CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA
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Thanh Thanh Cong – Bien Hoa Joint Stock Company

Consolidated financial statements quarter I of 2026-2027

For the period from 01 July to 30 September 2026

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Thanh Thanh Cong - Bien Hoa Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and subsequent amended Investment Licenses/Investment Certificates/Enterprise Registration Certificates, with the latest being the 22nd amended Enterprise Registration Certificate dated 23 September 2026.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange with trading code as SBT following License No. 27/QD-SGDCKHCM issued by the Ho Chi Minh City Stock Exchange on 18 February 2008.

The current principal activities of the Company are producing sugar and electricity; planting sugar cane; producing and trading products using sugar or its by-products, waste products; producing and trading fertilizer, agricultural materials; constructing civil project; trading hotels and restaurant; constructing and trading industrial zone infrastructure; mechanical processing; consulting engineering, technology, and management in sugar's production industry; producing and trading alcohol products; trading real estates, rent houses and apartments and investing activities.

The Company's head office is located at Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province, Vietnam and its representation office is located at No. 63, Cao Thang Street, Ban Co Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Ms Dang Huynh Uc My	Chairwoman
Ms Huynh Bich Ngoc	Member
Mr Tran Tan Viet	Member
Mr Thai Van Chuyen	Member
Mr Le Quang Phuc	Independent member
Mr Tran Trong Gia Vinh	Independent member

AUDIT COMMITTEE UNDER THE BOARD OF DIRECTORS

Members of the Internal Audit Function under the Board of Directors during the year and at the date of this report are:

Mr Le Quang Phuc	Head
Mr Tran Trong Gia Vinh	Member

MANAGEMENT

Members of the Management during the year and at the date of this report are:

Mr Thai Van Chuyen	General Director	
Mr Tran Quoc Thao	Deputy General Director	
Ms Nguyen Thi Phuong Thao	Deputy General Director	
Mr Huynh Van Phap	Deputy General Director	
Ms Tran Que Trang	Deputy General Director	appointed on 15 September 2026
Ms Doan Vu Uyen Duyen	Deputy General Director	appointed on 15 September 2026
Mr Nguyen Duc Hung Linh	Deputy General Director	resigned on 1 September 2026
Ms Nguyen Bach Kim Vy	Deputy General Director	resigned on 21 August 2026

LEGAL REPRESENTATIVE

The legal representatives during the period and at the date of this report are:

Ms Dang Huynh Uc My	Chairwoman
Mr Thai Van Chuyen	General Director

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 30 September 2026

VND

Code	*ASSETS*	*Note*	*30 September 2026*	*30 June 2026*
100	A. CURRENT ASSETS		**29,402,191,504,715**	**23,637,089,417,648**
110	***I. Cash and cash equivalents***	*4*	***3,081,450,884,067***	***1,823,238,249,948***
111	1. Cash		1,147,509,421,976	983,643,117,506
112	2. Cash equivalents		1,933,941,462,091	839,595,132,442
120	***II. Short-term investments***		***7,662,581,162,307***	***7,238,941,508,426***
121	1. Short-term investments	5	532,668,283,790	778,179,921,714
122	2. Provision for held-for-trading securities	5	(15,095,111,322)	(15,095,111,322)
123	3. Held-to-maturity investments	6	7,145,007,989,839	6,475,856,698,034
130	***III. Short-term receivables***		***15,112,877,010,817***	***10,030,328,179,685***
131	1. Short-term trade receivables	7	5,666,754,687,836	2,502,887,036,689
132	2. Short-term advances to suppliers	8	8,205,637,611,474	6,459,001,064,755
135	4. Other short-term receivables	9	1,373,381,943,026	1,203,297,895,313
136	5. Short-term allowances for doubtful debts	7,8,9	(132,931,443,939)	(134,857,817,072)
137	6. Shortage of assets awaiting resolution		34,212,420	-
140	***IV. Inventories***	*10*	***3,047,253,736,341***	***4,144,300,262,556***
141	1. Inventories		3,075,920,473,942	4,173,116,002,788
142	2. Provision for obsolete inventories		(28,666,737,601)	(28,815,740,232)
150	***V. Short-term biological assets***		**5,574,230,707**	**7,223,210,003**
152	1. Consumable crops/annual crops	11	5,574,230,707	7,223,210,003
160	***VI. Other current assets***		***492,454,480,476***	***393,058,007,030***
161	1. Short-term deferred expenses	12	38,883,651,353	24,960,887,924
162	2. Value Added tax deductible	22	149,692,789,834	178,047,276,961
163	3. Tax and other receivables from the State	22	11,294,822,452	10,129,705,832
165	4. Other current assets		292,583,216,837	179,920,136,313

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

VND

Code	*ASSETS*	*Note*	*30 September 2026*	*30 June 2026*
200	**B. LONG-TERM ASSETS**		**11,399,642,637,664**	**14,140,431,891,334**
210	***I. Long-term receivables***		***521,814,755,353***	***539,772,580,442***
211	1. Long-term trade accounts receivable		796,496,058	796,496,058
212	2. Long-term advances to suppliers	8	410,997,375,755	414,707,774,135
215	3. Other long-term receivables	9	119,020,679,448	133,268,106,157
216	4. Provision for doubtful debts – long term	7,8,9	(8,999,795,908)	(8,999,795,908)
220	***II. Fixed assets***		***3,471,907,085,286***	***3,504,635,020,866***
221	1. Tangible fixed assets	13	2,596,526,015,706	2,606,309,908,944
222	Cost		9,228,952,932,949	9,133,085,056,468
223	Accumulated depreciation		(6,632,426,917,243)	(6,526,775,147,524)
224	2. Finance lease fixed assets	14	324,450,070,995	333,531,073,902
225	Cost		390,161,530,038	390,161,530,038
226	Accumulated depreciation		(65,711,459,043)	(56,630,456,136)
227	3. Intangible fixed assets	15	550,930,998,585	564,794,038,020
228	Cost		959,448,713,840	957,233,476,911
229	Accumulated amortisation		(408,517,715,255)	(392,439,438,891)
230	***III. Long-term biological assets***	*11*	***16,433,211,738***	***16,589,268,374***
231	1. Bearer livestock		11,192,179,868	11,963,963,428
233	b) Mature bearer livestock	11	11,192,179,868	11,963,963,428
234	Cost		16,078,356,299	16,078,356,299
235	Accumulated depreciation		(4,886,176,431)	(4,114,392,871)
236	2. Long-term livestock for single harvest	11	5,241,031,870	4,625,304,946
240	***IV. Investment properties***	*16*	***289,202,837,570***	***313,937,157,797***
241	1. Cost		370,544,835,532	370,492,121,879
242	2. Accumulated depreciation		(81,341,997,962)	(56,554,964,082)
250	***V. Long-term assets in progress***		***946,820,593,989***	***880,735,321,085***
252	2. Construction in progress	17	946,820,593,989	880,735,321,085
260	***VI. Long-term investments***		***4,950,878,964,595***	***7,643,605,972,759***
262	1. Investments in associates	18.1	3,239,117,252,305	5,741,650,130,772
263	2. Investments in other entities	18.2	1,467,363,937,627	1,677,024,806,377
264	3. Provision for long-term investments	18	(734,416,445)	(734,416,445)
265	4. Investments held to maturity	6	245,132,191,108	225,665,452,055
270	***VII. Other long-term assets***		***1,202,585,189,133***	***1,241,156,570,011***
271	1. Long-term deferred expenses	12	1,166,283,286,607	1,189,935,073,082
272	2. Deferred tax assets		13,272,472,276	24,106,896,585
279	4. Goodwill	19	23,029,430,250	27,114,600,344
280	**TOTAL ASSETS**		**40,801,834,142,379**	**37,777,521,308,982**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

VND

Code	*RESOURCES*	*Note*	*30 September 2026*	*30 June 2026*
300	**C. LIABILITIES**		**28,198,149,223,235**	**25,317,099,398,555**
310	***I. Current liabilities***		***22,438,444,553,519***	***19,215,013,073,799***
311	1. Short-term trade payable	20	1,766,655,711,308	1,164,418,691,785
312	2. Short-term advances from customers	21	410,435,098,181	1,162,646,322,497
313	3. Dividends and profit payable		21,398,245,045	21,398,245,045
314	4. Statutory obligations	22	153,709,939,752	141,431,926,306
315	5. Payable to employees		21,589,209,896	36,628,218,362
316	6. Short-term accrued expenses	23	499,794,448,624	582,048,037,308
319	7. Short-term unearned revenues		51,946,931,497	681,400,701
320	8. Other short-term payables	24	5,486,831,481,972	4,122,548,463,105
321	9. Short-term loans and finance lease obligations	25	13,970,765,714,718	11,904,108,685,004
322	10. Short-term provisions		80,661,588	80,661,588
323	11. Bonus and welfare funds		55,237,110,938	79,022,422,098
330	***II. Non-current liabilities***		***5,759,704,669,716***	***6,102,086,324,756***
338	3. Other long-term liabilities	24	7,203,397,710	6,543,874,760
339	4. Long-term loans and finance lease obligations	25	4,598,525,059,126	4,937,569,238,066
340	5. Convertible bonds		987,130,300,000	988,652,800,000
342	6. Deferred tax liabilities		152,850,641,587	155,325,140,637
343	7. Provision for long-term liabilities		13,995,271,293	13,995,271,293

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

VND

Code	*RESOURCES*	*Note*	*30 September 2026*	*30 June 2026*
400	**D. OWNERS' EQUITY**		**12,603,684,919,144**	**12,460,421,910,427**
410	***I. Capital and reserves***		***12,603,684,919,144***	***12,460,421,910,427***
411	1. Share capital	26	9,562,454,880,000	9,280,263,750,000
411a	*- Shares with voting rights*		*9,346,341,550,000*	*9,064,150,420,000*
411b	*- Preferred shares*		*216,113,330,000*	*216,113,330,000*
412	2. Share premium	26	6,963,425,036,476	6,770,104,566,476
414	3. Other fund's belonging to owner's equity	26	(5,472,074,089,358)	(5,472,074,089,358)
417	4. Foreign exchange differences reserve	26	39,053,194,747	26,697,360,508
418	5. Investment and development funds	26	67,054,931,893	67,054,931,893
420	6. Undistributed earnings	26	1,284,351,558,400	1,133,684,992,666
420a	*- Undistributed post-tax profits up to the end of prior years*		*1,128,684,992,666*	*350,010,817,654*
420b	*- Undistributed earnings of current period/year*		*155,666,565,734*	*783,674,175,012*
429	7. Non-controlling interests		159,419,406,986	654,690,398,242
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**40,801,834,142,379**	**37,777,521,308,982**

M.S.D.N: 3900244389 - C.T.C.P
CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA
TỈNH TÂY NINH

