

Thanh Thanh Cong – Bien Hoa Joint Stock Company

Separate Financial statements quarter IV of 2024-2025

For the three-month accounting period ended 30 June 2025



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Thanh Thanh Cong - Bien Hoa Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company"), is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995, as amended, with the latest 18th amended Enterprise Registration Certificate dated 7 February 2025.

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

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

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

BOARD OF DIRECTORS

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

Ms Dang Huynh Uc My	Chairwoman	Appointed on 13 July 2024
Ms Huynh Bich Ngoc	Chairwoman	Term ended on 13 July 2024
	Member	Appointed on 24 October 2024
Mr Tran Tan Viet	Member	
Mr Tran Trong Gia Vinh	Independent member	
Mr Le Quang Phuc	Independent member	Appointed on 24 October 2024
Mr Vo Tong Xuan	Independent member	Passed away on 19 August 2024
Mr Dao Duy Thi	Member	Resigned on 24 October 2024
Ms Vo Thuy Anh	Independent member	Resigned on 24 October 2024

AUDIT FUNCTION UNDER THE BOARD OF DIRECTORS

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

Ms Vo Thuy Anh	Chairwoman of Function	Resigned on 24 October 2024
Mr Dao Duy Thi	Vice Chairman of Function	Resigned on 24 October 2024
Mr Tran Trong Gia Vinh	Independent member	
Mr Le Quang Phuc	Chairwoman of Function	Appointed on 21 November 2024

Thanh Thanh Cong - Bien Hoa Joint Stock Company

GENERAL INFORMATION (Continued)

MANAGEMENT

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

Mr. Thai Van Chuyen	General Director	Appointed on 29 July 2024
Mr. Nguyen Thanh Ngu	General Director	Resigned on 29 July 2024
Mr. Tran Quoc Thao	Deputy General Director	Appointed on 17 July 2024
	Permanent Deputy General Director	Term ended on 1 July 2024
Ms. Nguyen Thi Phuong Thao	Deputy General Director	Appointed on 29 July 2024
	Finance and Accounting Director	Resigned on 29 July 2024
Mr. Huynh Van Phap	Deputy General Director	Appointed on 8 May 2025
	Deputy General Director	Resigned on 24 July 2025
Ms. Lam Thi Cam Le	Deputy General Director	Resigned on 24 January 2025
Ms. Nguyen Thi Lan Phuong	Deputy General Director	Appointed on 30 June 2025
Ms. Doan Vu Uyen Duyen	Deputy General Director	Appointed on 17 July 2024
	Deputy General Director	Term ended on 1 July 2024
	Deputy General Director	Resigned on 30 June 2025
Mr. Nguyen Quoc Viet	Deputy General Director	Term ended on 10 July 2024
Mr. Trang Thanh Truc	Public Relationship Director	Resigned on 6 August 2024
Mr. Vo Hong Tuyen	Branch Director	Resigned on 5 September 2024

LEGAL REPRESENTATIVE

The legal representatives of the Company until 16 July 2024 were Ms. Huynh Bich Ngoc and Ms. Dang Huynh Uc My, from 17 July 2024 to 07 August 2024 was Ms. Dang Huynh Uc My, from 08 August 2024 to the date of this report are Ms. Dang Huynh Uc My and Mr. Thai Van Chuyen.

SEPARATE BALANCE SHEET
as at 30 June 2025

VND

Code	ASSETS	Note	30 June 2025	30 June 2024
100	A. CURRENT ASSETS		14,823,785,726,336	14,789,631,162,803
110	I. Cash and cash equivalents	4	2,254,947,883,432	2,874,916,311,059
111	1. Cash		370,259,575,468	617,591,697,833
112	2. Cash equivalents		1,884,688,307,964	2,257,324,613,226
120	II. Short-term investments		2,292,778,102,286	1,967,627,462,115
121	1. Short-term investments	5	487,232,869,165	521,283,869,165
122	2. Provision for held-for-trading securities	5	(14,733,711,322)	(29,849,111,322)
123	3. Held-to-maturity investments	6	1,820,278,944,443	1,476,192,704,272
130	III. Short-term receivables		9,061,734,818,822	8,347,426,266,439
131	1. Short-term trade receivables	7	2,227,670,878,738	2,319,410,183,346
132	2. Short-term advances to suppliers	8	5,255,368,418,109	4,340,434,747,267
135	3. Short-term loan receivables		301,510,000,000	815,910,000,000
136	4. Other short-term receivables	9	1,343,091,878,156	949,987,414,877
137	5. Provision for doubtful short-term receivables	7,8,9	(65,906,356,181)	(78,316,079,051)
140	IV. Inventories	10	1,188,273,921,149	1,579,530,477,317
141	1. Inventories		1,198,550,423,513	1,592,705,535,392
149	2. Provision for obsolete inventories		(10,276,502,364)	(13,175,058,075)
150	V. Other current assets		26,051,000,647	20,130,645,873
151	1. Short-term prepaid expenses	11	13,150,775,790	7,932,704,972
152	2. Value Added tax deductible	20	2,751,623,594	3,215,169,687
153	3. Tax and other receivables from the State	20	10,148,601,263	8,982,771,214

SEPARATE BALANCE SHEET (continued)
as at 30 June 2025

VND

Code	ASSETS	Note	30 June 2025	30 June 2024
200	B. LONG-TERM ASSETS		20,079,559,218,226	18,821,545,183,602
210	I. Long-term receivables		2,055,335,855,785	1,847,445,164,859
211	1. Long-term trade accounts receivable	7	172,655,324,321	167,955,017,657
212	2. Long-term advances to suppliers	8	452,114,508,171	1,124,259,238,835
215	3. Long-term loan receivables		13,000,000,000	-
216	4. Other long-term receivables	9	1,417,566,023,293	555,230,908,367
220	II. Fixed assets		498,134,891,671	602,412,221,038
221	1. Tangible fixed assets	12	361,766,107,988	443,893,344,199
222	Cost		2,314,440,035,235	2,351,626,254,933
223	Accumulated depreciation		(1,952,673,927,247)	(1,907,732,910,734)
224	2. Finance lease fixed assets	13	14,322,004,423	19,916,243,010
225	Cost		20,025,323,577	26,048,668,020
226	Accumulated depreciation		(5,703,319,154)	(6,132,425,010)
227	3. Intangible fixed assets	14	122,046,779,260	138,602,633,829
228	Cost		227,204,665,624	227,126,265,624
229	Accumulated amortisation		(105,157,886,364)	(88,523,631,795)
230	III. Investment properties	15	124,971,246,781	129,189,715,849
231	1. Cost		167,991,741,266	167,991,741,266
232	2. Accumulated depreciation		(43,020,494,485)	(38,802,025,417)
240	IV. Long-term assets in progress		200,277,409,835	79,435,339,351
242	1. Construction in progress	16	200,277,409,835	79,435,339,351
250	V. Long-term investments		16,964,719,193,716	15,949,023,911,715
251	1. Investments in subsidiaries	17.1	15,551,504,328,750	15,579,004,328,750
252	2. Investments in associates	17.2	-	418,662,900,000
253	3. Investments in other entities	17.3	1,504,874,910,444	68,769,893,944
254	4. Provision for long-term investments	17	(131,660,045,478)	(157,413,210,979)
255	5. Investments held to maturity	17	40,000,000,000	40,000,000,000
260	VI. Other long-term assets		236,120,620,438	214,038,830,790
261	1. Long-term prepaid expenses	11	228,487,274,630	206,405,484,982
262	2. Deferred tax assets		7,633,345,808	7,633,345,808
270	TOTAL ASSETS		34,903,344,944,562	33,611,176,346,405

SEPARATE BALANCE SHEET (continued)
as at 30 June 2025

VND

Code	RESOURCES	Note	30 June 2025	30 June 2024
300	C. LIABILITIES		18,738,322,091,173	18,103,826,366,866
310	I. Current liabilities		12,218,066,910,490	14,382,220,416,088
311	1. Short-term trade payable	18	1,470,298,031,096	1,539,127,422,736
312	2. Short-term advances from customers	19	565,524,689,643	1,724,135,071,261
313	3. Statutory obligations	20	26,692,392,211	32,204,686,927
314	4. Payable to employees		6,080,166,631	14,787,963,145
315	5. Short-term accrued expenses	21	207,641,948,620	210,884,177,026
318	6. Short-term unearned revenues	22	77,814,082	360,649,029
319	7. Other short-term payables	23	1,426,092,697,955	2,663,534,339,676
320	8. Short-term loans and finance lease obligations	24	8,515,300,211,278	8,184,611,316,006
322	9. Bonus and welfare funds		358,958,974	12,574,790,282
330	II. Non-current liabilities		6,520,255,180,683	3,721,605,950,778
336	2. Long-term unearned revenues	22	-	5,311,466,912
337	3. Other long-term liabilities	23	6,193,342,030	6,193,342,030
338	4. Long-term loans and finance lease obligations	24	6,509,824,876,403	3,705,864,179,586
342	5. Provision for long-term liabilities		4,236,962,250	4,236,962,250
400	D. OWNERS' EQUITY		16,165,022,853,389	15,507,349,979,539
410	I. Capital and reserves		16,165,022,853,389	15,507,349,979,539
411	1. Share capital	25	8,361,563,710,000	7,621,123,260,000
411a	- Shares with voting rights		8,145,450,380,000	7,405,009,930,000
411b	- Preferred shares		216,113,330,000	216,113,330,000
412	2. Share premium	25	6,770,104,566,476	6,770,104,566,476
418	3. Investment and development funds	25	46,130,752,499	46,130,752,499
421	4. Undistributed earnings	25	987,223,824,414	1,069,991,400,564
421a	- Undistributed post-tax profits up to the end of prior years		248,685,016,346	472,515,045,756
421b	- Undistributed earnings of current period/year		738,538,808,068	597,476,354,808
440	TOTAL RESOURCES		34,903,344,944,562	33,611,176,346,405


