

ANNUAL REPORT 2025

To:

- State Securities Commission;
- Hanoi Stock Exchange.

I. General Information**1. General Overview:**

- Trading Name: Tin Nghia Corporation
- Business Registration Certificate No. 3600283394 (first registration on November 3, 2004; 26th amendment on August 30, 2025).
- Charter Capital: 2,000,000,000,000 (Two trillion) VND.
- Owner's Equity: 2,000,000,000,000 (Two trillion) VND.
- Address: No. 96, Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province.
- Telephone: 0251.3822486
- Fax: 0251.3823747
- Website: <https://tinnghiacorp.com.vn>
- Email: info@tinnghiacorp.com.vn
- Stock Code: TID
- History of formation and development:

Time	Event
07/9/1989	Dong Nai General Production and Business Services Company (named PROSECO) was established.
22/12/1992	Conversion of Dong Nai General Production and Business Services Company into Tin Nghia Limited Liability Company according to Decision No. 09/QĐ.UBT of the Dong Nai Provincial People's Committee.
11/3/2009	Pursuant to Decision No. 526/QĐ-TU dated March 11, 2009 by the Dong Nai Provincial Party Committee, Tin Nghia One Member Limited Liability Company transitioned its operations to the model of Tin Nghia General Corporation One Member Limited Liability Company.

Time	Event
22/7/2010	Pursuant to Decision No. 778/QĐ-TU dated July 22, 2010, of the Dong Nai Provincial Party Committee, Tin Nghia Corporation One Member Limited Liability Company transitioned into Tin Nghia Corporation, operating under the Parent-Subsidiary company model.
18/5/2016	Tin Nghia Corporation officially converted its business type into a Joint Stock Company after the first General Meeting of Shareholders for the 2016-2021 term passed a Resolution on May 12, 2016.
22/8/2016	Received approval from the State Securities Commission for the public company registration dossier.
07/9/2017	Received Securities Registration Certificate No. 173/2017/GCNCP-VSD from the Vietnam Securities Depository with a total initial registered share volume of 155,800,000 shares; registered for the first change on July 27, 2018, with a total volume of 200,000,000 shares under the stock code TID.
30/6/2018	Tin Nghia Corporation completed the plan to issue additional shares, increasing charter capital from 1,558 billion VND to 2,000 billion VND.
12/12/2018	Shares of Tin Nghia Corporation (stock code: TID) were officially traded on the Unlisted Public Company Market (UPCoM) under the Hanoi Stock Exchange.

• *Other events:*

Over more than 36 years of operation, Tin Nghia Corporation (hereinafter referred to as “Tin Nghia Corporation” or “the Corporation”) has grown continuously and achieved significant positions:

- ✓ Top 134/500 largest enterprises in Vietnam in 2025.
- ✓ Top 64/500 largest private and joint stock enterprises in Vietnam in 2025.
- ✓ Top 225/500 enterprises with the best profits in Vietnam in 2025.
- ✓ Reputable Exporter for 20 consecutive years (2003 – 2022).
- ✓ Enterprise with products and services recognized as National Brands in 2014, 2016, 2018, and 2020.
- ✓ Enterprise awarded the Gold Prize of the National Quality Award in 2010 and 2020; Silver Prize in 2015 and 2016.
- ✓ Sustainable Development Enterprise (CSI) from 2017 to 2021.
- ✓ Typical Enterprise for Employees in 2016, 2018, and 2019-2020.

2. Business lines and areas of operation

2.1. Business lines

No.	Main business lines	Industry code
1	Investment and business in industrial park infrastructure and other real estate	6820
2	Purchasing, exporting, and processing coffee and other agricultural products	4610
3	Investment and trading of petroleum, lubricants, and related industries	6619
4	Investment and business in the logistics sector	7020
5	Other sectors	5610

2.2. Areas of operation

- ✓ Dong Nai Province;
- ✓ Ho Chi Minh City;
- ✓ Lam Dong Province;
- ✓ Can Tho City;
- ✓ Paksong District, Champasak Province, Lao PDR.

3. Information on governance model, business organization, and management structure

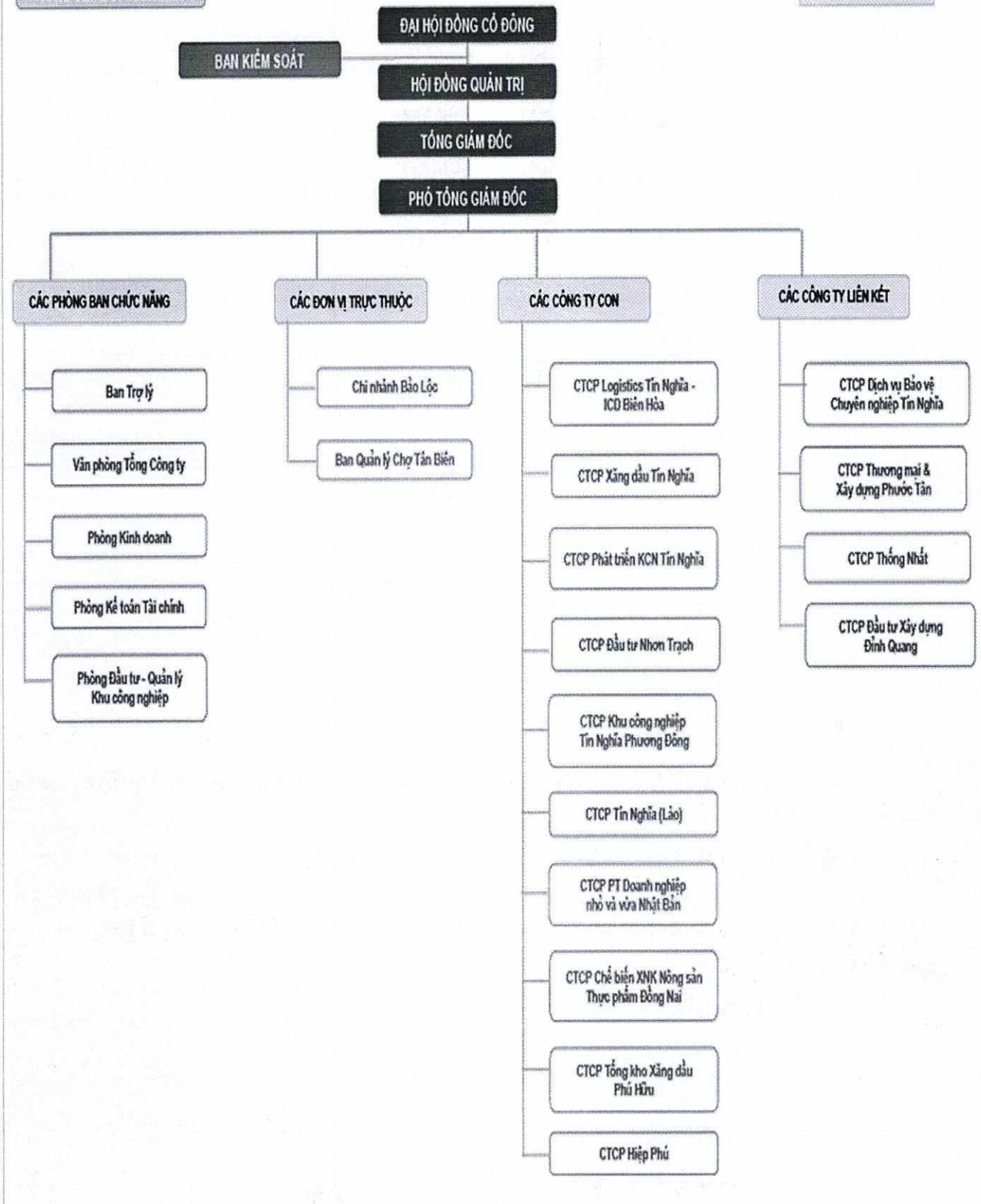
3.1. Governance model

Tin Nghia Corporation organizes its management and operations according to the model stipulated in Point a, Clause 1, Article 137 of the 2020 Law on Enterprises, specifically including:

- ✓ General Meeting of Shareholders (GMS);
- ✓ Board of Directors (BOD);
- ✓ Board of Supervisors;
- ✓ General Director.

