

**THANG LOI COFFEE JOINT STOCK  
COMPANY**

Financial Statements for The first quarter of 2026  
Ended March 31, 2026

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## EXECUTIVE BOARD REPORT

The Board of Directors of Thang Loi Coffee Joint Stock Company (hereinafter referred to as the "Company") presents its report along with the financial statements for the third quarter ended April 20, 2026.

### 1. General Information

Thang Loi Coffee Joint Stock Company, formerly known as Thang Loi Coffee Single-Member Company Limited, was equitized pursuant to Decision No. 1128/QĐ-UBND dated 22 July 2016 by the People's Committee of Dak Lak Province. The Company was officially granted the Certificate of Business Registration as a joint-stock company on 9 October 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 17 July, 2025, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters is located at: Km17, National Highway 26, Ea Knuéc Commune, Dak Lak Province, Viet Nam.

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

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

#### Board of Directors

Mr. Do Hoang Phuc	BOD Chairman
Mr. Pham Xuan Thu	BOD Vice Chairman
Ms. Pham Thi Linh	Member
Mr. Do Hoang Phuong	Member
Ms. Hoang Thi Thu Ha	Member
Ms. Dang Thi Huyen	Member

#### Board of Management

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

#### Supervisory Board

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

#### Legal representative

The Company's legal representative during the accounting period and at the time of preparing this report is Mr. Do Hoang Phuc – Chairman of the Board of Directors (born on 3 July 1957; ethnicity: Kinh; nationality: Vietnamese; citizen identity card No. 037057001333 issued by the Police Department on Residence Management and National Data on Population on June 28, 2022; permanent address: No. 12 Trinh Tu Street, Kim Da Ward, Ninh Binh Province, Vietnam).

## EXECUTIVE BOARD REPORT

### 3. Business Performance Evaluation

The Company's operating results for the three-month accounting period ended April 20, 2026, and its financial position for the same period are detailed in the attached financial statements.

### 4. Events Occurring After the End of the Accounting Period

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

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

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

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

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

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

### 6. Approval of the Financial Statements

The Board of Directors approves the attached financial statements. These financial statements present a true and fair view of the financial position of the Company as of April 20, 2026, as well as its income and cash flows for the accounting period ended on that date, in accordance with applicable accounting standards, the Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of financial statements.

For the Board of Directors



**Do Hoang Phuc**  
Chairman of the Board of directors

Dak Lak, April 20, 2026



**INTERIM FINANCIAL POSITION STATEMENT**

As at Ended March 31, 2026

Form B01a - DN

ASSETS	Code	Note	31/03/2026 VND	01/01/2026 VND
<b>A/ SHORT-TERM ASSETS</b>	<b>100</b>		<b>333,895,925,279</b>	<b>260,968,852,175</b>
<b>I/ Cash and cash equivalents</b>	<b>110</b>	<b>5.1</b>	<b>110,337,574</b>	<b>6,573,355,200</b>
1. Cash	111		110,337,574	1,573,355,200
2. Cash equivalents	112		-	5,000,000,000
<b>II/ Short-term financial Investments</b>	<b>120</b>	<b>5.2</b>	<b>97,320,000,000</b>	<b>91,320,000,000</b>
1. Held to maturity investments	123		97,320,000,000	91,320,000,000
<b>III/ Short-term receivables</b>	<b>130</b>		<b>52,278,170,284</b>	<b>52,476,554,050</b>
1. Short-term trade receivables	131	5.3	30,544,763,584	32,949,062,947
2. Short-term repayments to suppliers	132	5.4	402,684,842	415,458,092
3. Other short-term receivables	136	5.5	31,474,484,039	29,272,449,863
4. Provisions for doubtful short-term receivables	137	5.5	(10,154,898,808)	(10,171,553,479)
5. Shortage of assets awaiting resolution	139		11,136,627	11,136,627
<b>IV/ Inventories</b>	<b>140</b>	<b>5.6</b>	<b>177,527,508,754</b>	<b>103,710,292,546</b>
1. Inventories	141		181,647,653,948	103,710,292,546
2. Provision for inventory devaluation	149		(4,120,145,194)	-
<b>V/Short-term biological assets</b>	<b>150</b>		<b>-</b>	<b>-</b>
<b>VI/ Other short-term assets</b>	<b>160</b>		<b>6,659,908,667</b>	<b>6,888,650,379</b>
1. Short-term prepaid expenses	161	5.7	278,678,208	328,840,080
2. Deductible VAT	162		6,381,230,459	6,559,810,299
<b>B/ LONG-TERM ASSETS</b>	<b>200</b>		<b>85,723,030,391</b>	<b>86,855,297,990</b>
<b>I/ Long-term receivables</b>	<b>210</b>		<b>-</b>	<b>-</b>
<b>II/ Fixed assets</b>	<b>220</b>		<b>63,761,676,195</b>	<b>53,801,703,315</b>
1. Tangible fixed assets	221	5.8	63,661,676,210	53,681,703,329
- Cost	222		186,525,431,403	176,147,408,102
- Accumulated depreciation	223		(122,863,755,193)	(122,465,704,773)
- Cost	225		-	-
- Accumulated depreciation	226		-	-
2. Intangible fixed assets	227	5.9	99,999,985	119,999,986
- Cost	228		454,360,000	454,360,000
- Accumulated depreciation	229		(354,360,015)	(334,360,014)
<b>III/ Long-term biological assets</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV/ Investment properties</b>	<b>240</b>	<b>5.10</b>	<b>10,112,031,285</b>	<b>10,470,288,228</b>
- Cost	241		31,556,798,566	31,556,798,566
- Accumulated depreciation	242		(21,444,767,281)	(21,086,510,338)
<b>IV/ Long-term assets in progress</b>	<b>250</b>		<b>2,839,812,432</b>	<b>13,436,415,770</b>
1. Construction in progress	252	5.11	2,839,812,432	13,436,415,770
<b>VI/ Long-term financial Investments</b>	<b>260</b>		<b>-</b>	<b>-</b>
<b>VI/ Other long-term assets</b>	<b>270</b>		<b>9,009,510,479</b>	<b>9,146,890,677</b>
1. Long-term prepaid expenses	271	5.7	9,009,510,479	9,146,890,677
<b>TOTAL ASSETS (280 = 100 + 200)</b>	<b>270</b>		<b>419,618,955,670</b>	<b>347,824,150,165</b>



THANG LOI COFFEE JOINT STOCK COMPANY

Address: Km17, National Highway 26, Ea Knuéc Commune, Dak Lak Province, Viet Nam.