Nguyen Thanh Nam
Preparer


Dang Thi Diem Trinh
Chief accountant


Thai Van Chuyen
General Director

30 July 2025

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B02a-DN

SEPARATE INCOME STATEMENT
for the period from 1 April to 30 June 2025

VND

Code	ITEMS	Note	Quarter IV		For the twelve-month period ended 30 June	
			Current year	Previous year	Current year	Previous year
01	1. Revenue from sales of goods and rendering of services	26.1	4,235,980,003,385	6,552,430,291,267	17,675,806,744,350	15,559,680,083,169
02	2. Less deductions	26.1	(1,831,890,381)	(121,955,669)	(4,074,219,325)	(3,206,586,064)
10	3. Net revenue from sales of goods and rendering of services	26.1	4,234,148,113,004	6,552,308,335,598	17,671,732,525,025	15,556,473,497,105
11	4. Cost of goods sold and services rendered	27	(4,077,157,688,185)	(6,104,742,476,389)	(16,329,751,519,422)	(13,947,881,627,601)
20	5. Gross profit from sales of goods and rendering of services		156,990,424,819	447,565,859,209	1,341,981,005,603	1,608,591,869,504
21	6. Financial income	26.2	387,305,045,697	160,965,737,605	1,600,262,272,104	1,270,552,333,842
22	7. Financial expenses	28	(371,421,588,814)	(328,461,916,594)	(1,497,272,614,317)	(1,529,157,182,696)
23	Including: Interest expenses	28	(329,260,710,798)	(317,010,846,664)	(1,325,520,632,213)	(1,400,670,615,364)
25	8. Selling expenses	29	(62,639,701,412)	(77,021,494,773)	(235,639,241,011)	(230,986,364,968)
26	9. General and administration expenses	29	(75,272,268,683)	(173,328,472,953)	(370,429,672,001)	(453,506,073,910)
30	10. Net operating profit		34,961,911,607	29,719,712,494	838,901,750,378	665,494,581,772

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B02a-DN

SEPARATE INCOME STATEMENT (Continued)
for the period from 1 April to 30 June 2025

VND

Code	ITEMS	Note	Quarter IV		For the twelve-month period ended 30 June	
			Current year	Previous year	Current year	Previous year
31	11. Other income	30	19,404,602,721	21,896,079,248	33,781,350,361	46,739,633,523
32	12. Other expenses	30	(26,230,174,691)	(7,575,685,674)	(42,992,832,091)	(20,970,773,715)
40	13. Net other income	30	(6,825,571,970)	14,320,393,574	(9,211,481,730)	25,768,859,808
50	14. Net accounting profit before tax		28,136,339,637	44,040,106,068	829,690,268,648	691,263,441,580
51	15. Business income tax - current	31	17,226,310,437	12,771,268,334	(13,350,660,579)	(16,235,943,747)
60	16. Business income tax - deferred	31	-	462,808,652	-	462,808,652
	17. Net profit after tax		45,362,650,074	57,274,183,054	816,339,608,069	675,490,306,485

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Nguyen Thanh Nam
Preparer

30 July 2025

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Dang Thi Diem Trinh
Chief Accountant



Thai Van Chuyen
General Director

SEPARATE CASH FLOW STATEMENT
for the period from 1 April to 30 June 2025

VND

Code	ITEMS	Note	For the twelve-month period at 30 June 2025	For the twelve- month period at 30 June 2024
01	I. CASH FLOWS FROM OPERATING ACTIVITIES			
	Net profit before tax		829,690,268,648	691,263,441,580
	Adjustments for:			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)	12, 13, 14, 15,	76,294,917,030	116,562,661,080
03	Provisions		(56,176,844,082)	55,067,626,274
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currencies		14,504,620,439	(25,897,026,823)
05	Profits from investing activities		(1,437,282,969,435)	(682,063,799,817)
06	Interest expense		1,325,520,632,213	1,400,670,615,364
08	Operating profit before changes in working capital		752,550,624,813	1,555,603,517,658
09	Increase in receivables		472,184,773,777	(2,487,107,861,514)
10	Decrease in inventories		394,155,111,879	424,602,179,720
11	(Decrease)/increase in payables		(3,408,101,240,409)	(210,074,677,071)
12	Increase in prepaid expenses		(27,299,860,466)	44,010,386,087
13	Decrease/(increase) in held-for- trading securities		34,051,000,000	(184,069,360,347)
14	Interest paid		(389,608,739,971)	(1,343,609,853,581)
15	Corporate income tax paid		(29,124,127,895)	(20,353,037,253)
17	Other cash outflows for operating activities		(93,046,610,843)	(36,212,576,654)
20	Net cash flows used in operating activities		(2,294,239,069,115)	(2,257,211,282,955)
	II, CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases and construction of fixed assets		(123,343,486,490)	(88,439,782,234)
22	Proceeds from disposals of fixed assets		413,024,644	38,019,230,319
23	Loans to other entities		(3,657,404,624,479)	(2,215,477,215,762)
24	Collection from borrowers and term deposits		3,816,694,529,473	2,426,760,000,000
25	Payments for investments in other entities		(2,736,605,016,500)	(3,114,110,752,650)
26	Proceeds from divestment in other entities		752,831,450,000	2,203,629,036,420
27	Interest and dividends received		564,846,348,426	513,658,252,166
30	Net cash flows (used in) from investing activities		(1,382,567,774,926)	(235,961,231,741)

SEPARATE CASH FLOW STATEMENT (continued)
for the period from 1 April to 30 June 2025

VND

Code	ITEMS	Note	For the twelve-month period from 01 April to 30 June 2025	For the twelve- month period from 01 April to 30 June 2024
	III, CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		29,094,975,954,495	26,286,673,137,051
34	Repayments of borrowings		(25,960,326,362,406)	(23,097,527,392,082)
35	Finance lease principal repayments		-	(8,460,835,447)
36	Dividends paid	25.2	(77,811,175,675)	(77,819,447,965)
40	Net cash flows from (used in) financing activities		3,056,838,416,414	3,102,865,461,557
50	Net increase (decrease) in cash and cash equivalents for the year		(619,968,427,627)	609,692,946,861
60	Cash and cash equivalents at beginning of year	4	2,874,916,311,059	2,265,223,364,198
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at end of year	4	2,254,947,883,432	2,874,916,311,059



Nguyen Thanh Nam
Preparer



Dang Thi Diem Trinh
Chief accountant



Thái Văn Chuyen
General Director

30 July 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
for the period from 1 April to 30 June 2025

1. CORPORATE INFORMATION

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company"), is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995, as amended, with the latest 17th amended Enterprise Registration Certificate dated 8 August 2024,

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

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

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

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

The number of the Company's employees as at 30 June 2025 was 681 people including 14 seasonal employees (30 June 2024: 700 persons including 16 seasonal employees),

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 17.1. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the period ended 30 June 2025 ("the consolidated financial statements") dated 30 July 2025.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, the consolidated results of operations and the consolidated cash flows of the Group.

2.2 Accounting standards and system

The separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

2. BASIS OF PREPARATION (continued)

2.2 Accounting standards and system (continued)

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

2.3 Applied accounting documentation system

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

2.4 Fiscal year

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

2.5 Accounting currency

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

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

3.2 Inventories

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

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

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

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

Provision for obsolete inventories

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

Increases or decrease to the provision balance are recorded into the cost of goods sold account in the interim separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Receivables

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

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

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

3.5 Leased assets

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

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

Where the Company is the lessee

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

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

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

Where the Company is the lessor

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

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

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim separate income statement as incurred.

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

LAND USE RIGHTS

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

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

3.7 Depreciation and amortisation

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

Land use rights	3 - 50 years
Buildings and structures	3 - 50 years
Machinery and equipment	5 - 20 years
Office equipment	8 - 10 years
Computer software	2 - 6 years
Means of transportation	10 years
Others	9 - 25 years

3.8 Investment properties

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

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

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 *Investment properties* (continued)

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

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

3.9 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted from the cost of the investment.

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from the accumulated net profits of the associates arising subsequent to the date of acquisition by the Company are recognised as income in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted from the cost of the investment.

Held-for-trading securities and investments in other entities

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

Held-to-maturity investments

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

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the interim balance sheet date.

Increases and decreases to the provision balance are recorded as finance expense in the interim separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Prepaid expenses

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

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

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

3.11 Borrowing costs

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

Borrowing costs are recorded as expense during the period in which they are incurred, except to borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.12 Payables and accruals

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

3.13 Foreign currency transactions

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

- ▶ Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

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

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

All exchange differences incurred are taken to the interim separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.14 Convertible bond

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

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

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

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

3.15 Treasury shares

Treasury shares are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's treasury shares.

3.16 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after approval in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

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

► *Investment and development fund*

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

► *Bonus and welfare fund*

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

3.17 Revenue recognition

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

Sale of goods

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

Sale of electricity

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.17 Revenue recognition (continued)

Rental income

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

Interest

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

Dividends

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

3.18 Taxation

Current income tax

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

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

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

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.18 Taxation (continued)

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

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

3.19 Related parties

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including their close family members.

4. CASH AND CASH EQUIVALENTS

VND

	30 June 2025	30 June 2024
Cash on hand	6,648,375,062	1,393,666,669
Cash at bank	363,611,200,406	616,198,031,164
Cash equivalents (*)	1,884,688,307,964	2,257,324,613,226
TOTAL	2,254,947,883,432	2,874,916,311,059

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

5. HELD-FOR-TRADING SECURITIES

The Company have the investments to the listed shares as follows:

Name	Code	30 June 2025		30 June 2024	
		Number of Share	Value VND	Number of Share	Value VND
Gia Lai Electricity Joint Stock Company	GEG	39,376,509	459,043,107,847	37,501,438	459,043,107,847
Thanh Thanh Cong Tourist Joint Stock Company	VNG	-	-	1,700,000	34,051,000,000
Others			28,189,761,318		28,189,761,318
TOTAL			487,232,869,165		521,283,869,165
Provision for held-for-trading securities			(14,733,711,322)		(29,849,111,322)
NET			472,499,157,843		491,434,757,843

6. HELD-TO-MATURITY INVESTMENTS

Held-to-maturity investments comprises bank deposits with original term of less than twelve (12) months.