3.2. Management structure

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3.3. Subsidiaries and associate companies

No.	Company Name	Address	Business field	Capital contribution of the Corporation (Unit: VND)	Ownership ratio of the Corporation
I	Subsidiary				
1	ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Km1+900, National Highway 51, Long Hung Ward, Dong Nai Province	Warehousing and storage of goods. Exploitation of import-export transit points. Exploitation and reception of goods via transshipment and port transfer methods. Trading of temporary import for re-export and temporary export for re-import goods.	545,468,530,000	96.28%
2	Tin Nghia Petrol Joint - Stock Company	3rd Floor, No. 96, Ha Huy Giap, Tran Bien Ward, Dong Nai Province	Retail sale of motor fuel in specialized stores: Retail of gasoline, oil, lubricants, and grease.	125,879,440,000	58.98%
3	Tin Nghia Industrial Park Development Joint Stock Company	Tam Phuoc Industrial Park, Road No. 6, Tam Phuoc Ward, Dong Nai	Real estate business – industrial park infrastructure.	368,850,000,000	56.74%
4	Nhon Trach Investment Joint - Stock Company	Road No. 7, Dong Sai Gon Urban Area, Nhon Trach Commune, Dong Nai Province	Real estate business.	340,000,000,000	51.76%
5	Tin Nghia (Laos) Joint Stock Company	Ban Vat Luong, Pakse District, Champasak Province, Lao PDR	Cultivation and exploitation of coffee products.	130,839,950,000	100%

No.	Company Name	Address	Business field	Capital contribution of the Corporation (Unit: VND)	Ownership ratio of the Corporation
6	Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Dat Do I Industrial Park, Dat Do Commune, Ho Chi Minh City	Real estate business – industrial park infrastructure.	640,000,000,000	94.12%
7	Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company	No. 647, Hanoi Highway, Long Binh Ward, Dong Nai Province	Production and of processing agricultural products.	121,500,000,000	54.00%
8	Japanese Smes Development JS Company	Nhon Trach 3 Industrial Park, Nhon Trach Commune, Dong Nai Province	Industrial park infrastructure business.	85,650,000,000	59.07%
9	Phu Huu Depot Corporation	Ong Keo Dyke Road, Phuoc Luong Hamlet, Dai Phuoc Commune, Dong Nai Province.	Investment in the construction of petroleum terminals and specialized petroleum wharves to provide services for leasing terminals, ports for receiving and storing petroleum.	279,940,000,000	93.66%
10	Hiep Phu Corporation	Lot C, Thot Not Industrial Park, Thot Not Ward, Can Tho City.	Trading of animal, poultry, and aquatic feed products; Wholesale of rice, wheat, corn, and other grains, including those used for seeds.	63,000,000,000	99.21%

No.	Company Name	Address	Business field	Capital contribution of the Corporation (Unit: VND)	Ownership ratio of the Corporation
II Associate Company					
1	Thong Nhat Joint - Stock Company	Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province.	Real estate business, industrial park infrastructure.	24,204,000,000	29.52%
2	Phuoc Tan Trading And Construction Joint - Stock Company	Group 25, Tan Mai Quarter, Phuoc Tan Ward, Dong Nai Province.	Real estate business.	280,000,000,000	40.00%
3	Dinh Quang Construction Investment Joint Stock Company (formerly Tin Nghia Project Management JSC)	C46, N2 Road, Townhouse Area, Quarter 1, Tran Bien Ward, Dong Nai Province.	Supervision consulting, supervision of civil, industrial, and traffic (road) works. Project management consulting; Bidding consulting. Supervision of construction and finishing, installation of technical infrastructure equipment.	1,173,790,000	29.00%
4	Tin Nghia Professional Security Services Corporation	No. 60, Road No. 1, Tam Phuoc Residential and Resettlement Area, Tam Phuoc Ward, Dong Nai Province.	Security service business.	1,800,000,000	36.00%

4. Development orientation

4.1. Main objectives of the Corporation

a) *Regarding production and business:* Continue to maintain operations in 04 main business areas including coffee trading, petroleum trading, logistics, and industrial park infrastructure leasing and real estate to maintain the scale, position, and brand value of the Corporation.

b) *Regarding investment:* Orienting the development of industrial parks towards green, eco-friendly, and sustainable models, aligned with carbon emission reduction roadmaps. Simultaneously, focusing on attracting high-tech, modern, and environmentally friendly projects that generate high added value and integrate into global value chains. In addition, reviewing, restructuring, and developing industrial parks in connection with key transport corridors, expressways, ring roads, and logistics hubs to enhance land-use efficiency and investment attraction capacity.

c) *Regarding finance:* Timely meet capital needs for business operations and capital for compensation and land acquisition at the Ong Keo Industrial Park project. Focus on and implement many measures to recover overdue and lingering receivables.

d) *Regarding governance:* Continue to restructure the enterprise, improve corporate governance, and innovate personnel at subsidiaries and associate companies according to the Corporation's employee regulations to create flexibility and new momentum. Focusing on the implementation of digitalization projects in corporate governance and business operations.

4.2. Medium and long-term development strategy (2026 – 2031 period)

a) Prioritize rapid, sustainable, and effective development in the main business areas of the Parent Company and its member companies. Focus on investing in projects within the main fields and industries of the Corporation.

b) Minimum average annual consolidated revenue of 10,000 billion VND.

c) Ensure sufficient financial resources for growth investment needs in the 2026 - 2031 period.

4.3. Sustainable development goals (environment, social, and community) and key programs related to the short and medium-term plans of the Corporation

a) Comply well with legal policies, focusing on growth solutions associated with 3 factors: economy, society, and environment.

b) Always align shareholder interests with the process of investing in expanding the Corporation's development scale. Ensure employment and living standards for employees, and pay attention to training and improving the quality of human resources.

c) Regularly maintain and improve community programs and charitable activities, aiming for sustainable values and spreading positive messages.

5. Risks

5.1. Economic Risks

a) Economic growth rate risk

With current main business areas, the Corporation's business performance depends on the growth rate of the economy and social consumption demand. The year 2025 closed with the Vietnamese economy showing signs of recovery, macroeconomic stability continuing, inflation being controlled, economic growth higher than the set target (GDP in 2025 reached 8.02%, exceeding the set target of 6.5 – 7%) and being among the high-growth groups in recent years, with major balances ensured. The economic structure is shifting in a positive direction, increasing the proportion of industry, construction, and services; while promoting the development of the digital economy, green economy, and improving growth quality.

Besides that, the global economy still has complex developments, inflation pressure has cooled down but is not sustainable, monetary policy is shifting to cautious easing after a period of tightening, while interest rate levels remain high, affecting capital flows and international trade. Furthermore, risks of public debt, geopolitical instability, supply chain disruptions, along with issues of energy security, food security, and climate change continue to negatively impact world commodity prices.

The Vietnamese economy in 2026 is assessed to face many challenges due to potential risks from the world economic environment that still exist. Therefore, Tin Nghia Corporation always closely monitors the macroeconomic situation and significant business impacts, considering them cautiously in building development strategies and appropriate production and business plans.

b) Inflation Risk

Besides GDP growth, the inflation index is also one of the macroeconomic factors affecting the Corporation's business operations. In 2025, the Consumer Price Index (CPI) increased by 3.31% compared to the previous year, within the inflation control target set by the National Assembly, but still under pressure from fluctuations in world input material prices which are at a high level. The appreciation of the US dollar further increases the cost of importing raw materials and fuels, creating pressure for business production, thereby pushing up domestic consumer goods prices. The Corporation always proactively monitors the macroeconomic situation and market forecasts to minimize price risks through flexible business orientation adjustments suitable to the situation. To minimize the impact of inflation risks on investment and business activities, the Corporation has proactively reviewed and reduced operating costs, recalculated service pricing plans, and strengthened market analysis and forecasting, diversified raw material sources, and improved production processes to reduce product costs, lower expenses, and improve business efficiency.

c) Monetary Policy Risk

In 2025, the global economic outlook and international market continued to fluctuate. Domestically, the real estate market showed signs of recovery after a

stagnant period, but credit control measures for real estate and high capital costs still affected project implementation capabilities and corporate financial costs. This creates significant challenges in managing financial and monetary policies as well as supervising the financial market in Vietnam. In that context, the State Bank continues to focus on a number of key directions and solutions to manage monetary policy tools proactively, flexibly, and synchronously.

For the Corporation, factors such as exchange rates, interest rates, etc., greatly affect business plans, as well as strongly impacting revenue and financial expenses. Therefore, the use of loans and financial instruments poses challenges for the Corporation regarding interest rate and exchange rate risk management in particular, and monetary policy in general; requiring the Corporation to closely monitor the market and related monetary policies to have effective, safe, and legally compliant business plans.

5.2. Legal and Regulatory Risk

The operations of Tin Nghia Corporation are subject to the Law on Enterprises, Law on Securities, Law on Real Estate Business, Law on Housing, and other relevant legal documents. Notably, in 2025, the National Assembly issued the Amended Law on Enterprises, the Law on Investment, and a series of new policies related to the economy and society, which will positively influence the management and business operations of the Corporation in key business areas in the coming time. However, there still exist overlaps and obstacles in resolving administrative procedures in the fields of investment, land compensation, etc., which affect the progress of project implementation. This increases financial costs and reduces investment efficiency. This risk cannot be overcome in the short term. This requires the Corporation to proactively monitor and update the latest issued regulations in a timely manner so that the Corporation's production activities can make appropriate adjustments in accordance with the law.

5.3. Corporate Governance Risks

Risks arising from governance can significantly affect the sustainable development of the enterprise, causing damage to shareholders such as risks in asset and capital management, human resource risks, process and system risks, etc. However, the Corporation has always proactively minimized corporate governance risks through restructuring the Corporation's organizational and personnel apparatus, strictly complying with regulations and standards on corporate governance for public companies, and step-by-step building and implementing digitalization projects in governance activities. As a result, the Corporation's production and business performance has been consistently maintained over the years.

5.4. Other Non-Systemic Risks

Other non-systemic risks for the Corporation are objective risks that are difficult to prevent even if anticipated. Epidemics, climate change, natural disasters, war, etc., are the most distinct non-systemic risk factors for the Corporation's operations. In 2025, climate change and extreme weather continued to develop in a complex and unpredictable manner; the situation of heatwaves, heavy rain, and unusual floods

tended to increase, affecting agricultural production, including the seasonality, productivity, output, and quality of the coffee industry, a sector significantly related to the Corporation's coffee export business. In addition, strategic competition between major countries remains intense, and political tensions and military conflicts escalating in some countries impact peace and stability globally, weakening the global trade, investment, production, and consumption systems in general and in Vietnam in particular.