**INTERIM FINANCIAL POSITION STATEMENT**

As at Ended March 31, 2026

Form B01a - DN

RESOURCE	Code	Note	31/03/2026 VND	01/01/2026 VND
<b>C/ LIABILITIES</b>	<b>300</b>		<b>215,002,665,873</b>	<b>144,584,024,995</b>
<b>I/ Short-term liabilities</b>	<b>310</b>		<b>195,652,879,873</b>	<b>126,067,781,995</b>
1. Short-term trade payables	311	5.12	287,503,591	6,423,342,204
2. Short-term repayments from customer	312	5.13	-	315,550
3. Taxes and other payables to the State Budget	314	5.14	5,852,730,643	8,987,458,313
4. Payables to employees	315		585,352,023	1,349,140,302
5. Short-term accrued expenses	316	5.15	716,559,000	502,447,553
6. Other short-term payables	320	5.16	12,690,184,290	11,781,533,436
7. Short-term borrowings and finance lease liabilities	321	5.17	177,072,514,486	98,575,508,797
8. Bonus and welfare funds	323		(1,551,964,160)	(1,551,964,160)
<b>II/ Long-term liabilities</b>	<b>330</b>		<b>19,349,786,000</b>	<b>18,516,243,000</b>
1. Other long-term payables	338	5.16	2,125,475,000	2,125,475,000
2. Long-term borrowings and financial lease liabilities	339	5.17	17,224,311,000	16,390,768,000
<b>D/ OWNER'S EQUITY</b>	<b>400</b>	<b>5.18</b>	<b>204,616,289,797</b>	<b>203,240,125,170</b>
1. Contributed capital	411		126,500,000,000	126,500,000,000
- Ordinary shares with voting rights	411a		126,500,000,000	126,500,000,000
- Preferred shares	411b		-	-
2. Development and investment funds	418		59,413,744,504	59,413,744,504
3. Undistributed profit after tax	420		18,702,545,293	17,326,380,666
- Undistributed profit after tax brought forward	420a		17,326,380,666	-
- Undistributed profit after tax in the current period	420b		1,376,164,627	17,326,380,666
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>419,618,955,670</b>	<b>347,824,150,165</b>



**Do Hoang Phuc**  
Chairman of the Board of directors  
Dak Lak, April 20, 2026

**Nguyen Thi Quynh Nhu**  
Chief accountant

**Nguyen Thi Quynh Nhu**  
Prepared by



THANG LOI COFFEE JOINT STOCK COMPANY

Address: Km17, National Highway 26, Ea Knuec Commune, Dak Lak Province, Viet Nam.

**INTERIM STATEMENT OF INCOME**

For the firth quarter ended March 31, 2026

Form No. B02a-DN

ITEMS	Code	Note	The firth quarter of 2026	The firth quarter of 2025	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
			VND	VND	VND	VND
Revenue from sales of goods and rendering of services	01	6.1	116.897.505.454	90.075.094.913	116.897.505.454	90.075.094.913
Revenue deductions	02	6.2	-	-	-	-
Net revenues from sales and services rendered (10 = 01 - 02)	10		116.897.505.454	90.075.094.913	116.897.505.454	90.075.094.913
Costs of goods sold	11	6.3	109.554.108.126	87.115.083.431	109.554.108.126	87.115.083.431
Gross revenues from sales of goods and rendering of services (20 = 10 - 11)	20		7.343.397.328	2.960.011.482	7.343.397.328	2.960.011.482
Profit/loss from the sale and liquidation of investment	21		-	-	-	-
Revenue from financial activities	22	6.4	1.974.299.701	2.066.768.266	1.974.299.701	2.066.768.266
Financial expenses	23	6.5	3.718.682.834	1.403.454.734	3.718.682.834	1.403.454.734
In which: interest expenses	24		1.707.017.758	1.203.266.601	1.707.017.758	1.203.266.601
Selling expenses	25	6.6	1.887.458.839	1.619.505.610	1.887.458.839	1.619.505.610
General administration expenses	26	6.7	2.388.232.519	1.837.450.622	2.388.232.519	1.837.450.622
Net profit from operating activities {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		1.323.322.837	166.368.782	1.323.322.837	166.368.782
Other income	31	6.8	697.422.420	948.311.224	697.422.420	948.311.224
Other expenses	32	6.9	300.539.473	342.553.296	300.539.473	342.553.296
Other profits (40 = 31 - 32)	40		396.882.947	605.757.928	396.882.947	605.757.928
Total accounting profit before tax (50 = 30 + 40)	50		1.720.205.784	772.126.710	1.720.205.784	772.126.710
Current corporate income tax	51	6.10	344.041.157	154.425.342	344.041.157	154.425.342
Deferred corporate income tax	52		-	-	-	-
Profit after CIT (60 = 50 - 51 - 52)	60		1.376.164.627	617.701.368	1.376.164.627	617.701.368
Basic earnings per share (*)	70	6.11	109	49	109	49
Diluted earnings per share (*)	71	6.12	109	49	109	49



Do Hoang Phuc  
Chairman of the Board of directors  
Dak Lak, April 20, 2026

Nguyen Thi Quynh Nhu  
Chief accountant

Nguyen Thi Quynh Nhu  
Prepared by

THANG LOI COFFEE JOINT STOCK COMPANY

Address: Km17, National Highway 26, Ea Knuéc Commune, Dak Lak Province, Viet Nam.