7. SHORT-TERM TRADE RECEIVABLES

VND

	30 June 2025	30 June 2024
Short-term	2,227,670,878,738	2,319,410,183,346
Due from related parties (Note 32)	1,142,747,192,752	1,431,423,903,780
Due from other parties	1,084,923,685,986	887,986,279,566
Long-term	172,655,324,321	167,955,017,657
Related parties (Note 32)	172,655,324,321	167,955,017,657
TOTAL	2,400,326,203,059	2,487,365,201,003
Short-term provision for doubtful receivables	(22,201,720,929)	(28,132,959,862)
NET	2,378,124,482,130	2,459,232,241,141

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

8. ADVANCES TO SUPPLIERS

VND

	30 June 2025	30 June 2024
Short-term	5,255,368,418,109	4,340,434,747,267
Advances to related parties (Note 32)	2,092,797,375,767	1,498,344,866,836
Advances to farmers (*)	1,288,640,545,384	1,135,675,870,044
Advances to other parties	1,873,930,496,958	1,706,414,010,387
Long-term	452,114,508,171	1,124,259,238,835
Advances to related parties (Note 32)	262,484,385,313	995,204,801,941
Advances to farmers (*)	189,630,122,858	129,054,436,894
TOTAL	5,707,482,926,280	5,464,693,986,102
Provision for doubtful short-term advances to suppliers	(21,767,770,210)	(27,040,525,018)
NET	5,685,715,156,071	5,437,653,461,084

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

9. OTHER RECEIVABLES

VND

	30 June 2025	30 June 2024
Short-term	1,343,091,878,156	949,987,414,877
Interest receivables	564,846,348,427	624,436,629,877
Advances to employees	67,646,694,282	49,916,956,711
Payments on behalf	35,503,573,209	74,500,822,818
Dividend	415,681,060,000	15,830,040,000
Deposits	21,342,316,936	145,990,146,716
Receivables from disposal of investments	209,352,279,000	-
Others	28,719,606,302	39,312,818,755
Long-term	1,417,566,023,293	555,230,908,367
Capital contribution under Business Cooperation Contract	1,315,500,000,000	552,000,000,000
Deposits	54,635,849,929	3,230,908,367
Interest income receivable under business cooperation contract	40,299,802,140	-
Others	7,130,371,224	-
TOTAL	2,760,657,901,449	1,505,218,323,244
Provision for doubtful other short-term receivables	(22,508,089,755)	(23,142,594,171)
NET	2,738,149,811,695	1,482,075,729,073
<i>In which:</i>		
Related parties (Note 32)	1,177,624,774,061	659,126,425,968
Other parties	1,560,525,037,634	822,949,303,105

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

10. INVENTORIES

VND

	30 June 2025		30 June 2024	
	Cost	Provision	Cost	Provision
Finished goods	316,415,088,634	(1,299,356,069)	372,660,371,194	-
Merchandise goods	482,970,254,521	(522,028,788)	608,253,633,124	(289,231,680)
Raw materials	120,346,868,263	(7,900,568,627)	365,305,052,943	(11,537,371,431)
Work in progress	186,333,454,245	-	108,666,807,019	-
Tools and supplies	3,202,343,012	(554,548,880)	3,231,206,548	(1,348,454,964)
Goods in transits	89,282,414,838	-	134,588,464,564	-
TOTAL	1,198,550,423,513	(10,276,502,364)	1,592,705,535,392	(13,175,058,075)

11. PREPAID EXPENSES

VND

	30 June 2025	30 June 2024
Short-term	13,150,775,790	7,932,704,972
Others	13,150,775,790	7,932,704,972
Long-term	228,487,274,630	206,405,484,982
Prepaid land rental	102,456,002,959	105,181,047,712
Repairment expenses	16,450,776,894	20,430,204,521
Others	109,580,494,777	80,794,232,749
TOTAL	241,638,050,420	214,338,189,954

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

12. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other assets	Total
Historical cost						
As at 1 July 2024	410,703,753,293	1,821,588,019,752	36,679,630,214	18,323,403,399	64,331,448,275	2,351,626,254,933
New purchases	123,832,271	1,974,571,000	2,997,175,495	1,605,694,000	33,140,081	6,734,412,847
Disposal	(29,188,879,649)	(9,009,916,297)	(5,603,579,918)	(85,116,600)	(33,140,081)	(43,920,632,545)
As at 30 June 2025	<u>381,638,705,915</u>	<u>1,814,552,674,455</u>	<u>34,073,225,791</u>	<u>19,843,980,799</u>	<u>64,331,448,275</u>	<u>2,314,440,035,235</u>
Accumulated depreciation						
As at 1 July 2024	266,187,534,065	1,552,838,030,439	16,506,247,721	12,046,901,651	60,154,196,858	1,907,732,910,734
Depreciation for the period	13,764,879,706	35,206,846,818	3,177,980,469	1,566,286,955	443,357,699	54,159,351,647
Disposal	(3,012,259,034)	(3,979,567,900)	(2,199,342,066)	(27,166,134)	-	(9,218,335,134)
As at 30 June 2025	<u>276,940,154,737</u>	<u>1,584,065,309,357</u>	<u>17,484,886,124</u>	<u>13,586,022,472</u>	<u>60,597,554,557</u>	<u>1,952,673,927,247</u>
Net book value						
As at 1 July 2024	144,516,219,228	268,749,989,313	20,173,382,493	6,276,501,748	4,177,251,417	443,893,344,199
As at 30 June 2025	<u>104,698,551,181</u>	<u>230,487,365,100</u>	<u>16,588,339,666</u>	<u>6,257,958,327</u>	<u>3,733,893,714</u>	<u>361,766,107,988</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

13. FINANCE LEASES

VND

	<i>Machineries and equipment</i>
Historical cost	
As at 1 July 2024	26,048,668,020
Return of leased assets	(6,023,344,443)
As at 30 June 2025	20,025,323,577
Accumulated depreciation	
As at 1 July 2024	6,132,425,010
Charge for the period	1,282,841,746
Return of leased assets	(1,711,947,602)
As at 30 June 2025	5,703,319,154
Net book value	
As at 1 July 2024	19,916,243,010
As at 30 June 2025	14,322,004,423

14. INTANGIBLE FIXED ASSETS

VND

	<i>Land use rights</i>	<i>Computer software</i>	<i>Total</i>
Historical cost			
As at 1 July 2024	66,165,258,934	160,961,006,690	227,126,265,624
New purchases	-	78,400,000	78,400,000
As at 30 June 2025	66,165,258,934	161,039,406,690	227,204,665,624
Accumulated amortisation			
As at 1 July 2024	37,896,197,934	50,627,433,861	88,523,631,795
Charge for the period	2,303,953,525	14,330,301,044	16,634,254,569
As at 30 June 2025	40,200,151,459	64,957,734,905	105,157,886,364
Net book value			
As at 1 July 2024	28,269,061,000	110,333,572,829	138,602,633,829
As at 30 June 2025	25,965,107,475	96,081,671,785	122,046,779,260

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

15. INVESTMENT PROPERTIES

	<i>Buildings</i>	<i>Land use rights</i>	<i>VND Total</i>
Historical cost			
As at 1 July 2024 and 30 June 2025	138,695,318,266	29,296,423,000	167,991,741,266
Accumulated depreciation			
As at 1 July 2024	29,921,778,973	8,880,246,444	38,802,025,417
Charge for the period	3,634,313,439	584,155,629	4,218,469,068
As at 30 June 2025	33,556,092,412	9,464,402,073	43,020,494,485
Net book value			
As at 1 July 2024	108,773,539,293	20,416,176,556	129,189,715,849
As at 30 June 2025	105,139,225,854	19,832,020,927	124,971,246,781

The fair values of the investment properties as at 30 June 2025 had not yet been formally assessed and determined, but Management believed that it was much higher than the property's carrying values considering that the investment properties has been almost fully rented out as at the interim balance sheet date.

16. CONSTRUCTION IN PROGRESS

	<i>30 June 2025</i>	<i>VND 30 June 2024</i>
Machineries, equipment and software under installation	60,741,388,342	41,439,822,514
Improvement of machinery and equipment	112,118,513,665	17,763,662,616
Others	27,417,507,828	20,231,854,221
	200,277,409,835	79,435,339,351

17. LONG-TERM INVESTMENTS

	<i>30 June 2025</i>	<i>VND 30 June 2024</i>
Investments in subsidiaries (Note 17.1)	15,551,504,328,750	15,579,004,328,750
Investments in associates (Note 17.2)	-	418,662,900,000
Investments in other entities (Note 17.3)	1,504,874,910,444	68,769,893,944
Held-to-maturity investments (*)	40,000,000,000	40,000,000,000
TOTAL	17,096,379,239,194	16,106,437,122,694
Provision for long-term investments	(131,660,045,478)	(157,413,210,979)
NET	16,964,719,193,716	15,949,023,911,715

(*) This represented for a long-term investment in bond at joint stock commercial banks with maturity from four (4) to ten (10) years and earn interest at market rate.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in subsidiaries

(i) Direct subsidiaries:

Name of subsidiaries	Business activities	Status	30 June 2025				30 June 2024			
			Cost of investment (VND)	% voting right (*)	% of direct interest	Cost of investment (VND)	% voting right (*)	% of direct interest	Cost of investment (VND)	% of direct interest
Bien Hoa Consumer Joint Stock Company	Manufacturing and trading sugar and related by-products; manufacturing fertilizer; manufacturing and trading electricity; and technical advisory	Operating	5,337,824,715,191	100,00	90,00	5,337,824,715,191	100,00	90,00	5,337,824,715,191	90,00
AgriS Production Development JSC – previous name as Thanh Thanh Cong - Bien Hoa Cane Sugar Co., Ltd	Management consulting in the sugar industry	Operating	5,575,815,108,959	99,98	99,98	5,575,815,108,959	100,00	100,00	5,575,815,108,959	100,00
TTC Attapeu Sugarcane Co., Ltd	Producing and trading import-export of sugar; planting sugarcane, rubber tree, oil palm tree, short-term leguminous trees; producing, transmitting and distributing electricity and trading of agricultural machineries and spare-parts	Operating	982,110,000,000	100,00	35,84	982,110,000,000	100,00	35,84	982,110,000,000	35,84
AgriS Gia Lai Agricultural Joint Stock Company – previous name as Thanh Thanh Cong Gia Lai Company Limited	Manufacturing sugar and other by-products from sugar-cane for sales; plant sugar cane; manufacturing electricity for sales; engineering the civil projects; processing agricultural products; manufacturing and trading in fertilizer; and investing in financial market	Operating	658,850,304,600	100,00	97,97	658,850,304,600	97,97	97,97	658,850,304,600	97,97

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in subsidiaries (continued)

(i) Direct subsidiaries (continued)

Name of subsidiaries	Business activities	Status	30 June 2025			30 June 2024		
			Cost of investment (VND)	% voting right (*)	% of direct interest	Cost of investment (VND)	% voting right (*)	% of direct interest
AgriS Globe Pte. Ltd - previous name asTSU Investment Private Limited Company	Trading; apart of manufacturing and packaging raw and refined sugar to sell in Singapore and export to region	Operating	733,969,200,000	100,00	98,04	733,969,200,000	100,00	98,04
AgriS Agriculture Development Joint Stock Company (Thanh Thanh Cong Agricultural Development Joint Stock Company)	Manufacturing and trading alcohol and related by-products; manufacturing and trading electricity; manufacturing fertilizer and planting sugarcane	Operating	1,395,000,000,000	100,00	90,00	1,395,000,000,000	90,00	90,00
TTC An Hoa Production – Trading – Service One Member Limited Liability Company	Packaging service; producing sugar; trading food; warehousing and storage of goods; producing electricity; transmission and distribution of electricity; installation of electrical systems; trading real estate	Operating	160,000,000,000	100,00	100,00	160,000,000,000	100,00	100,00
Y Tuong Xanh Thanh Cong One Member Limited Liability Company	Manufacturing electricity; planting sugar cane; manufacturing basic chemical; manufacturing fertilizer; food wholesale.	Operating	-	100,00	-	5,000,000,000	100,00	100,00

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in subsidiaries (continued)

(i) Direct subsidiaries (continued)

Name of subsidiaries	Business activities	Status	30 June 2025		30 June 2024	
			Cost of investment (VND)	% voting right (*)	Cost of investment (VND)	% voting right (*)
Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company	Electricity	Operating	-	100,00	-	100,00
Dau Tu Nong Nghiep Thanh Cong One Member Limited Liability Company	Electricity	Operating	-	100,00	-	100,00
Thanh Cong Xanh One Member Limited Liability Company	Electricity	Operating	-	100,00	-	100,00
Ninh Hoa Clean Energy One Member Limited Liability Company	Electricity	Operating	-	100,00	-	100,00
Ninh Hoa Green Energy One Member Limited Liability Company	Electricity	Operating	-	100,00	-	100,00
TSU Australia Pty Ltd.	Develop sugar cane and other plants areas	Operating	707,935,000,000	100,00	707,935,000,000	100,00
TOTAL			15,551,504,328,750		15,579,004,328,750	
Provision for diminution in value of long-term investments			(62,890,151,534)		(88,643,317,035)	
NET			15,488,614,177,216		15,490,361,011,715	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in subsidiaries (continued)

(ii) *Indirect subsidiaries:*

As at 30 June 2025, the Company indirectly exercises its control over the following company:

- ▶ AgriS Ninh Hoa Import Export Joint Stock Company – previous name as Bien Hoa – Ninh Hoa Sugar One Member Limited Liability Company;
- ▶ Ninh Hoa Thermoelectricity One Member Company Limited;
- ▶ Bien Hoa - Phan Rang Sugar Joint Stock Company;
- ▶ Bo Giong Mien Trung Joint Stock Company;
- ▶ Bien Hoa - Thanh Long Joint Stock Company;
- ▶ TTC Attapeu Sugarcane Sole Co., Ltd;
- ▶ AgriS Gia Lai Electricity Joint Stock Company – previous name as Gia Lai Thermoelectricity One Member Company Limited;
- ▶ Hai Vi Limited Company;
- ▶ Nuoc Trong Sugar Joint Stock Company;
- ▶ Thanh Thanh Cong Sugarcane Research and Application Limited Company;
- ▶ Tay Ninh Sugar Joint Stock Company
- ▶ TTC Circular Agrotech Joint Stock Company;
- ▶ Y Tuong Xanh Thanh Cong One Member Limited Liability Company
- ▶ Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company
- ▶ Dau Tu Nong Nghiep Thanh Cong One Member Limited Liability Company
- ▶ Thanh Cong Xanh One Member Limited Liability Company
- ▶ Ninh Hoa Clean Energy One Member Limited Liability Company
- ▶ Ninh Hoa Green Energy One Member Limited Liability Company
- ▶ Growfin Investment Joint Stock Company
- ▶ Nam Trang Sinh One Member Limited Liability Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

17. LONG-TERM INVESTMENTS (continued)

17.2 *Investment in associates*

Details of the Company's investment in an associate were as follows:

Name of associates	Business activities	Status	30 June 2025		30 June 2024	
			Cost (VND)	% of voting right %	Cost (VND)	% of voting right %
Tan Dinh Import- Export Joint Stock Company	Trading real estates, land use rights belonging to the Company or from leasing activities	Operating	-	-	418,662,900,000	36,81
						36,81

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

17. LONG-TERM INVESTMENTS (continued)

17.3 Investments in other entities

Name of entities	30 June 2025		30 June 2024	
	Cost of investment	% of interest	Cost of investment	% of interest
Son Duong sugar and sugarcane Joint Stock Company	36,456,277,500	13,84	36,456,277,500	13,84
Bentre Import Export Joint- Stock Corporation	1,436,105,016,500	17,00	-	-
France- Vietnam Sorbitol Joint Stock Company	31,579,200,000	18,86	31,579,200,000	18,86
Other long-term investments	734,416,444	-	734,416,444	-
TOTAL	1,504,874,910,444		68,769,893,944	
Provision for diminution in value of long-term investment	(68,769,893,944)		(68,769,893,944)	
NET	1,436,105,016,500		-	

18. SHORT-TERM TRADE PAYABLES

VND

	30 June 2025	30 June 2024
Due to related parties (Note 32)	874,458,676,354	643,836,628,325
Due to farmers	114,395,965,278	41,074,318,059
Due to other parties	481,443,389,464	854,216,476,352
TOTAL	1,470,298,031,096	1,539,127,422,736

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

19. ADVANCES FROM CUSTOMERS

VND

	30 June 2025	30 June 2024
Due to related parties (Note 32)	158,168,983,837	711,559,546,037
Due to other parties	407,355,705,806	1,012,575,525,224
TOTAL	565,524,689,643	1,724,135,071,261

20. TAX AND OTHER (RECEIVABLES) PAYABLES (FROM) TO THE STATE

VND

	30 June 2025	30 June 2024
Payables		
Corporate income tax	-	15,318,757,267
Value-added tax	26,160,442,339	16,549,566,785
Others	531,949,872	336,362,875
TOTAL	26,692,392,211	32,204,686,927
Receivables		
Corporate income tax	1,165,830,049	-
Value-added tax deductible	2,751,623,594	3,215,169,687
Import-Export Tax	8,982,771,214	8,982,771,214
TOTAL	12,900,224,857	12,197,940,901

21. SHORT-TERM ACCRUED EXPENSES

VND

	30 June 2025	30 June 2024
Interest expense	113,537,403,374	76,511,126,740
External services expense	26,657,998,527	46,428,380,187
Land rental fee	25,175,424,536	26,451,407,541
Transportation and loading fees	36,434,574,795	30,555,888,243
Purchase of materials	4,796,384,452	30,670,854,419
Others	1,040,162,936	266,519,896
TOTAL	207,641,948,620	210,884,177,026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

22. UNEARNED REVENUE

VND

	30 June 2025	30 June 2024
Short-term unearned revenue	77,814,082	360,649,029
Others	77,814,082	360,649,029
Long-term unearned revenue	-	5,311,466,912
Rental	-	5,311,466,912
	77,814,082	5,672,115,941

23. OTHER PAYABLES

VND

	30 June 2025	30 June 2024
Short-term	1,426,092,697,955	2,663,534,339,676
Payable for letters of credit	-	2,354,570,000,000
Payables arising from non-recourse document-based transactions	1,022,733,600,000	-
Dividends	54,615,554,184	50,732,865,948
Deposits	2,988,357,811	2,646,607,614
Transportation fee	1,570,965,134	1,570,965,134
Reimbursement of expenses	15,301,236,372	24,829,779,687
Interest payables	276,071,336,597	186,813,573,558
Others	52,811,647,857	42,370,547,735
Long-term	6,193,342,030	6,193,342,030
Deposits	6,193,342,030	6,193,342,030
TOTAL	1,432,286,039,985	2,669,727,681,706
<i>In which:</i>		
Other parties	1,193,342,614,302	2,564,986,142,449
Related parties (Note 32)	238,943,425,683	104,741,539,257