The Corporation's petroleum business sector must face negative fluctuations from this area, plus the disruption and additional costs of the supply chain, which will directly impact the production activities of sectors such as agricultural products, coffee, etc., requiring the Corporation to have solutions to limit risks in investment, production, and business.

II. Operational status during the year

1. Production and business performance in 2025

1.1. Business results of the Corporation according to the 2025 Separate Financial Statements.

Indicator	Unit	2025 Plan	2025 Actual	% Compared to 2025 Actual	
				Plan	Same period
Total revenue	Billion VND	7,600	9,397	124%	122%
Profit after tax	Billion VND	622	499	80%	202%
Key products					
- Coffee	tonnes	70,000	63,435	91%	97%
- Industrial Park infrastructure leasing	ha	18.5	19	103%	85%

In 2025, the Corporation continued to focus its business on the following areas: Industrial Park infrastructure business; Petroleum business; Logistics and Coffee export. The business results of each sector are as follows:

✓ **Industrial Park infrastructure business:** In 2025, the Corporation contacted and worked with 27 delegations at the Industrial Parks, including 16 foreign delegations. It signed sub-leases for 19.1 hectares of land (including 8.1 hectares at An Phuoc IP and 11 hectares at Nhon Trach 3 IP), reaching 103% of the plan. Revenue from IP activities in 2025 reached 390 billion VND.

✓ **Coffee business:** Coffee consumption volume during the year was 63,435 tonnes, reaching 91% of the plan and 97% compared to the same period. Revenue from coffee business was 8,023 billion VND, accounting for 85% of total revenue.

✓ **Petroleum business:** In 2025, petroleum consumption volume reached 200.2 million liters, an increase of 5% compared to the plan, and total revenue reached 3,506 billion VND, an increase of 3% compared to the plan.

✓ **Logistics service business:** Realized service revenue was 109.6 billion VND, an increase of 17% compared to the plan.

✓ **Investment work:** In 2025, commencing the construction of Planned Road No. 4 – Section Km2+600 to Km3+500 at Ong Keo Industrial Park.

✓ **Financial work:** Ensuring capital for business operations and capital construction investment. Completing the 2024 dividend payment to shareholders and increasing charter capital at subsidiaries.

1.2. Business results of the entire Corporation according to the 2025 Consolidated Financial Statements.

Indicator	Unit	2025 Plan	2025 Actual	% Compared to 2025 Actual	
				Plan	Same period
Consolidated revenue	Billion VND	11,700	14,323	122%	118%
Profit after tax	Billion VND	672	833	124%	196%
Dividend (*)	%	12	12	100%	109%

(*) 2025 dividends are projected

The 2025 consolidated business results of the Corporation exceeded the plan, specifically as follows:

- Consolidated revenue increased by 22% compared to the plan and 18% compared to the same period, in which the sector accounting for the main proportion of revenue is coffee business, accounting for 56% of total revenue.

- Consolidated profit after tax increased by 24% compared to the plan and nearly doubled compared to the same period.

2. Organization and personnel

No.	Full name	Position	Biography summary	Ownership ratio of voting shares
A	BOARD OF DIRECTORS			
1	Ms. Dang Thi Thanh Ha	Chairwoman of the Board of Directors	Ms. Dang Thi Thanh Ha holds a Master's degree in Business Administration from the University of Wales. Having joined Tin Nghia in 1995, she possesses	0%

No.	Full name	Position	Biography summary	Ownership ratio of voting shares
			<p>extensive experience in foreign trade, logistics services, and corporate governance.</p> <p>In 2009, she assumed the role of Director of ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company; from May 2015, she served as Deputy General Director, overseeing Human Resources, Legal, and Communications. In April 2019, at the General Meeting of Shareholders, she was nominated and elected to the Board of Directors for Term I (2016-2021). On June 10, 2019, she took on the position of Chairman of The Board of Directors of Tin Nghia Corporation.</p> <p>At the Annual General Meeting of Shareholders of Tin Nghia Corporation in 2021, Ms. Dang Thi Thanh Ha was re-elected as Chairman of The Board of Directors of Tin Nghia Corporation for Term II (2021-2026).</p>	
2	Mr. Tran Trung Tuan	Member of the Board of Directors and General Director	<p>Mr. Tran Trung Tuan joined Tin Nghia Corporation in 2000 and has extensive experience in the petroleum and logistics business. During his time at Tin Nghia Corporation, Mr. Tuan has held many positions such as: Director of Dong Nai Container Port JSC, Member of the Board of Directors and Director of Tin Nghia Petrol JSC, Chairman of the Board of Directors of Tin Nghia Petrol JSC, Chairman of the Board of Directors of Dong Nai Pharmaceutical JSC, Chairman of the Board of Directors of Nhon Trach Investment JSC, Chairman of the Board of Directors of ICD Bien Hoa - Tin Nghia Logistics JSC, Chairman of the Board of Directors of Thong Nhat JSC, and Deputy General Director of Tin Nghia Corporation.</p> <p>He joined the Board of Directors of Tin Nghia Corporation for the second term (2021 - 2026) in June 2022 and has</p>	0%

No.	Full name	Position	Biography summary	Ownership ratio of voting shares
			assumed the position of General Director since November 2022.	
3	Mr. Nguyen Cao Nhon	Member of the Board of Directors, Deputy General Director, Person in charge of information disclosure	<p>Mr. Nguyen Cao Nhon holds a Master of Business Administration.</p> <p>He has assumed the position of Deputy General Director since January 2016. He joined Tin Nghia Corporation in 2002 and has extensive experience in business and corporate governance.</p> <p>During his time at Tin Nghia Corporation, Mr. Nhon has held various positions ranging from Director of Tin Nghia Agricultural Products One Member Limited Liability Company, Assistant to the General Director, Business Director, Member of the Board of Directors and Director of ICD Bien Hoa - Tin Nghia Logistics JSC, Chairman of the Board of Directors of Japan Small and Medium Enterprise Development JSC, Chairman of the Board of Directors of Dong Nai Pharmaceutical JSC, Member of the Board of Directors of Tin Nghia - Phuong Dong Industrial Park JSC, and Chairman of the Board of Directors of Tin Nghia Industrial Park Development JSC.</p> <p>He joined the Board of Directors of Tin Nghia Corporation for the second term (2021 - 2026) starting in June 2025.</p>	0%
B	BOARD OF MANAGEMENT, CHIEF ACCOUNTANT			
1	Mr. Tran Trung Tuan	Member of the BOD and General Director	<i>(Refer to section A.2).</i>	

No.	Full name	Position	Biography summary	Ownership ratio of voting shares
2	Mr. Nguyen Cao Nhon	Member of the BOD, Deputy General Director, Person in charge of information disclosure	(Refer to section A.3).	
3	Ms. Nguyen Thi Thuy Van	Chief Accountant	Before being assigned as Chief Accountant of Tin Nghia Corporation in June 2016, Ms. Van held various positions such as: Accountant at the Tourism and Hotel Trading Service Center, Deputy Head of the Accounting Department at Tin Nghia Petrol JSC, Chief Accountant at Tin Nghia Petrol JSC, Chief Accountant at ICD Bien Hoa - Tin Nghia Logistics JSC, and Chief Accountant at Dong Nai Import Export Processing Agricultural Products And Foods JSC.	12,781 shares, accounting for 0.006%
C BOARD OF SUPERVISORS				
1	Mr. Tang Tran Tan Khai	Member of the Board of Supervisors	Mr. Tang Tran Tan Khai joined Tin Nghia in 2008. During his time at Tin Nghia Corporation, he held various positions including Deputy Head of the Accounting and Finance Department at Tin Nghia Petrol JSC, Chief Accountant at Tin Nghia JSC (Laos), Chief Accountant at Nhon Trach 3 Industrial Park One Member LLC, Deputy Director of Finance and Accounting at Tin Nghia Corporation, Deputy Director of Investment and Development at Tin Nghia Corporation, and Head of the Assistant Department at Tin Nghia Corporation. He joined the Board of Supervisors of Tin Nghia Corporation for the second term (2021 - 2026) starting in June 2021 and has served as Head of the Board of Supervisors since June 2025.	0%

No.	Full name	Position	Biography summary	Ownership ratio of voting shares
2	Ms. Le Kim Thao	Member of the Board of Supervisors	<p>Ms. Le Kim Thao joined Tin Nghia in 2001. During her time at Tin Nghia Corporation, she held various positions such as: Accountant at the Tourism and Hotel Trading Service Center, Accountant at Tin Nghia LLC, Chief Accountant at Tin Nghia Petrol Trading One Member LLC, Chief Accountant at Tin Nghia Tourism and Service One Member LLC, Deputy Director of the Internal Audit Department at Tin Nghia Corporation, Head of the Board of Supervisors at Tin Nghia Petrol JSC, Chief Accountant at Dong Nai Import Export Processing Agricultural Products And Foods JSC, and Head of the Board of Supervisors at Tin Nghia Industrial Park Development JSC.</p> <p>Starting from June 2025, she joined the Board of Supervisors of Tin Nghia Corporation for the second term (2021 - 2026).</p>	0%
3	Ms. Mai Thi Tham Hong	Member of the Board of Supervisors	<p>Ms. Mai Thi Tham Hong currently holds several management positions, including: Deputy Director of Phuoc An BOT Co., Ltd.; Member of the Board of Supervisors of Phuoc Tan Trading and Construction Joint Stock Company; and Member of the Board of Supervisors of Tin Nghia Petroleum Joint Stock Company.</p> <p>Since June 2025, she has joined the Board of Supervisors of Tin Nghia Corporation for the second term (2021 – 2026).</p>	0%