## INTERIM STATEMENT OF CASH FLOWS

(Direct method)

Form B03a - DN

For the first quarter ended March 31, 2026

Items	Code	The first quarter of 2026 VND	The first quarter of 2025 VND
<b>I/ Cash flows from operating activities</b>			
1. Proceeds from sales and services rendered and other revenues	01	119,514,025,875	315,277,923,381
2. Expenditures paid to suppliers	02	(189,477,616,129)	(136,862,708,636)
3. Expenditures paid to employees	03	(2,381,871,327)	(5,825,516,781)
4. Expenditures on loan interest	04	(1,703,067,021)	(1,285,774,546)
5. CIT paid	05	(4,603,216,594)	(4,886,928,671)
6. Other proceeds from operating activities	06	1,858,632,863	22,112,226,457
7. Other expenditures on operating activities	07	(3,716,408,990)	(18,562,937,310)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>(80,509,521,323)</b>	<b>169,966,283,894</b>
<b>II/ Cash flows from investing activities</b>			
1. Expenditures on purchase and construction of fixed assets and long-term assets	21	(55,619,219)	(331,088,390)
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets	22	155,743,992	-
3. Expenditures on loans and purchase of debt instruments from other entities	23	(6,000,000,000)	(88,500,000,000)
4. Proceeds from loan recovery and resale of debt instruments from other entities	24	5,000,000,000	26,000,000,000
5. Proceeds from interests, dividends and distributed profits	27	17,676,013	1,249,162,066
<b>Proceeds from interests, dividends and distributed profits</b>	<b>30</b>	<b>(882,199,214)</b>	<b>(61,581,926,324)</b>
<b>III/ Proceeds from interests, dividends and distributed profits</b>			
1. Proceeds from interests, dividends and distributed profits	33	185,334,232,223	125,847,363,889
2. Repayment of principal	34	(105,405,573,779)	(228,346,451,389)
<b>Net cash flows from financial activities</b>	<b>40</b>	<b>79,928,658,444</b>	<b>(102,499,087,500)</b>
<b>Net cash flows in the period</b>	<b>50</b>	<b>(1,463,062,093)</b>	<b>5,885,270,070</b>
<b>Cash and cash equivalents at the beginning of period</b>	<b>60</b>	<b>1,573,355,200</b>	<b>656,615,343</b>
Effect of exchange rate fluctuations	61	44,467	967,370
<b>Cash and cash equivalents at the end of period</b>	<b>70</b>	<b>110,337,574</b>	<b>6,542,852,783</b>



Do Hoang Phuc  
Chairman of the Board of directors  
Dak Lak, April 20, 2026

Nguyen Thi Quynh Nhu  
Chief accountant

Nguyen Thi Quynh Nhu  
Prepared by



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first quarter ended March 31, 2026

Form No. B09a-DN

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

### 1. CHARACTERISTICS OF THE BUSINESS

#### 1.1 Form of capital ownership:

Thang Loi Coffee Joint Stock Company, formerly known as Thang Loi Coffee Single-Member Company Limited, was equitized pursuant to Decision No. 1128/QĐ-UBND dated 22 July 2016 by the People's Committee of Dak Lak Province. The Company was officially granted the Certificate of Business Registration as a joint-stock company on 9 October 2019.

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 17 July, 2025, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters is located at: Km17, National Highway 26, Ea Knuéc Commune, Dak Lak Province, Viet Nam.

As of April 20, 2026, the number of employees was 49.

#### 1.2 Business Fields

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

#### 1.3 Business Lines

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 17 July, 2025, the Company's principal business lines include:

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

#### 1.4 Normal Operating Cycle

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

#### 1.5 Operational Characteristics during the Accounting Period Affecting the Financial Statements

For the first quarter of the accounting period ending March 31, 2026, there were no activities that significantly affected the figures reported in the Company's financial statements.

#### 1.6 Business Structure

#### 1.7 Number of employees at the end of the fiscal year or average number of employees during the fiscal year.

The total number of employees as of March 31, 2026 is 49

#### 1.8 Statement on the comparability of information in the Financial Statements: If the Financial Statements are not comparable, a clear explanation and justification for the incomparability between the information of the reporting period and the information of the comparative period must be provided in the Notes to the Financial Statements of the enterprise.

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first quarter ended March 31, 2026

Form No. B09a-DN

- 1.9 Explanation of other information in the Financial Statements as required by relevant laws such as corporate law, securities law, etc.

### 2. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

#### 2.1. Accounting Period

The accounting year begins on January 1st and ends on December 31st.

- 2.2. Currency Used in Accounting. In case of a change in the accounting currency compared to the previous year, clearly explain the reason and the impact of the change.

The currency used in accounting is Vietnamese Dong (VND) because the majority of receipts and disbursements are conducted in VND.

### 3. PURCHASING STANDARDS AND APPLICABLE ACCOUNTING PROCEDURES

#### 3.1 Applicable Accounting Standards and Policies

The Company applies the Corporate Accounting System issued under Circular No. 9/2025/TT-BTC dated 27 October 2025 by the Minister of Finance, providing guidelines on corporate accounting, along with related circular amendments.

#### 3.2 Statement on Compliance with Accounting Standards and Accounting Regulations

The Board of Directors ensures compliance with the requirements of the accounting standards and the Vietnamese Corporate Accounting System issued under Circular No. 9/2025/TT-BTC dated 27 October 2025, as well as other relevant guidelines issued by the Ministry of Finance in preparing the financial statements.

### 4. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES, AND RELEVANT LEGAL REGULATIONS APPLICABLE

- 4.1 Principles for converting financial statements prepared in foreign currency to Vietnamese Dong (in cases where the accounting currency differs from Vietnamese Dong); Impacts (if any) of converting financial statements from foreign currency to Vietnamese Dong.

#### 4.2 Types of exchange rates applied in accounting.

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

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

- 4.3 Principles for determining the effective interest rate (interest rate) used to discount cash flows.

#### 4.4 Principles for recognizing cash and cash equivalents.

#### 4.5 Accounting principles for financial investments

Investments held to maturity

An investment is classified as held to maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments include term deposits (including various forms of treasury bills and promissory notes), bonds, redeemable preference shares with a mandatory



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the fifth quarter ended March 31, 2026

Form No. B09a-DN

repurchase date in the future, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

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

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

**4.6 Accounting Principles for Accounts Receivable**

Businesses must disclose accounting policies relating to accounts receivable and the significant basis for estimates used in the policy on provisions for doubtful accounts.

**4.7 Inventories**

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

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

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

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

**4.8 Tangible Fixed Assets**

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

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

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

<u>Type of fixed assets</u>	<u>Years</u>
Buildings, structures	10-25
Machinery and equipment	10-20
Means of transportation and transmitters	10
Instrument and tools for management	03-10



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the first quarter ended March 31, 2026

Form No. B09a-DN

<u>Type of fixed assets</u>	<u>Years</u>
Perennial plantation	20

**4.9 Principles of accounting for biological assets.****4.10 Principles of accounting for various types of business cooperation contracts.****4.11 Principles of accounting for deferred expenses.**

Short-term deferred expenses are expenses to be allocated within a 12-month period, including operating expenses deferred corresponding to revenue in 2019.