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

24. LOANS AND FINANCE LEASE

VND

	Movement during the period				Foreign exchange difference	30 June 2025
	30 June 2024	Drawdown	Repayment	Reclassification		
Short-term	8,184,611,316,006	23,202,937,238,808	(23,117,450,552,071)	245,202,208,535	-	8,515,300,211,278
Loans from banks (Note 24.1)	7,573,844,248,827	20,032,937,238,808	(20,674,224,480,809)	-	-	6,932,557,006,826
Loans from related party (Note 32)	122,900,000,000	3,170,000,000,000	(2,400,400,000,000)	23,600,000,000	-	916,100,000,000
Current portion of long-term loans from banks (Note 24.2)	489,605,211,000	-	(41,564,562,407)	231,181,280,980	-	679,221,929,573
Current portion of long-term bonds (Note 24.3)	(6,225,960,632)	-	-	(9,723,751,546)	-	(15,949,712,178)
Current portion of finance leases (Note 24.4)	4,487,816,811	-	(1,261,508,855)	144,679,101	-	3,370,987,057
Long-term	3,705,864,179,586	5,892,038,715,687	(2,842,875,810,335)	(245,202,208,535)	-	6,509,824,876,403
Loans from banks (Note 24.2)	1,851,812,549,116	2,515,090,302,208	(790,480,734,525)	(231,181,280,980)	-	3,345,240,835,819
Loans from related party (Note 32)	660,700,000,000	2,077,500,000,000	(1,939,600,000,000)	(23,600,000,000)	-	775,000,000,000
Long-term bonds (Note 24.3)	1,190,219,635,522	1,300,444,185,428	(110,803,531,912)	9,723,751,546	-	2,389,584,040,584
Long-term finance leases (Note 24.4)	3,131,994,948	(995,771,949)	(1,991,543,898)	(144,679,101)	-	-
TOTAL	11,890,475,495,592	29,094,975,954,495	(25,960,326,362,406)	-	-	15,025,125,087,681

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

24. LOANS AND FINANCE LEASES (continued)

24.1 Short-term loans from banks

<i>Bank</i>	<i>30 June 2025 VND</i>	<i>Principal repayment term</i>
Hong Leong Bank Vietnam Limited	115,000,000,000	From 01 July 2025 to 09 July 2025
Vietnam International Commercial Joint Stock Bank - Dong Nai Branch	300,000,000,000	From 07 July 2025 to 26 November 2025
Vietnam Joint Stock Commercial Bank for Industry and Trade – Tay Ninh Branch	250,000,000,000	From 22 July 2025 to 15 December 2025
Shinhan Bank Vietnam Limited – North Saigon Branch	69,497,348,994	From 23 July 2025 to 03 October 2025
Joint Stock Commercial Bank for Investment and Development of Vietnam – Gia Dinh Branch	1,373,198,884,515	From 04 July 2025 to 26 December 2025
Orient Commercial Joint Stock Bank – Dak Lak Branch	228,446,765,000	From 30 September 2025 to 07 October 2025
United Overseas Bank Vietnam Limited	231,845,488,488	From 01 August 2025 to 24 November 2025
ESUN Commercial Bank Limited – Dong Nai Branch	152,000,400,000	From 26 September 2025 to 06 October 2025
The Siam Commercial Bank Public Company Limited – Ho Chi Minh Branch	279,318,215,000	From 01 July 2025 to 15 August 2025
Bangkok Bank Public Company Limited – Ho Chi Minh Branch	245,038,735,000	From 08 September 2025 to 08 October 2025
First Commercial Bank – Ho Chi Minh City Branch	2,944,839,240,000	From 03 July 2025 to 10 July 2025
Bank SinoPac - Ho Chi Minh City Branch	98,078,750,578	From 07 October 2025 to 21 October 2025
Hua Nan Commercial Bank, Ltd. Hochiminh City Branch	16,983,035,700	From 01 July 2025 to 12 December 2025
Ho Chi Minh City Development Joint Stock Commercial Bank – Tay Ninh Branch	115,802,870,024	From 11 October 2025 to 16 November 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

24. LOANS AND FINANCE LEASES (continued)

24.1 Short-term loans from banks (continued)

<i>Bank</i>	<i>30 June 2025 VND</i>	<i>Principal repayment term</i>
Saigon Thuong Tin Commercial Joint Stock Bank – Nguyen Van Troi Branch	40,000,000,000	From 01 July 2025 to 19 February 2026
Kasikornbank Public Bank Limited - Ho Chi Minh Branch	174,810,000,000	From 07 October 2025 to 22 October 2025
Taipei Fubon Commercial Bank - Ho Chi Minh Branch	200,000,000,000	From 03 October 2025 to 10 October 2025
Modern Bank of VietNam - Nha Trang Branch	85,095,579,788	From 12 September 2025 to 26 November 2025
BNP Paribas Bank - Ho Chi Minh City Branch	12,601,694,000	From 01 July 2025 to 12 September 2025
TOTAL	<u>6,932,557,006,826</u>	
<i>In which:</i>		
<i>Original currency</i>		
- VND	3,987,717,767,087	
- USD	118,000,000	

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

24. LOANS AND FINANCE LEASES (continued)

24.2 Long-term loans from banks

<i>Bank</i>	<i>30 June 2025</i>	<i>Principal repayment term</i>
	<i>VND</i>	
Orient Commercial Joint Stock Bank – Dak Lak Branch	56,769,136,215	From 24 May 2025 to 25 November 2032
Vietnam Maritime Commercial Joint Stock Bank – Ho Chi Minh Branch	346,862,151,177	From 26 June 2025 to 29 December 2028
Saigon Thuong Tin Commercial Joint Stock Bank – Nguyen Van Troi Branch	1,657,500,000	From 25 June 2025 to 25 November 2026
Saigon Thuong Tin Commercial Joint Stock Bank – Nguyen Van Troi Branch	2,924,978,000	From 25 June 2025 to 25 September 2027
ESUN Commercial Bank Limited – Dong Nai Branch	1,608,440,000,000	From 25 June 2025 to 29 January 2027
ING BANK, A BRANCH OF ING-DIBA AG	1,058,400,000,000	From 25 April 2025 to 23 July 2029
MIZUHO BANK, LTD - Ha Noi Branch	570,284,000,000	From 16 May 2025 to 18 May 2027
RESPONSABILITY INVESTMENTS AG	379,125,000,000	From 01 April 2025 to 23 July 2029
TOTAL	4,024,462,765,392	
<i>In which:</i>		
<i>Current portion</i>	679,221,929,573	
<i>Non-current portion</i>	3,345,240,835,819	
<i>Original currency</i>		
VND	408,213,765,392	
USD	142,200,000	

Those short-term loans from banks are charged at market interest rate and secured by machines and equipment; fixed assets; land use rights and construction on land for financing its working capital requirement

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

24.3 Long-term bonds

	30 June 2025 VND	Principal repayment term
Vietcap Securities Joint Stock Company	500,000,000,000	29 January 2027
Shinhan Securities Vietnam Co., LTD	150,000,000,000	26 June 2027
JB Securities Viet Nam Company Limited	50,000,000,000	26 June 2027
Techcom Securities Joint Stock Company	700,000,000,000	13 December 2027
Techcom Securities Joint Stock Company	500,000,000,000	30 June 2028
PVI Asset Management JSC	500,000,000,000	30 November 2026
Issuance fee	(26,365,671,594)	
	2,373,634,328,406	

In which:

Current portion	(15,949,712,178)
Non-current portion	2,389,584,040,584

24. LOANS AND FINANCE LEASES (continued)

24.4 Finance leases

The Company currently has leased machinery and equipment under finance lease agreements with BIDV – SumiTrust Leasing Company Limited - Ho Chi Minh City Branch. Future obligations due under finance lease agreements as at the balance sheet dates were as follows:

	VND		
	Less than 1 year	From 1 - 5 years	Total
30 June 2025			
Total minimum lease payments	3,853,102,219	100,706,610	3,953,808,829
Finance charges	482,115,162	100,706,610	582,821,772
Lease liabilities	3,370,987,057	-	3,370,987,057
30 June 2024			
Total minimum lease payments	4,671,447,417	3,694,661,432	8,366,108,849
Finance charges	183,630,606	562,666,484	746,297,090
Lease liabilities	4,487,816,811	3,131,994,948	7,619,811,759

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

25. OWNERS' EQUITY

25.1 Increase and decrease in owners' equity

VND

	Share capital			Share premium	Investment and development fund	Undistributed earnings	Total
	Issued share capital	Preference shares					
<i>For the period ended 30 June 2024</i>							
As at 30 June 2023	7,405,009,930,000	216,113,330,000		6,770,104,566,476	46,130,752,499	490,864,764,026	14,928,223,343,001
Increase in capital	-	-		-	-	675,490,306,485	675,490,306,485
Net profit for the year	-	-		-	-	(18,349,718,270)	(18,349,718,270)
Transfer to bonus and welfare fund	-	-		-	-	(78,013,951,677)	(78,013,951,677)
Dividends for preference share	-	-		-	-	-	-
As at 30 June 2024	7,405,009,930,000	216,113,330,000		6,770,104,566,476	46,130,752,499	1,069,991,400,564	15,507,349,979,539
<i>For the period ended 30 June 2025</i>							
As at 30 June 2024	7,405,009,930,000	216,113,330,000		6,770,104,566,476	46,130,752,499	1,069,991,400,564	15,507,349,979,539
Net profit for the year	-	-		-	-	816,339,608,069	816,339,608,069
Transfer to bonus and welfare fund	-	-		-	-	(80,865,934,218)	(80,865,934,218)
Dividends for preference share	740,440,450,000	-		-	-	(818,241,250,001)	(77,800,800,001)
As at 30 June 2025	8,145,450,380,000	216,113,330,000		6,770,104,566,476	46,130,752,499	987,223,824,414	16,165,022,853,389

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

25. OWNERS' EQUITY (CONTINUED)

25.2 Capital transactions with shareholders and distribution of dividends

VND

	30 June 2025	30 June 2024
Issued contributed share capital		
Beginning balance	7,621,123,260,000	7,621,123,260,000
Increase during the period	740,440,450,000	-
Ending balance	8,361,563,710,000	7,621,123,260,000
Dividends declared in cash		
Dividends on preference shares	77,800,800,001	78,013,951,677
Dividends paid in cash		
Dividends on ordinary shares	3,352,455	18,649,165
Dividends on preference shares	77,807,823,220	77,800,798,800