Doan Thi Kieu	Dang Thi Diem Trinh	Thai Van Chuyen
Preparer	Chief Accountant	General Director

30 October 2026

CONSOLIDATED INCOME STATEMENT (Continued)
For the period from 01 July to 30 September 2026

VND

Code	*ITEMS*	*Note*	*Quarter I*		*For the year ended 30 September*	
			Current year	*Previous year*	*Current year*	*Previous year*
01	1. Revenue from sales of goods and rendering of services	27.1	7,628,073,601,636	5,386,645,094,751	7,628,073,601,636	5,386,645,094,751
02	2. Less deductions	27.1	(11,922,410,196)	(14,910,916,761)	(11,922,410,196)	(14,910,916,761)
10	3. Net revenue from sales of goods and rendering of services	27.1	7,616,151,191,440	5,371,734,177,990	7,616,151,191,440	5,371,734,177,990
11	4. Cost of goods sold and services rendered	28	(7,140,719,828,057)	(4,872,249,382,154)	(7,140,719,828,057)	(4,872,249,382,154)
20	5. Gross profit from sales of goods and rendering of services		475,431,363,383	499,484,795,836	475,431,363,383	499,484,795,836
22	6. Financial income	27.2	701,374,449,535	354,659,023,726	701,374,449,535	354,659,023,726
23	7. Financial expenses	29	(643,169,519,598)	(417,237,227,834)	(643,169,519,598)	(417,237,227,834)
24	*Including: Interest expenses*	29	*(487,282,757,231)*	*(338,929,899,324)*	*(487,282,757,231)*	*(338,929,899,324)*
25	8. Selling expenses	30	(241,505,517,076)	(167,837,659,352)	(241,505,517,076)	(167,837,659,352)
26	9. General and administration expenses	30	(178,955,941,025)	(147,192,216,244)	(178,955,941,025)	(147,192,216,244)
27	10. Profit sharing from joint ventures and associates		83,684,382,467	63,851,726,312	83,684,382,467	63,851,726,312
30	11. Net operating profit		196,859,217,686	185,728,442,444	196,859,217,686	185,728,442,444
31	12. Other income	31	14,983,995,455	22,398,486,914	14,983,995,455	22,398,486,914
32	13. Other expenses	31	(6,496,303,703)	(4,754,970,899)	(6,496,303,703)	(4,754,970,899)
40	14. Net other income	31	8,487,691,752	17,643,516,015	8,487,691,752	17,643,516,015

CONSOLIDATED INCOME STATEMENT (Continued)
For the period from 01 July to 30 September 2026

VND

Code	ITEMS	Note	Quarter I		For the three-month period ended 30 September	
			Current year	Previous year	Current year	Previous year
50	15. Net accounting profit before tax		205,346,909,438	203,371,958,459	205,346,909,438	203,371,958,459
51	16. Business income tax - current	32	(42,087,178,948)	(11,862,053,346)	(42,087,178,948)	(11,862,053,346)
52	17. Business income tax - deferred	32	(8,359,440,090)	6,622,576,020	(8,359,440,090)	6,622,576,020
60	18. Net profit after tax		154,900,290,400	198,132,481,133	154,900,290,400	198,132,481,133
61	19. Owners of the parent company		155,666,565,734	201,079,690,479	155,666,565,734	201,079,690,479
62	20. Non-controlling interests		(766,275,334)	(2,947,209,346)	(766,275,334)	(2,947,209,346)
70	21. Basic earnings per share	27.4	154.89	205.51	154.89	205.51
71	22. Diluted earnings per share	27.4	154.89	205.51	154.89	205.51

M.S.D.N: 3900244389 - C.T.C.P
CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA
TỈNH TÂY NINH

Doan Thi Kieu	Dang Thi Diem Trinh	Thai Van Chuyen
Preparer	Chief Accountant	General Director

30 October 2026

CONSOLIDATED CASH FLOW STATEMENT
For the three-month period ended 30 September 2026

VND

Code	*ITEMS*	*Note*	For the three-month period ended 30 September 2026	For the three-month period ended 30 September 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Net profit before tax**		**205,346,909,438**	**203,371,958,459**
	Adjustments for:			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)	11, 12, 13, 14, 15, 16, 19	176,658,028,926	129,418,133,113
03	Provisions		(2,075,375,764)	(36,518,285,192)
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currencies		(5,545,225,123)	18,328,734,012
05	Profits from investing activities		(473,435,171,533)	(148,804,786,031)
06	Interest expense	29	487,282,757,231	338,929,899,324
08	**Operating profit before changes in working capital**		**388,231,923,175**	**504,725,653,685**
09	Increase in receivables		(2,714,394,449,582)	(1,345,319,456,364)
10	Decrease in inventories		1,098,228,781,218	461,665,407,668
11	Increase in payables		1,289,648,045,007	355,069,468,995
12	Decrease/(increase) in prepaid expenses		9,729,023,046	(9,557,025,483)
13	Decrease in held-for-trading securities		245,511,637,924	-
14	Interest paid		(618,270,270,216)	(320,891,682,218)
15	Corporate income tax paid		(54,929,744,949)	(98,455,929,720)
17	Other cash outflows for operating activities		(28,785,311,160)	(26,653,974,151)
20	**Net cash outflows from operating activities**		**(385,030,365,537)**	**(479,417,537,588)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases and construction of fixed assets		(184,891,672,630)	(159,485,471,145)
22	Proceeds from disposals of fixed assets		7,207,924,386	2,956,807,534
23	Loans to other entities		(688,618,030,858)	(91,419,191,853)
24	Collection from borrowers and term deposits		-	-
25	Payments for investments in other entities		-	(694,336,800,000)
26	Proceeds from divestment in other entities		134,611,488,160	559,506,913,858
27	Interest and dividends received		124,212,153,438	16,953,338,095
30	**Net cash flows from investing activities**		**(607,478,137,504)**	**(365,824,403,511)**

CONSOLIDATED CASH FLOW STATEMENT (Continued)
for the three-month period ended 30 September 2026

VND

Code	*ITEMS*	*Note*	For the three-month period ended 30 September 2026	For the three-month period ended 30 September 2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issuing stocks and capital contributions from owners		-	-
32	Proceed from NCI		-	651,000,000,000
33	Drawdown of borrowings		9,097,156,332,986	9,737,186,992,132
34	Repayments of borrowings		(6,867,294,365,846)	(9,323,236,250,813)
35	Finance lease principal repayments		(18,194,024,727)	(20,758,072,077)
36	Dividends paid		-	-
40	**Net cash flows used in financing activities**		**2,211,667,942,413**	**1,044,192,669,242**
50	**Net increase in cash and cash equivalents for the year**		**1,219,159,439,372**	**198,950,728,143**
60	**Cash and cash equivalents at beginning of year**	4	**1,823,238,249,948**	**3,555,316,479,347**
61	Impact of exchange rate fluctuation		39,053,194,747	(53,923,776,352)
70	**Cash and cash equivalents at end of year**	4	**3,081,450,884,067**	**3,700,343,431,138**

M.S.D.N: 3900244389 - C.T.C.P
CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA
TỈNH TÂY NINH

Doan Thi Kieu	Dang Thi Diem Trinh	Thai Van Chuyen
Preparer	Chief Accountant	General Director

30 October 2026

1. CORPORATE INFORMATION

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and subsequent amended Investment Licenses/Investment Certificates/Enterprise Registration Certificates, with the latest being the 22nd amended Enterprise Registration Certificate dated 23 September 2026.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange with trading code as SBT in accordance with License No. 27/QD-SGDCKHCM issued by the Ho Chi Minh City Stock Exchange on 18 February 2008.

The current principal activities of the Company and its subsidiaries ("the Group") are producing sugar and electricity; planting sugar cane; producing and trading products using sugar or its by-products, waste products; producing and trading fertilizer, agricultural materials; constructing civil project; trading hotel and restaurant; constructing and trading industrial zone infrastructure; mechanical processing; consulting engineering, technology, and management in sugar's production industry; producing and trading alcohol products; trading real estates, rent houses and apartments and investing activities.

The Company's normal course of business cycle is 12 months.

The Company's head office is located at Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province, Vietnam and its representation office is located at No. 63, Cao Thang Street, Ban Co Ward, Ho Chi Minh City, Vietnam.

The number of Group's employees as at 30 September 2026 was 3,212, including 2,546 official employees and 666 seasonal employees (As at 30 June 2026: 3,233, including 2,612 official employees and 621 seasonal employees).

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 30 September 2026, The Group's corporate structure includes 7 direct subsidiaries and 20 indirect subsidiaries, as follows:

No.	*Name of subsidiaries*	*Head office*	*Principal activities*	*Equity interest right (%)*	*Voting right (%)*
I	***Direct subsidiaries***				
1	AgriS Agricultural Development Joint Stock Company	Tan Phu Commune, Tay Ninh Province	Manufacturing and trading alcohol and related by-products; manufacturing and trading electricity; manufacturing fertilizer and planting sugarcane	100.00	100.00
2	AgriS Gia Lai Agricultural Joint Stock Company	Ayunpa Town, Gia Lai Province	Manufacturing sugar and other by-products from sugarcane for sale; manufacturing electricity for sale; manufacturing and trading in fertilizer	100.00	100.00
3	AgriS Globe Pte. Ltd	Singapore	Trading and part of manufacturing and packaging raw and refined sugar to sell in Singapore and export to the region	100.00	100.00
4	Bien Hoa Consumer Joint Stock Company	Tran Bien Ward, Dong Nai Province	Produce sugar, plant sugar cane, produce and trade products and by-products from sugar, produce and trade in fertilizers and agricultural materials; produce and sell electricity; and technical and management consultancy in the sugar industry	100.00	100.00
5	AgriS Production Development Joint Stock Company	Tan Phu Commune, Tay Ninh Province	Consulting in the sugar industry	99.98	99.98
6	TSU Australia Pty Ltd.	Australia	Develop sugar cane and other plants areas	100.00	100.00
7	TTC Attapeu Cane Sugar Limited Company	Pleiku Ward, Gia Lai Province	Trading sugar and other by-products from sugar cane	100.00	100.00

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 30 September 2026, The Group's corporate structure includes 7 direct subsidiaries and 20 indirect subsidiaries, as follows: (continued)

