747,695	214,595,594,394
Cost of finished goods sold	5,604,960,478	8,432,589,135
Cost of services provided	1,718,315,154	1,717,711,866
Total	**341,095,023,327**	**224,745,895,395**

6.3 Financial operating revenue

	Current year VND	Previous year VND
Interest from deposits and loans	4,589,747,011	4,665,796,035
Realized foreign exchange gains	3,141,217,795	1,760,257,656
Other financial revenue	174,052,057	48,715,570
Total	**7,905,016,863**	**6,474,769,261**

6.4 Financial operating costs

	Current year VND	Previous year VND
Loan interest	4,533,708,206	1,305,531,684
Realized exchange loss	5,620,347,760	363,739,735
Unrealized exchange loss	88,943,289	782,189,863
Other financial costs	69,467,741	632,319,875
Total	**10,312,466,996**	**3,083,781,157**

6.5 Selling expenses

	Current year VND	Previous year VND
Labor costs	1,642,548,971	2,662,467,476
Cost of materials	197,802,671	222,691,876
Depreciation expenses	508,536,635	481,843,776
Outside service expenses	2,915,743,244	2,855,969,435
Other cash expenses	1,514,654,128	932,952,457
Total	**6,779,285,649**	**7,155,925,020**

6.6 Business management costs

	Current year VND	Previous year VND
Labor costs	6,448,524,012	4,513,116,392
Cost of materials	207,710,933	246,790,330
Depreciation expenses	383,362,418	393,679,128
Fees and duties	1,663,143,030	1,698,467,710
Contingency costs (provisions)	502,452,395	596,608,940
Provision (reversal)	(1,581,498,667)	(1,101,797,260)
Outside service expenses	579,021,713	767,848,687
Other cash expenses	1,703,104,218	1,771,013,311
Total	**9,905,820,052**	**8,885,727,238**

6.7 Other income

	Current year VND	Previous year VND
Revenue from contract compensation	320,000,000	-
Other income	3,174,782,426	5,988,613,595
Total	**3,494,782,426**	**5,988,613,595**

6.8 Other costs

	Current year VND	Previous year VND
Depreciation of fixed assets not used for production and business	281,996,040	281,968,011
Cost of unfinished wind power project	907,818,182	1,586,090,909
Other accounts	195,290,538	967,294,486
Total	**1,385,104,760**	**2,835,353,406**

6.9 Current corporate income tax expense

	Current year VND	Previous year VND
Total income before taxes	**22,018,694,531**	**59,433,323,355**
Adjustments to accounting profit to determine taxable income	**1,442,874,795**	**2,340,790,565**
Incremental adjustments	1,442,874,795	2,340,790,565
Non-deductible expenses	*1,442,874,795*	*2,340,790,565*
Expenses not deductible from previous year	-	-
Taxable income	**23,461,569,326**	**61,774,113,920**
Corporate income tax rate	**20%**	**20%**
Current year corporate income tax	**4,692,313,865**	**12,354,822,784**
Adjust corporate income tax expense of previous years into current income tax expense of this year	-	46,154,842
Total current corporate income tax expense	**4,692,313,865**	**12,400,977,626**

6.10 Basic earnings per share

	Current year VND	Previous year VND
Accounting profit after corporate income tax	17,326,380,666	47,032,345,729
Profit or (Loss) attributable to common shareholders	17,326,380,666	47,032,345,729
Average common shares outstanding during the period	12,650,000	12,650,000
Basic earnings per share	**1,370**	**3,718**

6.11 Diluted earnings per share

	Current year VND	Previous year VND
Accounting profit after corporate income tax	17,326,380,666	47,032,345,729
Profit or (Loss) attributable to common shareholders	17,326,380,666	47,032,345,729
Average common shares outstanding during the period	12,650,000	12,650,000
Diminished earnings per share	**1,370**	**3,718**

6.12 Production and business costs by factor

	Current year VND	Previous year VND
Labor costs	9,158,674,673	5,875,789,085
Cost of raw materials, tools and equipment	396,425,843,794	500,694,762,933
Fixed asset depreciation costs	5,896,312,697	6,345,823,537
Taxes, fees, charges	1,663,143,030	1,199,962,794
Contingency costs (provisions)	502,452,395	3,266,953,282
Provision (reversal)	(1,581,498,667)	-
Outsourcing service costs	4,488,413,281	4,700,954,121
Other expenses in cash	3,217,758,346	3,951,386,185
Total	**419,771,099,549**	**526,035,631,937**

7. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

7.1 Proceeds from borrowing

	Current year VND	Previous year VND
Proceeds from borrowing under conventional agreemen	447,915,280,951	125,847,363,889

7.2 Loan principal repayment

	Current year VND	Previous year VND
Principal repayment of loan under normal contract	355,697,248,623	228,346,451,389

8. FINANCIAL TOOLS

Capital Risk Management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to the Company through the optimisation of its debt and equity balances.

The Company's capital structure includes liabilities disclosed in the Balance Sheet, and the Company's equity, which includes contributed capital and retained earnings.

ignificant accounting policies

Details of the significant accounting policies and accounting methods applied by the Company (including the criteria for recognition, the basis for determining value and the basis for recording income and expenses) for each type of financial asset, financial liability and equity instrument are presented in Note 4.

Types of financial instruments

	Book value			
	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	VND	*VND*	*VND*	*VND*
Financial assets				
Cash and cash equivalents	6,573,355,200	-	6,542,852,783	-
customers	32,949,062,947	-	355,493,367	-
Loan receivable	-	-	-	-
Other receivables	29,272,449,863	(10,171,553,479)	19,038,572,497	(11,250,599,751)
Financial investment	91,320,000,000	-	125,320,000,000	-
	160,114,868,010	**(10,171,553,479)**	**151,256,918,647**	**(11,250,599,751)**
Financial liabilities				
Loans and debt	114,966,276,797	-	22,748,244,469	-
Must pay the seller	6,423,342,204	-	1,183,427,057	-
Fees must be paid	502,447,553	-	119,159,263	-
Other payables	13,907,008,436	-	21,185,396,197	-
	135,799,074,990	**-**	**45,236,226,986**	**-**

As at December 31, 2025, the Company has not assessed the fair value of financial assets and financial liabilities because Circular No. 210/2009/TT-BTC dated 06 November 2009 of the Ministry of Finance as well as current regulations do not provide specific guidance on this matter. Circular No. 210/2009/TT-BTC requires the application of International Financial Reporting Standards on the presentation of financial statements and disclosures for financial instruments but does not provide equivalent guidance for the measurement and recognition of financial instruments including fair value in accordance with International Financial Reporting Standards.

Financial Risk Management

Financial risks include market risk (exchange rate risk, interest rate risk, price risk), credit risk and liquidity risk. The Board of Directors has overall responsibility for establishing and implementing poiicies to control risks (detect, prevent and limit the impact of risks).

Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The Company's business operations are primarily exposed to risks from changes in foreign exchange rates, interest rates, commodity prices and other prices such as equity prices. The objective of market risk management is to manage and control the level of risk within acceptable limits while maximizing returns.

Liquidity Risk Management

The purpose of liquidity risk management is to ensure that there are sufficient funds to meet present and future financial obligations. Liquidity is also managed by the Company to ensure that the excess of maturing liabilities over maturing assets during a period is kept to a manageable level relative to the amount of funds that the Company believes can be generated during that period.

The Company's policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and capital to meet its liquidity requirements in the short and longer term. The table below details financial liabilities by maturity. The figures are presented on the basis of the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	*VND*	*VND*	*VND*
Financial liabilities				
At 31/12/2025				
Loans and liabilitites	98,575,508,797	16,390,768,000		114,966,276,797
Must pay the seller	6,423,342,204			6,423,342,204
Fees must be paid	502,447,553			502,447,553
Other payables	11,781,533,436	2,125,475,000	-	13,907,008,436
Total	**117,282,831,990**	**18,516,243,000**	**-**	**135,799,074,990**
At 01/01/2025				
Loans and liabilitites	22,748,244,469	-		22,748,244,469
Must pay the seller	1,183,427,057			1,183,427,057
Fees must be paid	119,159,263			119,159,263
Other payables	20,430,396,197	755,000,000	-	21,185,396,197
Total	**44,481,226,986**	**755,000,000**	**-**	**45,236,226,986**

The following table details financial assets by maturity. The figures presented are based on undiscounted cash flows.