2.2. Changes in the Board of Directors and Board of Supervisors

No.	Full name	Position	Appointment date	Dismissal date
1	Ms. Dang Thi Thanh Ha	Chairwoman of the BOD	April 19, 2019	
2	Mr. Tran Trung Tuan	Member of the BOD executive	June 17, 2022	

No.	Full name	Position	Appointment date	Dismissal date
3	Mr. Tran Hoai Nam	Member of the BOD non-executive	June 12, 2020	June 11, 2025
4	Mr. Nguyen Thanh Dat	Member of the BOD non-executive	June 12, 2020	June 11, 2025
5	Mr. Tran Ngoc Tho	Independent member BOD	June 12, 2020	June 11, 2025
6	Mr. Nguyen Cao Nhon	Member of the BOD executive	June 11, 2025	
7	Mr. Tran Tan Nhat	Head of the BOS	July 02, 2021	June 11, 2025
8	Mr. Tang Tran Tan Khai	Member of the BOS	June 29, 2021	
		Head of the BOS	June 11, 2025	
9	Mr. Nguyen Quoc Ky	Member of the BOS	May 22, 2024	June 11, 2025
10	Ms. Le Kim Thao	Member of the BOS	June 11, 2025	
11	Ms. Mai Thi Tham Hong	Member of the BOS	June 11, 2025	

2.3. Number of employees and policies for employees

As of December 31, 2025, the total number of employees of the Corporation:	927 people
In which:	
- Male employees	711 people
- Female employees	216 people
- Employees participating in social insurance	880 people
Employee qualifications:	
- Postgraduate	41 people, rate 4.42%
- University	236 people, rate 25.46%
- College	31 people, rate 3.35%
- Intermediate	36 people, rate 3.88%
- Skilled workers, unskilled workers	583 people, rate 62.89%

3. Investment status and project implementation status.

3.1. Investment status and project implementation of the Parent Company

Status and results of investment work at key projects of the Corporation in 2025 are as follows:

a) Ong Keo Industrial Park Technical Infrastructure Project:

- Location: Phuoc Khanh Commune, Nhon Trach District, Dong Nai Province.
- Scale: 855.6 ha.
- Project investment implementation status:

+ Land compensation and recovery work: Completed procedures for leasing and issuing land use right certificates for 13 hectares of rice land and sub-leasing to customers, continued to process land lease procedures for road No. 11, and is working to recover 1.5 hectares of land passing through the area of road No. 4 across Nhon Trach 1 Power Plant, while simultaneously handling assets on the 14.7-hectare land plot (formerly the construction material gathering yard for Nhon Trach 2 Power Plant). Coordinated with consulting units and relevant agencies to map the river and canal land area of the Ong Keo IP project (49 ha), mobilized households to receive compensation, handled complaints, and completed the verification of land origin for 452 dossiers, of which 346 dossiers have been completed and are waiting for price application, and 106 dossiers are being processed. In addition, coordinated with the Land Fund Development Center, Nhon Trach Branch, to resolve the overlap of the project area with the Southern Power Project Management Board and carried out compensation and recovery procedures for the remaining 206.7 hectares.

+ Infrastructure investment work: Technically accepted and received for operation the item of upgrading the centralized wastewater treatment plant from column B to column A with a capacity of 7,000 m³/day-night, completed the selection of construction contractors and supervision consultants for planned road No. 4, Section 2 (Km2+600 to Km3+500), and completed the approval of the cost estimate and design for planned road No. 11 – Phase 1 (milestone Km0+000 to Km1+374.1).

b) Phuoc Binh Petroleum Station.

- Location: Phuoc Binh Commune, Long Thanh District, Dong Nai Province.
- Scale: 3,736 m².

- Project investment implementation status: The 2025 land use plan was approved by the People's Committee of Dong Nai Province in Decision No. 1004/UBND-KTN dated March 31, 2025, serving as the basis for carrying out land use purpose conversion procedures. However, based on the project efficiency assessment, the Corporation issued Document No. 284/CV-TCT dated June 9, 2025, reporting and proposing to the Provincial People's Committee and the Department of Finance to stop the project implementation.

3.2. Regarding subsidiaries and affiliates

Against the backdrop of a volatile market due to the economic recession, the 2025 business activities of member companies were significantly affected, leading to variations in their year-end performance. Specifically, companies operating in the Industrial Park Infrastructure and Services sectors maintained stable business results, sustained good growth momentum, and achieved their set targets, while also fulfilling 2025 dividend payments as planned, such as: Tin Nghia Industrial Park Development JSC, Tin Nghia – Phuong Dong IP JSC, ICD Bien Hoa - Tin Nghia Logistics JSC, Tin Nghia Petrol JSC, Japanese Small and Medium Enterprise JSC, and Thong Nhat JSC.

Some companies are currently in the process of finalizing legal procedures for projects, seeking capital financing, and commencing construction, such as: Phu Huu Petroleum Terminal JSC, Nhon Trach Investment JSC, and Phuoc Tan Trading and Construction JSC; therefore, these entities have not yet generated profits.

4. Financial status

4.1. Financial status

Assets	Amount	Proportion	Capital sources	Amount	Proportion
I. Other short-term assets	3,714	35%	I. Liabilities	7,367	70%
1. Cash and cash equivalents	982		1. Short-term liabilities	2,963	
2. Short-term financial investments	527		2. Long-term liabilities	4,404	
3. Short-term receivables	2,185		<i>In which: Long-term unearned revenue</i>	4,147	
4. Inventories	18				
5. Other short-term assets	2				
II. Long-term assets	6,858	65%	II. Owner's equity	3,205	30%
1. Long-term receivables	61		1. Owner's equity	3,205	
2. Fixed assets	299		1.1. Owner's contributed capital	2,000	
3. Investment property	958		1.2 Share premium	6	
4. Long-term work in progress	1,287		1.3 Development investment fund	140	
5. Long-term financial investments	3,853		1.4 Undistributed profit after tax	1,059	
6. Other long-term assets	400				
Total assets	10,572	100%	Total source of capital	10,572	100%

4.2. Key financial indicators.

Indicator	Year 2025	Year 2024
1. Solvency indicators		
+ Current ratio	1.25	1.30
+ Quick ratio	1.25	1.27
2. Capital structure indicators		
+ Debt/Total Assets ratio	0.70	0.71
+ Debt/Owner's Equity ratio	2.30	2.50
3. Operational capacity indicators		
+ Inventory turnover	120.07	57.32
+ Total asset turnover	0.81	0.80
4. Profitability indicators		
+ Profit After Tax/Net Revenue ratio	0.06	0.03
+ Profit After Tax/Owner's Equity ratio	0.16	0.08
+ Profit After Tax/Total Assets ratio	0.05	0.02
+ Operating Profit/Net Revenue ratio	0.10	0.05

5. Shareholder structure, changes in owner's equity

5.1. Shares

- Total number of shares: 200,000,000 shares.
- Par value: 10,000 VND.
- Type of outstanding shares: common shares.

In which:

- + Number of freely transferable shares: 200,000,000 shares
- + Number of shares restricted from transfer according to the provisions of law, the Corporation's Charter, or the owner's commitment: 0 shares.

5.2. Shareholder structure as of August 25, 2025

a) Shareholder structure by ownership ratio:

- + Major shareholders: 02
- + Small shareholders: 787

b) Shareholder structure by legal entity and individual criteria:

- + Institutional shareholders: 12
- + Individual shareholders: 777

c) Shareholder structure categorized by domestic and foreign criteria:

- + Domestic shareholders: 787

+ Foreign shareholders: 0

d) Shareholder structure categorized by type of ownership:

+ State-owned shareholders: 01

+ Other shareholders: 786

5.3. Changes in owner's equity: None.

5.4. Treasury stock transactions: None.

5.5. Other securities: None.

6. Report on the company's environmental and social impact

6.1. Environmental impact:

- Total direct and indirect greenhouse gas (GHG) emissions: None.

- Initiatives and measures to reduce greenhouse gas emissions: None.