No	*Name of subsidiaries*	*Head office*	*Principal activities*	*Equity interest right (%)*	*Voting right (%)*
II	***Indirect subsidiaries***				
1	AgriS Ninh Hoa Import Export Joint Stock Company	Tan Dinh Commune, Khanh Hoa Province	Producing sugar and by-products from sugar cane; trading agricultural materials; producing and trading fertilizer; and providing storage services	99.98	100.00
2	Ninh Hoa Thermoelectricity One Member Limited Liability Company	Tan Dinh Commune, Khanh Hoa Province	Manufacturing and selling electricity; and providing electricity system installation service	99.98	100.00
3	AgriS Gia Lai Electricity Joint Stock Company	Ayunpa Ward, Gia Lai Province	Manufacturing, transmitting and distributing electricity	100.00	100.00
4	Bien Hoa – Phan Rang Sugar Joint Stock Company	Do Vinh Ward, Khanh Hoa Province	Producing and trading sugar, by-products from sugar, beverage, animal feed and other agriculture products and organic fertilizer	95.77	95.79
5	Bien Hoa - Thanh Long Joint Stock Company	Ninh Dien Commune, Tay Ninh Province	Planting sugar cane; producing and trading fertilizer and agricultural materials	98.00	98.00
6	TTC Attapeu Sugar Cane Sole Co., Ltd.	Attapeu Province, Laos	Planting sugar cane; producing and trading sugar and other by-products from sugar cane	100.00	100.00
7	Mien Trung Bovine Breeding Joint Stock Company	Tay Ninh Hoa Commune, Khanh Hoa Province	Breeding cows; planting sugar cane and other industrial crops	92.02	92.04
8	Hai Vi Limited Company	Ninh Dien Commune, Tay Ninh Province	Plant sugarcane; provide services of planting and technical advisory and trade fertilizers, agricultural products, agricultural machines and tools	100.00	100.00

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 30 September 2026, The Group's corporate structure includes 7 direct subsidiaries and 20 indirect subsidiaries, as follows: (continued)

No	*Name of subsidiaries*	*Head office*	*Principal activities*	*Equity interest right (%)*	*Voting right (%)*
II	***Indirect subsidiaries (continued)***				
9	Thanh Thanh Cong Sugarcane Research and Application Limited Company	Chau Thanh Commune, Tay Ninh Province	Researching and developing sugar cane sprouts; analysing cultivation and planting protection products; producing and developing mechanic machineries for sugar canes production	100.00	100.00
10	Tay Ninh Sugar Joint Stock Company	Tan Ninh Ward, Tay Ninh Province	Planting sugar cane; produce sugar, trading rubber, growing starchy root vegetables	78.73	78.73
11	TTC Circular Agrotech Joint Stock Company	Lac Duong Commune, Lam Dong Province	Planting vegetables, beans and flowers	51.00	51.00
12	Y Tuong Xanh Thanh Cong One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Manufacturing, transmitting and distributing electricity	100.00	100.00
13	Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Producing electricity	100.00	100.00
14	Thanh Cong Xanh One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Producing electricity	100.00	100.00
15	Dau Tu Nong Nghiep Thanh Cong One Member Limited Liability Company	Tan Phu Commune, Tay Ninh Province	Producing electricity	100.00	100.00
16	Ninh Hoa Clean Energy One Member Limited Liability Company	Tan Dinh Commune, Khanh Hoa Province	Producing electricity	100.00	100.00
17	Ninh Hoa Green Energy One Member Limited Liability Company	Tan Dinh Commune, Khanh Hoa Province	Producing electricity	100.00	100.00
18	Trang Sinh Mushroom Company Limited	Cho Lon Ward, Ho Chi Minh City	Cultivation, production, and processing of mushroom-based products	100.00	100.00
19	Thanh Thanh Cong Agriculture Research Institute	Chau Thanh Commune, Tay Ninh Province	Researching and developing technology in agricultural industry	100.00	100.00
20	Global Mind Business Joint Stock Company	Ninh Dien Commune, Tay Ninh Province	Management consulting	99.80	99.80

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The consolidated financial statements of the Group expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and the consolidated results of its operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

The Group's applied accounting documentation system is the General Journal system.

2.3 *Fiscal year*

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 July and ends on 30 June.

2.4 *Accounting currency*

The consolidated financial statements are prepared in VND which is also the Company's accounting currency.

2.5 *Basis of consolidation*

The consolidated financial statements for quarter I comprise the financial statements of the Company and its subsidiaries for the period from 01 July to 30 September 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet, separately from the Company shareholders' equity.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

2.6 *Application of new guidance on the enterprise accounting regime*

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 ("Circular 200") and the circulars amending Circular 200. Circular 99 takes effect from 1 January 2026 and applies to enterprises with a financial year beginning on or after 1 January 2026.

The Group has applied the relevant requirements of Circular 99 on a prospective basis from 1 July 2026, unless otherwise specified by Circular 99. Significant changes in the Group's accounting policies and their impacts on the interim consolidated financial statements, if any, are presented in the following notes:

- Cash and cash equivalents (Note 4);
- Held-to-maturity investments (Note 6);
- Receivables (Note 9);
- Prepaid expenses (Note 12);
- Investments in other entities (Note 18.2);
- Dividends payable (Note 24);
- Other payables (Note 24);
- Loans and finance lease obligations (Note 25).

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, high-liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, merchandise	-	cost of purchase on a weighted average basis.
Finished goods and work-in-process	-	cost of direct materials and labour plus attributable manufacturing overheads based on the normal operating capacity on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

3.3 *Receivables*

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the consolidated income statement.

3.4 *Biological assets*

Livestock raised for single-harvest

Livestock raised for single-harvest of the Group comprises cattle raised for sale upon reaching the appropriate size or commercial condition.

The cost of livestock raised for single-harvest includes all costs incurred for the purchase, care and raising of such livestock, as well as other directly attributable costs incurred in relation to these biological assets.

Seasonal crops or crops for single-harvest production

Seasonal crops or crops for single-harvest production of the Group comprise agricultural crops cultivated for harvesting and selling agricultural products, including bananas, sugarcane, etc. The value and yield of these crops are affected by weather conditions, diseases, rainfall, seed quality, soil conditions and cultivation practices.

The cost of seasonal crops or crops for single-harvest production includes the costs of seedlings, agricultural materials, fertilisers, pesticides, direct labour and related production overheads incurred throughout the planting and cultivation process up to the time of harvest.

Livestock raised for periodic harvest

Livestock raised for periodic harvest of the Group comprises breeding cattle maintained for reproduction and producing offspring over multiple production cycles.

The accounting treatment is as follows:

The cost of livestock raised for periodic harvest includes costs incurred for the purchase, care and raising of such livestock and other directly attributable costs from initial recognition up to the stage of maturity (i.e. when the biological assets are ready to produce agricultural products or are capable of performing specific functions in accordance with the relevant technical requirements).

Upon reaching the maturity stage, the Group commences depreciating the biological assets based on their depreciable amount.

When breeding biological assets commence production or generate new biological assets (e.g. breeding cows giving birth to calves, breeding cattle), the cost of the newly generated biological assets (e.g. calves) comprises the portion of care and rearing costs incurred during the period attributable to such newly generated biological assets, together with the depreciation expense of the parent biological assets.

In cases where the costs of purchase, cultivation, planting or care incurred do not result in an increase in the future economic benefits of the Group, such costs are recognised as production and business expenses in the period in which they are incurred.

Provision for diminution in value of biological assets

A provision for diminution in value of biological assets is recognised when there is evidence that the net realisable value is lower than the cost of the biological assets. At the end of the reporting period, the Group assesses the quantity, cost and net realisable value of each type of biological assets to determine the amount of provision for diminution in value of biological assets to be recognised or reversed.

Increase or decrease in the provision for diminution in value of biological assets is recognised in cost of goods sold in the consolidated income statement.

3.5 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.6 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Assets held under finance leases are capitalised in the consolidated balance sheet at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the consolidated income statement over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

Capitalised financial leased assets are depreciated using straight-line basis over the shorter of the estimated useful lives of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's fixed assets in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement

Land use rights

Land use right is recorded as intangible fixed asset on the consolidated balance sheet when the Company obtained the land use right certificate. The costs of a land use right comprise all directly attributable costs of bringing the land lot to the condition available for its intended use.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 July 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 *Depreciation and amortisation*

Depreciation of tangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights	50 years
Buildings and structures	5 - 50 years
Machineries and equipment	5 - 25 years
Office equipment	3 - 10 years
Computer software	2 - 6 years
Means of transportation	8 - 15 years
Others	12 - 25 years
Perennial plants for periodic yields	3 - 10 years

3.9 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	20 - 25 years
Land use rights	50 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.10 *Investments*

Investment in associates

The Group's investment in its associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

3. SUMMARY OF SIGNIFICANT ACCOUNTING (continued)

3.10 *Investments (continued)*

Investment in associates (continued)

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associates.

The share of post-acquisition profit (loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends received or receivable from associates reduce the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Provision for investments

Provision is made for any diminution in value of the held-for-trading securities and investments in capital of other entities at the balance sheet date in accordance with the guidance under the Circular No 48/2009/TT-BTC dated 8 September 2019 by the Ministry of Finance. Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the consolidated income statement and deducted against the value of such investments.

3.11 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Deferred sugar cane crop costs and sugarcane farming cost are calculated and amortised to production costs based on the volume of sugar produced and sugarcane harvested during the period.

Prepaid land rental

The prepaid land rental represents the unamortised balance of advance payment made in accordance with the lease contract signed with farmers for a period of 44-50 years. Such prepaid rental is recognised as a long-term prepaid expense for allocation to the income statement over the remaining lease period according to Circular 45.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 10-year period on a straight-line basis [amend as appropriate]. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

No new goodwill is recorded as for a business combination involving entities under common control, which is a business combination in which all of the combining entities are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity may be controlled by an individual or by a group of individuals acting together under a contractual arrangement. The difference between the acquirer's cost of investment and the acquiree's net assets is presented as a separate reserve within equity section and recognised in "Other fund's belonging to owner's equity" in the consolidated balance sheet.

Business combinations involving entities under common control are accounted for as follows:

- The assets and liabilities of the combined entities are consolidated at their carrying amounts on the date of business combination;
- No goodwill is recognised as a result of the business combination;
- The consolidated income statement reflects the results of the combined entities for the full year, irrespective of when the combination took place.

3.13 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.14 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 *Foreign currency transactions*

Transactions in currencies other than the Group's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of commercial banks designated for payment; and
- Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rate at the balance sheet dates which are determined as follow:

- Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

Conversion of the financial statements of foreign operation

For the purpose of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operation are translated into VND using exchange rates prevailing at the end of the reporting period. Income and expense items are translated at the average exchange rates for the year, unless exchange rates fluctuated significantly during that year, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising, if any, are recognised in the "foreign exchange difference reserve" account in the equity section of the consolidated balance sheet (attributed to non-controlling interests as appropriate).

3.16 *Convertible bond*

Bonds that are convertible by the holder into a fixed number of ordinary shares of the entity are separated into financial liability (a contractual arrangement to deliver cash or other financial assets) and equity instrument (a call option granting the holder the right, for a specified period of time) based on the terms of the contract.

On issuance of the convertible bond, the fair value of the liability component is determined by discounting the future payment (including principal and interest) to present value at the market rate for an equivalent non-convertible bond less issuance cost.