Financial assets	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	*VND*	*VND*	*VND*
At 31/12/2025				
Cash and cash equivalents	6,573,355,200	-	-	6,573,355,200
Receivable from customers	62,221,512,810	-	-	62,221,512,810
Financial investment	91,320,000,000	-	-	91,320,000,000
Other receivables	-	-	-	-
Total	**160,114,868,010**	**-**	**-**	**160,114,868,010**
At 01/01/2025				
Cash and cash equivalents	6,542,852,783	-	-	6,542,852,783
Receivable from customers	19,394,065,864	-	-	19,394,065,864
Financial investment	125,320,000,000	-	-	125,320,000,000
Other receivables	-	-	-	-
Total	**151,256,918,647**	**-**	**-**	**151,256,918,647**

The Board of Directors assesses the level of concentration of liquidity risk at a low level. The Board of Directors believes that the Company will be able to generate sufficient funds to meet its financial obligations as and when they fall due.

9. OTHER INFORMATION

9.1 Comparative figures

The beginning of the year figures on the Balance Sheet, Income Statement and Cash Flow Statement for 2025 are taken from the figures on the 2024 Financial Statements audited by AFC Vietnam Auditing Company Limited - Northern Branch.

As of the time of preparing this financial statement, the Company has not yet finalized the equitization costs and determined the value of the State capital to be transferred to the Joint Stock Company. Therefore, the beginning of the year figures may change after the Company is officially approved by the Management Agency.

9.2 Departmental reporting

Currently, the Company's main activities are doing business in the same geographical area without any difference in production and business conditions and the main type of service business. Therefore, no Segment Report is presented.

9.3 Contingent Liabilities

There are no contingent liabilities arising from past events that could affect the information presented in the Financial Statements that the Company does not control or has not recorded.

9.4 Related party information

Transactions with other related parties

Transactions with related companies during the year are as follows

Related parties	Relationship	Transaction content	Amount
			VND
Dak Lak Water Supply Joint Stock Company	Related companies	Buy Ionized water	13,353,236
Nam Phuong Investment and Trading Company Limited	Related companies	Coffee sales revenue	59,212,372

Main Management Members' Compensation:

Main Management Member	Position	Salary and remuneration year 2025 VND	Year 2024 VND
Mr Do Hoang Phuc	Chairman of the Board of Directors	578,300,000	548,500,000
Mr Pham Xuan Thu	BOD Vice Chairman	323,800,000	352,588,889
Mr Do Hoang Phuong	Member of the Board of Directors	297,000,000	80,366,667
Ms Pham Thi Linh	Member of the Board of Directors	297,000,000	30,000,000
Ms Dang Thi Huyen	Member of the Board of Directors	232,659,309	216,481,704
Ms Hoang Thi Thu Ha	Deputy General Manager	288,200,000	318,228,889
Mr Doan Dinh Hong	Deputy General Manager	287,900,000	294,308,889
Ms Nguyen Thi Nhu Quynh	Chief Accountant	236,942,924	215,647,140
Total		**2,541,802,233**	**2,056,122,178**

9.5 Information on going concern

There are no events that cast significant doubt on the Company's ability to continue as a going concern and the Company has no intention or need to cease operations or significantly reduce the scale of its operations. Therefore, in the opinion of the Board of Directors, the Company's financial statements are certainly prepared on the going concern basis.

9.6 Events occurring after the balance sheet date

There are no events occurring after the reporting date that require adjustment to or disclosure in the Financial Statements.

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
X. EA KNUẾC - T. ĐẮK LẮK

Do Hoang Phuc	**Nguyen Thi Quynh Nhu**	**Nguyen Thi Quynh Nhu**
Chairman of the Board of Directors	**Chief accountant**	**Report maker**
Dak Lak, March 26, 2026		

THANG LOI COFFEE JOINT STOCK COMPANY
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dak Lak, March 31, 2026

STATEMENT

(No.: 40/2026/TT – HDQT)

Re: Approval of the Profit distribution plan for profit after corporate income tax in 2025

To: The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

Pursuant to the Enterprise Law No. 59/2020/QH14, enacted by the National Assembly of the Socialist Republic of Vietnam, and other relevant legal documents;