Long-term prepaid expenses include actual expenses incurred but related to the business results of multiple accounting periods. The Company's prepaid expenses include the following:

Tools and equipment

Tools and equipment already in use are allocated to expenses using the straight-line method with an allocation period of no more than 3 years.

Industrial park land lease expenses

Land lease expenses for Nam Tan Uyen Industrial Park are allocated over a lease period of 518 months, equivalent to approximately 43 years.

Other accrued expenses

Other accrued expenses include asset repair costs, insurance costs, and other expenses that are accrued over a period of no more than 3 years.

**4.12 Accounting principles for accounts payable to suppliers.****4.13 Accounting principles for dividends and profits payable.****4.14 Principles for recognizing accrued expenses.**

Payables to suppliers, intra-company payables, other payables, and loans at the reporting date are classified as follows:

- Short-term liabilities: Payable within 1 year or within an operating cycle
- Long-term liabilities: Payable beyond 1 year or an operating cycle.

Accrued expenses are actual costs that have not yet been incurred but are provisionally recorded as production and operating expenses during the period to ensure that when the actual costs arise, they do not cause significant fluctuations in production and operating expenses. This is in line with the matching principle between revenue and expenses. When such expenses are incurred, any differences between the accrued amount and the actual expense are adjusted by recording additional or reduced expenses corresponding to the difference.

**4.15 Principles for recognizing deferred revenue.****4.16 Principles for accounting for provisions for liabilities.****4.17 Principles for accounting for deferred corporate income tax.****4.18 Principles for recognizing loans and financial lease liabilities.****4.19 Principles for recognizing and capitalizing borrowing costs.**

Borrowing costs must be recognized as production and business expenses in the period in which they are incurred, unless capitalized as prescribed.

Borrowing costs directly related to the investment in construction or production of assets under construction are included in the value of those assets (capitalized) when all the conditions stipulated in Accounting Standard No. 16 are met.

Borrowing costs directly related to the investment in construction or production of assets under construction are included in the value of those assets. Borrowing costs are capitalized when the business is certain to obtain future economic benefits from the use of the asset and the borrowing costs can be reliably determined.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

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### 4.20 Principles for recognizing convertible bonds.

### 4.21 Principles for recognizing equity:

Owner's capital contribution

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

Development investment fund

The development investment fund is established from after-tax profits as stipulated in the Company's charter.

### 4.22 Principles and methods for recognizing revenue and other income:

- Revenue from sales and provision of services

+ Revenue from sales.

+ Revenue from provision of services.

+ Revenue from construction contracts.

+ Revenue from the sale of real estate such as tourist apartments, office buildings combined with accommodation or similar products.

+ Revenue from the sale of investment properties.

- Revenue from financial activities;

- Other income.

### 4.23 Accounting principles for revenue deductions.

### 4.24 Accounting principles for cost of goods sold.

### 4.25 Accounting principles for financial expenses.

### 4.26 Accounting principles for selling expenses and administrative expenses.

### 4.27 Accounting principles for the sale and disposal of fixed assets and investment properties.

### 4.28 Principles and methods for recognizing current corporate income tax expense (including supplementary corporate income tax expense as stipulated by global minimum tax regulations) and deferred corporate income tax expense.

Corporate income tax expense includes current corporate income tax and deferred corporate income tax.

#### Current Income Tax

Current income tax is the tax calculated based on taxable income. The difference between taxable income and accounting profit is due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and losses carried forward.

### 4.29 Other accounting principles and methods.

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**5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET****5.1 Cash and Cash Equivalents**

	31/03/2026	01/01/2026
	VND	VND
Cash	71,083,818	229,856,521
Demand deposits	39,253,756	1,343,498,679
Deposit in VND	29,802,228	1,320,947,065
Foreign currency deposit	9,451,528	22,551,614
Cash equivalents	-	5,000,000,000
Time deposits not exceeding 3 months		5,000,000,000
<b>Total</b>	<b>110,337,574</b>	<b>6,573,355,200</b>

Details of foreign currency balances as of April 20, 2026:

	Foreign currency	VND equivalent
Demand deposits - USD	361.78	9,451,528

**5.2 Financial Investments**

	31/03/2026		01/01/2026	
	Original cost	Carrying amount	Original cost	Carrying amount
	VND	VND	VND	VND
<b>Carrying amount</b>	<b>97,320,000,000</b>	<b>94,420,000,000</b>	<b>91,320,000,000</b>	<b>91,320,000,000</b>
Carrying amount (i)	97,320,000,000	94,420,000,000	91,320,000,000	91,320,000,000
<b>Total</b>	<b>97,320,000,000</b>	<b>94,420,000,000</b>	<b>91,320,000,000</b>	<b>91,320,000,000</b>

(i) Term Deposits with Maturities of 1, 6, 12, and Over 12 Months at Banks as of March 31, 2026:

- Short-term deposits at Joint Stock Commercial Bank for Foreign Trade (Vietcombank) Dak Lak Branch: Total balance of VND 28,820,000,000 with interest rates ranging 4.6 – 5.5%/year.
- Short-term deposits at Tien Phong Commercial Joint Stock Bank (TPB) Dak Lak Branch: Total balance of VND 12,200,000,000 with interest rates ranging 6.2%/year.
- Short-term deposits at Military Bank (MBB) Dak Lak Branch: Total balance of VND 24,200,000,000 with interest rates ranging from 4.8%/year to 5.3%/year.
- Short-term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) Dak Lak Branch: Total balance of VND 29,100,000,000 with interest rates ranging from 4.2%/year to 5.8%/year.
- Short-term deposits at Saigon Hanoi Commercial Joint Stock (SHB) Dak Lak Branch: Total balance of VND 3,000,000,000 with interest rates ranging from 4.7%/year to 5.8%/year.

