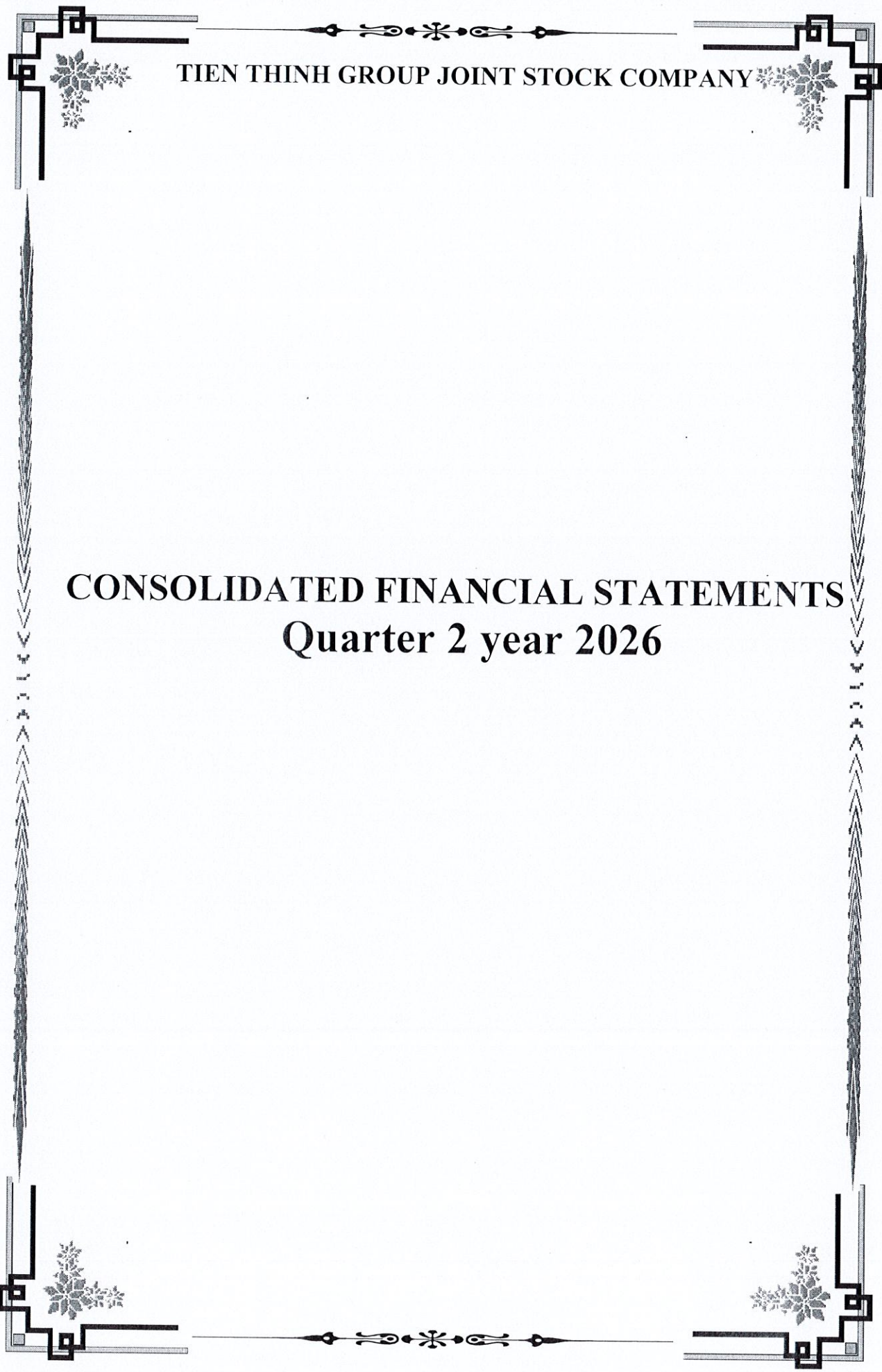




TIEN THINH GROUP JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS
Quarter 2 year 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

Items	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	100		364.926.608.355	365.191.046.901
I. Cash and cash equivalents	110		2.731.507.911	559.914.135
1. Cash	111	V.01	2.731.507.911	559.914.135
2. Cash equivalents	112		0	0
II. Short-term financial investments	120	V.02	117.972.809	117.972.809
1. Trading securities	121		0	0
2. Provision for diminution in value of trading securities (*)	122		0	0
3. Held-to-maturity investments	123		117.972.809	117.972.809
4. Provision for short-term held-to-maturity investments (*)	124		0	
5. Other short-term investments	125		0	
6. Provision for impairment of other short-term investments (*)	126		0	
III. Short-term receivables	130		256.167.947.714	251.994.981.430
1. Short-term trade receivables	131	V.03	12.983.726.026	54.762.329.547
2. Short-term advances to suppliers	132	V.04	242.410.802.101	196.547.102.915
3. Receivables under construction contracts	134		0	
4. Other short-term receivables	135	V.05a	773.419.587	685.549.968
5. Provision for doubtful short-term receivables (*)	136		0	0
6. Shortages of assets awaiting resolution	137		0	0
IV. Inventories	140	V.06	94.629.078.048	103.315.647.334
1. Inventories	141		96.140.650.899	104.827.220.185
2. Provision for inventory obsolescence (*)	142		(1.511.572.851)	(1.511.572.851)
V. Short-term biological assets	150		0	0
1. Short-term livestock for one-off harvest	151		0	
2. Short-term seasonal crops or crops for one-off harvest	152		0	
3. Provision for impairment of short-term biological assets (*)	153		0	
VI. Other current assets	160		11.280.101.873	9.202.531.193
1. Short-term prepaid expenses	161	V.07a	1.466.382.912	509.675.153
2. Deductible VAT	162		9.813.718.961	8.692.856.040
3. Taxes and other receivables from the State	163		0	0
4. Government bond repurchase transactions	164		0	0
5. Other current assets	165		0	0
B. NON-CURRENT ASSETS	200		118.495.668.164	122.770.060.422
I. Long-term receivables	210		38.000.000	36.000.000
1. Long-term trade receivables	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Other long-term receivables	215	V.05b	38.000.000	36.000.000
4. Provision for doubtful long-term receivables (*)	216		0	0
II. Fixed assets	220		112.368.052.763	118.395.402.819
1. Tangible fixed assets	221	V.08	104.548.930.655	110.455.944.795
- Cost	222		208.507.289.733	207.126.843.585
- Accumulated depreciation (*)	223		(103.958.359.078)	(96.670.898.790)
2. Finance lease fixed assets	224		0	0