The remainder of the proceeds is allocated to the conversion option that is recognised and included in shareholders' equity. The carrying amount of the conversion option is not re-measured in subsequent years.

Transaction costs are amortised during the lifetime of the bond. At initial recognition, issuance costs are deducted from the liability component of the bond.

3.17 *Treasury shares*

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, re-issue or cancellation of the Group's own equity instruments.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

- *Investerment and development fund*

  This fund is set aside for use in the Group's expansion of its operation or of in-depth investment.

- *Bonus and welfare fund*

  This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

- *Scientific and technological development fund*

  This fund is set aside in accordance with the Decree No. 95/2014/ND-CP dated 17 October 2014 for use in the Group's scientific and technological development in Vietnam.

3.19 *Earnings per share*

Basic earnings per share amounts are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit or loss after tax attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.20 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Sale of electricity

Revenue is recognized based on the actual electricity sold and transferred to the grid at the pre-agreed tariff.

Rental income

Rental income arising from operating leases is accounted for on a straight-line basis over the lease term.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 *Revenue recognition (continued)*

Rendering of services

Revenues are recognised upon completion of the services provided.

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Group's entitlement as an investor to receive the dividend is established.

3.21 *Future contracts*

Future contract is a standardized agreement to buy or sell a particular commodity asset, or security at a predetermined price at a specified time in the future. The premium or discount resulting from the difference between the spot rate at the effective date of the contract and the future rate will be recognised immediately at the effective date of the contract as an asset if positive or a liability if the negative on the consolidated balance sheet. The difference will be recognised to the consolidated income statement when the significant risks and rewards of ownership of the goods have passed to the buyer.

3.22 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 *Taxation (continued)*

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.24 *Related parties*

Parties are considered to be related parties of the Group 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, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

3.25 *Segment information*

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment), or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. As the Group's revenue and profit are derived mainly from production and trading sugar and sugar related by-products in Vietnam while other sources of revenue are not material as a whole, the management accordingly believed that the Group operates in a sole business segment of production and trading sugar and sugar related by-products. Geographical segment of the Group is in Vietnam only.

4. CASH AND CASH EQUIVALENTS

VND

	30 September 2026	*30 June 2026*
Cash on hand	6,317,961,188	3,004,020,533
Cash at bank	1,141,191,460,788	980,639,096,973
Cash equivalents	1,933,941,462,091	839,595,132,442
TOTAL	**3,081,450,884,067**	**1,823,238,249,948**

5. HELD-FOR-TRADING SECURITIES

	30 September 2026		*30 June 2026*	
	Number of Share	*Value VND*	*Number of Share*	*Value VND*
Shares				
Gia Lai Electricity Joint Stock Company ("GEG")	38,203,963	472,302,077,476	62,066,963	749,990,160,396
Others		60,366,206,314		28,189,761,318
TOTAL		**532,668,283,790**		**778,179,921,714**
Provision for held-for-trading securities		(15,095,111,322)		(15,095,111,322)
NET		**517,573,172,468**		**763,084,810,392**

6. HELD-TO-MATURITY INVESTMENTS

	30 September 2026 VND	*30 June 2026 VND*
Short-term	**7,145,007,989,839**	**6,475,856,698,034**
Bank deposit	6,757,940,676,157	6,303,102,058,722
Loans	236,860,359,577	82,481,481,489
Interest receivable	150,206,954,105	90,273,157,823
Long-term	**245,132,191,108**	**225,665,452,055**
Bank deposit	17,963,886,998	9,000,000,000
Bond	214,000,000,000	214,000,000,000
Loans	8,051,619,178	
Interest receivable	5,116,684,932	2,665,452,055
TOTAL	**7,390,140,180,947**	**6,701,522,150,089**

7. SHORT-TERM TRADE RECEIVABLES

VND

	30 September 2026	*30 June 2026*
Due from related parties (Note 33)	24,103,797,748	60,388,040,018
Due from other parties	5,642,650,890,088	2,442,498,996,671
TOTAL	**5,666,754,687,836**	**2,502,887,036,689**
Provision for doubtful receivables	(44,336,444,476)	(24,577,382,249)
NET	**5,622,418,243,360**	**2,478,309,654,440**

As at 30 September 2026, several short-term trade receivables were used as collateral for short-term loans at bank (Note 25.1).

8. ADVANCES TO SUPPLIERS

VND

	30 September 2026	*30 June 2026*
Short-term	**8,205,637,611,474**	**6,459,001,064,755**
Advances to related parties (Note 33)	62,678,124,000	66,309,326,778
Advances to farmers *(*)*	2,412,245,577,574	2,230,073,948,502
Advances to other parties	5,730,713,909,900	4,162,617,789,475
Long-term	**410,997,375,755**	**414,707,774,135**
Advances to farmers *(*)*	410,997,375,755	414,707,774,135
TOTAL	**8,616,634,987,229**	**6,873,708,838,890**
Provision for doubtful short-term advances to suppliers	(70,001,367,951)	(83,701,304,786)
Provision for doubtful long-term advances to suppliers	(8,999,795,908)	(8,999,795,908)
NET	**8,537,633,823,370**	**6,781,007,738,196**

(*) Advances to sugar cane farmers are partially secured by the farmers' land use rights and earned applicable interest.

9. OTHER RECEIVABLES

VND

	30 September 2026	*30 June 2026*
Short-term	**1,373,381,943,026**	**1,203,297,895,313**
Deposit	79,786,677,636	172,250,062,848
Deposits for future contracts	1,688,024,805	-
Interest receivables	1,003,645,289,651	771,105,630,780
Advances to employees	93,293,987,545	91,220,758,692
Dividend	23,745,060,000	23,745,060,000
Others	171,222,903,389	144,976,382,993
Long-term	**119,020,679,448**	**133,268,106,157**
Deposit	112,703,155,475	131,631,067,154
Others	6,317,523,973	1,637,039,003
TOTAL	**1,492,402,622,474**	**1,336,566,001,470**
Provision for doubtful other short-term receivables	(18,593,631,512)	(26,579,130,037)
NET	**1,473,808,990,962**	**1,309,986,871,433**
In which:		
Other receivables from related parties (Note 33)	13,650,875,681	14,381,045,039
Other receivables from other parties	1,460,158,115,281	1,295,605,826,394

10. INVENTORIES

VND

	30 September 2026		*30 June 2026*	
	Cost	*Provision*	*Cost*	*Provision*
Finished goods	966,968,199,429	(3,557,737,493)	1,575,675,277,332	(3,580,757,431)
Merchandise goods	552,999,349,822	(961,228,530)	873,758,760,973	(961,228,530)
Raw materials	725,198,668,852	(23,210,355,138)	985,812,135,095	(22,776,977,027)
Work in progress	626,738,560,992	-	459,564,830,232	
Tools and supplies	20,597,158,649	(937,416,440)	14,448,713,553	(1,496,777,244)
Goods in transits	171,988,682,861	-	130,003,758,094	
Goods on consignment	11,429,853,337	-	133,852,527,509	
TOTAL	**3,075,920,473,942**	**(28,666,737,601)**	**4,173,116,002,788**	**(28,815,740,232)**

As at 30 September 2026, part of the inventory was used as collateral for short-term loans at commercial banks (Note 25.1).

11. BIOLOGICAL ASSETS

VND

	30 September 2026		*30 June 2026*	
	Cost	*Provision*	*Cost*	*Provision*
Short-term	**5,574,230,707**	-	**7,223,210,003**	-
Consumable crops/annual crops	5,574,230,707	-	7,223,210,003	
Long-term	**5,241,031,870**	-	**4,625,304,946**	-
Livestock for single harvest	5,241,031,870		4,625,304,946	
TOTAL	**10,815,262,577**	-	**11,848,514,949**	-

Mature livestock raised for periodic harvest

	Livestock (cattle)	*Total*
Historical cost		
As at 1 July 2026	16,078,356,299	16,078,356,299
As at 30 September 2026	**16,078,356,299**	**16,078,356,299**
Accumulated depreciation		
As at 1 July 2026	4,114,392,871	4,114,392,871
Depreciation for the period	771,783,560	771,783,560
As at 30 September 2026	**4,886,176,431**	**4,886,176,431**
Net book value		
As at 1 July 2026	**11,963,963,428**	**11,963,963,428**
As at 30 September 2026	**11,192,179,868**	**11,192,179,868**

12. PREPAID EXPENSES

VND

	30 September 2026	*30 June 2026*
Short-term	**38,883,651,353**	**24,960,887,924**
Deferred land rental expense	729,491,542	988,205,874
Others	38,154,159,811	23,972,682,050
Long-term	**1,166,283,286,607**	**1,189,935,073,082**
Farming cost	877,022,335,644	853,817,536,315
Deferred land rental expense	134,218,015,430	129,097,060,939
Tools and supplies	16,526,761,994	18,959,416,362
Others	138,516,173,539	188,061,059,466
TOTAL	**1,205,166,937,960**	**1,214,895,961,006**

(*) Sugar cane farming costs mainly represented land costs and expenses for developing of sugar cane farm of the Group located at Attapeu Province, Lao People's Democratic Republic. The fair value surplus adjustments of this expense was recognised in accordance with Appraisal Letter No. 177/017/CT/TDGSG dated 15 August 2017 and be allocated during land rental duration of 44 years from 1 July 2017.

13. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Sugarcane stump*	*Other assets*	*Total*
Historical cost							
As at 1 July 2026	1,802,086,594,082	6,800,350,770,395	354,993,417,860	64,204,086,671	11,420,382,973	100,029,804,487	9,133,085,056,468
New purchases	6,300,308,264	10,965,046,209	435,000,000	2,248,415,246	-	-	19,948,769,719
Transfer from construction in progress	3,361,581,089	46,335,036,408	630,728,825	7,188,438,185	-	31,067,291,511	88,583,076,018
Write-off	(4,931,546,998)	-	-	-	-	-	(4,931,546,998)
Disposal	(2,050,802,649)	(5,676,711,740)	(509,017,552)	(105,504,545)	-	-	(8,342,036,486)
Reclassification	-	-	-	-	-	5,963,662,500	5,963,662,500
Impact from foreign exchange difference	(4,223,487,420)	275,830,905	(1,282,279,775)	(26,490,120)	-	(97,621,862)	(5,354,048,272)
As at 30 September 2026	**1,800,542,646,368**	**6,852,249,972,177**	**354,267,849,358**	**73,508,945,437**	**11,420,382,973**	**136,963,136,636**	**9,228,952,932,949**
Accumulated depreciation							
As at 1 July 2026	1,162,565,543,772	5,022,396,488,525	226,456,535,359	44,728,160,348	172,782,500	70,455,637,020	6,526,775,147,524
Depreciation for the period	17,972,369,264	78,980,350,342	5,246,761,687	1,239,318,241	761,016,595	11,965,342,493	116,165,158,622
Disposal	(1,707,541,784)	(4,826,664,916)	(509,017,552)	(54,086,950)	-	-	(7,097,311,202)
Reclassification	-	-	-	-	-	3,601,904,464	3,601,904,464
Impact from foreign exchange difference	(1,825,242,575)	(4,304,688,221)	(844,316,464)	(22,499,170)	-	(21,235,735)	(7,017,982,165)
As at 30 September 2026	**1,177,005,128,677**	**5,092,245,485,730**	**230,349,963,030**	**45,890,892,469**	**933,799,095**	**86,001,648,242**	**6,632,426,917,243**
Net book value							
As at 1 July 2026	**639,521,050,310**	**1,777,954,281,870**	**128,536,882,501**	**19,475,926,323**	**11,247,600,473**	**29,574,167,467**	**2,606,309,908,944**
As at 30 September 2026	**623,537,517,691**	**1,760,004,486,447**	**123,917,886,328**	**27,618,052,968**	**10,486,583,878**	**50,961,488,394**	**2,596,526,015,706**

14. FINANCE LEASES

VND

	Machineries and equipment	*Means of transportation*	*Total*
Historical cost			
As at 1 July 2026	387,871,530,038	2,290,000,000	390,161,530,038
As at 30 September 2026	**387,871,530,038**	**2,290,000,000**	**390,161,530,038**
Accumulated depreciation			
As at 1 July 2026	56,538,856,136	91,600,000	56,630,456,136
Charge for the period	9,023,282,359	57,720,548	9,081,002,907
As at 30 September 2026	**65,562,138,495**	**149,320,548**	**65,711,459,043**
Net book value			
As at 1 July 2026	**331,332,673,902**	**2,198,400,000**	**333,531,073,902**
As at 30 September 2026	**322,309,391,543**	**2,140,679,452**	**324,450,070,995**

15. INTANGIBLE FIXED ASSETS

VND

	Land use rights	*Computer software*	*Others*	*Total*
Historical cost				
As at 1 July 2026	768,501,977,716	183,780,668,518	4,950,830,677	957,233,476,911
New purchases	-	10,274,553,989	-	10,274,553,989
Disposals	-	(2,079,255,600)	-	(2,079,255,600)
Reclassification	-	(1,012,831,823)	(4,950,830,677)	(5,963,662,500)
Foreign exchange differences	-	(16,398,960)	-	(16,398,960)
As at 30 September 2026	**768,501,977,716**	**190,946,736,124**	**-**	**959,448,713,840**
Accumulated amortisation				
As at 1 July 2026	293,993,458,376	94,910,510,530	3,535,469,985	392,439,438,891
Charge for the year	10,853,088,627	10,848,356,757	66,434,479	21,767,879,863
Disposals	-	(2,079,255,600)	-	(2,079,255,600)
Reclassification	-	-	(3,601,904,464)	(3,601,904,464)
Foreign exchange differences	-	(8,443,435)	-	(8,443,435)
As at 30 September 2026	**304,846,547,003**	**103,671,168,252**	**-**	**408,517,715,255**
Net book value				
As at 1 July 2026	**474,508,519,340**	**88,870,157,988**	**1,415,360,692**	**564,794,038,020**
As at 30 September 2026	**463,655,430,713**	**87,275,567,872**	**-**	**550,930,998,585**

16. INVESTMENT PROPERTIES

VND

	Land use rights	*Buildings*	*Total*
Historical cost			
As at 1 July 2026	220,603,724,551	149,888,397,328	370,492,121,879
Foreign exchange differences	-	52,713,653	52,713,653
As at 30 September 2026	**220,603,724,551**	**149,941,110,981**	**370,544,835,532**
Accumulated depreciation			
As at 1 July 2026	10,048,557,702	46,506,406,380	56,554,964,082
Charge for the period	147,239,227	24,639,794,653	24,787,033,880
As at 30 September 2026	**10,195,796,929**	**71,146,201,033**	**81,341,997,962**
Net book value			
As at 1 July 2026	**210,555,166,849**	**103,381,990,948**	**313,937,157,797**
As at 30 September 2026	**210,407,927,622**	**78,794,909,948**	**289,202,837,570**

The fair values of the investment properties as at 30 September 2026 had not yet been formally assessed and determined. However, the Management believed that it was much higher than the property's carrying values considering that the investment properties have been almost fully rented out as at the balance sheet date.

17. CONSTRUCTION IN PROGRESS

VND

	30 September 2026	*30 June 2026*
Construction and machinery for power project	46,391,826,855	46,391,826,855
Farming project	269,463,063,554	226,225,601,564
Machineries, equipment and software under installation	300,264,038,753	312,399,864,459
Miaha project	295,476,827,032	281,316,331,182
Others	35,224,837,795	14,401,697,025
TOTAL	**946,820,593,989**	**880,735,321,085**

18. LONG-TERM INVESTMENTS

VND

	30 September 2026	*30 June 2026*
Investments in associates *(Note 18.1)*	3,239,117,252,305	5,741,650,130,772
Investments in other entities *(Note 18.2)*	1,467,363,937,627	1,677,024,806,377
TOTAL	**4,706,481,189,932**	**7,418,674,937,149**
Provision for long-term investments	(734,416,445)	(734,416,445)
NET	**4,705,746,773,487**	**7,417,940,520,704**

18. LONG-TERM INVESTMENTS (CONTINUED)

18.1 Investments in associates

Details of these investments in associates were as follows:

		30 September 2026				*30 June 2026*			
Name of associates	*Business activities*	*Number of shares*	*Carrying amount (VND)*	*% of interest %*	*% of voting right %*	*Number of shares*	*Carrying amount (VND)*	*% of interest %*	*% of voting right %*
Toan Hai Van Joint Stock Company	Operating real estate, port, warehouse	-	-	-	-	90,338,559	2,562,436,508,531	26.03	33.64
Tay Ninh Tapioca Joint Stock Company	Manufacturing and trading tapioca starch by-products	3,362,436	139,370,504,043	23.62	30.00	3,362,436	136,855,463,420	23.62	30.00
Tapioca Vietnam Company Limited	Manufacturing and trading tapioca starch and tapioca starch-related products	-	-	23.62	30.00	-	-	23.62	30.00
Bentre Import Export Join Stock Corporation	Manufacturing and trading agricultural product	37,301,429	1,645,000,177,825	27.57	27.57	37,301,429	1,614,795,882,018	30.22	30.22
AgriMind Joint Stock Company	Software development	8,750,000	92,595,478,758	34.93	34.93	8,750,000	90,764,016,124	34.93	34.93
Coco Investment Pte. Ltd	Coconut trading	13,642,069	1,362,151,091,679	20.06	20.06	13,642,069	1,336,798,260,679	20.06	20.06
			3,239,117,252,305				**5,741,650,130,772**		

18. LONG-TERM INVESTMENTS (continued)

18.1 Investments in associates (continued)

Details of these investments in associates were as follows: (continued)

	VND
Cost of investment:	
As at 01 July 2026	5,544,529,959,839
Disposal of investment	(2,601,341,382,006)
As at 30 September 2026	2,943,188,577,833
Accumulated share in post-acquisition profit (loss) of the associates:	
As at 01 July 2026	197,120,170,933
Share in post-acquisition profit of the associates for the year	83,684,382,467
Disposal of investment	47,091,445,725
Dividend	(31,967,324,653)
As at 30 September 2026	295,928,674,472
Net carrying amount:	
As at 01 July 2026	5,741,650,130,772
As at 30 September 2026	3,239,117,252,305

18. LONG-TERM INVESTMENTS (continued)

18.2 Investments in other entities

Details of the these investments in other entities were as follows:

		30 September 2026		*30 June 2026*	
Name of entities	*General information*	*Cost of investment*	*% of interest*	*Cost of investment*	*% of interest*
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Leasing industrial zone		-	80,341,854,830	2.29
BCC TTC FOOD	Project "Development of large-scale sugarcane raw material areas".	763,500,000,000	-	763,500,000,000	-
Công ty Cổ phần Sản xuất Thực phẩm Bình Phước	Project "Planting high-quality fruit trees".	52,000,000,000	-	52,000,000,000	-
BCC GMAA	Project "Planting and developing sugarcane".	249,890,235,535	-	244,597,761,295	-
BCC BVA Land	Project "Planting and developing sugarcane".	401,239,285,647	-	535,850,773,807	-
Other long-term investments		734,416,445	-	734,416,445	-
TOTAL		**1,467,363,937,627**		**1,677,024,806,377**	
Provision for diminution in value of long-term investment		(734,416,445)		(734,416,445)	
NET AMOUNT		**1,466,629,521,182**		**1,676,290,389,932**	

19. GOODWILL

VND

	30 September 2026
Cost:	
As at 1 July 2026	212,139,037,422
Addition	-
Disposal of investment in subsidiaries	-
As at 30 September 2026	212,139,037,422
Accumulated amortisation:	
As at 1 July 2026	185,024,437,078
Amortisation for the year	4,085,170,094
As at 30 September 2026	189,109,607,172
Net book value	
As at 1 July 2026	27,114,600,344
As at 30 September 2026	23,029,430,250

20. SHORT-TERM TRADE PAYABLES

VND

	30 September 2026	*30 June 2026*
Due to related parties *(Note 33)*	17,133,481,290	35,697,076,136
Due to farmers	39,346,548,546	91,846,817,717
Due to other parties	1,710,175,681,472	1,036,874,797,932
TOTAL	**1,766,655,711,308**	**1,164,418,691,785**

21. ADVANCES FROM CUSTOMERS

VND

	30 September 2026	*30 June 2026*
Short-term	**410,435,098,181**	**1,162,646,322,497**
Due to related parties *(Note 33)*	-	4,375,887,942
Due to other parties	410,435,098,181	1,158,270,434,555
TOTAL	**410,435,098,181**	**1,162,646,322,497**

22. STATUTORY OBLIGATIONS

VND

	30 September 2026	*30 June 2026*
Payables		
Corporate income tax	68,280,230,231	79,699,586,955
Value-added tax	74,160,531,915	52,160,188,421
Personal income tax	10,842,366,079	8,367,185,903
Top-up Tax under the GloBE rules	26,141,020	-
Others	400,670,507	1,204,965,027
TOTAL	**153,709,939,752**	**141,431,926,306**
Receivables		
Corporate income tax	1,682,364,063	259,154,786
Value-added tax	149,692,789,834	178,047,276,961
Personal income tax	236,892,996	199,037,916
Other	9,375,565,393	9,671,513,130
TOTAL	**160,987,612,286**	**188,176,982,793**

23. SHORT-TERM ACCRUED EXPENSES

VND

	30 September 2026	*30 June 2026*
Interest expense	100,724,511,616	116,235,161,132
External services expense	189,083,785,515	175,800,218,595
Bonus and support fees for agencies	1,492,336,170	26,097,516,865
Transportation and loading fees	87,576,837,582	120,436,046,760
Encourage agriculture expense	20,045,777,701	77,858,878,622
Others	100,871,200,040	65,620,215,334
TOTAL	**499,794,448,624**	**582,048,037,308**