25.3 Shareholders

	30 June 2025			30 June 2024		
	Number of ordinary shares	Number of preference shares	% interest	Number of ordinary shares	Number of preference shares	% interest
Thanh Thanh Cong Investment Joint Stock Company	183,228,072	-	21,91	166,570,976	-	21,86
Legendary Venture Fund 1	138,311,036	-	16,54	53,310,033	-	7,00
Others	493,005,930	21,611,333	61,55	520,619,984	21,611,333	71,14
TOTAL	814,545,038	21,611,333	100	740,500,993	21,611,333	100

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

25. OWNERS' EQUITY (CONTINUED)

25.4 Shares

	<i>Number of shares</i>	
	<i>30 June 2025</i>	<i>30 June 2024</i>
Authorised shares	836,156,371	762,112,326
<i>Shares issued and fully paid</i>		
<i>Ordinary shares</i>	814,545,038	740,500,993
<i>Preference share</i>	21,611,333	21,611,333
<i>Shares in circulation</i>		
<i>Ordinary shares</i>	814,545,038	740,500,993
<i>Preference share</i>	21,611,333	21,611,333

Par value of outstanding share: VND 10,000 (30 June 2025: VND 10,000).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

26. REVENUE

26.1 Revenue from sale of goods and rendering of services

VND

	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
Gross revenue	4,235,980,003,385	6,552,430,291,267
<i>In which:</i>		
Revenue from sales of sugar	3,776,606,215,451	6,294,501,271,364
Revenue from sales of molasses	71,946,927,909	108,456,658,011
Revenue from sales of machine	47,103,761,237	32,275,931,601
Others	340,323,098,788	117,196,430,291
Less:	1,831,890,381	121,955,669
Sales returns	1,831,890,381	121,955,669
Net revenue	4,234,148,113,004	6,552,308,335,598
<i>In which:</i>		
Net revenue from sales of sugar	3,775,187,771,070	6,294,501,271,364
Revenue from sales of molasses	71,946,927,909	108,456,658,011
Revenue from sales of machine	46,690,315,237	32,153,975,932
Others	340,323,098,788	117,196,430,291

26.2 Finance income

VND

	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
Interest income from bank deposit, lending and advance to suppliers	122,746,159,192	145,343,519,412
Foreign exchange gains	26,060,674,279	15,622,218,193
Others	1,462,410,086	-
Dividends income	237,035,802,140	-
TOTAL	387,305,045,697	160,965,737,605

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

27. COST OF GOODS SOLD AND SERVICES RENDERED

VND

	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
Cost of sugar	3,656,151,758,326	5,897,478,795,839
Cost of molasses	99,910,055,604	90,076,996,418
Cost of machine	41,194,037,342	26,543,837,053
Others	279,901,836,913	90,642,847,079
TOTAL	4,077,157,688,185	6,104,742,476,389

28. FINANCE EXPENSES

VND

	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
	VND	VND
Interest expenses	329,260,710,798	317,010,846,664
Foreign exchange losses	10,883,013,535	3,879,065,940
(Reversal of provision) provision for diminution in investments	(7,734,194,833)	3,480,939,473
Others	39,012,059,314	4,091,064,517
TOTAL	371,421,588,814	328,461,916,594

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND

	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
Selling expenses		
Expenses for external services	55,740,759,472	70,782,791,010
Labour cost	3,982,405,953	4,522,094,571
Depreciation and amortisation	569,867,823	592,956,761
Others	2,346,668,164	1,123,652,431
TOTAL	62,639,701,412	77,021,494,773
General and administrative expenses		
Labour cost	41,751,911,988	38,671,549,470
Expenses for external services	27,508,469,887	85,691,161,893
Provision/ (Reversal)	(16,556,759,701)	25,189,994,907
Depreciation and amortisation	5,327,724,722	5,447,707,798
Other expenses	17,240,921,787	18,328,058,885
TOTAL	75,272,268,683	173,328,472,953

30. OTHER INCOME AND EXPENSES

VND

	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
Other income	19,404,602,721	21,896,079,248
Gains from disposal of fixed assets	720,527,960	3,840,036,650
Others	18,684,074,761	18,056,042,598
Other expenses	26,230,174,691	7,575,685,674
Others	26,230,174,691	7,575,685,674
OTHER PROFIT	(6,825,571,970)	14,320,393,574

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

31. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 10% of taxable income from normal operating activities and 20% of taxable income from other activities. The Company is entitled to an exemption from CIT in regard to taxable income generated from manufacturing sugar from sugar-cane commencing from 1 April 2015 in accordance with Circular No. 96/2015/TT-BTC issued by the Ministry of Finance dated 22 June 2015.

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

31.1 Income tax expenses

	VND	
	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
	VND	VND
Current CIT expenses	(17,226,310,437)	(12.771.268.334)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Significant transactions with related parties within Thanh Thanh Cong Group ("Affiliates") and other related parties during the period from 01 April to 30 June 2025 and period from For the period from 01 April to 30 June 2024 were as follows:

Related parties	Relationship	Transactions	For the period from 01 April to 30 June 2025	For the period from 01 April to 30 June 2024
				VND
Thanh Thanh Cong Investment Joint Stock Company	Major Shareholder	Sale of goods	30,902,500,000	46,268,600,000
		Purchase of services	-	17,178,828,000
		Interest incomes	2,182,686,316	-
Thanh Thanh Cong Trading Joint Stock Company	Common ownership	Purchase of materials	21,285,000	-
Ben Tre Import Export Joint Stock Company	Related parties	Sale of goods	1,827,000,000	2,289,000,000
Tan Dinh Import Export Joint Stock Company	Associate	Sale of goods	-	9,761,904,760
		Purchase of goods	66,655,854	757,782,777
		Rendering of services	-	9,761,904,760

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Significant transactions with related parties within Thanh Thanh Cong Group ("Affiliates") and other related parties during the period from 01 April to 30 June 2025 and period from For the period from 01 April to 30 June 2024 were as follows:

Related parties	Relationship	Transactions	For the period from 01 April to 30 June 2025	For the period from 01 April to 30 June 2024	VND
TTC Attapeu Sugarcane Co., Ltd	Subsidiary	Interest incomes Purchase of goods Rendering of services	290,864,725 109,010,750,000 36,566,870	3,917,009,385 115,871,200,000 27,051,242	
Bien Hoa Consumer Joint Stock Company (BHC)	Subsidiary	Sale of goods Purchase of services Interest incomes Purchase of goods Interest expenses Rendering of services Loan Loan repayment	342,588,744,907 5,332,163,714 51,842,788,064 202,817,158,858 22,262,356,164 88,564,066,399 600,000,000,000 1,263,000,000,000	241,593,267,191 7,182,944,560 401,028,787 177,911,344,217 3,804,273,974 72,955,847,533 - -	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Significant transactions with related parties within Thanh Thanh Cong Group ("Affiliates") and other related parties during the period from 01 April to 30 June 2025 and period from For the period from 01 April to 30 June 2024 were as follows:

Related parties	Relationship	Transactions	For the period from 01 April to 30 June 2025	For the period from 01 April to 30 June 2024
				VND
Toan Hai Van Joint Stock Company	Affiliate	Deposit refund	-	258,000,000,000
Thanh Thanh Cong Energy Joint Stock Company	Affiliate	Purchase of services	289,031,925	301,597,829
AgriS Ninh Hoa Import Export Joint Stock Company	Indirect Subsidiary	Sale of goods	376,088,065	4,589,988,917
		Interest incomes	7,881,306,786	10,756,422,204
		Purchase of goods	159,584,170,000	140,447,875,000
		Interest expenses	7,951,464,549	879,270,673
		Rendering of services	-	1,344,410,886
		Loan repayment	7,559,111,994	-
Gia Lai Electricity Joint Stock Company	Affiliate	Rendering of services	-	27,051,242
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Rendering of services	4,028,030,125	1,474,113,372
		Interest incomes	14,405,278,109	4,243,954,626
		Dividend paid	195,936,000,000	-
		Purchase of goods	296,864,741,000	391,513,191,222
		Interest expenses	14,736,577,973	10,787,850,393
		Sale of goods	-	96,385,492
		Loan	838,500,000,000	-
		Repayment	283,500,000,000	-

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Significant transactions with related parties within Thanh Thanh Cong Group ("Affiliates") and other related parties during the period from 01 April to 30 June 2025 and period from For the period from 01 April to 30 June 2024 were as follows:

VND

Related parties	Relationship	Transactions	For the period from 01 April to 30 June 2025	For the period from 01 April to 30 June 2024
TTC Attapeu Cane Sugar Sole Co., Ltd	Indirect Subsidiary	Sale of goods	1,042,526,000	6,355,787,913
Nuoc Trong Sugar Joint Stock Company	Indirect Subsidiary	Interest expenses Rendering of services Sale of services	171,528,767 7,671,738,976 17,420,656	171,528,767 2,845,383,021 27,051,242
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect Subsidiary	Interest incomes	2,110,285,971	-
		Purchase of goods Rendering of services	46,816,500,000 2,110,766,276	7,288,800,000 1,902,949,619
		Interest expenses Loan Loan repayment	3,404,587,672 12,000,000,000 82,700,000,000	290,958,904 - -
Miaqua Vietnam Joint Stock Company *	Indirect Subsidiary	Sale of goods Purchase of services Purchase of goods	- - -	764,437,608 2,343,500,000 113,578,832

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties within Thanh Thanh Cong Group ("Affiliates") and other related parties during the period from 01 April to 30 June 2025 and period from For the period from 01 April to 30 June 2024 were as follows:

Related parties	Relationship	Transactions	For the period from 01 April to 30 June 2025	VND For the period from 01 April to 30 June 2024
Agris Agriculture Development Joint Stock Company (Thanh Thanh Cong Agricultural Development Joint Stock Company)	Subsidiary	Sale of goods	2,902,932,563	4,105,426,912
		Interest incomes	718,339,729	4,565,369,863
		Purchase of goods	76,121,260,700	17,088,971,650
		Rendering of services	2,885,260,000	1,415,476,606
		Purchase of services	6,320,000,000	-
		Lending	20,500,000,000	-
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect Subsidiary	Lending receive	18,100,000,000	-
		Sale of goods	34,801,207	21,878,000
		Rendering of services	1,529,408,339	1,268,891,894
		Interest incomes	1,280,175,616	94,904,110
Global Mind Agriculture Pte. Ltd *	Indirect Subsidiary	Purchase of goods, materials	2,507,617,936	104,783,180
		Purchase of services	-	1,536,832,496
		Sale of goods	-	731,215,665,874
		Purchase of goods	-	862,360,950,930
		Rendering of services	-	2,268,881,625
		Interest expenses	-	6,427,847,727
		Interest incomes	-	3,963,511,482
		Purchase of services	-	19,251,899,576

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions.