6.2. Raw material management:

a) *Total amount of raw materials used for the production and packaging of the organization's main products and services during the year: None.*

b) *Report on the percentage of recycled raw materials used for the production of the organization's main products and services: None.*

6.3. Energy consumption

a) *Direct and indirect energy consumption:*

- Electricity used directly for offices, lighting for industrial parks, and operation of wastewater treatment plants at Nhon Trach 3 IP, An Phuoc IP, Tan Phu IP, and Ong Keo IP: 2,051,949 KWh/year. Specifically as follows:

No.	Location	Unit	Electricity consumption		
			2024	2025	% Change 2025/2024
1	Nhon Trach III Industrial Park	kWh	1,348,631	922,024	68.37%
	Wastewater Treatment Plant	kWh	935,001	765,342	81.85%
	Lighting	kWh	413,630	156,682	37.88%
2	An Phuoc Industrial Park	kWh	519,447	640,826	123.37%
	Office	kWh	115,285	101,089	87.69%
	Wastewater Treatment Plant	kWh	213,275	342,779	160.72%
	Lighting 1	kWh	105,933	97,123	91.68%
	Lighting 2	kWh	12,388	24,334	196.43%

No.	Location	Unit	Electricity consumption		
			2024	2025	% Change 2025/2024
	Booster pump station	kWh	26,840	21,116	78.67%
	Water tower	kWh	45,726	54,385	118.94%
3	Tan Phu Industrial Park	kWh	276,455	293,590	106.2%
	Wastewater Treatment Plant	kWh	202,364	217,787	107.62%
	Lighting 1	kWh	55,748	54,379	97.54%
	Lighting 2	kWh	16,153	15,215	94.19%
	Lighting 3	kWh	2,190	6,209	283.52%
4	Ong Keo Industrial Park	kWh	78,798	195,509	248.11%
	Wastewater Treatment Plant	kWh	33,366	111,267	333.47%
	Lighting	kWh	45,432	84,242	185.42%

b) Energy saved through energy-efficient initiatives: None.

6.4 Water consumption

a) Water supply sources and usage volume:

- Nhon Trach 3 IP: Nhon Trach Water Supply JSC.
- Ong Keo IP: Nhon Trach Water Supply JSC.
- An Phuoc IP: Dong Nai Water Supply JSC – Long Thanh Branch.
- Tan Phu IP: Dong Nai Water Supply JSC – Tan Dinh Branch.

Tap water supplied to Nhon Trach III IPs: 2,520,000 m³.

Tap water supplied to An Phuoc IPs: 570,000 m³.

Tap water supplied to Ong Keo IPs: 92,000 m³.

Tap water supplied to Tan Phu IPs: 297,000 m³.

b) Reports on energy-saving initiatives: None.

6.5. Compliance with environmental protection laws

a) Number of penalties for non-compliance with environmental laws and regulations: 01 (one) time under Decision No. 1488/QĐ-XPHC dated May 7, 2025, issued by the People's Committee of Dong Nai Province regarding administrative penalties in the field of environmental protection. The reason was a tenant enterprise in An Phuoc Industrial Park that had recently commenced production and discharged

wastewater with excessively high fluoride levels, exceeding the processing capacity of the Industrial Park's centralized wastewater treatment plant.

b) Total amount of penalties for non-compliance with environmental laws and regulations: Paid a fine of 611,699,749 VND (Six hundred eleven million, six hundred ninety-nine thousand, seven hundred forty-nine VND).

6.6. Policies related to employees

a) Number of employees and average salary for employees

In 2025, the average salary of employees across the entire Corporation reached 13,276,000 VND/person/month. The Corporation always ensures that the average income of employees is at a level consistent with market conditions, creating a competitive advantage for the enterprise.

b) Labor policies to ensure the health, safety, and welfare of employees

The Corporation has fully implemented labor policies, ensuring the health, safety, and welfare of employees, specifically as follows:

- Organized the signing of the 2025 Collective Labor Agreement to consolidate important solutions contributing to caring for and protecting the legitimate rights and interests of union members and employees.

- Coordinated with the grassroots Trade Union to visit employees who are ill, on maternity leave, or in need of hardship assistance, etc., contributing to promoting the collective spirit and the strength of solidarity and cohesion within the Corporation.

- The implementation of policies and regimes for employees is always prioritized. Salary and bonus payments are made fully and promptly to employees in accordance with the Corporation's Salary and Bonus Regulations. All employees are signed labor contracts and are covered by social insurance, health insurance, and unemployment insurance in accordance with the Labor Code and the Corporation's internal rules and regulations. In addition, each employee is provided with personal accident insurance with a coverage of 100,000,000 VND/person/accident.

- Carried out propaganda and dissemination to raise employee awareness about occupational safety and hygiene through "Occupational Safety" and "Fire Prevention and Fighting" training courses, and organized annual periodic health check-ups for employees.

c) Employee training activities

Every year, Tin Nghia Corporation regularly organizes various types of training (on-the-job training, online training, or sending staff to training centers) to improve professional qualifications, expertise, and skills for employees.

In 2025, training activities did not stop at traditional professional classes but focused on equipping staff with digital thinking and tools. Following the direction of the Board of Directors and the Board of Management of the Corporation regarding the optimization of document management and data utilization, the unit organized a training course on "AI and how to apply it effectively in digital transformation." In

addition, training on using management software (Base) and exploiting digital data helps save time and process work anytime, anywhere as planned.

Other training programs during the year also contributed to helping staff gain more knowledge, experience, skills, and improve professional expertise. Training classes on fire prevention and fighting, occupational safety and hygiene, and updates on social insurance policies and labor laws for staff were also regularly implemented.

6.7. Report related to responsibility to the local community

On the journey to success, no matter the circumstances, Tin Nghia Corporation always pays special attention to its responsibility to the community and society.

Over the years, Tin Nghia has built houses of love and gratitude, bridges, and roads; visited and presented gifts to policy-beneficiary families, centers for nurturing orphans, the disabled, the blind, and the poor in the province; supported the Fund for the Poor, the Gratitude Fund, and the Disaster Prevention Fund; supported relief for flood victims, supported the "Joining hands to eliminate temporary and dilapidated houses" program; participated in humanitarian blood donation, humanitarian eye surgery, charity medical examinations, and implemented the "Reaching for the future with Tin Nghia" program to award scholarships to poor, high-achieving students, etc. The total amount that Tin Nghia Corporation donated in 2025 was over 2 billion VND (Total charitable donations over 36 years exceed 338 billion VND).

In the coming time, Tin Nghia will continue to carry out these practical and highly humane activities so that the tradition of "the good leaves protect the worn-out leaves" of the Vietnamese people is always preserved and promoted.

6.8. Report related to green capital market activities according to the State Securities Commission's guidelines: *None.*

III. Report and assessment of the Board of Management

1. Assessment of business performance results

The Vietnamese economy in 2025 took place in the context of a world economy with many unstable and unpredictable factors, geopolitical tensions, and a strong USD causing rapid exchange rate pressure in emerging countries. Instability in economic policy, especially international trade policy, puts pressure on consumer spending, investment, and uncertainty in the growth of the world's leading economies. Although exports grew positively, they continued to face many difficulties and risks from market instability, US tariff policies, and protectionist barriers; while exchange rate pressure increased input import costs.

In the context of the US introducing reciprocal tariff policies against economies, reducing global aggregate consumer demand, the Corporation's business operations were also affected, and main business areas faced difficulties, specifically:

- Coffee export sector: Affected by the war situation and US tariff policies, coffee prices fluctuated continuously and were difficult to predict.
- Petroleum business sector: The Russia-Ukraine military conflict continued and the US applied new sanctions against major Russian producers, petroleum prices

fluctuated unpredictably, affecting domestic supply and remuneration levels; at times, the remuneration level was only 50 VND - 100 VND/liter, not enough to cover costs.

- Industrial real estate sector faced difficulties because investors were still concerned about US tariff policies on countries, so investment attraction was limited.

As an enterprise operating in the fields of industrial park infrastructure investment and business, logistics services, coffee export, and petroleum business, Tin Nghia Corporation could not avoid the impacts of the world's economic and political situation on the enterprise's business operations.

However, during the year, the Corporation carried out divestment and asset transfer, so the business results of the Corporation in 2025 were positive compared to the plan.

2. Financial situation

2.1. Asset and capital situation.

Unit: million VND

INDICATOR	YEAR 2025	YEAR 2024	COMPARISON 2025/2024
ASSETS			
CURRENT ASSETS	3,714,015	4,441,977	84%
Cash and cash equivalents	982,024	134,146	732%
Short-term financial investments	527,185	433,583	122%
Short-term receivables	2,185,177	3,745,660	58%
Inventories	17,837	118,650	15%
Other current assets	1,792	9,937	18%
NON-CURRENT ASSETS	6,857,747	5,829,995	118%
Long-term receivables	61,270	27,010	227%
Fixed assets	298,967	312,211	96%
Investment properties	957,540	1,040,026	92%
Long-term work-in-progress	1,286,930	1,235,272	104%
Long-term financial investments	3,853,467	2,814,665	137%
Other non-current assets	399,572	400,810	100%
TOTAL ASSETS	10,571,761	10,271,971	103%
CAPITAL AND LIABILITIES			
LIABILITIES	7,367,218	7,340,093	100%
Current liabilities	2,963,346	3,404,862	87%
Short-term trade payables	68,504	33,698	203%
Short-term advances from customers	81,346	44,479	183%
Taxes and payables to the State	55,199	29,075	190%
Payables to employees	7,634	3,325	230%
Short-term accrued expenses	85,741	74,531	115%
Short-term unearned revenue	140,678	118,819	118%
Other short-term payables	251,127	108,148	232%
Short-term borrowings	2,266,741	2,985,707	76%
Bonus and welfare funds	6,375	7,080	90%