24. OTHER PAYABLES

VND

	30 September 2026	*30 June 2026*
Short-term	**5,486,831,481,972**	**4,122,548,463,105**
Payables under non-recourse documentary arrangements	5,218,106,418,488	3,976,753,587,911
Reimbursement of expenses	201,945,960,158	8,546,489,677
Interest expense	1,891,548,103	117,368,411,572
Others	64,887,555,223	19,879,973,945
Long-term	**7,203,397,710**	**6,543,874,760**
Deposits	7,203,397,710	6,543,874,760
TOTAL	**5,494,034,879,682**	**4,129,092,337,865**
In which:		
Other parties	*5,494,034,879,682*	*4,128,129,099,865*
Related parties (Note 33)	-	*963,238,000*

25. LOANS AND FINANCE LEASE OBLIGATIONS

VND

	As at 30 June 2026	*Movement during the period*					*As at 30 September 2026*
		Drawdown	*Repayment*	*Reclassification*	*Convert into shares*	*Foreign exchange difference*	
Short-term	**11,904,108,685,004**	**9,089,820,293,173**	**(6,878,957,429,483)**	**340,021,266,921**	**(475,511,600,000)**	**(8,715,500,897)**	**13,970,765,714,718**
Loans from banks (Note 25.1)	8,077,803,046,177	9,088,643,344,338	(5,859,201,231,082)	-	-	(8,453,076,917)	11,298,792,082,516
Short-term loan from another entity	37,969,054,639	450,000,000	(1,121,518,799)	-	-	(262,423,980)	37,035,111,860
Current portion of long-term loans from banks (Note 25.2)	2,235,057,730,499	-	(478,195,815,998)	317,750,956,000	-	-	2,074,612,870,501
Current portion of long-term bonds (Note 25.4)	984,050,287,819	-	(499,999,999,997)	13,112,523,962	-	-	497,162,811,784
Convertible bonds (Note 25.3)	498,569,951,165	726,948,835	(23,785,300,000)	-	(475,511,600,000)	-	-
Current portion of finance leases (Note 25.5)	70,658,614,705	-	(16,653,563,607)	9,157,786,959	-	-	63,162,838,057
Long-term	**5,926,222,038,066**	**7,336,039,813**	**(6,530,961,090)**	**(340,021,266,921)**	**-**	**(1,350,490,742)**	**5,585,655,359,126**
Loans from banks (Note 25.3)	3,504,975,830,326	-	(160,499,970)	(317,750,956,000)	-	-	3,187,064,374,356
Loan from another entity (Note 25.2)	72,780,722,505	-	-	-	-	(1,350,490,742)	71,430,231,763
Long-term bonds (Note 25.4)	1,193,836,099,213	5,826,832,977	(1,830,000,000)	(13,112,523,962)	-	-	1,184,720,408,228
Convertible bonds (Note 25.3)	988,652,800,000	1,477,500,000	(3,000,000,000)	-	-	-	987,130,300,000
Long-term finance leases (Note 25.5)	165,976,586,022	31,706,836	(1,540,461,120)	(9,157,786,959)	-	-	155,310,044,779
TOTAL	**17,830,330,723,070**	**9,097,156,332,986**	**(6,885,488,390,573)**	**-**	**(475,511,600,000)**	**(10,065,991,639)**	**19,556,421,073,844**

25. LOANS AND FINANCE LEASE OBLIGATIONS

25.1 *Short-term loans from banks*

Those loans are secured by held for trading securities and related rights; land use rights and associated assets of land area for the purpose of financing its working capital requirements to implement the project of the Group.

Banks	*30 September 2026* *VND*	*Principal repayment term*
Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Dinh Branch	798,164,186,735	From November 2026 to March 2027
Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh Branch	70,966,525,659	From October 2026 to December 2026
Vietnam International Commercial Joint Stock Bank - Dong Nai Branch	1,155,285,323,736	From November 2026 to March 2027
Orient Commercial Joint Stock Bank – Dak Lak Branch	79,592,456,768	From October 2026 to February 2027
Joint Stock Commercial Bank for Investment and Development of Vietnam - Khanh Hoa Branch	285,979,385,950	From October 2026 to March 2027
Military Commercial Joint Stock Bank - Ho Chi Minh City Branch	103,679,478,638	From December 2026 to January 2027
Military Commercial Joint Stock Bank - Khanh Hoa Branch	39,363,000,000	October 2026
BPCE IOM Bank - Ho Chi Minh Branch	138,957,618,477	From January 2027 to February 2027
Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai Branch	174,064,007,635	From October 2026 to November 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh Branch 1	251,592,692,200	From October 2026 to April 2027
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh Branch	594,595,036,442	March 2027
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ninh Thuan Branch	28,611,315,631	From November 2026 to March 2027
E.Sun Commercial Bank Limited - Dong Nai Branch	73,663,016,789	March 2027
Tien Phong Commercial Joint Stock Bank - Nha Trang Branch	10,960,386,856	November 2026
Lao Viet Joint Venture Bank - Attapeu Branch	206,433,819,540	From October 2026 to June 2027
The Siam Commercial Bank Public Company Limited - Ho Chi Minh Branch	181,196,352,000	December 2026
Bangkok Bank Public Company Limited – Ho Chi Minh Branch	389,134,016,000	December 2026
First Commercial Bank of Viet Nam - Ho Chi Minh Branch	4,196,549,999,739	July 2027

25. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

25.1 *Short-term loans from banks (continued)*

Banks	*30 September 2026*	*Principal repayment term*
	VND	
United Overseas Bank Vietnam Limited	695,099,463,360	From November 2026 to February 2027
Vietnam - Russia Joint Venture Bank - Khanh Hoa Branch	99,915,986,507	From October 2026 to February 2027
Modern Vietnam Bank Limited - Khanh Hoa Branch	85,958,899,337	October 2026
Hua Nan Commercial Bank, Ltd – Ho Chi Minh Branch	410,280,356,160	From December 2026 to January 2027
BNP Paribas Bank - Ho Chi Minh Branch	319,381,806,305	From November 2026 to March 2027
Ho Chi Minh City Development Joint Stock Commercial Bank – Tay Ninh Branch	32,250,500,855	From December 2026 to March 2027
Saigon Thuong Tin Commercial Joint Stock Bank - Champasack Branch	51,902,467,578	From May 2027 to July 2027
Shinhan Bank Vietnam – North Saigon Branch	10,354,762,296	November 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Tay Ninh Branch	170,868,179,493	From October 2026 to March 2027
Mizuho Bank, Ltd. - Hanoi Branch	394,995,000,000	October 2026
Ban Viet Commercial Joint Stock Bank - Ho Chi Minh City Branch	265,933,201,002	From November 2026 to March 2027
Vietcombank Financial Leasing Co., Ltd - Ho Chi Minh Branch	9,183,738,140	November 2026
Directly attributable transaction costs	(26,120,897,312)	
TOTAL	**11,298,792,082,516**	
In which:		
in VND	*5,887,073,893,968*	
in USD	*202,547,140*	
in KIP	*84,921,685,704*	

Those short-term loans from banks are charged at market interest rate and secured by land use rights; machines and equipment; bank deposits; inventories, guarantee letter for financing its working capital requirements.

25. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

25.2 *Loan from other party*

Lender	*30 September 2026*		*Principal repayment term*
	VND	*USD*	
Dole Asia Holding PTE, LTD	80,415,342,781	3,096,470	From December 2026 to September 2035
Nuoc Trong Sugar Joint Stock Company	26,900,000,000		
Loans from individuals	1,150,000,000		
In which:			
Short-term loan	*28,050,000,000*		
Current - portion	8,985,110,988		
Non - current portion	71,430,231,793		

25.3 *Long-term loans from banks*

Banks	*30 September 2026*	*Principal repayment term*
	VND	
Orient Commercial Joint Stock Bank - Dak Lak Branch	15,744,796,053	From November 2026 to February 2031
Saigon Thuong Tin Commercial Joint Stock Bank - Nguyen Van Troi Branch	1,494,968,000	From September 2026 to November 2026
E.Sun Commercial Bank Limited - Dong Nai Branch	779,788,000,000	From December 2026 to June 2027
Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh Branch	247,758,679,411	From December 2026 to December 2028
Mizuho Bank, Ltd. - Hanoi Branch	414,752,000,000	From August 2026 to May 2027
ING Bank. A Branch of ING – DIBA AG	1,058,400,000,000	From January 2027 to July 2029
Kasikornbank Public Company Limited - Ho Chi Minh Branch	333,200,000,000	From January 2026 to July 2028
First Commercial Bank of Viet Nam - Ho Chi Minh Branch	1,211,287,500,000	From February 2027 to February 2029
Deutsche Investitions-und Entwicklungsgesellschaft ("DEG")	648,950,000,000	From June 2027 to June 2032
Responsability Climate Smart Agriculture & Food Systems Fund, Sicav-Raif	157,050,000,000	June 2028
Responsability Investments AG	393,251,301,393	From July 2026 to July 2029
TOTAL	**5,261,677,244,857**	
In which:		
Current - portion	2,074,612,870,501	
Non - current portion	3,187,064,374,356	
Original currency:		
VND	598,198,443,464	
USD	174,890,000	

Those long-term loans from banks are charged at market interest rate for financing its working capital requirements

25. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

25.4 Bonds

25.4.1 Convertible bonds

25.4.1.1 Short-term convertible bonds

On 12 September 2025, the Company completed the issuance of 4,992,969 convertible bonds with a par value of VND 100,000 per bond to investor. The total actual proceeds (net proceeds) from the issuance amounted to VND 499,295,800,000 (the gross issuance value of VND 499,296,900,000 less a transfer fee of VND 1,100,000 automatically deducted by the Vietnam Securities Depository and Clearing Corporation upon transferring the proceeds into the issuer's escrow account).
On 14 September 2026, the Board of Directors issued Resolution No. 09/2026/NQ-HDQT approving the results of the conversion of SBT425026 bonds into ordinary shares and related matters. Upon completion of the conversion, the Company converted 4,755,116 bonds into 28,219,113 ordinary shares in accordance with the plan approved by the General Meeting of Shareholders.