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### 5.3 Short-term Trade Receivables

	31/03/2026		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
Other trade receivables	-	-	-	-
Receivables from related parties	30,544,763,584	-	32,949,062,947	-
MARUBENI CORPORATION	29,813,544,393	-	32,534,169,120	-
Nam Phuong Investment and Trading Company Limited	231,724,000	-	32,607,360	-
Customers	499,495,191	-	382,286,467	-
<b>Total</b>	<b>30,544,763,584</b>	<b>-</b>	<b>32,949,062,947</b>	<b>-</b>

### 5.5 Other short-term receivables



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	31/03/2026		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
Accrued interest receivable on term deposits (estimated)	674,233,973	-	1,090,954,520	-
Advances to employees	348,600,000	-	-	-
Other receivables	30,451,650,066	(10,154,898,808)	28,181,495,343	(10,171,553,479)
Land rent payable by contracting households and associated households before equitization	7,070,118,556	(7,070,118,556)	7,079,606,979	(6,387,291,327)
Land rent payable by contracting households and associated households for 2026	1,510,357,634			
Land rent payable by contracting households and associated households for 2025	3,405,405,111	-	3,462,630,994	-
Land rent payable by contracting households and associated households for 2024	3,237,056,372	-	3,269,461,154	-
Land rent payable by contracting households and associated households for 2023	3,226,064,551	(445,672,178)	3,256,346,305	(914,492,946)
Land rent payable by contracting households and associated households for 2022	3,201,983,643	(460,243,650)	3,231,831,933	(688,458,007)
Land rent payable by contracting households and associated households for 2021	3,302,311,491	(571,957,424)	3,331,982,595	(572,548,087)
Land rent payable by contracting households and associated households for 2020	1,613,308,168	(1,606,907,000)	1,615,164,280	(1,608,763,112)
Fertilizer cost payable by contracting households and associated households	524,518,000	-	524,518,000	-
Replanting loans	175,000,000	-	175,000,000	-
Social insurance receivable from	195,013,241	-	196,735,193	-
Others	2,990,513,299	-	2,038,217,910	-
<b>Total</b>	<b>31,474,484,039</b>	<b>(10,154,898,808)</b>	<b>29,272,449,863</b>	<b>(10,171,553,479)</b>



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**5.5.1 Bad Debt**

	31/03/2026			01/01/2026		
	Value	Recoverable value	Overdue period	Value	Recoverable value	Overdue period
	VND	VND		VND	VND	
Land rent payable by contracting households and associated households (before 2020)	7.070.118.556	-	>3 year	7.079.606.979	692.315.652	>3 year
Land rent payable by contracting households and associated households (2020)	1.613.308.168	6.401.168	>3 year	1.615.164.280	6.401.168	>3 year
Land rent payable by contracting households and associated households (2021)	3.302.311.491	2.730.354.067	>3 year	3.331.982.595	2.759.434.508	>3 year
Land rent payable by contracting households and associated households (2022)	3.201.983.643	2.741.739.993	>3 year	3.231.831.933	2.543.373.926	>2 year
Land rent payable by contracting households and associated households (2023)	3.226.064.551	2.780.392.373	> 2 year	3.256.346.305	2.341.853.359	>1 year
Fertilizer cost payable by contracting households and associated households	524.518.000	524.518.000	>3 year	524.518.000	524.518.000	>3 year
Replanting loans	175.000.000	175.000.000	>3 year	175.000.000	175.000.000	>3 year
<b>Total</b>	<b>19.113.304.409</b>	<b>8.958.405.601</b>		<b>19.214.450.092</b>	<b>9.042.896.613</b>	

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

	Short-term receivables and loans		Long-term receivables and loans		Total
	VND		VND		VND
As at 01/01/2026	(10,171,553,479)		-		(10,171,553,479)
Additional provisions	-		-		-
Reversal of provisions	16,654,671		-		16,654,671
<b>As at 31/03/2026</b>	<b>(10,154,898,808)</b>		<b>-</b>		<b>(10,154,898,808)</b>

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**5.6 Inventories**

	31/03/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	1,583,253,588	-	1,720,270,876	-
Tools and supplies	1,002,096,670	-	719,652,517	-
Work-in-progress	20,603,334,796	-	19,640,992,674	-
Finished goods	300,489,437	-	370,601,105	-
Goods	158,158,479,457	(4,120,145,194)	81,258,775,374	-
<b>Total</b>	<b>181,647,653,948</b>	<b>(4,120,145,194)</b>	<b>103,710,292,546</b>	<b>-</b>

**5.7 Construction in Progress**

	01/01/2026	Costs incurred during the period	Transferred to increase fixed assets/decrease others	31/03/2026
	VND	VND	VND	VND
Warehouse for storing coffee and other agricultural products	10,493,310,502	922,391,667	11,415,702,169	-
Coffee plantation	2,943,105,268	208,299,429	311,592,265	2,839,812,432
<b>Total</b>	<b>13,436,415,770</b>	<b>1,130,691,096</b>	<b>11,727,294,434</b>	<b>2,839,812,432</b>

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**5.8 Increase and Decrease in Tangible Fixed Assets**

	Buildings, structures	Machinery, equipment	Means of transportation and transmitters	Instrument and tools for management	Perennial plantation	Total
	VND	VND	VND	VND	VND	VND
<b>Cost</b>						
As at 01/01/2026	66,862,593,663	42,586,181,413	3,274,602,292	130,387,273	63,293,643,461	176,147,408,102
Additions	11,415,702,169	-	-	-	311,592,265	11,727,294,434
Basic construction completed	-	1,349,271,133	-	-	-	1,349,271,133
As at 31/03/2026	78,278,295,832	43,935,452,546	3,274,602,292	130,387,273	63,605,235,726	186,525,431,403
<b>Accumulated depreciation</b>						
As at 01/01/2026	47,692,341,171	22,645,427,893	2,836,858,290	130,387,273	49,160,690,146	122,465,704,773
Depreciation	520,411,673	579,078,089	28,257,036	-	538,176,929	1,665,923,727
Decrease during the year	-	1,267,873,307	-	-	-	1,267,873,307
As at 31/03/2026	48,212,752,844	24,492,379,289	2,865,115,326	130,387,273	49,698,867,075	122,863,755,193
<b>Residual value</b>						
As at 01/01/2026	19,170,252,492	19,940,753,522	437,744,002	-	14,132,953,315	53,681,703,329
As at 31/03/2026	30,065,542,988	19,280,277,605	409,486,966	-	13,906,368,651	63,661,676,210
<b>Historical cost of tangible fixed assets fully depreciated but still in use:</b>						
As at 01/01/2026	35,509,668,509	13,516,221,703	2,156,970,557	130,387,273	18,941,749,636	70,254,997,678
As at 31/03/2026	35,509,668,509	12,366,950,570	2,156,970,557	130,387,273	21,142,534,385	71,306,511,294