INDICATOR	YEAR 2025	YEAR 2024	COMPARISON 2025/2024
Non-current liabilities	4,403,872	3,935,231	112%
Long-term advances from customers	80,000	80,000	100%
Long-term unearned revenue	4,147,258	3,635,731	114%
Other long-term liabilities	48,079	41,434	116%
Long-term loans	118,072	134,099	88%
Deferred tax liabilities	6,120	38,759	16%
Long-term provisions	4,344	5,208	83%
OWNER'S EQUITY	3,204,54	2,931,878	109%
Owner's equity	3,204,543	2,931,878	109%
Owner's contributed capital	2,000,000	2,000,000	100%
Share premium	5,635	5,635	100%
Development and investment fund	140,364	128,019	110%
Undistributed Profit After Tax ("PAT")	1,058,544	798,225	133%
TOTAL CAPITAL RESOURCES	10,571,761	10,271,971	103%

The financial ratios regarding solvency, profitability, and operational capacity of the enterprise are as follows:

Indicator	2025	2024
1. Solvency indicators		
+ Current ratio	1.25	1.30
+ Quick ratio	1.25	1.27
2. Capital structure indicators		
+ Debt/Total assets ratio	0.70	0.71
+ Debt/Owner's equity ratio	2.30	2.50
3. Operational capacity indicators		
+ Inventory turnover	120.07	57.32
+ Total asset turnover	0.81	0.80
4. Profitability indicators		
+ Profit After Tax/Net Revenue ratio	0.06	0.03
+ Profit After Tax/Owner's equity ratio	0.16	0.08
+ Profit After Tax/Total assets ratio	0.05	0.02
+ Operating Profit/Net Revenue ratio	0.10	0.05

2.2. Liabilities situation.

INDICATOR	As of December 31, 2025	As of December 31, 2024	% 2025/2024
Current liabilities	2,963,346	3,404,862	87%

INDICATOR	As of December 31, 2025	As of December 31, 2024	% 2025/2024
Non-current liabilities	4,403,872	3,935,231	112%
<i>In which: Unearned revenue</i>	4,287,936	3,754,550	
Total liabilities (actual)	3,079,282	3,585,543	86%
Liabilities/Owner's equity ratio	0.96	1.22	(0,26)

As of December 31, 2025, the actual debt-to-equity ratio was < 1 , indicating that the Corporation is not under financial pressure and its business operations are effective.

3. Improvements in organizational structure, policies, and management

3.1. Refining the organizational structure and management apparatus

Along with corporate financial restructuring, in 2025, the Corporation continued to perfect its organizational structure, enhancing proactivity and coordination efficiency among units within the Corporation's system. The organizational structure was refined towards streamlining the apparatus and improving labor productivity.

Planning, rotation, appointment, and development of succession personnel have also been prioritized recently. The Corporation has been making active efforts to build and develop a high-quality workforce, as well as to develop and focus on effective personnel policies—which are considered one of the key levers to motivate employees to complete assigned tasks, as well as to execute the Corporation's strategic business objectives.

At the same time, the Corporation conducted a review of its internal regulations, assessed existing issues and/or newly arising problems, and implemented the amendment, supplementation, and enforcement of internal regulations in a synchronized manner, bringing practical effectiveness and contributing positively to the Corporation's performance.

3.2. Implementation of a performance evaluation system and initial deployment of the digitalization project within the Corporation

In 2025, the Corporation implemented and applied a synchronized performance evaluation system throughout the entire system to optimize strategic management and objectives. Through this, Tin Nghia Corporation and its member companies proactively set targets, estimated resources, and implemented solutions and action plans to stay aligned with the set goals. In parallel, the digitalization project for management activities was gradually implemented, helping to improve direction and administration, ensuring accuracy and efficiency in production, business, and investment activities.

4. Future development plan

- Average annual consolidated revenue of at least 10,000 billion VND.
- Ensure sufficient financial resources for growth investment needs for the 2026 - 2031 period.

- Complete compensation and fill the leasable area of Ong Keo Industrial Park. Simultaneously, participate in new investments in industrial parks according to the supplementary planning of the Province and the Government.

- Exploit the land bank of existing projects. Seek effective investment and business cooperation opportunities.

- Invest in and develop import-export goods supply services, logistics, and container warehousing services at seaports and airports.

- Assessing project feasibility, and recommending divestment or project suspension for low-efficiency or ineffective projects to preserve capital and focus on large-scale, high-efficiency projects.

- Actively participate in social security and environmental protection activities.

5. Explanation of the Board of Management regarding audit opinions:
None.

6. Evaluation report on the Corporation's environmental and social responsibility

6.1. Evaluation related to environmental indicators (water consumption, energy, emissions, etc.)

To effectively implement environmental and sustainable development indicators, the Corporation continues to promote cost control and reduction, manage resource usage efficiently, avoid waste, and ensure environmental friendliness.

Besides fully and strictly complying with environmental protection regulations during operations, the Corporation applies an environmental management system according to ISO 14001:2015 standards to enhance environmental control, minimize waste at the source, and collect, classify, store, and transfer waste to authorized waste collection, transportation, and disposal units in accordance with current laws. Electricity and water consumption at the head office, industrial parks, warehouses, and gas stations, etc., are also strictly controlled to ensure high efficiency and energy savings.

Periodically, the Corporation organizes inspections and evaluations of the completion of environmental goals, as well as invests in and upgrades wastewater and exhaust gas treatment equipment to ensure sustainable development goals.

6.2. Evaluation related to employees

In addition to creating a professional working environment and culture, the Corporation focuses on human resource training to ensure the enhancement of professional expertise, leadership, management, and soft skills, creating conditions for employees to learn from each other as well as self-learn from the work and projects they participate in.

Furthermore, the Corporation always values the development of corporate culture, creating cohesion among all employees through cultural programs, events, and internal newsletters.

6.3. Evaluation related to the Corporation's responsibility to the local community

Charitable activities are one of the consistent activities and are always included in the plans of the Corporation and its member companies. In 2025, the Corporation implemented many charity programs in fields such as healthcare, education, disaster recovery, and gratitude activities, etc.

Social responsibility events and activities have brought the most practical material and spiritual values to the local community, focusing on supporting and encouraging the development of education, charity, and helping those in difficult circumstances.

IV. Evaluation of the Board of Directors on the Corporation's operations

1. Evaluation of the Board of Directors on the aspects of the Corporation's operations, including the evaluation related to environmental and social responsibility

The Board of Directors and the Board of Management of the Corporation have performed their management and administration roles well, actively implementing the tasks approved by the Annual General Meeting of Shareholders. The activities of the Board of Directors and the Executive Board have demonstrated effort and flexibility in directing production and business, leveraging the Corporation's existing resources, along with the solidarity and efforts of the staff to overcome difficulties, helping to maintain stable production, business, and investment development, ensuring employment for workers, and maintaining social security. The Corporation's plan targets and growth indicators have been maintained, achieving high growth rates compared to the same period, creating a foundation for achieving the goals of the 5-year plan for the 2021-2026 period, and maintaining the scale, position, and brand value of Tin Nghia. In 2025, Tin Nghia was honored and ranked 134/500 Largest Enterprises in Vietnam (VNR500), 64/500 Largest Private and Joint Stock Enterprises in Vietnam, 225/500 Most Profitable Enterprises in Vietnam, and was recognized by the Ministry of Industry and Trade as a Prestigious Exporter in the green coffee industry.

2. Evaluation of the Board of Directors on the activities of the Board of Management

The Board of Directors regularly supervises the operational activities of the Board of Management, the assisting apparatus for the General Director, and the designated representatives of the Corporation at member companies in implementing the Resolutions of the Annual General Meeting of Shareholders and the Resolutions and Decisions of the Board of Directors.

- Organize a review of the Corporation's internal regulations, assess existing issues and/or newly arising problems, and implement the amendment, supplementation, and enforcement of internal regulations in a synchronized manner, ensuring compliance with legal regulations and contributing positively to the Corporation's management activities.

- Approve resolutions, decisions, and provide direction on business, finance, investment, salary-labor management, and organizational-personnel structure activities, etc.

- Supervise the development of business plans and the implementation of the 2025 business plan of the Corporation and its subsidiaries and associate companies.

- Supervise the activities of the General Director and management personnel as follows:

- + The Board of Directors reviews, evaluates, and approves the General Director's reports on the progress and results of quarterly, semi-annual, and annual production and business tasks, identifies difficulties and obstacles, analyzes causes, and proposes handling solutions.

- + The Board of Directors always closely monitors and directs the activities of the Board of Management, promptly handles and resolves issues within the authority of the Board of Directors, and supports and creates favorable conditions for the activities of the Board of Management.

- + Regularly monitor the implementation and compliance of the management and executive apparatus with laws and internal regulations to govern the Corporation, manage risks, internal control, and business ethics issues; and relations with stakeholders, including shareholders, employees, suppliers, and customers of the Corporation.

- Organize regular and ad-hoc inspections of financial and accounting work, and check the compliance of the Executive Board and the operation of the internal control system at the Corporation and units within the system.

- Supervise the implementation of additional capital contributions in subsidiaries and associate companies, and the issuance of loan guarantees for member companies at banks.

- Monitor and urge the management of debt recovery.

- Successfully organized the 2025 Annual General Meeting of Shareholders (GMS), ensuring compliance with the sequence and procedures prescribed by law; submitted key contents and operational plans of the Corporation for 2025 to the GMS for approval, and completed the personnel structure of the Board of Directors (BOD) and the Board of Supervisors for the second term (2021-2026).

3. Plans and orientations of the Board of Directors

The operational orientation of the Corporation in 2026 is to prioritize the goal of sustainable, safe, and efficient development in the main business areas of the Parent Company and its member companies.