Items	Code	Notes	Ending balance	Beginning balance
- Cost	225		0	0
- Accumulated depreciation (*)	226		0	0
3. Intangible fixed assets	227	V.09	7.819.122.108	7.939.458.024
- Cost	228		9.698.317.880	9.698.317.880
- Accumulated amortisation (*)	229		(1.879.195.772)	(1.758.859.856)
III. Long-term biological assets	230		0	
1. Productive livestock	231		0	
a) Immature productive livestock	232		0	
b) Mature productive livestock	233		0	
- Cost	234		0	
- Accumulated depreciation (*)	235		0	
2. Long-term livestock for one-off harvest	236		0	
3. Long-term seasonal crops or crops for one-off harvest	237		0	
4. Provision for impairment of long-term biological assets (*)	238		0	
IV. Investment property	240		0	0
- Cost	241		0	0
- Accumulated depreciation (*)	242		0	0
V. Long-term work in progress	250	V.10	2.572.110.494	647.015.465
1. Long-term production and business costs in progress	251		0	0
2. Construction in progress	252		2.572.110.494	647.015.465
VI. Long-term financial investments	260		0	0
1. Investment in subsidiaries	261		0	0
2. Investments in joint ventures and associates	262		0	0
3. Equity investments in other entities	263		0	0
4. Provision for impairment of long-term investments in other entities (*)	264		0	0
5. Long-term held-to-maturity investments	265		0	0
6. Provision for long-term held-to-maturity investments (*)	266		0	0
VII. Other non-current assets	270		3.517.504.907	3.691.642.138
1. Long-term prepaid expenses	271	V.07b	3.517.504.907	3.691.642.138
2. Deferred tax assets	272		0	0
3. Long-term equipment, materials and spare parts	273		0	0
4. Other non-current assets	274		0	0
5. Goodwill	279			0
TOTAL ASSETS (280 = 100 + 200)	280		483.422.276.519	487.961.107.323
C. LIABILITIES				
I. Current liabilities	300		222.624.063.044	237.350.516.550
I. Current liabilities	310		209.325.063.044	201.147.973.341
1. Short-term trade payables	311	V.11	35.132.268.492	12.317.778.026
2. Short-term advances from customers	312	V.12	16.172.357.774	926.532.056
3. Dividends and profits payable	313		0	
4. Short-term taxes and other payables to the State	314	V.13	625.627.930	1.055.196.092
5. Payables to employees	315	V.14	1.816.791.600	1.007.500.700
6. Short-term accrued expenses	316	V.15	759.127.096	2.867.119.784
7. Payables under construction contracts	318		0	0
8. Short-term unearned revenue	319		0	0
9. Other short-term payables	320	V.16a	230.773.452	181.640.482
10. Short-term borrowings and finance lease liabilities	321	V.17a	154.588.116.700	182.792.206.201
11. Short-term provisions	322		0	0
12. Bonus and welfare fund	323		0	0
13. Price stabilisation fund	324		0	0
14. Government bond repurchase transactions	325		0	0

Items	Code	Notes	Ending balance	Beginning balance
II. Long-term liabilities	330		13.299.000.000	36.202.543.209
1. Long-term trade payables	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term taxes and other payables to the State	333		0	0
4. Long-term accrued expenses	334		0	0
5. Long-term unearned revenue	337		0	0
6. Other long-term payables	338	V.16b	0	15.123.043.209
7. Long-term borrowings and finance lease liabilities	339	V.17b	13.299.000.000	21.079.500.000
8. Convertible bonds	340		0	0
9. Preference shares	341		0	0
10. Deferred tax liabilities	342		0	0
11. Long-term provisions	343		0	0
12. Science and technology development fund	344		0	0
D. EQUITY	400	V.18	260.798.213.475	250.610.590.773
1. Owners' contributed capital	411		228.057.890.000	228.057.890.000
- Ordinary shares with voting rights	411a		228.057.890.000	228.057.890.000
- Preference shares	411b		0	0
2. Share premium	412		0	0
3. Bond conversion options	413		0	0
4. Other capital of owners	414		15.963.160.000	0
5. Treasury shares (*)	415		0	0
6. Revaluation surplus	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and development fund	418		0	0
9. Other funds belonging to equity	419		0	0
10. Undistributed earnings after tax	420		13.307.163.475	19.482.700.773
- Accumulated undistributed earnings after tax up to the end of the previous period	420a		3.519.540.773	19.482.700.773
- Undistributed earnings after tax for this period	420b		9.787.622.702	
11. Non-controlling interests	429		3.470.000.000	3.070.000.000
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440		483.422.276.519	487.961.107.323

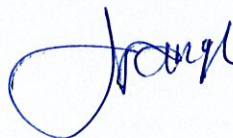
Prepared on: July 28, 2026

Prepared by
(Signature, full name)



Ngo Ngoc Lien

Chief Accountant
(Signature, full name)



Tran Ha Giang

Chairman of the Board of Directors
(Signature, full name and seal)



Phạm Tiên Hoài

CONSOLIDATED INCOME STATEMENT

For the second quarter of 2026

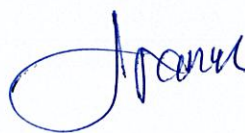
Unit: VND

Items	Code	Notes	Q2 2026	Q2 2025	Year-to-date 2026	Year-to-date 2025
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01	VI.01	162.049.384.856	88.907.428.532	210.915.113.800	151.275.561.465
2. Revenue deductions	02	VI.02	0			9.924.704
3. Net revenue from sales of goods and rendering of services (10 = 01 – 02)	10		162.049.384.856	88.907.428.532	210.915.113.800	151.265.636.761
4. Cost of goods sold	11	VI.03	145.071.908.286	76.391.651.999	187.005.832.402	131.592.922.645
5. Gross profit from sales of goods and rendering of services (20 = 10 – 11)	20		16.977.476.570	12.515.776.533	23.909.281.398	19.672.714.116
6. Gain/(loss) from disposal of investment property	21		0			0
7. Financial income	22	VI.04	808.947.558	357.561.013	1.017.248.181	520.052.957
8. Finance costs	23	VI.05	3.942.185.116	2.867.553.869	7.359.458.549	5.551.529.420
- Of which: Interest expense	24		3.839.253.707	2.803.294.192	7.020.698.833	5.370.204.052
9. Selling expenses	25	VI.06	1.565.319.004	1.788.005.524	2.737.563.068	2.749.976.124
10. General and administrative expenses	26	VI.07	2.497.762.901	2.286.695.184	4.501.153.590	4.704.736.553
11. Share of profit or loss of joint ventures and associates	27		0			0
12. Profit from operating activities (30 = 20 + 21 + 22 – (23 + 25 + 26))	30		9.781.157.107	5.931.082.969	10.328.354.372	7.186.524.976
13. Other income	31	VI.08	0			0
14. Other expenses	32	VI.09	21.047.609	32.560.591	24.313.951	32.604.813
15. Other profit (40 = 31 – 32)	40		(21.047.609)	(32.560.591)	(24.313.951)	(32.604.813)
16. Accounting profit before tax (50 = 30 + 40)	50		9.760.109.498	5.898.522.378	10.304.040.421	7.153.920.163
17. Current corporate income tax expense	51		489.221.173	303.586.874	516.417.719	366.358.974
18. Deferred corporate income tax expense	52		0			0
19. Profit after corporate income tax (60 = 50 – 51 – 52)	60		9.270.888.325	5.594.935.504	9.787.622.702	6.787.561.189
20. Profit After Tax Attributable to Owners of the Parent Company	61		0	0	0	0
21. Profit after Tax Attributable to Non-controlling Interests	62		0	0	0	0
22. Basic earnings per share (*)	70		361	272	381	314
23. Diluted earnings per share (*)	71		361	272	381	314

Note: (*) Applicable only at joint-stock companies.