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**5.9 Increase and Decrease in Intangible Fixed Assets**

	Land use right	Software program	Total
	VND	VND	VND
<b>COST</b>			
Balance as at 01/01/2026	-	454,360,000	454,360,000
Balance as at 31/03/2026	-	454,360,000	454,360,000
<b>DEPRECIATION VALUE</b>			
Balance as at 01/01/2026	-	334,360,014	334,360,014
Depreciation in the period	-	20,000,001	20,000,001
Balance as at 31/03/2026	-	354,360,015	354,360,015
<b>RESIDUAL VALUE</b>			
Balance as at 01/01/2026	-	119,999,986	119,999,986
Balance as at 31/03/2026	-	99,999,985	99,999,985
Original cost of fully depreciated intangible fixed assets still in use at the end of the period:			
Balance as at 01/01/2026	-	54,360,000	54,360,000
Balance as at 31/03/2026	-	54,360,000	54,360,000

**5.10 Increase and Decrease in Investment Properties**

	Building	Infrastructures	Total
	VND	VND	VND
<b>COST</b>			
Balance as at 01/01/2026	29.938.241.930	1.618.556.636	31.556.798.566
Balance as at 31/03/2026	29.938.241.930	1.618.556.636	31.556.798.566
<b>DEPRECIATION VALUE</b>			
Balance as at 01/01/2026	20.172.180.929	914.329.409	21.086.510.338
Depreciation in the period	338.024.985	20.231.958	358.256.943
Balance as at 31/03/2026	20.510.205.914	934.561.367	21.444.767.281
<b>RESIDUAL VALUE</b>			
Balance as at 01/01/2026	9.766.061.001	704.227.227	10.470.288.228
Balance as at 31/03/2026	9.428.036.016	683.995.269	10.112.031.285
Original cost of fully depreciated investment properties still in use at the end of the period:			
Balance as at 01/01/2026	-	-	-
Balance as at 31/03/2026	2.896.243.015	-	2.896.243.015



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**5.7 Short-term Prepaid Expenses****5.7.1 Short-term Prepaid Expenses**

	31/03/2026	01/01/2026
	VND	VND
Short-term expenses awaiting allocation	278,678,208	328,840,080
<b>Total</b>	<b>278,678,208</b>	<b>328,840,080</b>

**5.7.2 Long-term Prepaid Expenses**

	31/03/2026	01/01/2026
	VND	VND
Tools and supplies used	196,025,687	128,430,843
Asset repair costs	80,532,531	206,095,431
Land lease expenses for Nam Tan Uyen Industrial Park	8,732,952,261	8,812,364,403
<b>Total</b>	<b>9,009,510,479</b>	<b>9,146,890,677</b>

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### 5.17 Borrowings and Finance Lease Liabilities

	31/03/2026			In the period			01/01/2026		
	Value	Recoverable value	VND	Increase	Decrease	VND	Value	Recoverable value	VND
	VND	VND		VND	VND		VND	VND	
Short-term borrowings	177.072.514.486	177.072.514.486	-	185.392.268.216	106.895.262.527	-	98.575.508.797	98.575.508.797	-
Joint Stock Commercial Bank For Industry And Trade, Dak Lak Branch	17.601.810.811	17.601.810.811	-	17.601.810.811	-	-	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade, Dak Lak Branch	96.190.815.060	96.190.815.060	-	97.548.194.245	47.134.082.391	-	45.776.703.206	45.776.703.206	-
Military Commercial Joint Stock Bank, Dak Lak Branch	58.279.888.615	58.279.888.615	-	62.242.263.160	56.761.180.136	-	52.798.805.591	52.798.805.591	-
Other individuals	5.000.000.000	5.000.000.000	-	8.000.000.000	3.000.000.000	-	-	-	-
Total	177.072.514.486	177.072.514.486	-	185.392.268.216	106.895.262.527	-	98.575.508.797	98.575.508.797	-
	31/03/2026			In the period			01/01/2025		
	Value	Recoverable value	VND	Increase	Decrease	VND	Value	Recoverable value	VND
	VND	VND		VND	VND		VND	VND	
Long-term borrowings	17.224.311.000	17.224.311.000	-	1.100.000.000	266.457.000	-	16.390.768.000	16.390.768.000	-
Military Commercial Joint Stock Bank, Dak Lak Branch	17.224.311.000	17.224.311.000	-	1.100.000.000	266.457.000	-	16.390.768.000	16.390.768.000	-
Total	17.224.311.000	17.224.311.000	-	1.100.000.000	266.457.000	-	16.390.768.000	16.390.768.000	-

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**Short-term Borrowings and Finance Lease Liabilities**

Loan contract	Loan term	Interest Rate	Loan Limit	Outstanding Principal Balance as of 31/03/2026	Loan Purpose	Collateral
<b>Loan at Vietnam Foreign Trade Commercial Bank, Dak Lak Branch</b>						
041225/276952/HDHM dated 04/12/2025	03-04 months	According to each Indebtedness Certificate	VND 70,000,000,000	VND 17,601,810,811	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at Joint Stock Commercial Bank for Foreign Trade with a total value of VND 28,820,000,000; Cargo insurance contracts worth VND 22,520,000,000 and Property insurance contracts worth VND 23,442,500,000
<b>Loan at Joint Stock Commercial Bank For Industry And Trade, Dak Lak Branch</b>						
25.94.083/2025- HDCVHM/NHCT502- THANGLOI dated 16/12/2025	03-04 months	According to each Indebtedness Certificate	VND 100,000,000,000	VND 96,190,815,060	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at the Military Commercial Joint Stock Bank, the Industrial and Commercial Joint Stock Bank, and the Tien Phong Commercial Joint Stock Bank with a total value of VND 10,800,000,000; VND 23,100,000,000 and
<b>Loan at Military Commercial Joint Stock Bank, Dak Lak Branch</b>						
309202.25.340.923045.TD dated 13/06/2025	06 months	According to each Indebtedness Certificate	VND 60,000,000,000	VND 55,170,340,615	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by time deposit contracts at Military Commercial Joint Stock Bank (MB Bank) and Tien Phong Commercial Joint Stock Bank (TPBank) with total values of VND 400,000,000 and VND 1,200,000,000, respectively.
<b>Personal loans</b>						
0807/2025/HD-TL-CN dated 08/07/2025	6 months	0%		VND 5,000,000,000	Borrowing additional working capital for business operations during the period.	
<b>Total</b>				<b>VND 118,792,625,871</b>		