- Regarding production and business: Continue to maintain and promote the 4 main business areas including coffee export, petroleum trading, logistics, and industrial park infrastructure and real estate leasing to maintain the scale, position, and brand value of the Corporation.

- Regarding investment: Focusing on finalizing compensation procedures and investing in the construction of technical infrastructure at Ong Keo Industrial Park. Continuing to pursue the goal of expanding industrial park and real estate areas in accordance with provincial and regional general planning. Concentrating on finalizing legal procedures for key projects and investing in projects with approved investment policies for early operation. Reviewing and assessing the efficiency of the Corporation's land plots and projects.

- Regarding finance: Prioritizing the assurance of capital for business operations and funding for compensation and technical infrastructure construction at Ong Keo Industrial Park. Focusing on implementing various measures to recover the bulk of long-overdue and lingering receivables.

- Regarding governance: Continuing corporate restructuring, improving corporate governance, and implementing personnel rotation within subsidiaries and associates in accordance with the Corporation's employee regulations to create flexibility and new momentum. Simultaneously, focusing on the implementation of digitalization projects in management activities.

V. Corporate Governance

1. Board of Directors

1.1. Members and structure of the Board of Directors

No.	Member of the BOD	Position	Ownership ratio of voting shares in the Corporation	Number of BOD positions held in other companies	Number of management positions held in other companies
1	Dang Thi Thanh Ha	Chairwoman of the BOD	0%	03	0
2	Tran Trung Tuan	Member of the BOD and General Director	0%	04	0
3	Nguyen Cao Nhon	Member of the BOD, Deputy General Director	0%	05	0

1.2. Sub-committees under the Board of Directors: None

1.3. Activities of the Board of Directors

In 2025, the Board of Directors organized 04 (four) periodic meetings and 12 (twelve) times of collecting members' opinions in writing. All members of the Board

of Directors fully attended the meetings of the Board of Directors. The members demonstrated high responsibility, focused on discussing, evaluating, and finding specific solutions to resolve key issues related to orientation, development strategy, and closely directed the implementation of the 2025 production, business, and investment plan. Issues arising outside of periodic and extraordinary meetings were sent by members of the Board of Directors for written comments.

The Board of Directors issued 48 (forty-eight) Resolutions and Decisions on issues related to personnel management and organizational structure, investment, finance, tasks related to organizing the General Meeting of Shareholders, and other work. The issued documents were implemented in accordance with authority, ensuring principles, procedures, and compliance with the provisions of the law and the Corporation's Charter.

The Board of Directors supervised, directed, and ensured that information was disclosed fully, transparently, and timely in accordance with the regulations of the State Securities Commission and the Stock Exchange. Regularly checked the situation, urged the Executive Board to implement the resolutions of the Board of Directors, timely took appropriate measures to adjust business activities, rectified, supplemented, and perfected corporate governance, ensuring the Corporation develops in the right direction and completes the targets approved by the General Meeting of Shareholders.

1.4. Activities of independent members of the Board of Directors: None

1.5. Participation in corporate governance training programs during the year: None

2. Board of Supervisors

2.1. Members and structure of the Board of Supervisors

No.	Member of the Board of Supervisors	Position	Ownership ratio of voting shares
1	Tang Tran Tan Khai	Head of Board	0
2	Le Kim Thao	Member	0
3	Mai Thi Tham Hong	Member	0

2.2. Activities of the Board of Supervisors

a) Supervise the activities of the Board of Directors.

In 2025, the Board of Supervisors attended 100% of the meetings of the Board of Directors, meetings of the Board of Management, and briefing meetings of the Corporation, performed supervision of the activities of the Board of Directors within the scope of the Board of Directors' authority and other tasks authorized by the General Meeting of Shareholders. All meetings were recorded through Meeting Minutes and Resolutions were issued for implementation.

Simultaneously, supervised the issuance of Resolutions and Decisions of the Board of Directors to ensure they were issued in the correct sequence, with the correct authority, and in compliance with the provisions of the law, the Charter, the Regulations on Organization and Operation of the Board of Directors, and the Internal Corporate Governance Regulations.

b) Supervise the activities of the Board of Management.

In 2025, the Board of Supervisors performed inspections and supervision of activities regarding asset management, operation of production and business activities, and implementation of decisions in accordance with the Corporation's Charter and the provisions of the law.

3. Transactions, remuneration, and benefits of the Board of Directors, Board of Management, and Board of Supervisors

3.1. Salaries, bonuses, remuneration, and benefits

Unit: VND

No.	Content	2024 GMS Resolution	Amount approved	Spent
1	Remuneration for BOD and Board of Supervisors (after tax)	864,000,000	864,000,000	864,000,000
2	Bonus for BOD, Board of Supervisors	5% of PAT exceeding the plan	-	-
3	Salaries and other benefits of the Board of Management and key Management Personnel		8,035,170,200	8,035,170,200
	Total		8,899,170,200	8,899,170,200

Details of salaries, bonuses, remuneration, other benefits, and expenses for each member of the Board of Directors, member of the Board of Supervisors, General Director, and managers are explained in the 2025 Financial Statements posted in detail on the Corporation's electronic portal at the website link <https://tinnghiacorp.com.vn/>

3.2. Stock transactions of insiders: None.

3.3. Contracts or transactions with insiders: According to the attached Appendix

3.4. Evaluation of the implementation of corporate governance regulations

In 2025, the Board of Directors and the Executive Board of the Corporation coordinated closely in their work, performed their management and operational roles

well, and actively implemented the tasks approved by the General Meeting of Shareholders. The Corporation always complies with the provisions of the law, the Charter, internal regulations, and criteria to ensure transparency in the governance of a public company. The strict implementation of governance regulations also creates favorable conditions to help the Corporation supervise production and business activities effectively, encouraging the Corporation to use all resources most efficiently.

The activities of the Board of Directors and the Executive Board demonstrated effort and flexibility in directing production and business, promoting the existing resources of the Corporation. Accordingly, they approved orientations, business plans, capital mobilization, and decided on investments according to their authority as well as adjusted policies and organizational structure to suit the annual business and governance situation; directed and supervised the Executive Board to implement and complete the annual business plan.

Simultaneously, the Corporation performed the role of Owner and/or shareholder for subsidiaries and associate companies. The Board of Directors of the Corporation organized periodic meetings according to the provisions of the Charter and the Regulations on Operation of the Board of Directors.

Resolutions, decisions, regulations, and policies from the Board of Directors related to the production and business activities of subsidiaries and associate companies are basically in accordance with the provisions of the law and the Charter, promoting annual effectiveness, and timely meeting the requirements for the operation and development of the Corporation.

VI. Financial Statements

1. Audit opinion

AASC Auditing Firm Co., Ltd. confirmed the Consolidated Financial Statements and Separate Financial Statements as follows: "In our opinion, the Consolidated Financial Statements (and Separate Financial Statements) have reflected fairly and reasonably, in all material respects, the consolidated financial position of the Group (and of the Corporation) as of December 31, 2025, as well as the consolidated results of business operations (and separate results of business operations) and the consolidated cash flows (and separate cash flows) for the fiscal year ended on the same date, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and legal regulations related to the preparation and presentation of Financial Statements".

2. Audited financial statements (attached file):

The full text of the 2025 financial statements, including the Consolidated Financial Statements and Separate Financial Statements, audited and confirmed by AASC Auditing Firm Co., Ltd., has been appraised by the Corporation's Board of Supervisors.

The 2025 financial statements have been posted in detail on the Corporation's electronic portal at the website link <https://tinnghiacorp.com.vn/bao-cao/>.

The above is the 2025 Annual Report of Tin Nghia Corporation, respectfully reported to the State Securities Commission and the Hanoi Stock Exchange.

Sincerely.

Recipient:

- As above;
- Archive: Admin, BOD.

LEGAL REPRESENTATIVE



CHỦ TỊCH HĐQT

Đặng Thị Thanh Hà

APPENDIX

Transactions between the Corporation and related persons of the Corporation; or between the Corporation and major shareholders, insiders, and related persons of insiders

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
A Transactions where the Corporation is the supplier of goods/services							
1	Tin Nghia Petrol Joint - Stock Company	Related person of the Corporation	3601038204 issued by the Business Registration Office - Dong Nai Department of Finance for the first time on December 8, 2008	3rd Floor, No. 96 Ha Huy Giap, Tran Bien Ward, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-HĐQT dated January 3, 2025	Leasing of gas station. Total transaction value: 2,818,181,816 VND.
2	Tin Nghia Petrol Joint - Stock Company	Related person of the Corporation	3601038204 issued by the Business Registration Office - Dong Nai Department of Finance for the first time on December 8, 2008	3rd Floor, No. 96 Ha Huy Giap, Tran Bien Ward, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-HĐQT dated January 3, 2025	Electricity, water, and wastewater treatment fees. Total transaction value: 603,703,667 VND.
3	Tin Nghia Petrol Joint - Stock Company	Related party of the Corporation	3601038204 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on December 08, 2008	3rd Floor, No. 96 Ha Huy Giap, Tran Bien Ward, Dong Nai Province	From October 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Collection of land rent. Total transaction value: 32,065,400 VND.