Prepared by
(Signature, full name)


Ngo Ngoc Lien

Chief Accountant
(Signature, full name)


Tran Ha Giang

Prepared on: July 28 2026

Chairman of the Board of Directors
(Signature, full name and seal)


Pham Tien Hoai

Consolidated Cash Flow Statement for the Second Quarter of 2026

(Indirect method)

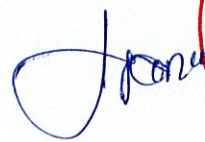
For the accounting period ended 31 December 2026

Unit: VND

Items	Code	Note	Cumulative from the beginning of the year to the end of this quarter (Current year)	Cumulative from the beginning of the year to the end of this quarter (Previous year)
I. Cash flows from operating activities				
1. Income from sales of merchandise, services rendered	01		320.043.430.222	167.719.107.971
2. Payments to suppliers of merchandise and services	02		(275.801.139.515)	(193.907.826.656)
3. Payments to employees	03		(6.553.308.600)	(5.961.109.710)
4. Interest payment	04		(7.225.013.731)	(5.576.603.388)
5. Corporate income tax payment	05		(939.795.982)	(783.859.791)
6. Other income from operating activity	06		103.944.836.692	66.218.105.996
7. Other payments for operating activity	07		(95.312.111.376)	(22.502.872.331)
Net cash flow from operating activities	20		38.156.897.710	5.204.942.091
II. Cash flows from investing activities				
1. Cash payments for acquisition and construction of fixed assets and other long-term assets	21		(400.714.433)	0
2. Cash receipts from disposal of fixed assets and other long-term assets	22		0	0
3. Cash payments for loans granted or purchase of debt instruments of other entities	23		0	0
4. Cash receipts from collection of loans or disposal of debt instruments of other entities	24		0	0
5. Cash payments for investments in other entities	25		0	0
6. Cash receipts from disposal of investments in other entities	26		0	0
7. Interest received, dividends and profits received	27		0	0
Net cash flows from investing activities	30		(400.714.433)	0
III. Cash flows from financing activities				
1. Cash receipts from issuance of shares and capital contributions from owners	31		400.000.000	0
2. Cash payments for return of capital to owners or repurchase of issued shares	32		0	0
3. Cash receipts from borrowings	33		134.987.601.249	110.653.736.932
4. Cash payments for repayment of borrowings	34		(170.972.190.750)	(115.883.705.494)
5. Cash payments for finance lease liabilities	35		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flows from financing activities	40		(35.584.589.501)	(5.229.968.562)
Net cash flows for the period (50 = 20 + 30 + 40)	50		2.171.593.776	(25.026.471)
Cash and cash equivalents at the beginning of the period	60		559.914.135	82.437.588
Effect of foreign exchange differences	61		0	0
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	V.01	2.731.507.911	57.411.117

Prepared by
(Signature, full name)


Ngo Ngoc Lien

Chief Accountant
(Signature, full name)


Tran Ha Giang

Prepared on: July 28, 2026

Chairman of the Board of Directors
(Signature, full name and seal)

Pham Tien Hoai

TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City

CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2 - 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2026

I. OPERATING CHARACTERISTICS**1. Form of ownership**

Tien Thinh Group Joint Stock Company (hereinafter referred to as the “Company” or the “Parent Company”) is a joint stock company.

2. Business lines

The Company operates in the industrial production sector.

3. Principal business activities

Principal business activities of the Company are to dry and process agricultural products.

4. Normal operating cycle

Normal operating cycle of the Company is within 12 months.

5. Group structure

The Group comprises the Parent Company and one subsidiary controlled by the Parent Company.

5a. Information on Group restructuring

During the year, the Company contributed capital to establish Tien Thinh Gia Lai Joint Stock Company, with an ownership interest of 52% of its charter capital. The purpose of this investment is to implement the Central Highlands Agricultural Processing and Export Center project.

5b. Consolidated subsidiary

The Company has invested in one subsidiary, Tien Thinh Gia Lai Joint Stock Company, with its head office located at Lot A5-6-7, Street No. 1, Nam Pleiku Industrial Park, Khoi Zo Hamlet, Bo Ngoong Commune, Gia Lai Province, Vietnam. The principal activities of this subsidiary are processing and preserving fruits and vegetables, and wholesale trading of agricultural and forestry raw materials. As at the end of the financial year, the Company holds 52% of both the ownership interest and voting rights in this subsidiary.

6. Employees

As at the end of the financial year, the Group had 145 employees (beginning of the year: 138 employees).

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

The fiscal year of the Group is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Company's transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND POLICIES

TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the Consolidated Financial Statements for the second quarter of 2026 (continued)

1. Accounting System

The Group applies Vietnamese Accounting Standards, the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, Circular No. 43/2026/TT-BTC dated 20 April 2026 providing guidance on the preparation and presentation of consolidated financial statements, and other relevant circulars issued by the Ministry of Finance in the preparation and presentation of the consolidated financial statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management of the Company confirms that the Group has complied with the requirements of the Vietnamese Accounting Standards, the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, Circular No. 43/2026/TT-BTC dated 20 April 2026, as well as other relevant circulars issued by the Ministry of Finance in the preparation and presentation of the consolidated financial statements.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Accounting convention

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

2. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiary. A subsidiary is an entity controlled by the Parent Company. Control exists when the Parent Company has the power, directly or indirectly, to govern the financial and operating policies of the subsidiary so as to obtain economic benefits from its activities. In assessing control, potential voting rights arising from options or from debt and equity instruments convertible into ordinary shares at the end of the financial year are taken into consideration.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date of acquisition or up to the date of disposal of the investment in such subsidiary.

The financial statements of the Parent Company and its subsidiary used for consolidation are prepared for the same accounting period and apply uniform accounting policies for like transactions and events in similar circumstances. Where the accounting policies of the subsidiary differ from those adopted by the Group, appropriate adjustments are made to the subsidiary's financial statements prior to consolidation.

All intra-group balances, transactions and unrealised profits arising from intra-group transactions are eliminated in full. Unrealised losses arising from intra-group transactions are also eliminated unless the cost giving rise to such losses cannot be recovered.

Non-controlling interests represent the portion of profit or loss and net assets of the subsidiary not held by the Group and are presented separately in the consolidated statement of profit or loss and within equity in the consolidated statement of financial position. Non-controlling interests comprise the amount of such interests at the date of the initial business combination and the non-controlling interests' share of changes in equity since the date of the business combination. Losses of a subsidiary are attributed to non-controlling interests even if this results in a deficit balance.

3. Foreign currency transactions

TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the Consolidated Financial Statements for the second quarter of 2026 (continued)

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the Statement of Financial Position date.