Significant transactions with related parties within Thanh Thanh Cong Group ("Affiliates") and other related parties during the period from 01 April to 30 June 2025 and period from For the period from 01 April to 30 June 2024 were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
				VND
Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company	Indirect Subsidiary	Interest expenses Interest incomes	- 9,972,602	25,775,343 -
Thanh Cong Xanh One Member Limited Liability Company	Indirect Subsidiary	Interest expenses Loan repayment Interest incomes	- - 9,972,602	27,506,849 - -
Thanh Cong Agricultural Investment Company Limited	Indirect Subsidiary	Interest expenses Interest incomes	39,254,795 9,972,602	27,024,659 -
Y Tuong Xanh Thanh Cong One Member Limited Liability Company	Indirect Subsidiary	Interest incomes Interest expenses	279,232,878 -	- 39,890,411
TTC An Hoa Production – Trading – Service One Member Limited Liability Company	Subsidiary	Interest incomes Interest expenses	2,044,782,467	2,044,782,467 -

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions.

Significant transactions with related parties within Thanh Thanh Cong Group ("Affiliates") and other related parties during the period from 01 April to 30 June 2025 and period from For the period from 01 April to 30 June 2024 were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>For the period from 01 April to 30 June 2025</i>	<i>For the period from 01 April to 30 June 2024</i>
				VND
Agris Production Development Joint Stock Company— previous name as Thanh Thanh Cong - Bien Hoa Cane Sugar Co., Ltd	Subsidiary	Interest incomes	139,616,438	885,326,027
Hai Vi Company Limited	Indirect Subsidiary	Purchase of material	9,542,000	4,838,289,004
Tay Ninh Sugar Joint Stock Company	Indirect Subsidiary	Sale of goods Interest expenses Rendering of services	1,388,889 99,726,027 594,143,954	1,388,889 688,109,589 34,605,167
Thanh Nien Printing Joint Stock Company**	Indirect Subsidiary	Interest expenses Purchase of services	654,092,791 761,635,542	- -
Viet Nam Green Packaging Joint Stock Company	Affiliate	Purchase of materials Purchase of services	2,116,501,450 5,400,000	- -
Thanh Thanh Cong Industrial Zones Joint Stock Company	Affiliate	Sale of goods	2,777,778	-
Ninh Hoa Thermoelectricity One Member Company Limited	Indirect Subsidiary	Rendering of services	44,125,887	-
Mien Trung Bovine Breeding JSC	Indirect Subsidiary	Rendering of services	28,280,364	-
Agris Gia Lai Electricity Joint Stock Company	Indirect Subsidiary	Rendering of services	42,831,851	-

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

Nuoc Trong Rubber Joint Stock Company**	Indirect Subsidiary	Rendering of services	663,530,000	67,143,105
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Affiliate	Rendering of services	136,363,636	-

(*) As of November 1. 2024. This is no longer a subsidiary of the Company.

(**) As of June 30. 2025. This is no longer a subsidiary/ Affiliate of the Company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Transactions with other related parties

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

Name	Position	Remunerations (*)	
		For the period from 01 April to 30 June 2025	For the period from 01 April to 30 June 2024
Ms Dang Huynh Uc My	Chairwoman from 13 July 2024	1,155,000,000	960,000,000
	Vice Chairwoman until 12 July 2024		
Ms Huynh Bich Ngoc	Member	450,000,000	1,110,000,000
Mr Tran Tan Viet	Member	540,000,000	360,000,000
Mr Tran Trong Gia Vinh	Independent member Member until 18 August 2024	735,000,000	150,000,000
Mr Vo Tong Xuan	Member until 23 October 2024	-	450,000,000
Mr Dao Duy Thi	Member until 23 October 2024	-	450,000,000
Mr Le Quang Phuc	Independent member	750,000,000	-
TỔNG CỘNG		3,630,000,000	3,480,000,000

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

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

Name	Position	Remunerations		VND
		For the period from 01 April to 30 June 2025	For the period from 01 April to 30 June 2024	
Mr Thai Van Chuyen	General Director	1,202,065,000	-	
Mr Nguyen Thanh Ngu	General Director until 28 July 2024	-	752,170,000	
Other members		1,296,510,000	1,958,505,000	
TOTAL		2,498,575,000	2,710,675,000	

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	30 June 2025	30 June 2024
				VND
Short-term trade accounts receivable				
Bien Hoa Consumer Joint Stock Company (BHC)	Subsidiary	Sale of goods	552,822,891,873	279,551,527,553
TTC Attapeu Cane Sugar Sole Co., Ltd	Indirect Subsidiary	Sale of goods	469,665,486,634	430,326,549,023
Thanh Thanh Cong Investment Joint Stock Company	Major Shareholder	Sale of goods	67,886,080,000	124,198,749,400
Agris Agriculture Development Joint Stock Company	Subsidiary	Sale of goods	5,537,086,598	45,348,508,903
Global Mind Agriculture Pte. Ltd*	Indirect Subsidiary	Sale of goods	-	524,495,924,337
AgriS Ninh Hoa Import Export Joint Stock Company	Indirect Subsidiary	Sale of goods	20,273,042,341	7,039,533,868
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Sale of goods	12,373,199,688	2,817,307,750
Hai Vi Limited Company	Indirect Subsidiary	Sale of goods	1,613,393,629	1,532,576,194
Ben Tre Import and Export Joint Stock Company	Subsidiary	Sale of goods	1,255,215,000	1,326,090,000
Bien Hoa – Phan Rang Sugar Joint Stock Company	Affiliate	Sale of goods	5,622,477,904	739,262,804
Viet Nam Global Mind Agriculture Joint Stock company (Miaqua Water Joint Stock Company)	Indirect Subsidiary	Sale of goods	-	11,441,187,420
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect Subsidiary	Sale of goods	3,111,707,179	1,453,400,026
Others	Indirect Subsidiary	Sale of goods	2,203,838,396	879,907,711
Others	Affiliate	Sale of goods	382,773,510	273,378,790
			1,142,747,192,752	1,431,423,903,780

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	30 June 2025	VND 30 June 2024
Long-term trade accounts receivable				
TTC Attapeu Cane Sugar Sole Co., Ltd	Indirect Subsidiary	Sale of goods	172,655,324,321	167,955,017,657
Short-term advances to suppliers				
AgriS Ninh Hoa Import Export Joint Stock Company	Indirect Subsidiary	Purchase of goods	481,941,332,787	1,184,188,838,989
TTC Attapeu Sugarcane Co., Ltd	Subsidiary	Purchase of goods	2,286,807,501	97,821,405,000
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Purchase of goods	561,983,261,687	-
Hai Vi Company Limited	Indirect Subsidiary	Purchase of goods	9,262,887,150	9,782,354,350
AgriS Agriculture Development Joint Stock Company	Subsidiary	Purchase of goods	39,730,000	39,730,000
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect Subsidiary	Purchase of goods	532,371,212	1,076,613,925
Thanh Thanh Cong Investment Joint Stock Company	Major Shareholder	Purchase of goods	25,000,000,000	25,000,000,000
Ben Tre Import Export Joint Stock Company	Related parties	Purchase of goods	313,848,000	-

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30 June 2025</i>	<i>VND 30 June 2024</i>
Short-term advances to suppliers (continued)				
Nuoc Trong Sugar Joint Stock Company	Indirect Subsidiary	Purchase of goods	47,000,000	47,000,000
Bien Hoa Consumer Joint Stock Company (BHC)	Subsidiary	Purchase of goods	938,631,187,430	1,874,300,800
Global Mind Agriculture Pte., Ltd *	Indirect Subsidiary	Purchase of goods		148,457,083,772
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect Subsidiary	Purchase of goods	47,758,950,000	-
Thanh Thanh Cong Tourist Joint Stock Company	Affiliate	Purchase of goods	-	4,293,710,000
Thanh Thanh Cong Packing - Trading - Production Joint Stock Company	Affiliate	Purchase of materials	25,000,000,000	25,000,000,000
Other related parties	Related parties	Purchase of goods	-	763,830,000
TOTAL			2,092,797,375,767	1,498,344,866,836
Long-term advances to suppliers				
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Purchase of services	262,484,385,313	995,204,801,941

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

Related parties	Relationship	Transactions	30 June 2025	30 June 2024
Other short-term receivables				
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Affiliate	Purchase of goods	-	744,063,464
Thanh Thanh Cong Investment Joint Stock Company	Major Shareholder	Interest incomes	27,219,408,996	17,102,813,964
Tan Dinh Import Export Joint Stock Company	Associate	Dividend	-	15,830,040,000
Bien Hoa Consumer Joint Stock Company (BHC)	Subsidiary	Interest incomes/Payment on behalf	86,488,843,194	26,777,834,055
AgriS Ninh Hoa Import Export Joint Stock Company	Indirect Subsidiary	Interest incomes/Payment on behalf	50,772,841,195	9,314,347,961
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Interest incomes Dividend	10,900,653,503 195,936,000,000	9,251,594,005
TTC Attapeu Sugarcane Co., Ltd	Subsidiary	Interest incomes/Payment on behalf	6,543,210,332	29,353,719,859
TTC Attapeu Cane Sugar Sole Co., Ltd	Indirect Subsidiary	Interest incomes/Payment on behalf	-	5,385,336,710
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect Subsidiary	Interest incomes/Payment on behalf	11,312,150,972	3,077,617,753
AgriS Agriculture Development Joint Stock Company	Indirect Subsidiary	Interest incomes/Payment on behalf	10,775,645,669	7,867,481,899
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect Subsidiary	Interest incomes/Payment on behalf	2,327,506,847	3,414,425,531