No	Name of organization / Individual	Related-party relations hip with the Corpora tion	ID number, date of issue, place of issue	Head office address	Time of transacti on with the Corpora tion	Resolution number/ Decision (if any)	Content and transaction value
4	Tin Nghia Petrol Joint - Stock Company	Related party of the Corporat ion	3601038204 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on December 08, 2008	3rd Floor, No. 96 Ha Huy Giap, Tran Bien Ward, Dong Nai Province affee83#646 : From January 2025 to December 2025	From January 2025 to December r 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Collection of electricity bills. Total transaction value: 34,039,342 VND.
5	Tin Nghia Petroleum JSC Tin Nghia Petrol Joint - Stock Company	Related party of the Corporat ion	3601038204 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on December 08, 2008	3rd Floor, No. 96 Ha Huy Giap, Tran Bien Ward, Dong Nai Province	From January 2025 to Decembe r 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Sale of tools and instruments. Total transaction value: 61,800,000 VND.
6	Tin Nghia Professional Security Services Corporation	Related party of the Corporat ion	3603272464 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on March 25, 2015	No. 60, Road No. 1, Tam Phuoc Residential & Resettlemen t Area, Tam Phuoc Ward, Dong Nai Province	From January 2025 to Decembe r 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Use of market services. Total transaction value: 1,888,888,884 VND.

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
7	Tin Nghia Professional Security Services Corporation	Related party of the Corporation	3603272464 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on March 25, 2015	No. 60, Road No. 1, Tam Phuoc Residential & Resettlement Area, Tam Phuoc Ward, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Leasing of parking lot. Total transaction value: 15,554,252 VND.
8	ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Related party of the Corporation	3601047417 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on October 07, 2009	Km 1+ 900 National Highway 51, Long Hung Ward, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Management fees, infrastructure usage fees. Total transaction value: 2,420,525,658 VND.
9	ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Related party of the Corporation	3601047417 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on October 07, 2009	Km 1+ 900 National Highway 51, Long Hung Ward, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Provision of transportation services. Total transaction value: 18,000,000 VND.
10	ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Related party of the Corporation	3601047417 issued by the Business Registration Office - Department	Km 1+ 900 National Highway 51, Long Hung Ward,	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated	Provision of consulting services for environmental registration reports.

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
		Corporation	of Finance of Dong Nai Province, first issued on October 07, 2009	Dong Nai Province		January 03, 2025	Total transaction value: 20,000,000 VND.
11	ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Related party of the Corporation	3601047417 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on October 07, 2009	Km 1+ 900 National Highway 51, Long Hung Ward, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HDQT dated January 03, 2025	Leasing of premises. Total transaction value: 11,661,514,952 VND.
12	ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Related party of the Corporation	3601047417 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on October 07, 2009	Km 1+ 900 National Highway 51, Long Hung Ward, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HDQT dated January 03, 2025	Collection of land rent, infrastructure usage fees. Total transaction value: 224,218,035 VND.
13	Tuan Loc Commodities LLC	Related organization of a major shareholder	3603655273 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on July 11, 2019	1st Floor, Nhon Trach 6 Industrial Park Building, Phuoc An Commune, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HDQT dated January 03, 2025	Sale of coffee. Total transaction value: 785,823,153,981 VND.

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
14	Tuan Loc Commodities LLC	Related organization of a major shareholder	3603655273 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on July 11, 2019	1st Floor, Nhon Trach 6 Industrial Park Building, Phuoc An Commune, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Provision of warehouse leasing and electricity services. Total transaction value: 4,649,742,730 VND.
15	Tuan Loc Commodities LLC	Related organization of a major shareholder	3603655273 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on July 11, 2019	1st Floor, Nhon Trach 6 Industrial Park Building, Phuoc An Commune, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Wastewater treatment fees. Total transaction value: 11,454,689 VND.
16	Japanese Smes Development JS Company	Related party of the Corporation	3603294411 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on June 30, 2015	Nhon Trach 3 Industrial Park - Phase 2, Nhon Trach Commune, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Provision of transportation, water, waste collection, and waste treatment services. Total transaction value: 6,442,333,720 VND.
17	Thong Nhat JSC	Related party of the Corporation	3600667859 issued by the Business Registration Office - Department of Finance of Dong Nai Province,	Road No. 2A, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Provision of LED screen advertising services. Total transaction value: 38,041,920 VND.

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
			first issued on February 24, 2004				
18	Tin Nghia - Phuong Dong Industrial Park JSC	Related party of the Corporation	350149963 issued by the Business Registration Office - Department of Finance of Ho Chi Minh City, first issued on November 23, 2009	Dat Do I Industrial Park, Dat Do Commune, Ho Chi Minh City	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Provision of LED screen advertising services. Total transaction value: 40,392,000 VND.
19	Thong Nhat Real Estate JSC	Related party of the Corporation's internal person	3602041707 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on August 17, 2009	L4.09-10, N5 Road, Group 14, Lap Thanh Quarter, Dau Giay Commune, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Provision of LED screen advertising services. Total transaction value: 32,529,600 VND.
B Transaction in which the Corporation is the Buyer of goods/services							
1	Tin Nghia Petrol Joint - Stock Company	Related party of the Corporation	3601038204 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first issued on	3rd Floor, No. 96 Ha Huy Giap, Tran Bien Ward, Dong Nai Province	From January 2025 to December 2025	Board Resolution 02/NQ-HĐQT dated January 03, 2025	Purchase of petroleum fuel. Total transaction value: 999,677,412 VND

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
			December 08, 2008				
2	Tin Nghia Industrial Park Development JSC	Related party of the Corporation	3600964611 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on November 08, 2008	Road 6, Tam Phuoc Industrial Park, Tam Phuoc Ward, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Waste collection and treatment services. Total transaction value: 11,073,200 VND.
3	Tin Nghia - Phuong Dong Industrial Park JSC	Related person of the Corporation	350149963 issued by the Business Registration Office - Department of Finance of Ho Chi Minh City, first registered on November 23, 2009	Dat Do I Industrial Park, Dat Do Commune, Ho Chi Minh City	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Inspection fees and road tolls. Total transaction value: 9,030,903 VND.
4	Tin Nghia - Phuong Dong Industrial Park JSC	Related person of the Corporation	350149963 issued by the Business Registration Office - Department of Finance of Ho Chi Minh City, first registered on	Dat Do I Industrial Park, Dat Do Commune, Ho Chi Minh City	From October 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Asset valuation collection fees. Total transaction value: 46,296,296 VND.

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
			November 23, 2009				
5	Dinh Quang Construction Investment JSC	Related person of the Corporation	3601381549 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on December 10, 2008	C46, N2 Road, Townhouse Area, Quarter 1, Tran Bien Ward, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Project construction supervision consulting services, design and cost estimation consulting. Total transaction value: 609,176,346 VND.
6	Tin Nghia Professional Security Services JSC	Related person of the Corporation	3603272464 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on March 25, 2015	No. 60, Road No. 1, Tam Phuoc Residential & Resettlement Area, Tam Phuoc Ward, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Security services. Total transaction value: 7,552,744,443 VND.
7	Tin Nghia Professional Security Services JSC	Related person of the Corporation	3603272464 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first	No. 60, Road No. 1, Tam Phuoc Residential & Resettlement Area, Tam Phuoc Ward, Dong	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Loading and unloading services, cargo import/export, labor, and cleaning. Total transaction value: 576,516,945 VND.

No	Name of organization / Individual	Related-party relations with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
			registered on March 25, 2015	Nai Province			
8	Tin Nghia Professional Security Services JSC	Related person of the Corporation	3603272464 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on March 25, 2015	No. 60, Road No. 1, Tam Phuoc Residential & Resettlement Area, Tam Phuoc Ward, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Maintenance, repair, and replacement fees for damaged equipment in the fire protection system. Total transaction value: 195,967,000 VND.
9	ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Related person of the Corporation	3601047417 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on October 07, 2009	Km 1+ 900 National Highway 51, Long Hung Ward, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Logistics service rental. Total transaction value: 516,269,250 VND.
10	Dong Nai Food and Agricultural Products Import-Export Processing Joint Stock Company	Related person of the Corporation	3600268170 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first	No. 647, Hanoi Highway, Long Binh Ward, Dong Nai Province.	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Purchase of cashew nuts. Total transaction value: 22,259,724 VND.

No	Name of organization / Individual	Related-party relationship with the Corporation	ID number, date of issue, place of issue	Head office address	Time of transaction with the Corporation	Resolution number/ Decision (if any)	Content and transaction value
			registered on July 01, 2010				
11	Dong Nai Food and Agricultural Products Import-Export Processing Joint Stock Company	Related person of the Corporation	3600268170 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on July 01, 2010	No. 647, Hanoi Highway, Long Binh Ward, Dong Nai Province.	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Warehouse rental services. Total transaction value: 360,000,000 VND.
12	Dong Nai Food and Agricultural Products Import-Export Processing Joint Stock Company	Related person of the Corporation	3600268170 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on July 01, 2010	No. 647, Hanoi Highway, Long Binh Ward, Dong Nai Province.	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Rental of forklifts and conveyor belts. Total transaction value: 12,000,000 VND.
13	Tuan Loc Commodities LLC	Related organization of a major shareholder	3603655273 issued by the Business Registration Office - Department of Finance of Dong Nai Province, first registered on July 11, 2019	1st Floor, Nhon Trach 6 Industrial Park Building, Phuoc An Commune, Dong Nai Province	From January 2025 to December 2025	Resolution 02/NQ-BOD dated January 03, 2025	Purchase of coffee. Total transaction value: 924,774,015,000 VND.