Foreign exchange differences arising from foreign currency transactions during the period shall be recorded as financial income or financial expenses. Foreign exchange differences resulting from the revaluation of ending balances of monetary items in foreign currencies, after offsetting positive and negative differences, shall also be included in financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For receivables: the buying rate ruling as at the time of transaction of the commercial bank where the Group designates the customers to make payments.
- For payables: the selling rate ruling as at the time of transaction of the commercial bank where the Group is supposed to make payments.
- For purchases of assets or expenses settled immediately in foreign currencies (without being recognized through accounts payable), the selling exchange rate quoted by the commercial bank where the Group effects the payment is applied..

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For foreign currency deposits: the buying rate of the bank where the Group opens its foreign currency account.
- For monetary items in foreign currencies classified as other assets: the buying rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Can Tho Branch, where the Group frequently conducts transactions.
- For monetary items in foreign currencies classified as liabilities: the selling rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Can Tho Branch, where the Group frequently conducts transactions.

4. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks.

5. Financial Investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. Held-to-maturity investments only include term deposits for the purpose of receiving periodical interest.

Held-to-maturity investments are initially recognized at cost. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Group's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss is reliably determined, the loss is recognized as financial expenses during the period while the investment value is derecognized.

6. Receivables

TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the Consolidated Financial Statements for the second quarter of 2026 (continued)

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the nature of trade arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables reflect receivables not concerning the nature of trade and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue from 3 years or more.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the Statement of Financial Position date are recorded into general and administration expenses.

7. Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

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

Allowance for inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for inventories as of the Statement of Financial Position date are recorded into costs of sales.

8. Prepaid expenses

Prepaid expenses comprise actual expenses incurred but relevant to financial performance in several accounting periods. Prepaid expenses of the Group mainly include:

Insurance premiums

Insurance premiums incurred once with high value are allocated into expenses in accordance with the straight-line method in 12 months.

Expenses of fixed asset repairs

Expenses of fixed asset repairs incurred once with high value are allocated into expenses in accordance with the straight-line method in 24 months.

TIEN THINH GROUP JOINT STOCK COMPANY

Address: My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the Consolidated Financial Statements for the second quarter of 2026 (continued)

Expenses of tools

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 36 months.

Prepaid land rental

Prepaid land rental reflects the rental prepaid for the land being used by the Group and is allocated into expenses in accordance with the straight-line method over the lease term.

9. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Group to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	10 – 25
Machinery and equipment	05 – 15
Transportation equipment and transmission assets	03 – 07
Office equipment	03

10. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Group to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

The Group's intangible fixed assets comprise the following:

Land use rights

Land use right includes all the actual expenses paid by the Group directly related to the land being used such as expenses to obtain the land use right, expenses for house removal, land clearance and ground leveling, registration fees, etc. The land use right is amortized in accordance with the straight-line method in 49 years and a half. If the land use right is permanent, it is not amortized.

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Computer software

Costs associated with computer software that are not an integral part of the related hardware are capitalised as intangible assets. The cost of computer software comprises all expenditures incurred by the Group up to the point when the software is ready for use. Computer software is amortised on a straight-line basis over 7 years.

11. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Group) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

12. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Group, including payables for import through entrustment.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Liabilities and accrued expenses are classified as current or non-current in the consolidated statement of financial position based on their remaining maturities as at the end of the financial year.

13. Owner's equity

Contributed Capital

Contributed Capital is recorded according to the actual amounts invested by shareholders.

14. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

15. Recognition of sales

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Sales of merchandise, finished goods

Sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of products, merchandise to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of sales can be measured reliably. When the contracts stipulate that buyers have the right to return products or merchandise under specific conditions, sales are recorded only when those specific conditions no longer exist and buyers retain no rights to return products or merchandise (except where such returns are in exchange for other merchandise or services).
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Sales of service provision

Sales of service provision shall be recognized when all of the following conditions are satisfied:

- The amount of sales can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, sales are recognized only when these specific conditions no longer exist and the buyer is no longer entitled to return the services provided.
- The Group received or shall probably receive the economic benefits associated with the transactions.
- The stage of completion of the transaction at the end of the reporting period can be measured reliably.
- The costs incurred for transaction and costs to complete the transactions can be measured reliably.

In the case that the services are provided in several accounting periods, the recognition of sales is based on the volume of work done as of the Statement of Financial Position date.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

16. Revenue Deductions

Revenue deductions only include sales discounts arising in the same period as the consumption of products and goods, which are adjusted to reduce the revenue of the period in which they occur.

In cases where sales discounts arise for products and goods sold in prior years, the revenue reduction is recognized according to the following principles:

- If sales discounts or sales returns arise before the issuance date of the consolidated financial statements: revenue is reduced in the consolidated financial statements of the current year.
- If sales discounts or sales returns arise after the issuance date of the consolidated financial statements: revenue is reduced in the consolidated financial statements of the subsequent year.

17. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when they are incurred. In case the borrowing costs are directly attributable to the construction or production of an asset in progress, which takes a

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substantial period of time (over 12 months) to get ready for its intended use or sale, these costs will be included in the cost of that asset. To the extent that the borrowings are specifically for the purpose of constructing fixed assets and investment properties, the borrowing cost is eligible for capitalization even if the construction period is less than 12 months. Income arising from provisional investments as loans is recognized as a reduction in the cost of the relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

18. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

19. Corporate Income Tax

Corporate income tax expenses include current income tax and deferred income tax.

Current Income Tax

Current income tax is calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, tax-exempt income, and the utilization of carried-forward tax losses.

Deferred Income Tax

Deferred income tax represents the corporate income tax to be paid or refunded due to temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that future taxable profits will be available to utilize these deductible temporary differences.

The carrying amount of deferred income tax assets is reviewed at the end of the financial year and is reduced to the extent that sufficient taxable profits are not probable to utilize all or part of the deferred income tax assets. Previously unrecognized deferred income tax assets are reassessed at the financial year-end and are recognized if it becomes probable that sufficient taxable profits will be available to utilize these assets.

Deferred income tax assets and liabilities are determined using the tax rates expected to apply in the period when the asset is realized, or the liability is settled, based on tax rates enacted at the financial year-end. Deferred income tax is recognized in the Income Statement unless it relates to items recognized directly in equity, in which case it is also recorded directly in equity.

Offsetting Deferred Income Tax Assets and Liabilities

Deferred income tax assets and liabilities are offset when:

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- The Group has a legal right to offset current tax assets against current tax liabilities; and
- The deferred income tax assets and liabilities relate to corporate income tax managed by the same tax authority:
 - Either for the same taxable entity; or
 - For different taxable entities within the Group that intend to settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously in future periods when significant amounts of deferred tax liabilities or assets are expected to be settled or realized.

20. Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION**1. Cash and Cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	55.851.027	11.302.821
Demand deposits in banks	2.675.656.884	548.611.314
Total	2.731.507.911	559.914.135

2. Held-to-maturity investments

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original amount</u>	<u>Carrying value</u>	<u>Original amount</u>	<u>Carrying value</u>
<i>Short-term</i>				
12-month deposit ⁽ⁱ⁾	117.972.809	117.972.809	117.972.809	117.972.809
Total	117.972.809	117.972.809	117.972.809	117.972.809

- ⁽ⁱ⁾ The 12-month deposit at Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Can Tho Branch is used as collateral for the short-term loan from this bank.

3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	<i>233.511.000</i>	<i>231.000.000</i>
Hanh Nguyen Logistics Joint Stock Company	2.511.000	-
Phu Thinh Export Food Processing Joint Stock Company	231.000.000	231.000.000
<i>Receivables from other customers</i>	<i>12.750.215.026</i>	<i>54.531.329.547</i>
Huynh Nghia Agricultural Products One Member Limited Liability Company	-	33.399.380.000
Newton Buying Corp. (T.J. Maxx)	316.686.631	340.582.830
Marshalls of MA, Inc.	53.494.376	159.232.420
Green Wood Associates. Inc	557.428.013	-
Refresco B.V	558.577.500	-

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	<u>Ending balance</u>	<u>Beginning balance</u>
Youhe Food Import Export (Wuhan)Co. Ltd	2.822.299.228	-
Dohler Holland B.V	1.484.304.705	11.343.495.000
Other Customers	6.957.424.573	9.288.639.297
Total	<u>12.983.726.026</u>	<u>54.762.329.547</u>

4. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Prepayments to related parties</i>	<i>3.005.142.977</i>	-
Hanh Nguyen Logistics Joint Stock Company	3.005.142.977	-
<i>Prepayments to other suppliers</i>	<i>239.405.659.124</i>	<i>196.547.101.915</i>
Organic Agricultural Products Joint Stock Company	210.818.121.445	176.212.676.390
Tien Dat Mechanical Construction Joint Stock Company	25.081.945.480	17.728.249.735
Other suppliers	3.505.592.199	2.606.175.790
Total	<u>242.410.802.101</u>	<u>196.547.101.915</u>

5. Other receivables**5a. Other short-term receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Term deposit interest to be received	3.617.832	-	904.458	-
Advances	677.127.510	-	677.127.510	-
Mortgages and deposits	92.674.245	-	5.150.000	-
Other short-term receivables	-	-	2.368.000	-
Total	<u>773.419.587</u>	<u>-</u>	<u>685.549.968</u>	<u>-</u>

5b. Other long-term receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Long-term deposits and margin deposits	38.000.000	-	36.000.000	-
Total	<u>38.000.000</u>	<u>-</u>	<u>36.000.000</u>	<u>-</u>

6. Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original cost</u>	<u>Allowance</u>	<u>Original cost</u>	<u>Allowance</u>
Materials, supplies	24.903.837.998	-	34.890.971.269	-
Tools	1.309.820.084	-	1.394.200.814	-
Finished goods	66.282.388.272	(1.511.572.851)	68.461.408.372	(1.511.572.851)
Goods	3.644.604.545	-	80.639.730	-
Total	<u>96.140.650.899</u>	<u>(1.511.572.851)</u>	<u>104.827.220.185</u>	<u>(1.511.572.851)</u>

All inventories at the end of the year have been pledged as collateral to secure borrowings from Vietcombank – Can Tho Branch.

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7. Prepaid expenses**7a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	17.762.345	16.500.000
Office rental expenses	36.000.000	72.000.000
Insurance premiums	61.695.324	183.867.792
Expenses of fixed asset repairs	368.643.686	
Other short-term prepaid expenses	982.281.557	237.307.361
Total	<u>1.466.382.912</u>	<u>509.675.153</u>

7b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	58.774.716	34.899.740
Expenses of fixed asset repairs	967.359.951	1.055.321.352
Land rental ⁽ⁱ⁾	2.473.397.725	2.505.312.535
Other long-term prepaid expenses	17.972.515	96.108.511
Total	<u>3.517.504.907</u>	<u>3.691.642.138</u>

- (i) In which, rental of VND 2.659.567.450 paid once for the period of 42 years for land area in Tan Phuoc Hung Commune, Phung Hiep District, Hau Giang Province according to Notice No. 525/TB-CTHAG dated 22 August 2023 regarding land rental payment of Hau Giang Province Tax Department.

8. Tangible fixed assets

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Vehicles</u>	<u>Office equipment</u>	<u>Total</u>
Initial costs					
Beginning Balance	110.407.652.350	94.891.668.831	1.762.713.313	64.809.091	207.126.843.585
Additions During the Period	-	303.351.333	1.077.094.815	-	1.380.446.148
Disposals During the Period	-	-	-	-	-
Ending balance	<u>110.407.652.350</u>	<u>95.195.020.164</u>	<u>2.839.808.128</u>	<u>64.809.091</u>	<u>208.507.289.733</u>
<i>In which:</i>					
Assets fully depreciated but still in use	-	181.970.636	-	30.909.091	212.879.727
Depreciation					
Beginning balance	47.315.771.646	48.980.695.359	325.600.645	48.831.140	96.670.898.790
Depreciation during the period	3.063.640.014	4.063.897.918	154.272.354	5.650.002	7.287.460.288
Disposals During the Period	-	-	-	-	-
Ending balance	<u>50.379.411.660</u>	<u>53.044.593.277</u>	<u>479.872.999</u>	<u>54.481.142</u>	<u>103.958.359.078</u>
Net book values					
Beginning balance	63.091.880.704	45.910.973.472	1.437.112.668	15.977.951	110.455.944.795
Ending balance	<u>60.028.240.690</u>	<u>42.150.426.887</u>	<u>2.359.935.129</u>	<u>10.327.949</u>	<u>104.548.930.655</u>

Some tangible fixed assets, of which the net book values are VND 93.856.658.079, have been mortgaged to secure the loans from Vietcombank – Can Tho Branch.

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9. Intangible fixed assets

	<u>Land use right</u>	<u>Computer software</u>	<u>Total</u>
Initial costs			
Beginning balance	9.231.499.000	466.818.880	9.698.317.880
Additions during the period	-	-	-
Ending balance	<u>9.231.499.000</u>	<u>466.818.880</u>	<u>9.698.317.880</u>
<i>Of which:</i>			
Fully depreciated but still in use	-	-	-
Accumulated amortization			
Beginning balance	1.736.451.114	22.408.742	1.758.859.856
Depreciation during the period	86.991.708	33.344.208	120.335.916
Ending balance	<u>1.823.442.822</u>	<u>55.752.950</u>	<u>1.879.195.772</u>
Net book values			
Beginning balance	7.495.047.886	444.410.138	7.939.458.024
Ending balance	<u>7.408.056.178</u>	<u>411.065.930</u>	<u>7.819.122.108</u>

All land use rights of which the net book values are VND 7.408.056.178 VND, have been mortgaged to secure the loans from Vietcombank – Can Tho Branch.