Details of the convertible bonds are follows:

		Movement in the period			*VND*
	Beginning balance	*Amortised*	*Transferred to shares*	*Due and not transferred to shares*	*Ending balance*
Convertible bonds	499,296,900,000	-	(475,511,600,000)	(23,785,300,000)	-
Issuance fee	(726,948,835)	726,948,835	-	-	-
TOTAL	**498,569,951,165**	**726,948,835**	**(475,511,600,000)**	**(23,785,300,000)**	**-**

25.4.1.2 Convertible bonds long - term

On 10 June 2026, the Company completed the issuance of 9,971,053 convertible bonds with a par value of VND 100,000 per bond to investor, bond maturity is 2 years. The total actual proceeds (net proceeds) from the issuance amounted to VND 997,104,200,000 (the gross issuance value of VND 997,105,300,000 less a transfer fee of VND 1,100,000 automatically deducted by the Vietnam Securities Depository and Clearing Corporation upon transferring the proceeds into the issuer's escrow account).
Details of the convertible bonds are follows:

	30 September 2026 VND
Value of convertible bond	**997,105,300,000**
Issuance fee	(11,452,500,000)
Equity component (Note 26)	-
Liability component at initial recognition	**985,652,800,000**
Amortisation for the period	1,477,500,000
Liability component at end of year	**987,130,300,000**

25. LOANS AND FINANCE LEASES (continued)

25.4 Bonds (continued)

25.4.2 Long-term bonds

	30 September 2026	*Principal repayment term*
	VND	
Issued at par value		
Vietcap Securities Joint Stock Company	500,000,000,000	June 2027
Techcom Securities Joint Stock Company	500,000,000,000	June 2028
Techcom Securities Joint Stock Company	700,000,000,000	December 2027
Issuance fee	(18,116,779,988)	
TOTAL	**1,681,883,220,012**	
In which:		
Current portion	497,162,811,784	
Non-current portion	1,184,720,408,228	

Those long-term bonds are secured by held for trading securities and related rights; land use rights and associated assets of land area for the purpose of financing its working capital requirements to implement the project of the Group.

25.5 Finance leases

The Group currently has leased machineries and equipment under finance lease agreements with Vietnam International Leasing Company; Vietcombank Financial Leasing Co., Ltd and BIDV - SuMi TRUST Leasing Co., Ltd, Future obligations due under finance lease agreements as at the balance sheet dates were as follows:

VND

	Less than 1 year	*From 1 - 5 years*	*From 5 years and above*	*Total*
As at 30 September 2026				
Total minimum lease payments	75,583,257,933	172,181,362,493	2,057,647,312	249,822,267,738
Finance charges	12,420,419,876	18,893,407,279	35,557,747	31,349,384,902
Lease liabilities	63,162,838,057	153,287,955,214	2,022,089,565	218,472,882,836
As at 30 June 2026				
Total minimum lease payments	84,686,585,884	188,948,599,431	3,699,435,921	277,334,621,236
Finance charges	14,027,971,179	26,548,168,514	123,280,816	40,699,420,509
Lease liabilities	70,658,614,705	162,400,430,917	3,576,155,105	236,635,200,727

26. OWNERS' EQUITY

26.1 Increase and decrease in owners' equity

VND

	Share capital								
	Common shares	Preference shares	Share premium	Other funds belonging to owner's equity (i)	Foreign exchange difference reserve	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
For the three-month period ended 30 September 2025									
As at 30 June 2025	8,145,450,380,000	216,113,330,000	6,770,104,566,476	(5,502,116,030,924)	(55,586,851,363)	67,054,931,893	1,046,883,789,037	162,885,445,678	10,850,789,560,797
Business combination	-	-	-	-	-	-	-	75,967,937	75,967,937
NCI invest in subsidiaries	-	-	-	-	-	-	-	651,000,000,000	651,000,000,000
Net profit for the period	-	-	-	-	-	-	201,079,690,479	(2,947,209,346)	198,132,481,133
Foreign exchange difference reserve	-	-	-	-	23,319,899,105	-	-	-	23,319,899,105
Appropriation to bonus and welfare fund	-	-	-	-	-	-	(26,500,000,000)	-	(26,500,000,000)
Preference dividends	-	-	-	-	-	-	(19,610,064,658)	-	(19,610,064,658)
As at 30 September 2025	8,145,450,380,000	216,113,330,000	6,770,104,566,476	(5,502,116,030,924)	(32,266,952,258)	67,054,931,893	1,201,853,414,858	811,014,204,269	11,677,207,844,314

26. OWNERS' EQUITY (CONTINUED)

26.1 *Increase and decrease in owners' equity* (continued)

VND

	Share capital								
	Common shares	Preference shares	Share premium	Other funds belonging to owner's equity (i)	Foreign exchange difference reserve	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
For the three-month period ended 30 September 2026									
As at 30 June 2026	9,064,150,420,000	216,113,330,000	6,770,104,566,476	(5,472,074,089,358)	26,697,360,508	67,054,931,893	1,133,684,992,666	654,690,398,242	12,460,421,910,427
Issuance of shares from conversion of convertible bonds	282,191,130,000	-	193,320,470,000	-	-	-	-	-	475,511,600,000
Change in ownership in subsidiaries	-	-	-	-	-	-	-	-	-
Disposal of subsidiaries	-	-	-	-	-	-	-	(494,504,715,922)	(494,504,715,922)
Net profit for the period	-	-	-	-	-	-	155,666,565,734	(766,275,334)	154,900,290,400
Foreign exchange difference reserve	-	-	-	-	12,355,834,239	-	-	-	12,355,834,239
Appropriation to bonus and welfare fund	-	-	-	-	-	-	(5,000,000,000)	-	(5,000,000,000)
As at 30 September 2026	9,346,341,550,000	216,113,330,000	6,963,425,036,476	(5,472,074,089,358)	39,053,194,747	67,054,931,893	1,284,351,558,400	159,419,406,986	12,603,684,919,144

(i) This is a reserve within equity incurred from business combination transactions under common control companies.

26. OWNERS' EQUITY (CONTINUED)

26.2 *Capital transactions with owners and distribution of dividends*

VND

	For the three-month period ended 30 September 2026	*For the three-month period ended 30 September 2025*
Issued contributed share capital		
Beginning balance	9,280,263,750,000	8,361,563,710,000
Increase during the period	282,191,130,000	-
Ending balance	**9,562,454,880,000**	**8,361,563,710,000**
Dividends declared in cash		
Dividends on preference shares	-	*19,610,064,658*

26.3 *Owners*

	30 September 2026			*30 June 2026*		
	Number of ordinary share	*Number of preference share*	*% interest*	*Number of ordinary share*	*Number of preference share*	*% interest*
Thanh Thanh Cong Investment Joint Stock Company	110,187,026	-	11.52	137,738,968	-	14.84
Legendary Venture Fund 1	146,503,698	-	15.32	146,503,698	-	15.79
Brilliant Solutions INC	57,756,408	-	6.04	-	-	-
Others	620,187,023	21,611,333	67.12	622,172,376	21,611,333	69.37
TOTAL	**934,634,155**	**21,611,333**	**100.00**	**906,415,042**	**21,611,333**	**100.00**

26.4 *Shares*

The par value of each outstanding share: VND 10,000/share (as at 30 June 2026: VND 10,000/share).

	Number of shares	
	30 September 2026	*30 June 2026*
Authorised shares	956,245,488	928,026,375
Shares *issued and fully paid*		
Ordinary shares	934,634,155	906,415,042
Preference share	*21,611,333*	*21,611,333*

26. OWNERS' EQUITY (CONTINUED)

26.5 Earnings per share

	For the three-month period ended 30 September 2026	*For the three-month period ended 30 September 2025*
Net profit for the year attributable to the Company's shareholders (VND)	155,666,565,734	201,079,690,479
Appropriation to bonus and welfare fund	(10,896,659,601)	(14,075,578,334)
Net profit after tax attributable to ordinary shareholders for basic earnings	144,769,906,133	187,004,112,145
Dividend of convertible preference shares	-	(19,610,064,658)
Net profit attributable to ordinary shareholders before adjusting for the effect of dilution	**144,769,906,133**	**167,394,047,487**
Weighted average number of ordinary shares for basis earning per share (*)	934,634,155	814,545,038
Weighted average number of ordinary shares adjusted for the effect of dilution	934,634,155	814,545,038
Basic earning per share (VND/share)	**154.89**	**205.51**
Diluted earning per share (VND/share)	**154.89**	**205.51**

27 REVENUES

27.1 *Revenues from sale of goods and rendering of services*

VND

	For the period from 01 Jul to 30 Sep 2026	*For the period from 01 Jul to 30 Sep 2025*
Gross revenue	**7,628,073,601,636**	**5,386,645,094,751**
In which:		
Revenue from sales of sugar	6,641,956,323,856	4,874,885,972,181
Revenue from sales of agricultural products	583,330,562,847	144,212,240,121
Revenue from sales of molasses	68,040,567,299	58,057,864,742
Revenue from sales of electricity	12,992,633,580	12,388,407,449
Revenue from sales of fertilizer	204,070,315,322	120,849,769,824
Others	117,683,198,732	176,250,840,434
Less:	**11,922,410,196**	**14,910,916,761**
Sales discounts	31,500,000	-
Sales returns	548,309,739	4,314,080,857
Trade discounts	11,342,600,457	10,596,835,904
	11,922,410,196	14,910,916,761
Net revenue	**7,616,151,191,440**	**5,371,734,177,990**
In which:		
Revenue from sales of sugar	6,633,679,395,304	4,861,061,030,120
Revenue from sales of agricultural products	583,330,562,847	144,212,240,121
Revenue from sales of molasses	68,040,567,299	58,057,864,742
Revenue from sales of electricity	12,992,633,580	12,388,407,449
Revenue from sales of fertilizer	204,038,815,322	120,849,769,824
Others	114,069,217,088	175,164,865,734

27.2 *Finance income*

VND

	For the period from 01 Jul to 30 Sep 2026	*For the period from 01 Jul to 30 Sep 2025*
Interest income from bank deposit, lending and advance to suppliers	388,719,136,962	218,653,773,620
Gains from disposal of investments	*259,837,982,567*	98,550,310,701
Foreign exchange gains	40,240,662,930	34,455,228,495
Others	12,576,667,076	2,999,710,910
TOTAL	**701,374,449,535**	**354,659,023,726**

28. COST OF GOODS SOLD AND SERVICES RENDERED

VND

	For the period from 01 Jul to 30 Sep 2026	*For the period from 01 Jul to 30 Sep 2025*
Cost of sugar	6,262,754,576,382	4,464,902,689,517
Cost of agricultural products	529,302,108,692	104,765,033,646
Cost of molasses	52,200,935,780	59,878,403,321
Cost of electricity	8,206,734,873	6,752,799,952
Cost of fertilizer	195,145,403,947	108,699,446,811
Others	93,110,068,383	127,251,008,907
TOTAL	**7,140,719,828,057**	**4,872,249,382,154**

29. FINANCE EXPENSES

VND

	For the period from 01 Jul to 30 Sep 2026	*For the period from 01 Jul to 30 Sep 2025*
Interest expenses	487,282,757,231	338,929,899,324
Foreign exchange losses	34,695,437,807	40,993,451,259
(Reversal of provision)/ provision for diminution in investments	-	(17,436,535,922)
Others	121,191,324,560	54,750,413,173
TOTAL	**643,169,519,598**	**417,237,227,834**