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Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

VND

Related parties	Relationship	Transactions	30 June 2025	30 June 2024
Other short-term receivables (continued)				
Global Mind Agriculture Pte., Ltd*	Indirect Subsidiary	Interest incomes/Payment on behalf	-	2,007,532,944
TTC An Hoa Production – Trading – Service One Member Limited Liability Company	Subsidiary	Interest incomes/Payment on behalf	23,042,024,665	26,840,424,660
AgriS Production Development Joint Stock Company – previous name as Thanh Thanh Cong - Bien Hoa Cane Sugar Co., Ltd	Subsidiary	Interest incomes/Payment on behalf	9,531,660,273	829,106,849
Other related parties		Dividends received	196,000,000,000	-
	Related parties	Interest incomes	6,475,026,275	1,330,086,314
Total			637,324,971,921	159,126,425,968
Other long-term receivables				
Bien Hoa Consumer Joint Stock Company (BHC)	Subsidiary	Capital contribution under Business Cooperation Contract	500,000,000,000	500,000,000,000
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect	Interest incomes/Payment on behalf	39,079,462,140	-
			1,220,340,000	-
Total			540,299,802,140	500,000,000,000

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

				VND
Short-term loan receivables				
TTC An Hoa Production – Trading – Service One Member Limited Liability Company	Subsidiary	Lending	102,520,000,000	102,520,000,000
AgriS Production Development Joint Stock Company	Subsidiary	Lending	7,000,000,000	270,200,000,000
Y Tuong Xanh Thanh Cong One Member Limited Liability Company	Indirect Subsidiary	Lending	14,000,000,000	-
Thanh Thanh Cong Agricultural Development Joint Stock Company	Subsidiary	Lending	20,500,000,000	280,000,000,000
Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company	Indirect Subsidiary	Lending	500,000,000	-
Thanh Cong Agricultural Investment Company Limited	Indirect Subsidiary	Lending	500,000,000	-
Thanh Cong Xanh Company Limited	Indirect Subsidiary	Lending	500,000,000	-
Bien Hoa - Thanh Long Joint Stock Company	Indirect Subsidiary	Lending	12,300,000,000	-
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect Subsidiary	Lending	3,000,000,000	3,000,000,000
Total			160,820,000,000	655,720,000,000
Long-term loan receivables				
AgriS Agriculture Development Joint Stock Company	Indirect Subsidiary		13,000,000,000	-
Total			13,000,000,000	-

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

VND

Related parties	Relationship	Transactions	30 June 2025	30 June 2024
Short-term trade payable				
Bien Hoa Consumer Joint Stock Company (BHC)	Subsidiary	Purchase of goods	445,521,373,498	252,855,159,045
Global Mind Agriculture Pte., Ltd *	Indirect Subsidiary	Purchase of goods	-	40,963,722,274
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect Subsidiary	Purchase of goods	-	11,152,890,000
AgriS Ninh Hoa Import Export Joint Stock Company	Indirect Subsidiary	Purchase of goods	62,117,695,153	-
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Purchase of goods	162,126,221,348	291,293,956,377
AgriS Agriculture Development Joint Stock Company	Subsidiary	Purchase of goods	72,190,212,663	33,299,810,895
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect Subsidiary	Purchase of goods	1,935,651,260	1,113,412,000
Hai Vi Company Limited	Indirect Subsidiary	Purchase of goods	5,954,381,532	9,689,745,738
Viet Nam Global Mind Agriculture Joint Stock company	Indirect Subsidiary	Purchase of goods	-	3,058,349,017
TTC Attapeu Sugarcane Co, Ltd	Subsidiary	Purchase of goods	122,434,042,501	-
Nuoc Trong Sugar Joint Stock Company	Subsidiary	Purchase of goods	5,110,600	-
Thanh Thanh Cong Investment Joint Stock Company	Major Shareholder	Purchase of services	304,264,999	-
Tay Ninh Sugar Joint Stock Company	Subsidiary	Purchase of goods	1,869,722,800	-
Other related parties	Related parties	Purchase of goods	-	409,582,979
TOTAL			874,458,676,354	643,836,628,325

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Thanh Thanh Cong - Bien Hoa Joint Stock Company

B09a-DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

for the period from 1 April to 30 June 2025

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

<i>Bên liên quan</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30 June 2025</i>	<i>30 June 2024</i>	<i>VND</i>
Short-term advances from customers					
Bien Hoa Consumer Joint Stock Company (BHC)	Subsidiary	Sale of goods	15,724,996,887	15,724,996,887	
AgriS Ninh Hoa Import Export Joint Stock Company	Indirect Subsidiary	Sale of goods	95,706,649,150	633,006,649,150	
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Indirect Subsidiary	Sale of goods	-	3,900,000	
AgriS Agriculture Development Joint Stock Company	Subsidiary	Sale of goods	46,737,337,800	-	
Thanh Nien Printing Joint Stock Company	Indirect Subsidiary	Sale of goods	-	62,824,000,000	
Total			158,168,983,837	711,559,546,037	
Short-term Loan payable					
Thanh Cong Agricultural Investment Company Limited	Indirect Subsidiary	Lending	-	900,000,000	
Nong Nghiep Xanh Thanh Cong Company Limited	Indirect Subsidiary	Lending	-	1,200,000,000	
Thanh Cong Xanh Company Limited	Indirect Subsidiary	Lending	-	1,300,000,000	
Y Tuong Xanh Company Limited	Indirect Subsidiary	Lending	-	2,000,000,000	
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect Subsidiary	Lending	122,500,000,000	15,000,000,000	
Bien Hoa Consumer Joint Stock Company	Subsidiary	Lending	-	68,000,000,000	
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Lending	780,000,000,000	-	
Nuoc Trong Sugar Joint Stock Company	Indirect Subsidiary	Lending	8,600,000,000	-	
Tay Ninh Sugar Joint Stock Company	Indirect Subsidiary	Lending	5,000,000,000	34,500,000,000	
Total			916,100,000,000	122,900,000,000	
Long-term Loan payable					
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Lending	275,000,000,000	637,100,000,000	
Nuoc Trong Sugar Joint Stock Company	Indirect Subsidiary	Lending	-	8,600,000,000	
Bien Hoa Consumer Joint Stock Company	Subsidiary	Lending	500,000,000,000	-	
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect Subsidiary	Lending	-	15,000,000,000	
Total			775,000,000,000	660,700,000,000	

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

for the period from 1 April to 30 June 2025

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

VND

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30 June 2025</i>	<i>30 June 2024</i>
<i>Other short-term payables</i>				
AgriS Gia Lai Agricultural Joint Stock Company	Subsidiary	Other payables	-	95,355,678
			29,971,397,260	1,854,772,604
			642,221,604	-
Bien Hoa Consumer Goods Joint Stock Company (BHC)	Subsidiary	Other payables	22,675,975,307	18,138,989,006
			111,263,146,760	34,585,448,132
Nuoc Trong Sugar Joint Stock Company	Indirect Subsidiary	Other payables	4,233,246,577	3,545,246,577
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect Subsidiary	Other payables	14,906,934,245	768,931,506
Y Tuong Xanh Thanh Cong One Member Limited Liability Company	Indirect Subsidiary	Other payables	-	155,342,466
Thanh Cong Xanh One Member Limited Liability Company	Indirect Subsidiary	Other payables	-	79,972,603
Tan Dinh Import Export Joint Stock Company	Affiliate Indirect Subsidiary	Other payables	-	36,000,000
AgriS Ninh Hoa Import Export Joint Stock Company	Subsidiary	Other payables	52,407,392,970	3,264,480,003
			58,432,877	58,432,877
AgriS Agriculture Development Joint Stock Company	Subsidiary	Other payables	961,643,836	961,643,836
			354,349,316	354,349,316

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

Related parties	Relationship	Transactions	30 June 2025	30 June 2024
VND				
<i>Other short-term payables (continued)</i>				
Tay Ninh Sugar Joint Stock Company	Indirect Subsidiary	Other payables	1,381,808,219	1,283,178,083
TTC Attapeu Sugarcane Co., Ltd	Subsidiary	Other payables	86,876,712	86,876,712
Nong Nghiep Xanh Thanh Cong One Member Limited Liability Company	Indirect Subsidiary	Other payables	-	68,432,877
Thanh Cong Agricultural Investment Company Limited	Indirect Subsidiary	Other payables	-	27,024,659
Global Mind Agriculture Pte., Ltd *	Indirect Subsidiary	Other payables	-	33,097,024,832
Thanh Nien Printing Joint Stock Company	Indirect Subsidiary	Other payables	-	6,280,037,490
TOTAL			238,943,425,683	104,741,539,257

(*) As of November 1. 2024. This is no longer a subsidiary of the Company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
for the period from 1 April to 30 June 2025

33. OFF BALANCE SHEETS

	30 June 2025	30 June 2024
Goods held on consignment		
<i>Sugar finished goods (tonne)</i>	286.40	2,797.15
<i>Molasses (tonne)</i>	5.83	2,079.78
<i>Good sugar (tons)</i>	105.50	-
Foreign currencies		
<i>USD</i>	4,048,627	3,698,316

34. EVENTS AFTER THE BALANCE SHEET DATE

There is no other matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company



Nguyen Thanh Nam
Preparer

30 July 2025



Dang Thi Diem Trinh
Chief accountant



Thái Văn Chuyen
General Director