10. Construction-in-progress

Description	<u>Beginning balance</u>	<u>Additions during the year</u>	<u>Transferred during the period</u>	<u>Ending balance</u>
- Central Highlands Agricultural Processing and Export Factory Project	557.015.465	2.651.463.332	1.077.479.415	2.130.999.382
- Drying technology transfer	90.000.000	-	-	90.000.000
- Computer software	-	270.000.000	-	270.000.000
- Site preparation and infrastructure	-	81.111.112	-	81.111.112
Total	<u>647.015.465</u>	<u>3.002.574.444</u>	<u>1.077.479.415</u>	<u>2.572.110.494</u>

11. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	-	5.147.665.694
Hanh Nguyen Logistics Joint Stock Company	-	5.147.665.694
Payables to other suppliers	35.132.268.492	7.170.112.332
Van Xuan Agri Joint Stock Company	11.469.293.070	1.080.546.570
Bao Long Duc Trong Company Limited	3.519.510.000	-
Red Pine International Joint Stock Company	2.323.278.252	2.320.038.252
Asia Central Highlands Company Limited	9.784.340.000	-
Pham Thanh Tri Household Business	1.000.000.000	2.167.037.500
Other suppliers	7.035.847.170	1.602.490.010
Total	<u>35.132.268.492</u>	<u>12.317.778.026</u>

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	<u>Ending balance</u>	<u>Beginning balance</u>
Yiwu Kaihe Import And Export Co., Ltd	7.710.939.608	-
A&W Food Service Ltd.	387.121.685	159.230.964
Jones Kent	2.821.824.000	-
Endo Fisheries Company Ltd	1.595.504.300	-
Fruitsee Food Co., Ltd.	-	329.149.800
Other customers	3.656.968.181	438.151.292
Total	16.172.357.774	926.532.056

13. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>	<u>Amount payable during the period</u>	<u>Amount paid during the period</u>	<u>Ending balance</u>
Value added tax	-	-	-	-
Corporate income tax	932.108.673	516.417.719	939.795.982	508.730.410
Personal income tax	122.289.419	116.855.301	122.581.200	116.563.520
Natural resource tax	798.000	1.855.600	2.319.600	334.000
Land and housing tax	-	-	-	-
Fees, charges and other payables to the State	-	68.548.000	68.548.000	-
Total	1.055.196.092	703.676.620	1.133.244.782	625.627.930

Value added tax

The Group applies the deduction method for VAT calculation. The applicable VAT rates are as follows:

- Fresh fruits subject only to preliminary processing and seedlings sold to enterprises Not subject to VAT
- Fruit juices and dried fruits for export 0%
- Fruit juices and dried fruits for domestic consumption, and processing services for agricultural products 10%

From January 1, 2026 to December 31, 2026, the Group is entitled to apply a VAT rate of 8% for goods and services currently subject to the 10% VAT rate, in accordance with Clauses 1 and 2, Article 1 of Decree No. Nghị định 174/2025/NĐ-CP dated June 30, 2025 issued by the Government.

Corporate income tax

The Group is subject to corporate income tax as follows:

Tien Thinh Group Joint Stock Company

According to the Investment Certificate with Project Code No. 7116887881, initially issued on 29 October 2015 and amended for the second time on 25 December 2018 by the Department of Planning and Investment of Hau Giang Province, Tien Thinh Group Joint Stock Company is entitled to investment incentives applicable to newly established enterprises from investment projects located in areas with particularly difficult socio-economic conditions and is entitled to

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corporate income tax incentives in accordance with Clause 1, Article 19 and Clause 1, Article 20 of Decree No. 320/2025/NĐ-CP replacing Clause 1, Article 15 and Clause 1, Article 16 of Decree No. 218/2013/NĐ-CP dated 26 December 2013 of the Government, specifically: Tien Thinh Group Joint Stock Company is entitled to a preferential corporate income tax rate of 10% for 15 years from the year in which revenue is first generated from the project (2016), is exempt from tax for 4 years from the first year of taxable income from the project, and is entitled to a 50% reduction of the tax payable for the subsequent 9 years. 2026 is the sixth year in which Tien Thinh Group Joint Stock Company is eligible for corporate income tax incentives.

Tien Thinh Gia Lai Joint Stock Company

Tien Thinh Gia Lai Joint Stock Company is entitled to corporate income tax incentives in accordance with Clause 1, Article 19 and Clause 1, Article 20 of Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government, specifically: Tien Thinh Gia Lai Joint Stock Company is subject to a corporate income tax rate of 10% for 15 years for income derived from the new investment project; and is exempt from tax for 4 years and entitled to a 50% reduction of the tax payable for the subsequent 9 years. As at 2025, the Company has not yet generated income from the project.

Natural resource tax

The Group is responsible for paying natural resource tax imposed on exploiting natural water at the unit price of VND 5.000/m³.

14. Payables to employees

This item reflects salary to be paid to employees

15. Short-term accrued expenses

	Ending balance	Beginning balance
Loan interest expenses	254.981.183	367.410.836
Sales commission	-	1.500.000.000
13th month salary	-	800.000.000
Electricity charge	191.046.943	150.728.636
Other short-term accrued expenses	313.098.970	48.980.312
Total	759.127.096	2.867.119.784

16. Other payables**16a. Other short-term payables**

	Ending balance	Beginning balance
Trade Union's expenditure	63.200.000	12.407.500
Social insurance premiums	132.880.500	134.844.000
Health insurance premiums	23.449.500	23.796.000
Unemployment insurance premiums	10.422.000	10.576.000
Other short-term payables	821.452	16.982
Total	230.773.452	181.640.482

16b. Other long-term payables

	Số cuối kỳ	Số đầu năm
Payables to related parties		
Mr Pham Tien Hoai - Borrowings payables	-	15.123.043.209
Total	-	15.123.043.209

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17. Borrowings**17a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term Borrowings Payable to Other Organizations		
Short-term loans from banks	145.344.116.700	172.188.206.201
- Loan from Vietcombank – Can Tho Branch ⁽ⁱ⁾	82.097.816.083	99.997.804.276
- Loan from VPBank - Can Tho Branch ⁽ⁱⁱ⁾	43.594.938.000	48.624.938.000
- Loan from VietinBank - Branch 10 in Ho Chi Minh City ⁽ⁱⁱⁱ⁾	19.651.362.617	23.565.463.925
Current portions of long-term loans	9.244.000.000	10.604.000.000
Total	154.588.116.700	182.792.206.201

- (i) The loan from Vietcombank – Can Tho Branch is to supplement the working capital for business operation with the loan term and at the interest rate specified in each loan receipt. This loan is secured by mortgaging inventories, tangible fixed assets, land use right and savings accounts owned by the third party.
- (ii) The loan from VPBank - Can Tho Branch is to supplement the working capital and issue L/C UPAS for production, processing and preservation of fruits and vegetables at the interest rate specified in each loan receipt. The loan term is 6 months. This loan is secured by mortgaging 12-month deposit contract and guarantee of the third party.
- (iii) The loan from VietinBank - Branch 10 in Ho Chi Minh City is to supplement the working capital for business operation at the interest rate specified in each loan receipt. The loan term is 6 months. This loan is secured by guarantee of the third party.