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND

	For the period from 01 Jul to 30 Sep 2026	*For the period from 01 Jul to 30 Sep 2025*
Selling expenses		
Expenses for external services	114,668,922,292	77,204,474,120
Labour cost	34,177,780,283	27,417,987,670
Transportation expense	59,193,907,275	37,781,711,682
Sales supporting fee	19,697,870,323	13,344,747,659
Expense for advertising and promotion	4,763,706,655	-
Depreciation and amortisation	2,420,334,471	2,471,337,519
Others	6,582,995,777	9,617,400,702
TOTAL	**241,505,517,076**	**167,837,659,352**
General and administrative expenses		
Labour cost	85,584,695,169	72,432,095,147
Expenses for external services	50,335,707,308	50,571,529,407
Provision/ (Reversal)	(86,298,996)	(17,299,239,156)
Depreciation and amortisation	14,029,371,314	9,535,686,066
Other expenses	29,092,466,230	31,952,144,780
TOTAL	**178,955,941,025**	**147,192,216,244**

31. OTHER INCOME AND EXPENSES

VND

	For the period from 01 Jul to 30 Sep 2026	*For the period from 01 Jul to 30 Sep 2025*
Other income	**14,983,995,455**	**22,398,486,914**
Gains from disposal of fixed assets	4,011,012,729	2,956,807,534
Others	10,972,982,726	19,441,679,380
Other expenses	**6,496,303,703**	**4,754,970,899**
Depreciation of retired assets	2,120,162,552	1,277,344,830
Loss from disposal of fixed assets	2,979,360,625	1,740,416,864
Others	1,396,780,526	1,737,209,205
OTHER PROFIT	**8,487,691,752**	**17,643,516,015**

32. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 10% of taxable profits. The Company is entitled to an exemption from CIT in regard to taxable profits generated from manufacturing sugar from sugar-cane commencing from 1 January 2015 in accordance with Circular No. 96/2015/TT-BTC issued by the Ministry of Finance dated 22 June 2015.

The Company's subsidiaries have the obligations to pay CIT at the rates ranging from 10% to the normal applicable rate of their respective taxable profits their respective taxable profits. They are also entitled to CIT exemption and reduction in accordance with their respective business registration certificates and applicable tax regulations.

The tax returns filed by Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

32.1 CIT expense

VND

	For the period from 01 Jul to 30 Sep 2026	*For the period from 01 Jul to 30 Sep 2025*
Current CIT expenses	42,087,178,948	11,862,053,346
Deferred tax expenses	8,359,440,090	(6,622,576,020)
TOTAL	**50,446,619,038**	**5,239,477,326**

32.2 Current CIT

The current tax payable is based on taxable income for the current year. The taxable income of the Group for the year differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

33. TRANSACTIONS WITH RELATED PARTIES

List of related parties has the balance amount as at 30 June 2026 and significant transactions during the period as follows:

Related parties	*Relationship*
Toan Hai Van Joint Stock Company	Associate
Ben Tre Import Export Trading Joint Stock Company	Associate
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Investee
Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company	Investee
Green Packaging Joint Stock Company	Affiliate
Thanh Thanh Cong Tourist Joint Stock Company	Affiliate
Gia Lai Electricity Joint Stock Company	Affiliate
Thanh Thanh Cong Trading Joint Stock Company	Affiliate
Thanh Thanh Cong Energy Joint Stock Company	Affiliate
Thanh Thanh Cong Industrial Zones Joint Stock Company	Affiliate
Thanh Thanh Cong Investment Joint Stock Company	Major shareholder

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the 3-month period ended 30 September 2026 and 30 September 2025 were as follows:

VND

Related parties	*Transactions*	*For the three-month period ended 30 September 2026*	*For the three-month period ended 30 September 2025*
Thanh Thanh Cong Investment Joint Stock Company	Sale of goods	14,445,000,000	188,796,496,200
	Interest incomes	598,630,137	4,775,621,995
Thanh Thanh Cong Trading Joint Stock Company	Sale of goods	5,462,775,076	35,184,495,411
	Rendering of services	104,166,667	416,666,668
	Purchase of goods	-	42,570,000
Ben Tre Import Export Joint Stock Company	Sale of goods	1,893,832,320	592,906,208
	Purchase of goods	42,132,609,211	103,738,434,360
	Purchase of services	54,000,000	-
	Other income	-	300,000,000
Green Packaging Joint Stock Company	Purchase of materials	11,603,091,485	82,847,849,299
	Purchase of goods	613,788,500	13,842,108,778
	Sale of goods	-	56,727,363
Thanh Thanh Cong Industrial Zones Joint Stock Company	Sale of goods	21,295,000	103,190,461
	Rendering of services	5,777,778	12,037,038
Gia Lai Electricty Joint Stock Company	Purchase of services	-	66,720,000

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the 3-month period ended 30 September 2026 and 30 September 2025 were as follows: (continued)

VND

Related parties	*Transactions*	*For the three-month period ended 30 September 2026*	*For the three-month period ended 30 September 2025*
Thanh Thanh Cong Tourist Joint Stock Company	Sale of goods	80,803,840	436,951,820
Thanh Thanh Cong Energy Joint Stock Company	Interest expenses	-	805,479
	Purchase of services	303,469,465	1,209,493,893
Tan Hoi Industrial Cluster Infrastructure Joint Stock Company	Rendering of services	-	1,063,160,133
	Purchase of assets	-	4,368,800
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Rendering of services	-	1,940,967,272
	Sale of goods	-	31,181,717
	Purchase of assets	-	8,524,290,000
	Purchase of services	-	310,061,102

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the 3-month period ended 30 September 2026 and 30 September 2025 were as follows: (continued)

Details of remuneration of the Board of Directors during the year are as follows:

VND

Name	*Position*	*Remunerations (*)*	
		For the three-month period ended 30 September 2026	*For the three-month period ended 30 September 2025*
Ms Dang Huynh Uc My	Chairwoman	1,155,000,000	1,155,000,000
Ms Huynh Bich Ngoc	Member	450,000,000	450,000,000
Mr Tran Tan Viet	Member	540,000,000	540,000,000
Mr Tran Trong Quang Vinh	Independent member	735,000,000	735,000,000
Mr Le Quang Phuc	Independent member	750,000,000	750,000,000
TOTAL		**3,630,000,000**	**3,630,000,000**

(*) including only for the position at the Board of Director.

Details of remuneration of the Board of Managesment during the year are as follows:

VND

Name	*Position*	*Remunerations*	
		For the three-month period ended 30 September 2026	*For the three-month period ended 30 September 2025*
Mr Thai Van Chuyen	General Director	1,605,240,000	1,569,272,564
Other members		6,308,764,158	6,648,545,256
TOTAL		**7,914,004,158**	**8,217,817,820**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet date were as follows:

VND

Related parties	*Transactions*	*As at 30 September 2026*	*As at 30 June 2026*
Short-term trade accounts receivable			
Thanh Thanh Cong Investment Joint Stock Company	Sale of goods	22,653,500,004	22,653,500,004
Ben Tre Import and Export Joint Stock Company	Sale of goods	1,401,892,010	3,667,663,558
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Sale of goods	10,000,000	905,815,310
Thanh Thanh Cong Tourist Joint Stock Company	Sale of goods	33,885,734	126,925,752
Thanh Thanh Cong Energy Joint Stock Company	Sale of goods	4,520,000	
Thanh Thanh Cong Industrial Zones Joint Stock Company	Sale of goods	-	26,315,560
Other related parties	Sale of goods	-	33,007,819,834
TOTAL		**24,103,797,748**	**60,388,040,018**
Short-term advances to suppliers			
Green Packaging Joint Stock Company	Purchase of materials	25,000,000,000	25,000,000,000
Thanh Thanh Cong Investment Joint Stock Company	Purchase of goods	25,175,000,000	25,175,000,000
Ben Tre Import Export Joint Stock Company	Purchase of goods	202,950,000	943,757,778
Thanh Thanh Cong Tourist Joint Stock Company	Purchase of goods	12,300,174,000	14,190,569,000
Gia Lai Electricty Joint Stock Company	Purchase of services	-	1,000,000,000
TOTAL		**62,678,124,000**	**66,309,326,778**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet date were as follows:

VND

Related parties	*Transactions*	*As at 30 September 2026*	*As at 30 June 2026*
Other short-term receivables			
Thanh Thanh Cong Investment Joint Stock Company	Interest income	7,468,367,969	7,098,855,641
Thanh Thanh Cong Tourist Joint Stock Company	Purchase of services	6,182,507,712	7,052,817,588
Ben Tre Import and Export Joint Stock Company	Purchase of goods	-	7,454,000
Other related parties	Other receivables	-	221,917,810
TOTAL		**13,650,875,681**	**14,381,045,039**
Short-term advances from customers			
Thanh Thanh Cong Trading Joint Stock Company	Sale of goods	-	1,375,887,942
Thanh Thanh Cong Energy Joint Stock Company	Sale of goods	-	3,000,000,000
TOTAL		**-**	**4,375,887,942**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet date were as follows (continued):

VND

Related parties	*Transactions*	*As at 30 September 2026*	*As at 30 June 2026*
Short-term trade payable			
Ben Tre Import and Export Joint Stock Company	Purchase of goods	9,016,351,464	12,576,530,687
Green Packaging Joint Stock Company	Purchase of materials	7,805,120,827	13,429,814,450
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Purchase of services	-	9,376,719,000
Thanh Thanh Cong Tourist Joint Stock Company	Purchase of services	-	9,747,000
Thanh Thanh Cong Investment Joint Stock Company	Purchase of services	304,264,999	304,264,999
Other related parties	Purchase of goods	7,744,000	-
TOTAL		**17,133,481,290**	**35,697,076,136**
Other short-term payables			
Thanh Thanh Cong Energy Joint Stock Company	Sale of goods	-	340,000,000
Other related parties		-	623,238,000
TOTAL		**-**	**963,238,000**

34. OFF BALANCE SHEETS

	30 September 2026	*30 June 2026*
Goods held on consignment		
Sugar finished goods (tonne)	*1,511*	*13,780*
Molasses (tonne)	*514*	*6,751*
Good sugar (tonne)	-	-
Foreign currencies		
LAK	*11,523,417,372*	*191,898,545*
USD	*8,844,947*	*4,580,143*
THB	*2,655*	-
EUR	*223*	*226*

35. EVENTS AFTER THE BALANCE SHEET DATE

There is no other matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the consolidated financiasl statements of the Group.

Doan Thi Kieu	Dang Thi Diem Trinh	Thai Van Chuyen
Preparer	Chief Accountant	General Director

30 Oct 2026