

*"Re: Explanation and reporting of measures
to remedy the situation of securities being on
warning status in the four quarter of 2025*

Gia Lai, January 16, 2026

**Kind attention: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

- Organization name: **GIA LAI COFFEE JOINT STOCK COMPANY**
- Stock code: FGL
- Address: 97 Pham Van Dong/Yet Kieu - Thong Nhat Ward - Gia Lai Province
- Tel: 0269 - 3716715
- Email: giacomex.fgl@gmail.com Website: <http://gialaicoffee.com.vn/>

Gia Lai Coffee Joint Stock Company ("Company") would like to send our respectful greetings and cooperation to your Agency.

On March 21, 2025, the Hanoi Stock Exchange issued Document No. 1191/TB-SGDHN announcing the handling of violations regarding stocks, accordingly: FGL shares remain under warning status according to Decision No. 174/QD-SGDHN dated March 21, 2025 of the Hanoi Stock Exchange.

Pursuant to Clause 3, Article 37 of the Regulations on Registration and Management of Listed Securities Transactions issued under Decision No. 17/QD-HDTV dated March 31, 2022 of the Board of Members of the Vietnam Stock Exchange (VSE), public companies must explain and report measures and roadmap to address the situation of the company's securities being under warning on a quarterly basis.

Gia Lai Coffee Joint Stock Company would like to explain and report on measures to address the situation of securities being on quarterly warning as follows:

I. Situation of overcoming the situation of securities being on warning status in the four quarter of 2025:

The first opinion, regarding the mortgage of the Certificates of land use rights, house ownership rights and other assets attached to the land, these are assets owned by the company, used as mortgage for the loan of Bien Ho Tea Joint Stock Company at the Bank for Agriculture and Rural Development - Gia Lai Branch to serve the production and business activities of the two companies, without this loan, the production and business activities of the two companies will be almost paralyzed. Regarding this issue, the company will meet with shareholders to propose a plan to call for other investment capital and repay these mortgages.

The second opinion, regarding the handling of land rent and late payment penalties in Ia Grai district and Chu Se district, has not been fully recorded in the Company's operating expenses, specifically:

- *State Enterprise period is 7,774,706,081 VND (land rent) and 4,020,354,217 VND (late payment penalty).*

- *The Joint Stock Company period (2019) is 395,826,472 VND (land rent) and 215,124,770 VND (late payment penalty).*

This is the land rental fee arising during the state-owned enterprise period, not included in the equitization plan, not included in the enterprise valuation file. On the other hand, the Tax Department's calculation of land rental fee on the entire land area that has been assigned by the Provincial People's Committee to the locality for management is inappropriate. The company has sent a document to the Provincial People's Committee and relevant departments/sectors of the Province for appropriate handling of this issue.

II. Measures to overcome the situation of securities being on warning status in the four quarter of 2025:

The matters mentioned in the auditor's exception opinion are all related to the handover of assets and financial settlement when the Company equitized the State-owned one-member limited liability company into a joint stock company that has not been agreed upon with the Gia Lai Provincial People's Committee. Although the Company has received the decision approving the financial settlement of the equitization, the Company has not yet received the minutes of handover of land markers and boundaries and is still continuing to implement and coordinate with the Gia Lai Provincial People's Committee to complete the handover of these assets, but the progress is a bit slow. In the coming time, the Company will urgently complete this work so that the Company has a basis to manage assets and stabilize production and business activities.

The above is the explanation and report on measures to overcome the situation of stocks being in the periodic warning status of Gia Lai Coffee Joint Stock Company.

The company respectfully hopes that the competent authority will continue to support, care and help to create conditions to soon remove FGL stocks from the warning status in the near future.

Sincerely./.

GIA LAI COFFEE JOINT STOCK COMPANY

GENERAL DIRECTOR



NGUYEN CONG TIEN

Recipient:

- *As above*
- *Gia Lai Coffee Joint Stock Company*