Details of short-term borrowings during the period are as follows:

	Cumulative from the beginning of the year to the end of the period
Beginning balance	182.792.206.201
New Borrowings During the Period	134.987.601.249
Long-term Loans Due for Repayment	4.962.000.000
Loan Repayments Made	(168.153.690.750)
Ending balance	154.588.116.700

17b. Long-term borrowings

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term Borrowings Payable to Other Organizations		
Long-term loans from banks	13.299.000.000	21.079.500.000
Loan from Vietcombank – Can Tho Branch ⁽ⁱ⁾	13.299.000.000	21.079.500.000
Total	13.299.000.000	21.079.500.000

- (i) The loan from Vietcombank – Can Tho Branch is to pay the investment costs of workshop of fruit juice factory project at My Phu Hamlet, Tan Phuoc Hung Commune, Can Tho City at the fixed interest rates of 8,29%/year and 8,4%/year in 24 months from the date of capital withdrawal. The interest rate then will be adjusted every 6 months as noticed by the bank. The loan term is 144 months, starting from the first disbursement date and the grace period is 18 months. The loan

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amount is repaid monthly. This loan is secured by mortgaging tangible fixed assets and land use right.

Repayment schedule of long-term loans is as follows:

	Ending balance	Beginning balance
1 year or less	9.244.000.000	10.604.000.000
More than 1 year to 5 years	13.299.000.000	21.079.500.000
Total	22.543.000.000	31.683.500.000

Details of long-term borrowings during the period are as follows:

	Cumulative from the beginning of the year to the end of the period
Opening balance	21.079.500.000
Loans incurred during the period	-
Loan repayments	(2.818.500.000)
Transferred to short-term borrowings	(4.962.000.000)
Ending balance	13.299.000.000

17c. Overdue borrowings

The Group has no overdue borrowings outstanding.

18. Owner's equity

During the period, the Company issued shares as dividend payment to existing shareholders at the ratio of 100:7 (each existing shareholder holding 100 shares was entitled to receive 7 additional shares) in accordance with the Resolution of the 2026 Annual General Meeting of Shareholders dated 17 April 2026. Accordingly, as the procedures for amending the Enterprise Registration Certificate were still in progress, the Company recognized an increase in other owners' equity and a corresponding decrease in retained earnings amounting to VND 15,963,160,000. This amount is presented under other owners' equity and will be reclassified to owners' contributed capital upon the issuance of the amended Enterprise Registration Certificate.

18a. Statement of the fluctuation in the owner's equity

	Owner's capital	Other owners' equity	Retained earnings	Non- controlling Interests	Total
Beginning balance of the previous year	205.458.000.000	-	24.426.769.363	-	229.884.769.363
Profit for the previous year	-	-	17.655.821.410	-	17.655.821.410
Increase in share capital from retained earnings	22.599.890.000	-	(22.599.890.000)	-	-
Capital contribution to subsidiary	-	-	-	3.070.000.000	3.070.000.000
Ending balance of the previous	228.057.890.000	-	19.482.700.773	3.070.000.000	250.610.590.773

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year					
Beginning balance of the current year	228.057.890.000	-	19.482.700.773	3.070.000.000	250.610.590.773
Profit for the period	-	-	9.787.622.702	-	9.787.622.702
Increase in share capital from retained earnings	-	15.963.160.000	(15.963.160.000)	-	-
Capital contribution to subsidiary	-	-	-	400.000.000	400.000.000
Ending balance of the current period	228.057.890.000	15.963.160.000	13.307.163.475	3.47.000.000	260.798.213.475

18b. Details of capital contribution of the owners

	Số cuối kỳ	Số đầu năm
Mr. Pham Tien Hoai	149.959.060.000	149.911.160.000
Other shareholders	78.098.830.000	78.146.730.000
Total	228.057.890.000	228.057.890.000

The contribution of charter capital is as follows:

	As in the Business Registration Certificate		Charter capital contributed	Charter capital to be contributed
	VND	Rate (%)	(VND)	(VND)
Mr. Pham Tien Hoai	149.959.060.000	65,75	149.959.060.000	-
Other shareholders	78.098.830.000	34,25	78.098.830.000	-
Total	228.057.890.000	100	228.057.890.000	-

18c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	24.402.105	22.805.789
Number of shares sold to the public	24.402.105	22.805.789
- Common shares	24.402.105	22.805.789
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	24.402.105	22.805.789
- Common shares	24.402.105	22.805.789
- Preferred shares	-	-

Face value of outstanding shares: VND 10.000.

19. Items not recognised in the Statement of Financial Position (consolidated)

Ending balance	Beginning balance
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	<u>Ending balance</u>	<u>Beginning balance</u>
US Dollar (USD)	1.087,1	1.298,58
Russian Ruble (RUB)	2.415	3.075

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Revenue**

	<u>Quarter 2 Current year</u>	<u>Quarter 2 Previous year</u>	<u>Accumulated from the beginning of the year Current year</u>	<u>Accumulated from the beginning of the year Previous year</u>
Sales of merchandise	52.793.334.863	52.221.090.857	77.816.070.529	89.729.903.857
Sales of finished goods	108.071.207.098	36.086.564.275	131.793.275.167	60.617.095.637
Sales of service provisions	1.184.842.895	599.773.400	1.305.768.104	928.561.971
Total	162.049.384.856	88.907.428.532	210.915.113.800	151.275.561.465

1b. Revenue from sales of goods and rendering of services to related parties

Service transactions with related parties were as follows:

	<u>Quarter 2 Current year</u>	<u>Quarter 2 Previous year</u>	<u>Accumulated from the beginning of the year Current year</u>	<u>Accumulated from the beginning of the year Previous year</u>
Hanh Nguyen Logistics JSC.	2.511.000	1.750.000	58.883.000	1.750.000
Phu Thinh Export Food Processing JSC.	-	-	-	-
Total	2.511.000	1.750.000	58.883.000	1.750.000

2. Revenue Deductions

	<u>Quý 2 Năm nay</u>	<u>Quý 2 Năm trước</u>	<u>Lũy kế từ đầu năm đến cuối kỳ này Năm nay</u>	<u>Lũy kế từ đầu năm đến cuối kỳ này Năm trước</u>
Giảm giá hàng bán	-	-	-	9.924.704
Hàng bán bị trả lại	-	-	-	-
Cộng	-	-	-	9.924.704

	<u>Quarter 2 Current year</u>	<u>Quarter 2 Previous year</u>	<u>Accumulated from the beginning of the year Current year</u>	<u>Accumulated from the beginning of the year Previous year</u>
Sales Discounts	-	-	-	9.924.704
Sales Returns	-	-	-	-
Total	-	-	-	9.924.704

3. Cost of Goods Sold

	<u>Quarter 2 Current year</u>	<u>Quarter 2 Previous year</u>	<u>Accumulated from the beginning of the year Current year</u>	<u>Accumulated from the beginning of the year Previous year</u>
Costs of	52.340.171.014	50.758.993.994	76.410.179.845	87.063.216.922