Loan contract	Loan term	Interest Rate	Loan Limit	Outstanding Principal Balance as of 31/03/2026	Loan Purpose	Collateral
Loan at Military Commercial Joint Stock Bank, Dak Lak Branch						
295402.25.340.923045.TD dated 25/04/2025 và 312904.25.340.923045.TD dated 26/06/2025	60-84 months	According to each Indebtedness Certificate	VND 25,412,000,000	VND 17,224,311,000	Investment loan for building a factory and acquiring machinery and equipment.	The loan is secured by time deposit contracts at Military Commercial Joint Stock Bank (MB Bank) and Saigon – Hanoi Commercial Joint Stock Bank (SHB) with total values of VND 4,000,000,000 and VND 3,000,000,000, respectively; and a construction insurance policy valued at VND 25,857,056,612.
Total				VND 17,224,311,000		

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**5.12 Short-term trade payables**

	<b>31/03/2026</b>		<b>01/01/2026</b>	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
<b>Payables to related parties</b>	-	-	-	-
<b>Trade payables</b>	<b>287,503,591</b>	<b>287,503,591</b>	<b>6,423,342,204</b>	<b>6,423,342,204</b>
Viet Nam TKT Plastic Packaging Joint Stock Company				
999 Production - Trading - Service Company Limited	-	-		-
Vina Nha Trang Mechanical Joint Stock Company	-	-	1,100,000,000	1,100,000,000
Thanh Binh Agricultural Products Import and Export Company Limited	-	-	3,000,100,450	3,000,100,450
Sao Viet Construction Trading Investment Company Limited			660,598,000	660,598,000
Tin Nghia Transport & Services Co., Ltd.	222,079,200	222,079,200	-	-
Dong Phuong Dak Lak Packaging Co., Ltd.	20,520,000	20,520,000		
Others	44,904,391	44,904,391	1,662,643,754	1,662,643,754
<b>Total</b>	<b>287,503,591</b>	<b>287,503,591</b>	<b>6,423,342,204</b>	<b>6,423,342,204</b>



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### 5.14 Taxes and Other Payables to State Budget

	Receivables 31/03/2026 VND	Payables 31/03/2026 VND	Payables in the period VND	Paid amount in the period VND	Receivables 01/01/2026 VND	Payables 01/01/2026 VND
VAT	-	-	-	-	-	-
Corporate income tax	-	344,041,157	344,041,157	4,603,216,594	-	4,603,216,594
Personal income tax	-	359,086	84,313,447	123,861,358	-	39,906,997
Tax on natural resources	-	-	1,102,590	1,102,590	-	-
Land and housing tax, and land rent	-	3,011,444,893	2,849,334,245	1,685,338,567	-	1,847,449,215
Other taxes	-	2,496,885,507	-	-	-	2,496,885,507
Fees, charges and other payables	-	-	-	-	-	-
<b>Total</b>	-	<b>5,852,730,643</b>	<b>3,278,791,439</b>	<b>6,413,519,109</b>	-	<b>8,987,458,313</b>

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the first quarter ended March 31, 2026

**5.15 Short-term payable expenses**

	31/03/2026	01/01/2026
	VND	VND
Interest expenses	110,999,747	110,999,747
Salary, bonus	115,390,446	41,776,660
Brokerage commission	131,507,660	56,326,320
Other expenses	358,661,147	293,344,826
<b>Total</b>	<b>716,559,000</b>	<b>502,447,553</b>

**5.16 Other Payables****5.16.1 Other Short-term Payables**

	31/03/2026		01/01/2026	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
<b>Other payables</b>	<b>12,690,184,290</b>	<b>12,690,184,290</b>	<b>11,781,533,436</b>	<b>11,781,533,436</b>
Trade Union fees	152,339,372	152,339,372	137,003,764	137,003,764
Social Insurance	277,776,414	277,776,414	83,662,662	83,662,662
Health Insurance	39,638,196	39,638,196	5,086,828	5,086,828
Payables related to equitization	4,015,607,667	4,015,607,667	4,015,607,667	4,015,607,667
Deposits and guarantees received	525,000,000	525,000,000	525,000,000	525,000,000
Investment capital for plantation collaboration with farmers	5,698,973,055	5,698,973,055	5,775,951,027	5,775,951,027
Other payables	1,965,624,978	1,965,624,978	1,239,221,488	1,239,221,488
<b>Total</b>	<b>12,690,184,290</b>	<b>12,690,184,290</b>	<b>11,781,533,436</b>	<b>11,781,533,436</b>

**5.16.2 Other Long-term Payables**

	31/03/2026		01/01/2026	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
Long-term deposits and guarantees received	2,125,475,000	2,125,475,000	2,125,475,000	2,125,475,000
<b>Total</b>	<b>2,125,475,000</b>	<b>2,125,475,000</b>	<b>2,125,475,000</b>	<b>2,125,475,000</b>



THANG LOI COFFEE JOINT STOCK COMPANY  
Address: Km17, National Highway 26, Ea Knuet Commune, Dak Lak Province, Viet Nam.

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### 5.18 Owner's Equity

#### 5.18.1 Changes in Owner's Equity

	Owner's contributed capital	Foreign exchange differences	Development and investment funds	Undistributed profit after tax	Total
	VND	VND	VND	VND	VND
Balance as at 01/01/2025	126,500,000,000	-	12,381,398,775	47,032,345,729	185,913,744,504
Gains in the previous year	-	-	-	17,326,380,666	17,326,380,666
Balance as at 31/12/2025	126,500,000,000	-	59,413,744,504	17,326,380,666	203,240,125,170
Balance as at 01/01/2026	126,500,000,000	-	12,381,398,775	47,032,345,729	185,913,744,504
Profit/loss this year	-	-	-	17,957,131,984	17,957,131,984
Provision of funds from previous year's profits (i)	-	-	47,032,345,729	(47,032,345,729)	-
Balance as at 31/03/2026	126,500,000,000	-	59,413,744,504	17,957,131,984	203,870,876,488

#### 5.18.2 Details of Owner's Contributed Capital

	31/12/2026		01/01/2026	
	Value VND	Ration %	Value VND	Ration %
Dak Lak Provincial People's Committee	45,540,000,000	36.00%	45,540,000,000	36.00%
Pham Thi Linh	67,499,000,000	53.36%	77,619,000,000	61.36%
Other individuals	13,461,000,000	10.64%	3,341,000,000	2.64%
Total:	126,500,000,000	100%	126,500,000,000	100%