Pursuant to the Charter of Organization and Operation of Thang Loi Coffee Joint Stock Company;

Pursuant to the audited financial statements for the fiscal year from January 1, 2025 to December 31, 2025 of Thang Loi Coffee Joint Stock Company,

The Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration and approval the profit distribution plan for after-tax corporate income for 2025 as follows:

1. Profit distribution plan from January 1, 2025 to December 31, 2025:

No.	Content	Unit	Actual
1	Total revenue	*VND*	391,496,395,315
2	Total accounting profit before tax	*VND*	22,018,694,531
3	Profit after corporate income tax	*VND*	17,326,380,666
4	2025 dividend (VND 1,000/share) *	*VND*	12,650,000,000
5	Dividend payout ratio on profit	*%*	72

* - Cash dividend payout ratio: 10% (Equivalent to VND 1,000/share)

For shareholders of the People's Committee of Dak Lak province, the dividend payment amount will be provisionally calculated based on the number of shares held by the state-owned shareholder. The actual payment amount will be adjusted within the framework of the reasonable capital ratio of the People's Committee of Dak Lak province in the company, as changed according to legal regulations.

If, after 6 months from the date of approval by the General Meeting of Shareholders, the People's Committee of Dak Lak province has not completed the capital settlement, the provisional dividend amount will be temporarily held in the accounts payable and other payables (Account 3388…). Due to the fact that the

company has not yet received official approval from the competent authority to convert to a joint-stock company, the financial statements for six consecutive years have received qualified audit opinions from the auditing firm. This has resulted in the CFV shares of Loi Loi Coffee Joint Stock Company continuing to be under warning status according to Decision No. 263/QD – SGDHN of the Hanoi Stock Exchange. The continuous warning status of the company's shares for many years significantly impacts the interests and rights of the company's shareholders in trading shares on the stock exchange.

- Dividend payment method: By cash/bank transfer.

- Dividend recipients: Existing shareholders whose names are listed in the Company's shareholder register as of the record date for exercising the right to receive dividends.

- Dividend payment schedule for 2025: As stipulated by law.

- The remaining after-tax profit for 2025 will be retained to supplement capital for business and production activities when necessary, as the Company is still facing certain difficulties.

2. Implementation:

The Board of Directors respectfully requests the General Meeting of Shareholders to authorize the Board of Directors to make decisions regarding the paperwork, tasks, and procedures related to the implementation of the profit distribution plan presented above, after it has been approved by the General Meeting of Shareholders.

It is respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Recipients:
- As above;
- BOD, SB, BOGD;
- Filing: Archived.

ON BEHALF OF THE BOARD OF DIRECTORS



THANG LOI COFFEE JOINT STOCK COMPANY

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dak Lak, March 31, 2026

STATEMENT

(No.: 41/2026/TT – HDQT)

Re: Approval of remuneration and bonus of the Board of Directors and the Supervisory Board in 2025 and plans in 2026

To: The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

Pursuant to the Resolution of the 2025 Annual General Meeting of Shareholders on approval of the remuneration plan for the Board of Directors and the Supervisory Board in 2025:

Pursuant to the audited financial statements for 2025 of Thang Loi Coffee Joint Stock Company.

The Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the Total remuneration (including salary and bonus) of the Board of Directors, the Supervisory Board of 2025 and the Remuneration Plan (including salary and bonus) in 2026 as follows:

Unit: VND

No.	Content	Actual Remuneration 2025	Planned Remuneration 2026	Note
01	Board of Directors (5 members)	1,496,100,000	2,000,000,000	
02	Supervisory Board (3 members)	35,000,000	200,000,000	

(The total remuneration and bonuses of members of the Board of Directors and the Supervisory Board are presented in detail in the audited financial statements in 2025. The remuneration plan in 2026 of the Board of Directors and the Supervisory Board is based on the remuneration plan in 2025 approved by the General Meeting of Shareholders).

It is respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Recipients:

- As above;
- BOD, SB, BOGD;
- Filing: Archived.