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	Quarter 2 Current year	Quarter 2 Previous year	Accumulated from the beginning of the year	
			Current year	Previous year
merchandise sold				
Costs of finished goods sold	92.731.737.272	25.632.658.005	110.595.652.557	44.529.705.723
Total	145.071.908.286	76.391.651.999	187.005.832.402	131.592.922.645

4. Financial income

	Quarter 2 Current year	Quarter 2 Previous year	Accumulated from the beginning of the year	
			Current year	Previous year
Demand deposit interest	3.239.575	2.850.078	3.742.371	3.021.894
Exchange gain arising	805.707.983	354.710.935	1.013.505.810	517.031.063
Total	808.947.558	357.561.013	1.017.248.181	520.052.957

5. Financial expenses

	Quarter 2 Current year	Quarter 2 Previous year	Accumulated from the beginning of the year	
			Current year	Previous year
Loan interest expenses	3.839.253.707	2.803.294.192	7.020.698.833	5.370.204.052
Exchange loss arising	102.931.409	64.259.677	338.759.716	181.325.368
Total	3.942.185.116	2.867.553.869	7.359.458.549	5.551.529.420

6. Selling expenses

	Quarter 2 Current year	Quarter 2 Previous year	Accumulated from the beginning of the year	
			Current year	Previous year
Expenses for employees	437.367.000	642.264.262	921.399.000	1.014.926.465
Tools, supplies	-	2.499.999	-	4.999.998
External services rendered	2.253.381.087	1.040.760.503	2.865.531.570	1.701.432.865
Other expenses	374.570.917	102.480.760	450.632.498	137.716.796
Reversal of Prepaid Expenses	(1.500.000.000)	-	(1.500.000.000)	(109.100.000)
Total	1.565.319.004	1.788.005.524	2.737.563.068	2.749.976.124

7. General and administration expenses

	Quarter 2 Current year	Quarter 2 Previous year	Accumulated from the beginning of the year	
			Current year	Previous year
Expenses for employees	556.367.114	703.632.030	1.093.576.027	1.428.873.460
Office stationery	16.309.085	40.833.712	28.896.503	77.202.606
Depreciation/(amortization) of fixed assets	893.549.223	878.804.392	1.787.098.446	1.766.522.419
Taxes, fees and legal fees	-	78.424	-	3.078.424
External services rendered	624.746.232	190.051.256	848.468.415	495.559.339
Other expenses	406.791.247	473.295.370	743.114.199	933.500.305

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	Quarter 2	Quarter 2	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Total	2.497.762.901	2.286.695.184	4.501.153.590	4.704.736.553
8. Other Income				
9. Other expenses				
	Quarter 2	Quarter 2	Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Penalties for late payment of social insurance	-	13.091.687	-	13.091.687
Penalties and tax collected in arrears	1.220.980	6.515.048	1.220.980	6.515.048
Net Book Value of Liquidated Assets	19.826.629	12.953.856	20.090.831	12.998.078
Other expenses	-	-	3.002.140	-
Total	21.047.609	32.560.591	24.313.951	32.604.813
10. Production and Business Costs by Element				
	Accumulated from the beginning of the year			
	Current year	Previous year		
Raw Materials and Supplies Costs	83.961.276.536	24.752.000.999		
Labor Costs	5.596.923.301	9.868.448.828		
Depreciation of Fixed Assets	7.327.321.960	7.301.526.985		
External Service costs	17.315.608.386	8.853.821.179		
Other Costs	1.601.641.079	1.380.387.200		
Total	115.802.771.262	52.156.185.191		

VII. OTHER INFORMATION**1. Transactions and balances with related parties**

Related parties of the Group include key management personnel, their related individuals (close family members), and other related parties.

1a. Transactions and balances with key management personnel and their related parties

Key management personnel comprise members of the Board of Directors, the Audit Committee and the Chief Executive Officer. Related parties of key management personnel include their close family members.

Transactions with key management personnel and their related parties

The Group did not have any transactions relating to sales of goods and rendering of services with key management personnel. The Company only had the following transactions with members of the Board of Directors:

Accumulated from the beginning of the year	
Current year	Previous year

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	<u>Current year</u>	<u>Previous year</u>
<i>The Board of Management</i>		
Borrowing	26.681.499.511	18.137.950.009
Repayment of borrowing	(41.804.542.720)	(19.684.649.000)

Guarantee commitments

The Chairman of the Board of Directors has used his term deposits, land use rights and assets attached to land under his ownership as collateral to secure the borrowings of Tien Thinh Group Joint Stock Company from Vietcombank – Can Tho Branch, VPBank – Can Tho Branch, and VietinBank – Branch 10, Ho Chi Minh City.

Remuneration of key management personnel and the Audit Committee of the Group:

<u>Full name</u>	<u>Position</u>	Accumulated from the beginning of the year	
		<u>Current year</u>	<u>Prior year</u>
Mr. Pham Tien Hoai	Chairman of the Board of Directors	350.000.000	300.000.000
Mr. To Thai Thanh	Member of the Board of Directors and General Director	217.000.000	217.000.000
Mr. Huynh Trung Nghia	Member of the Board of Directors and Chairman of the Audit Committee (dismissed on 17 April 2026)	-	-
Mr. Le Van Tuyen	Member of the Board of Directors and Member of the Audit Committee (appointed on 17 April 2026)	-	-
Mr. Pham Vu Dang Khoa	Member of the Board of Directors and Chairman of the Audit Committee (appointed on 17 April 2026)	-	-
Mr. Nguyen Ba Doan	Member of the Board of Directors (dismissed on 23 May 2025)	-	124.300.000
Mr. Vo Phan Hai Au	Member of the Board of Directors	95.965.000	-
Mr. Phan Duy Binh	Member of the Board of Directors and Member of the Audit Committee (dismissed on 17 April 2026)	64.000.000	48.000.000
Total		726.965.000	689.300.000

2. Transactions and balances with other related parties

Other related parties of the Group include:

<u>Other related parties</u>	<u>Relationship</u>
Hanh Nguyen Logistics Joint Stock Company	Company having the same legal representative
Phu Thinh Export Food Processing Joint Stock Company	The Company has a legal representative who has a relationship with key management personnel
HG Services Joint Stock Company	The Company's legal representative is a member of key management personnel.

Transactions with other related parties

The Group had the following transactions with other related parties:

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
<i>Hanh Nguyen Logistics Joint Stock Company</i>		

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	<u>Current year</u>	<u>Previous year</u>
Storage charges	4.689.660.874	2.726.284.556
Container Haulage and Service Fees	3.632.570.401	22.000.000

Sales of goods to other related parties are conducted at agreed prices. Purchases of goods and services from other related parties are also conducted at agreed prices.

Can Tho City, July 28, 2026



Ngo Ngoc Lien
Preparer



Tran Ha Giang
Chief Accountant



Pham Tien Hoai
Chairman