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

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**6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF INCOME****6.1 Revenue from Sales of Goods and Rendering of Services**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Revenue from sales of goods	112,453,361,367	82,415,891,030
Revenue from sales of finished goods	1,085,319,841	4,209,030,872
Revenue from warehouse leases	3,358,824,246	3,450,173,011
<b>Total</b>	<b>116,897,505,454</b>	<b>90,075,094,913</b>

**6.2 Revenue deductions****6.3 Cost of Goods Sold**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Costs of goods sold	108,458,251,653	86,568,558,299
Costs of finished goods sold	661,298,290	176,370,519
Cost of service rendered	434,558,183	370,154,613
<b>Total</b>	<b>109,554,108,126</b>	<b>87,115,083,431</b>

**6.4 Financial Income**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Gains from deposit and loan	17,676,013	950,302,011
Gain from foreign exchange difference	1,956,623,688	1,116,466,255
<b>Total</b>	<b>1,974,299,701</b>	<b>2,066,768,266</b>



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For the first quarter ended March 31, 2026

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**6.5 Financial Expenses**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Interest expense	1,707,017,758	1,203,266,601
Loss on foreign exchange difference	2,011,665,076	154,220,392
Others	-	45,967,741
<b>Total</b>	<b>3,718,682,834</b>	<b>1,403,454,734</b>

**6.6 Selling Expenses**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Employee cost	320,983,726	373,038,233
Tools and supplies cost		
Expense of fixed asset depreciation	129,320,030	121,072,695
Outsourced service	1,158,000,207	596,866,515
Other expenses in cash	247,084,668	463,182,491
Các khoản chi phí bán hàng khác		
<b>Total</b>	<b>1,887,458,839</b>	<b>1,619,505,610</b>

**6.7 General Administrative Expenses**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Employees cost	1,363,609,556	1,246,781,426
Tools cost	51,287,595	56,368,000
Expense of fixed asset depreciation	83,662,482	96,257,072
Taxes, fees and charges	541,871,508	(491,843,413)
Contingency expenses	(16,654,671)	-
Outsourced service	163,230,619	132,528,133
Other expenses in cash	201,225,430	797,359,404
<b>Total</b>	<b>2,388,232,519</b>	<b>1,837,450,622</b>

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**6.8 Other Income**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Proceeds from the liquidation of Senna siamea trees and other income	697,422,420	948,311,224
<b>Total</b>	<b>697,422,420</b>	<b>948,311,224</b>

**6.9 Other Expenses**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Others	300,539,473	342,553,296
<b>Total</b>	<b>300,539,473</b>	<b>342,553,296</b>

**6.10 Current Corporate Income Tax Expenses**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Total accounting profit before tax	1,720,205,784	772,126,710
Corporate income taxable income	1,720,205,784	772,126,710
Corporate income tax rate	20%	20%
Corporate income tax	344,041,157	154,425,342
<b>Total current corporate income tax expense</b>	<b>344,041,157</b>	<b>154,425,342</b>

**6.11 Basic Earnings per Share**

	The first quarter of 2026 VND	The first quarter of 2025 VND
Profit after CIT tax	1,376,164,627	617,701,368
Profit or (Loss) attributable to ordinary shareholders	1,376,164,627	617,701,368
Average number of ordinary shares outstanding during the period	12,650,000	12,650,000
<b>Basic earnings per share</b>	<b>109</b>	<b>49</b>

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the firth quarter ended March 31, 2026

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**6.12 Diluted Earnings per Share**

	The firth quarter of 2026 VND	The firth quarter of 2025 VND
Profit after CIT tax	1,376,164,627	617,701,368
Profit or (Loss) attributable to ordinary shareholders	1,376,164,627	617,701,368
Average number of ordinary shares outstanding during the period	12,650,000	12,650,000
<b>Diluted earnings per share</b>	<b>109</b>	<b>49</b>

**7. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS**  
**7.1 Proceeds from Borrowings**

	The firth quarter of 2026 VND	The firth quarter of 2025 VND
Proceeds from loans under standard agreements	185,334,232,223	125,847,363,889

**7.2 Repayment of principal**

	The firth quarter of 2026 VND	The firth quarter of 2025 VND
Principal repayments under standard agreements	105,405,573,779	228,346,451,389

**8. OTHER INFORMATION**

**8.1 Events After the Reporting Period**  
**Transactions with Related Parties**

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



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the firth quarter ended March 31, 2026

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Related Parties	Relationship	transaction content	Amount
			VND
Dak Lak Water Supply Joint Stock Company	Related companies	Coffee sales revenue	158,081,944
		buy water Ion	2,777,317
Nam Phuong Investment and Trading Company Limited	Related companies	Coffee sales revenue	214,559,259

**Key Management Personnel Remuneration:**

Key management personnel	Position	Salary and remuneration	
		The firth quarter of 2026 VND	The firth quarter of 2025 VND
Mr. Do Hoang Phuc	Chairman of the BOD	120,000,000	120,300,000
Mr. Pham Xuan Thu	BOD Vice Chairma	63,000,000	63,300,000
Mr. Do Hoang Phuong	BOD member	60,000,000	60,000,000
Ms. Pham Thi Linh	BOD member	60,000,000	60,000,000
Ms. Dang Thi Huyen	BOD member	46,366,185	45,003,754
Ms. Hoang Thi Thu Ha	Vice General Director	57,200,000	55,200,000
Mr. Doan Dinh Hong	Vice General Director	57,500,000	54,900,000
Nguyen Thi Quynh Nhu	Chief Accountant	70,532,653	43,825,098
<b>Total</b>		<b>534,598,838</b>	<b>502,528,852</b>

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

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

**8.2 Going Concern**

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

**8.3 Events After the Reporting Period**

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

THANG LOI COFFEE JOINT STOCK COMPANY

Address: Km17, National Highway 26, Ea Knuéc Commune, Dak Lak Province, Viet Nam.

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

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**Do Hoang Phuc**  
Chairman of the Board of directors  
Dak Lak, April 20, 2026

**Nguyen Thi Quynh Nhu**  
Chief accountant

**Nguyen Thi Quynh Nhu**  
Prepared by