ON BEHALF OF THE BOARD OF DIRECTORS



CHỦ TỊCH HĐQT

Đỗ Hoàng Phúc

THANG LOI COFFEE JOINT STOCK COMPANY

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dak Lak, March 31, 2026

STATEMENT

(No.: 42/2026/TT – HDQT)

Re: Selection of an independent audit firm to audit the financial statements for the fiscal year 2026

To: The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

Pursuant to Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and related legal documents;

Pursuant to Law on Securities No. 54/2019/QH14 dated November 26, 2019 and related legal documents;

Pursuant to the proposal and recommendation of the Supervisory Boards of the Company on proposal to the General Meeting of Shareholders to approve the organization of the audit of the Company's financial statements;

In order to fulfill the obligations stipulated in Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam and taking effect from January 1, 2021 and other relevant laws, the Board of Directors respectfully submits to the General Meeting of Shareholders for auditor approval to conduct the audit of the Financial Statements for the fiscal year 2026 of the Company, specifically as follows:

1. Selection criteria:

- A company legally operating in Vietnam, in compliance with legal regulations on the conditions for an approved audit firm.
- Being on the list of audit firms approved by the State Securities Commission in accordance with the law;
- Having a reputation for audit quality and experience in auditing public companies, listed companies, and major banking and financial institutions in Vietnam;
- Having a team of auditors with high qualifications and extensive experience;
- Meeting the Company's requirements regarding audit scope and timeline;
- Offering a reasonable audit fee commensurate with audit quality.

2. Implementation:

On the basis of the above selection criteria, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of granting Authority to the Chairperson of the Board of Directors to select an auditor for the fiscal year 2026 in line with the actual situation in the year, meeting the above criteria and complying strictly with legal regulations.

It is respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Recipients:
- As above;
- BOD, SB, BOGD;
- Filing: Archived.

ON BEHALF OF BOARD OF DIRECTORS

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THĂNG LỢI
X. EA KNUẾC - T. ĐẮK LẮK

CHỦ TỊCH HĐQT

Đỗ Hoàng Phúc

THANG LOI COFFEE JOINT STOCK COMPANY
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dak Lak, March 31, 2026

REPORT

(No.: 43/2026/BC – HDQT)

On results of contract and transaction performance between the company and Related persons in 2025

To: The General Meeting of Shareholders of Thang Loi Coffee Joint Stock Company

Pursuant to Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam and taking effect from January 1, 2021;

Pursuant to Law on Securities No. 54/2019/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam at its 8th session on November 26, 2019;

Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020;

Pursuant to the Charter of organization and operation of Thang Loi Coffee Joint Stock Company;

In compliance with the Resolution of the 2024 Annual General Meeting of Shareholders of the Company dated April 24, 2024 on approval of contracts and transactions between the company and Related persons. The Board of Directors respectfully reports to the General Meeting of Shareholders on the results of contract and transaction performance between the Company and related persons in 2025 as follows:

1. **Results:**

Unit: VND

No.	Contract/Contract Appendix No.	Implementation content	Actual Value in 2025 *(Excluding VAT)*
I	**Daklak Water Supply Joint Stock Company** **No. 339 Ton Duc Thang, Tan An Ward, Dak Lak Province** **Tax code: 6000175995**		
	02/2025-HDMB dated May 2, 2025	***Master contract for the supply of beverage products (****Master contract for purchase and sale*	***13,353,236***

		transactions, actual value incurred based on specific purchase orders)	
II	**Nam Phuong Investment and Trading Company Limited** **No. 154, Tran Hung Dao Street, Binh Chuong Street, Hoa Lu Ward, Ninh Binh Province** **Tax code: 2700281328**		
	01/TL-NP.2025 dated April 9, 2025	Master contract for the purchase and sale of coffee (*Master contract for purchase and sale transactions, actual value incurred based on specific purchase orders)*	***59,212,372***

2. Implementation:

Assign the Board of Directors to continue to approve the implementation of tasks in line with the policy on approval of contracts and transactions between the company and related persons approved by the General Meeting of Shareholders.

It is respectfully submitted to the General Meeting of Shareholders for consideration and approval./.

Recipients:
- As above;
- BOD, SB, BOGD;
- Filing: Archived.

ON BEHALF OF BOARD OF DIRECTORS

M.S.D.N: 6000182456 - C.T.C.P
CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
X. EA KNUẾC - T. ĐẮK LẮK

CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc