

**Phuoc An Coffee Joint Stock
Company**

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No: 56-2026/CV-CPPA

SOCIALIST REPUBLIC OF VIETNAM

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Dak Lak, 20 October 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: - **Hanoi Stock Exchange**
- **The State Securities Commission.**

Comply with the provisions of Clause 3, Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market. Phuoc An Coffee Joint Stock Company discloses information on the Financial Statements for The third Quarter of 2026 as follows:

1. Organisation Name: Phuoc An Coffee Joint Stock Company

- Stock code: CPA
- Address: Km 26, National Route 26, Krong Pac Ward, DakLak Province, Viet Nam.
- Tel: 02623.521149 Fax:
- Email: Ntt21@gmail.com Website: www.phuocancoffee.com.vn

2. Contents of information to be announced:

- Financial statements for The third Quarter of 2026:

☒ Separate financial statements (TCNY does not have subsidiaries and superior accounting units have affiliated units);

☐ Consolidated financial statements (TCNY has subsidiaries)

☐ General financial statements (TCNY has an accounting unit under the organization of its own accounting apparatus).

- Cases subject to explanation of causes:

+ The auditing organization gives an opinion that is not a fully accepted opinion on the financial statements (for audited financial statements 2025):

☐ Yes

☐ No

Written explanation in case of accumulation:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more between before and after audit, shifting from loss to profit or vice versa (for audited financial statements 2025):

☐ Yes

☐ No

Written explanation in case of accumulation:

☐ Yes

☐ No

+ Profit after corporate income tax in the report on production and business results of the reporting period changes by 10% or more compared to the report of the same period of the previous year:

**CÔNG TY
CỔ PHẦN
CÀ PHÊ
PHƯỚC AN**

Digitally signed by CÔNG TY CỔ
PHẦN CÀ PHÊ PHƯỚC AN
DN: C=VN, S=ĐẮK LẮK, L=Xã Krông
Pắc, CN=CÔNG TY CỔ PHẦN CÀ
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☒ Yes

☐ No

Written explanation in case of accumulation:

☒ Yes

☐ No

+ Profit after tax in the reporting period suffers a loss, transferred from profit in the same reporting period of the previous year to loss in this period or vice versa:

☐ Yes

☐ No

Written explanation in case of accumulation:

☐ Yes

☐ No

This information has been published on the company's website on 20/10/2026 at the link:
www.phuocancoffee.com.vn.

We hereby commit that the information disclosed above is true and we are fully responsible before the law for the content of the disclosed information

PHUOC AN COFFEE JOINT STOCK COMPANY

Attachments:

- Financial Statements Quarter 3/2026;
- Written explanation of profits after tax difference



Nguyen Huyen Tram

Phuoc An Coffee Joint Stock Company

Financial Statements Quarter 3/2026

Phuoc An Coffee Joint Stock Company

B02-DN

INCOME STATEMENT
ended September 30, 2026

VND

No.	ASSETS	Code	Note	Closing Balance	Opening Balance
A.	CURRENT ASSETS	100		32,756,217,115	28,691,020,458
I.	Cash and cash equivalents	110		3,448,129,188	4,764,945,006
1.	Cash	111		3,448,129,188	4,764,945,006
2.	Cash equivalents	112		-	-
II.	Short-term receivables	130		7,996,826,283	2,826,929,158
1.	Short-term trade receivables	131		428,898,365	127,254,583
2.	Short-term advances to suppliers	132		5,103,757,458	680,235,298
3.	Other short-term receivables	135		52,757,713,678	52,354,868,495
4.	Allowance for doubtful short-term receivables	136		(50,293,543,218)	(50,335,429,218)
III.	Inventories	140		21,208,783,916	20,252,203,845
1.	Inventories	141		25,394,588,493	22,205,464,906
2.	Allowance for decline in inventories	142		(4,185,804,577)	(1,953,261,061)
IV.	Short-term biological assets	150		-	759,106,388
1.	Seasonal crops or crops for one-time harvest, short-term	152		-	759,106,388
V.	Other current assets	160		102,477,728	87,836,061
1.	Short-term prepaid expenses	161		20,383,328	5,741,661
2.	Taxes and other receivables from the State budget	163		82,094,400	82,094,400
				-	
B.	NON-CURRENT ASSETS	200		60,454,052,105	64,540,869,332
I.	Long-term receivables	210		-	-
II.	Fixed assets	220		52,053,954,531	57,405,972,247
1.	Tangible fixed assets	221		51,547,014,531	56,834,772,247
	- Cost	222		294,183,190,109	299,474,407,315
	- Accumulated depreciation	223		(242,636,175,578)	(242,639,635,068)
2.	Intangible fixed assets	227		506,940,000	571,200,000
	- Cost	228		1,285,200,000	1,285,200,000
	- Accumulated amortisation	229		(778,260,000)	(714,000,000)
III.	Investment properties	240		5,282,168,677	5,854,933,960
	- Cost	241		7,636,870,381	7,636,870,381
	- Accumulated depreciation	242		(2,354,701,704)	(1,781,936,421)
III.	Long-term work in progress assets	250		2,974,370,626	1,013,465,655
1.	Construction in progress	252		2,974,370,626	1,013,465,655
IV.	Long-term financial investments	260		-	-
V.	Other long-term assets	270		143,558,271	266,497,470
1.	Long-term prepaid expenses	271		143,558,271	266,497,470
	TOTAL ASSETS (280 = 100 + 200)	280		93,210,269,220	93,231,889,790

Phuoc An Coffee Joint Stock Company

B02-DN

INCOME STATEMENT
ended September 30, 2026

VND

No.	RESOURCES	Code	Note	Closing Balance	Opening Balance
C.	LIABILITIES	300		64,706,287,215	62,284,650,982
I.	Current liabilities	310		63,924,287,640	61,840,671,407
1.	Short-term trade payables	311		2,116,682,182	4,912,286,579
2.	Short-term advances from customers	312		9,195,500,100	3,613,969,740
3.	Taxes and other payable to the State, short-term	314		1,569,801,751	173,376,524
4.	Payables to employees	315		172,616,927	183,727,445
5.	Short-term accrued expenses	316		-	64,000,000
6.	Short-term deferred revenue	319		1,553,601,781	3,363,225,789
7.	Other short-term payables	320		17,310,301,066	15,524,301,497
8.	Short-term borrowings and finance lease liabilities	321		32,000,000,000	34,000,000,000
9.	Bonus and welfare fund	323		5,783,833	5,783,833
II.	Long-term liabilities	330		781,999,575	443,979,575
1.	Long-term trade payables	331		338,020,000	-
2.	Long-term provisions	343		443,979,575	443,979,575
				-	
D.	OWNER'S EQUITY	400		28,503,982,005	30,947,238,808
2.	Owner's contributed capital	411		236,279,900,000	236,279,900,000
	- Ordinary shares with voting rights	411a		236,279,900,000	236,279,900,000
	- Preference shares	411b		-	-
2.	Undistributed after-tax profit	420		(207,775,917,995)	(205,332,661,192)
	- Accumulated undistributed after-tax profit up to the end of prior period	420a		(205,332,661,192)	(195,411,710,799)
	- Undistributed after-tax profit of this period	420b		(2,443,256,803)	(9,920,950,393)
				-	
	TOTAL RESOURCES (440=300+400)	440		93,210,269,220	93,231,889,790

Nguyen Thi Thanh Nhan
Preparer

Bui Quoc Thinh
Chief Accountant

Nguyen Huyen Tram
General Director



October 20, 2026

Phuoc An Coffee Joint Stock Company

B02-DN

INCOME STATEMENT
ended September 30, 2026

VND

Item	Code	Notes	Current quarter	Prior year's quarter	Current year-to-date (YTD)	Prior year-to-date (YTD)
1. Sales (1)	01	20	7,596,061,027	11,404,568,011	14,718,269,594	17,911,030,084
2. Sales deductions	02		-	-	-	-
3. Net sales (10 = 01 - 02)	10		7,596,061,027	11,404,568,011	14,718,269,594	17,911,030,084
4. Cost of sales	11	21	6,372,747,463	10,592,204,048	13,731,906,719	15,927,258,647
5. Gross profit (20=10-11)	20		1,223,313,564	812,363,963	986,362,875	1,983,771,437
6. Profit/loss from disposal of investment properties	21					
7. Financial income	22		86,802,384	46,428	87,316,029	10,433,673
8. Financial expenses	23	22	682,853,425	654,747,944	1,941,291,781	2,103,378,079
- In which: Loan interest expenses	24		682,853,425	654,747,944	1,941,291,781	2,103,378,079
9. Selling expenses	25	23a	96,888,588	98,590,368	294,238,897	304,971,415
10. General and administration expenses	26	23b	511,852,385	434,695,118	1,504,556,458	820,387,311
11. Net operating profit {30=20+21+22-(23+25+26)}	30		18,521,550	(375,623,039)	(2,666,408,232)	(1,234,531,695)
12. Other income	31	24	117,505,819	14,500,000	224,138,911	406,388,535
13. Other expenses	32	25	253,198		987,482	1,870,949,554
14. Other profit/(loss) (40=31-32)	40		117,252,621	14,500,000	223,151,429	(1,464,561,019)
15. Total accounting profit before tax (50=30+40)	50	26	135,774,171	(361,123,039)	(2,443,256,803)	(2,699,092,714)
16. Current income tax	51		-	-	-	-
17. Deferred income tax	52		-	-	-	-
18. Profit after tax (60=50-51-52)	60		135,774,171	(361,123,039)	(2,443,256,803)	(2,699,092,714)
19. The basic earnings per share (*)	70					
20. Diluted loss per share (*)	71					


Nguyen Thi Thanh Nhan
Preparer


Bui Quoc Thinh
Chief Accountant


Nguyen Huyen Tram
General Director

October 20, 2026

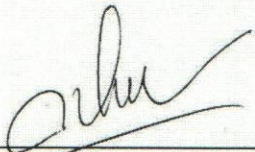
CASH FLOW STATEMENT (continued)
ended September 30, 2026

VND

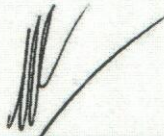
Items	Code	Notes	Current year-to-date (YTD)	Prior year-to-date (YTD)
I. Cash flows from operating activities				
1. Profit before tax	1		(2,443,256,803)	(2,699,092,714)
2. Adjustments for:			-	
Depreciation of fixed assets and investment properties	2		633,565,793	7,841,791,536
Provisions	3		4,143,918,577	(785,268,981)
Gains and losses from exchange rate differences due to revaluation of monetary items denominated in foreign currencies	4		-	-
Gains and losses from investment activities	5		-	(308,004,501)
Interest expenses	6		-	84,163,919
Other adjustments	7		-	
3. Profit from operating activities before changes in working capital	8		2,334,227,567	4,133,589,259
Increase, decrease in receivables	9		(5,128,011,125)	(4,338,044,992)
Increase, decrease in inventories	10		(4,383,278,260)	(800,781,364)
Increase, decrease in payables (excluding interest payable and corporate income tax payable)	11		4,421,636,233	3,062,178,514
Increase, decrease in prepaid expenses	12		108,297,532	102,982,960
Increase, decrease in trading securities	13		-	-
Interest paid	14		-	(120,163,919)
Corporate income tax paid	15		-	-
Other cash receipts from operating activities	16		-	-
Other cash payments for operating activities	17		-	-
Net cash flows from operating activities	20		(2,647,128,053)	2,039,760,458
II. Cash flows from investing activities			-	
1. Cash payments to acquire fixed assets and other long-term assets	21		3,330,312,235	(2,359,295,611)
2. Cash receipts from disposal of fixed assets and other long-term assets	22		-	-
3. Cash payments for loans, purchase of debt instruments of other entities	23		-	-
4. Cash receipts from loan recoveries, sale of debt instruments of other entities	24		-	-
5. Cash payments for investments in other entities	25		-	-
6. Cash receipts from investments in other entities	26		-	-
7. Interest and dividends received	27		-	308,004,501
Net cash flows from investing activities	30		3,330,312,235	(2,051,291,110)
III. Cash flows from financing activities			-	
1. Cash receipts from issuing shares, receiving capital contributions from owners	31		-	-

CASH FLOW STATEMENT (continued)
ended September 30, 2026

Items	Code	Notes	Current year-to-date (YTD)	Prior year-to-date (YTD)
2. Cash payments to return capital to owners, repurchase shares issued by the enterprise	32		-	-
3. Cash receipts from borrowings	33		-	(1,000,000,000)
4. Cash repayments of borrowings	34		(2,000,000,000)	-
5. Cash repayments of finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	40		(2,000,000,000)	(1,000,000,000)
Net cash flows during the period (50 = 20+30+40)	50		(1,316,815,818)	(1,011,530,652)
Cash and cash equivalents at the beginning of the period	60		4,764,945,006	4,418,262,999
Effect of exchange rate changes on cash and cash equivalents	61		-	
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		3,448,129,188	3,406,732,347



Nguyen Thi Thanh Nhan
Preparer



Bui Quoc Thinh
Chief Accountant




Nguyen Huyen Tram
General Director

October 20, 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the accounting period ended September 30, 2026

1. CORPORATE INFORMATION

Phuoc An Coffee Joint Stock Company ("the Company") incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 6000183273 issued by the Department of Planning and Investment of Dak Lak Province on 20 September 1996. The Company subsequently received the amended Enterprise Registration Certificates ("ERC"), with the latest being the 19th amended ERC on 20 September 2025.

The current principal activities of the Company are to produce and trade agricultural products.

The Company's shares were registered for trading in the market of unlisted public companies managed by the Hanoi Stock Exchange ("HNX") with the code of CPA in accordance with the Decision No. 861/QD-SGDHN issued by HNX on 20 December 2019.

The Company's registered head office are located at Km26, Highway 26, Krong Pac Commune, Dak Lak Province, Vietnam.

The Company's normal course of business cycle is is not more than 12 months.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

2.1 Accounting period

The Company's annual accounting period is from 1 January to 31 December. For the six-month accounting period ended 30 September 2026, the Company prepared its interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of financial statements.

2.2 Accounting currency

The accompanying financial statements are presented in Vietnam Dong (VND).

3. APPLIED ACCOUNTING STANDARDS, ACCOUNTING SYSTEM, ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT STATUTORY REQUIREMENTS

3.1 Applied accounting system

The Company applies the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance guiding the Corporate Accounting System.

3.2 Statement of compliance with Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System

The Company applies Vietnamese Accounting Standards, the circulars guiding the Vietnamese Corporate Accounting System, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of the financial statements.

The Board of General Directors of the Company ensures that it has complied with the requirements of Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and the guiding circulars on the implementation of accounting standards issued by the Ministry of Finance in the preparation of the financial statements.

3.3 Basis of preparation of the financial statements

The accompanying financial statements are presented in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of financial statements. The accompanying financial

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

3.4 Accounting estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities and assets as at the date of the financial statements, as well as the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of General Directors' best knowledge, actual results may differ from those estimates and assumptions.

3.5 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.6 Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are stated at carrying amount less provision for doubtful debts.

The provision for doubtful debts is made for each doubtful debt based on the overdue age of the debts or the anticipated level of losses, or for receivables where the debtors are unlikely to settle due to liquidation, bankruptcy or similar financial difficulties.

3.7 Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of inventories includes direct materials, direct labour and overheads, where applicable, incurred in bringing the inventories to their present location and condition. The cost of inventories is determined using the monthly weighted average method.

Net realisable value represents the estimated selling price less the estimated costs of completion and the estimated costs of marketing, selling and distribution.

The Company's provision for devaluation of inventories is made in accordance with current accounting regulations. Accordingly, the Company is permitted to make provisions for obsolete, damaged, or substandard inventories, and in cases where the cost of inventories is higher than their net realisable value as at the end of the accounting period.

3.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises their purchase price and all other costs directly attributable to bringing the assets to their working condition for their intended use. Tangible fixed assets are depreciated using the straight-line method as follows:

	Current year	Prior year
	[Years]	[Years]
Buildings and structures	05 – 25	05 – 25
Machinery and equipment	05 – 15	05 – 15
Motor vehicles and transmission equipment	05 – 15	05 – 15
Office equipment	04 – 08	04 – 08
Perennial trees producing recurring products	05 - 25	05 - 25

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

3.9 Leases

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

The Company as lessor

The Company recognises assets held under a finance lease as a receivable at an amount equal to the net investment in the lease. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Company's net investment outstanding in respect of the leases. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

The Company as lessee

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in profit or loss, unless they are directly attributable to leased assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs.

A lease is classified as an operating lease whenever substantially all the risks and rewards of ownership remain with the lessor. Operating lease payments are recognised as an expense in the statement of profit or loss on a straight-line basis over the lease term. Incentives received or receivable to enter into operating leases are also recognised on a straight-line basis over the lease term.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

3.10 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises all costs incurred by the Company to acquire the asset up to the point it is brought to its working condition for its intended use. Subsequent expenditure relating to an intangible fixed asset after initial recognition is recognised as an operating expense in the period in which it is incurred, unless the expenditure is associated with a specific intangible fixed asset and increases the future economic benefits generated by the asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortisation are derecognised, and any resulting gain or loss on disposal is included in profit or loss for the year.

The Company's intangible fixed assets comprise:

Land use rights

Land use rights represent all actual costs directly attributable to the land being used, including: the cost of acquiring the land use rights, compensation and site clearance costs, land leveling costs, and registration fees,....

The Company's land use rights are amortised as follows: Land use rights allocated by the State with land use fee payment are amortised using the straight-line method over the allocation period; indefinite land use rights are not amortised.

3.11 Investment properties

Investment properties are land use rights, buildings, part of a building or infrastructure held by the Company as owner or under a finance lease to earn rentals or for capital appreciation.

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

Investment properties are stated at cost less accumulated depreciation. The cost of an investment property comprises all costs incurred by the Company or the fair value of other consideration given to acquire the investment property up to the date of acquisition or completion of construction.

Subsequent expenditure relating to an investment property that has already been recognised is recognised as an expense in the period in which it is incurred, unless 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, in which case the expenditure is capitalised as an additional cost of the investment property.

When an investment property is sold or disposed of, its cost and accumulated depreciation are derecognised, and any resulting gain or loss on disposal is included in profit or loss for the year.

Transfers from owner-occupied property or inventories to investment property are made only when there is a change in use, evidenced by the end of owner-occupation and the commencement of an operating lease to another party, or at the completion of construction. Transfers from investment property to owner-occupied property or inventories are made only when there is a change in use, evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. Transfers from investment property to owner-occupied property or inventories do not change the cost or the carrying amount of the property at the date of transfer.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives. The depreciation periods for investment properties are as follows:

<u>Items</u>	<u>Years</u>
Buildings and structures	05 – 25

3.12 Construction in progress

Construction in progress represents the cost of newly acquired assets that have not yet been installed, or capital construction projects that have not yet been completed. Construction in progress is stated at cost, which comprises all necessary expenditures incurred to construct, repair, renovate, expand, or technically re-equip works, such as construction costs, equipment costs, project management fees, construction investment consulting fees, and qualifying borrowing costs eligible for capitalisation.

Construction in progress is transferred to the appropriate fixed asset accounts when the assets are installed or the construction projects are completed, and depreciation of these assets commences when they are ready for their intended use.

Construction in progress is recognised as an expense in profit or loss for the year if it does not meet the recognition criteria for fixed assets.

3.13 Prepaid expenses

Prepaid expenses comprise actual expenses incurred that relate to the results of operations of several accounting periods. The Company's prepaid expenses comprise the following:

Tools and supplies

Tools and supplies put into use are amortised to the statement of profit or loss on a straight-line basis over an allocation period not exceeding 36 months.

Fixed asset repair and maintenance costs

One-off major fixed asset repair and maintenance costs are amortised to profit or loss on a straight-line basis over a period of 36 months.

Prepaid land rental

Prepaid land rental represents land rental payments made in advance for the land currently occupied by the Company. Prepaid land rental is amortised to profit or loss on a straight-line basis over the lease term.

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

3.14 Payables and accrued expenses

Payables and accrued expenses are recognised for amounts to be paid in the future for goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

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

- Trade payables represent payables of a commercial nature arising from the purchase of goods, services, or assets where the supplier is an independent entity from the Company;
- Accrued expenses represent payables for goods and services received from suppliers or provided to customers that have not been paid due to a lack of invoices or sufficient accounting documentation, as well as payables to employees for accrued annual leave and other production and operating expenses required to be accrued. When such expenses are actually incurred, any difference between the actual amount incurred and the amount accrued is recognised as an increase or decrease in the relevant expense account;
- Other payables represent payables of a non-commercial nature that do not arise from transactions involving the purchase, sale, or provision of goods and services.

3.15 Unearned revenue

Unearned revenue represents revenue received in advance for one or more accounting periods, primarily comprising rentals received in advance from customers for multiple periods. The Company recognises unearned revenue corresponding to the obligations that the Company will be required to perform in the future. When the revenue recognition criteria are met, unearned revenue is recognised in the statement of profit or loss for the year corresponding to the portion of the obligation that satisfies such recognition criteria.

3.16 Borrowings and finance lease obligations

Borrowings are monitored by lender, loan agreement, and repayment maturity. In cases where borrowings are denominated in foreign currencies, detailed records are maintained by original currency.

3.17 Borrowing costs

Borrowing costs are recognised as production and operating expenses in the year in which they are incurred, unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 – "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings is deducted from the cost of the related asset. For specific borrowings obtained for the construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is less than 12 months.

3.18 Provisions**Provision for severance allowance**

The severance allowance for employees is accrued at the end of each reporting period for employees who have worked regularly for the Company for 12 months or more, at the rate of one-half of a month's salary for each year of service qualifying for severance allowance in accordance with the Labour Code and its relevant guiding regulations. The average monthly salary used to calculate the severance allowance is adjusted at the end of each reporting period based on the average salary of the nine consecutive months preceding the reporting date. Any increase or decrease to the accrued amount, other than actual payments made to employees, is recognised in the statement of profit or loss.

This accrued severance allowance is utilised to pay severance allowances to employees upon termination of their employment contracts in accordance with Article 46 of the Labour Code.

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

3.19 Owner's equity

Owner's contributed capital is recognised according to the actual amount of capital contributed by the shareholders.

3.20 Revenue and income recognition**Revenue from sale of goods and finished products**

Revenue from the sale of goods and finished products is recognised when all of the following conditions are simultaneously satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods or products;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from operating leases

Revenue from operating leases is recognised on a straight-line basis over the lease term. Advance lease rentals received for multiple periods are allocated to revenue over the lease term.

Interest income

Interest income is recognised on an accrual basis, determined based on the balances of deposit accounts and the actual applicable interest rates for each period.

3.21 Cost of goods sold and services rendered

Cost of goods sold comprises the cost of products, goods, and services provided during the year and is recognised concurrently with the related revenue realised during the year. Abnormal amounts of wasted direct materials, direct labour, and unallocated fixed production overheads are recognised immediately in cost of goods sold (after deducting any compensations, if applicable), regardless of whether the related products or goods have been determined as sold.

3.22 Selling expenses

Selling expenses reflect the actual expenses incurred in the process of selling goods and providing services, primarily comprising salaries of sales personnel, product introduction and marketing expenses, advertising, and sales commissions.

3.23 General and administrative expenses

General and administrative expenses reflect the actual expenses incurred for the general management of the Company, primarily comprising salaries of administrative personnel; social insurance, health insurance, trade union fees, and unemployment insurance for administrative staff; office supplies; depreciation; provisions; outsourced services; and other expenses.

3.24 Taxation**Current corporate income tax**

Current corporate 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, using the tax rates and tax laws that have been enacted by the end of the accounting period.

Current corporate income tax is recognised in the statement of profit or loss, except to the extent that it relates to items recognised directly in owner's equity, in which case the current corporate income tax is also recognised directly in owner's equity.

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

The Company offsets current corporate income tax assets and current corporate income tax liabilities only if there is a legally enforceable right to set off the recognised amounts and it intends to settle on a net basis.

Deferred corporate income tax

Deferred corporate income tax is provided on temporary differences at the end of the accounting period between the tax bases of assets and liabilities and their carrying amounts for interim financial reporting purposes.

Deferred corporate income tax liabilities are recognised for all taxable temporary differences, except where the deferred corporate income tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither accounting profit nor taxable profit or tax loss.

The carrying amount of deferred corporate income tax assets is reviewed at the end of each accounting period and reduced to the extent that there is no reasonable certainty that sufficient future taxable profits will be available to allow all or part of the benefit of the deferred corporate income tax asset to be utilised. Previously unrecognised deferred corporate income tax assets are reassessed at the end of each accounting period and are recognised to the extent that it has become reasonably certain that future taxable profits will allow the deferred corporate income tax asset to be recovered.

Deferred corporate income 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 by the end of the accounting period.

Deferred corporate income tax is recognised in the statement of profit or loss, except to the extent that it relates to items recognised directly in owner's equity, in which case the deferred corporate income tax is also recognised directly in owner's equity.

The Company offsets deferred corporate income tax assets and deferred corporate income tax liabilities only if there is a legally enforceable right to set off current corporate income tax assets against current corporate income tax liabilities and the deferred corporate income tax assets and deferred corporate income tax liabilities relate to corporate income taxes levied by the same taxation authority on the same taxable entity.

Tax losses carried forward

The Company is entitled to carry each tax loss forward to offset against taxable profits arising within five consecutive years subsequent to the year in which the loss was incurred. As at the end of the accounting period, the Company had accumulated tax losses amounting to VND 207,911,692,166 (31 December 2025: VND 205,332,661,192). These accumulated tax losses are available for offset against future taxable profits for a period of five years from the year subsequent to the year in which the loss was incurred, in accordance with Vietnamese tax regulations.

No deferred corporate income tax asset has been recognised in respect of these accumulated tax losses as, at the date of preparation of these financial statements, there is no reasonable certainty that future taxable profits will be available against which these losses can be utilised.

Interest expenses exceeding the statutory cap

The Company is entitled to carry forward interest expenses exceeding the statutory cap that were non-deductible when determining corporate income tax in the current period to subsequent tax periods when determining total deductible interest expenses for those periods. The carry-forward period for such non-deductible interest expenses is a continuous period not exceeding five years subsequent to the year in which the non-deductible interest expenses were incurred.

No deferred corporate income tax asset has been recognised in respect of the aforementioned non-deductible interest expenses as there is no reasonable certainty that such expenses can be utilised within the permissible carry-forward period to subsequent tax periods.

Unutilised provisions

Provisions for doubtful debts, devaluation of inventories, and severance allowance represent deductible temporary differences when determining corporate income tax. These provisions can be offset against taxable income when utilised in accordance with current regulations.

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended September 30, 2026

No deferred corporate income tax asset has been recognised in respect of these provisions as there is no reasonable certainty that future taxable profits will be available against which these deductible temporary differences can be utilised.

3.25 Financial instruments**Initial recognition**

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. The Company's financial assets comprise cash, cash equivalents, trade receivables, other receivables, deposits, financial investments, and derivative financial instruments.

Financial liabilities: At the date of initial recognition, financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. The Company's financial liabilities comprise trade payables, other payables, accrued expenses, finance lease obligations, borrowings, and derivative financial instruments.

Subsequent remeasurement

Currently, there are no statutory regulations on the subsequent measurement of financial instruments after initial recognition.

3.26 Related parties

Parties are considered to be related 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. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

4. CASH AND CASH EQUIVALENTS

	VND	
	September 30, 2026	December 31, 2025
Cash on hand	28,994,288	58,861,528
Cash in banks	3,419,134,900	4,706,083,478
TOTAL	3,448,129,188	4,764,945,006

5. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	September 30, 2026	December 31, 2025
An Loc Phat Fire Protection Technical and Trading Company Limited	307,800,000	307,800,000
Central Highlands Fire Protection Technical and Trading Company Limited	268,429,616	268,429,616
Quang Minh Construction Mechanical Service Trading One Member Co., Ltd	4,423,522,160	
Others	104,005,682	104,005,682
TOTAL	5,103,757,458	680,235,298

6. OTHER SHORT-TERM RECEIVABLES

Phuoc An Coffee Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)
For the accounting period ended September 30, 2026

VND

September 30, 2026 December 31, 2025

Receivables from farmers on shortage of contracted products	44,984,727,340	44,911,887,661
Receivables from farmers on planting avocado at An Thuan perennial trees	2,722,296,157	2,733,236,593
Advances to employees	1,506,348,685	1,506,348,685
Receivable on reclaim of perennial trees garden	1,957,440,108	1,421,167,415
Receivables on transfer of perennial trees garden	969,641,954	1,182,587,954
Others	617,259,434	599,640,187
TOTAL	52,757,713,678	52,354,868,495
Provision for doubtful short-term receivables	(50,293,543,218)	(50,231,423,536)

7. INVENTORIES

VND

September 30, 2026 December 31, 2025

Work in process (*)	17,752,991,104	12,236,263,697
Raw materials	358,388,388	10,574,886,039
Finished goods	7,253,387,487	138,177,452
Tools and supplies	29,821,514	15,244,106
TOTAL	25,394,588,493	22,964,571,294
Provision for obsolete inventories	(4,185,804,577)	(1,953,261,061)
NET	21,208,783,916	21,011,310,233

(*) This is the growing cost of coffee be waiting to be harvested. It includes fertilizer cost, labor cost, depreciation cost, protection cost, electricity, water, wastewater treatment and other monetary costs.

Phuoc An Coffee Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)
For the accounting period ended September 30, 2026

8. TANGIBLE FIXED ASSETS

	VND					
	<i>Buildings and Structures</i>	<i>Machinery and Equipment</i>	<i>Means of Transportation</i>	<i>Perennial Crops</i>	<i>Management Tools and Equipment</i>	<i>Total</i>
Cost						
As at December 31, 2025	85,840,159,157	41,846,455,932	800,000,000	169,395,733,590	1,592,058,636	299,474,407,315
Newly purchase						-
Disposal				5,291,217,206		5,291,217,206
As at September 30, 2026	85,840,159,157	41,846,455,932	800,000,000	164,104,516,384	1,592,058,636	294,183,190,109
						-
Accumulated depreciation						-
As at December 31, 2025	(78,278,212,939)	(39,938,681,042)	(800,000,000)	(122,030,682,451)	(1,592,058,636)	(242,639,635,068)
Depreciation for the period	(1,496,200,023)	(303,234,328)	-	(3,488,323,365)	-	(5,287,757,716)
Write-off	5,179,052,206	112,165,000				5,291,217,206
As at September 30, 2026	(74,595,360,756)	(40,129,750,370)	(800,000,000)	(125,519,005,816)	(1,592,058,636)	(242,636,175,578)
						-
Net carrying amount						-
As at December 31, 2025	7,561,946,218	1,907,774,890	-	47,365,051,139	-	56,834,772,247
As at September 30, 2026	11,244,798,401	1,716,705,562	-	38,585,510,568	-	51,547,014,531

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the accounting period ended June 30, 2026

9. INTANGIBLE ASSETS

	VND
	<i>Land use rights</i>
Cost	
As at December 31, 2025 and September 30, 2026	<u>1,285,200,000</u>
Accumulated amortisation	
As at December 31, 2025	(714,000,000)
Amortisation for the period	<u>(64,260,000)</u>
As at September 30, 2026	<u>(778,260,000)</u>
Net carrying amount	
As at December 31, 2025	<u>571,200,000</u>
As at September 30, 2026	<u>506,940,000</u>

10. INVESTMENT PROPERTY FOR RENT

	VND
	<i>Buildings</i>
Cost:	
As at December 31, 2025 and September 30, 2026	<u>7,636,870,381</u>
Accumulated depreciation and amortisation:	
As at December 31, 2025	(1,781,936,421)
Depreciation for the period	<u>(572,765,283)</u>
As at September 30, 2026	<u>(2,354,701,704)</u>
Net carrying amount:	
As at December 31, 2025	<u>5,854,933,960</u>
As at September 30, 2026	<u>5,282,168,677</u>

11. CONSTRUCTION IN PROGRESS

	VND
	<i>September 30, 2026 December 31, 2025</i>
Avocado & durian planting project	<u>2.974.370.626 1.013.465.655</u>

12. LONG-TERM PREPAID EXPENSES

	VND
	<i>September 30, 2026 December 31, 2025</i>
Goodwill (i)	139,729,271 254,053,220

Phuoc An Coffee Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended June 30, 2026

Others	3,829,000	12,444,250
TOTAL	143,558,271	266,497,470

- (i) This is the goodwill of the Company which was determined when transforming from a state-owned company into a joint stock company according to the Decision 43/QD-UBND dated 6 January 2017 of the Dak Lak Province People's Committee on approval the value of equitization. Goodwill was gradually allocated to expenses for a period of 10 years since 1 September 2017 according to Circular No. 127/2014/TT-BTC issued by the Ministry of Finance on 5 September 2014.

13. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

13.1 Short-term trade payables

	September 30, 2026	VND December 31, 2025
Payable to farmers on over-contracted products	1,728,175,376	4,766,086,578
Others	401,412,403	146,200,001
TOTAL	2,116,682,182	4,912,286,579

13.2 Short-term advances from customers

	September 30, 2026	VND December 31, 2025
Advances from other customers	8.836.000.300	3.578.576.880
Cu Ne Wind Power Investment and Management Company Limited	3.410.000.000	3.410.000.000
Van Hoa Holding Group Joint Stock Company	5.307.000.000	168.576.880
Others	119.000.300	
Binh Duong Nutifood Nutrition Food Joint Stock Company	359.499.800	35.392.860
TOTAL	9.195.500.100	3.613.969.740

14. STATUTORY OBLIGATIONS

	September 30, 2026	VND December 31, 2025
Receivables		
Corporate income tax	82,094,400	82,094,400
Payables		
Property tax and land rental	1,564,012,741	99,650,218
Value added tax		70,150,908
Personal income tax	5,789,010	3,575,398
TOTAL	1,569,801,751	173,376,524

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the accounting period ended June 30, 2026

15. UNEARNED REVENUE

Unearned revenue as at 30 September 2024 included the rental fees which were received in advance for the whole rental year and are amortised periodically.

16. OTHER SHORT-TERM PAYABLES

		VND
	September 30, 2026	December 31, 2025
Other payables to third parties	11.639.533.944	11.792.520.677
- Land Fund Development Center of Krong Buk District	6.787.453.717	6.787.453.717
- Equitization payables to farmers	2.603.658.717	2.603.658.717
- Payables related to equitization (Note 9)	1,388,629,410	1,388,629,410
- Short-term deposits received	687.113.880	387.113.880
- Others	107,168,390	625.664.953
Binh Duong Nutifood Nutrition Food Joint Stock Company	5.670.767.122	3.731.780.820
TOTAL	17.310.301.066	15.524.301.497

17. OTHER LONG-TERM PROVISION

This represents the severance allowance payable to employees.

18. SHORT-TERM LOAN

	December 31, 2025	Drawdown	Repayment	VND September 30, 2026
Short-term loans from a related party	34,000,000,000	-	2,000,000,000	32,000,000,000

19. OWNERS' EQUITY

	Share capital	Accumulated losses	VND Total
For the accounting period ended September 30, 2026			
As at December 31, 2025	236,279,900,000	(205,332,661,192)	30,947,238,808
Net loss for the period	-	(2,443,256,803)	(2,443,256,803)
As at September 30, 2026	236,279,900,000	(207,775,917,995)	28,503,982,005

20. NET REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	The third quarter of 2026	VND The third quarter of 2025
Net revenues from sale of goods and rendering of services	7,596,061,027	11,404,568,011

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the accounting period ended June 30, 2026

In which:

Sale of finished goods	6,288,825,000	10,071,783,392
Rental	1,307,236,027	1,332,784,619

21. COST OF GOODS SOLD AND SERVICE RENDERED

	VND	
	The third quarter of 2026	The third quarter of 2025
Cost of finished goods sold	5,608,171,119	10,180,457,741
Cost of office rental	764,576,344	411,746,307
TOTAL	6,372,747,463	10,592,204,048

22. FINANCE EXPENSES

	VND	
	The third quarter of 2026	The third quarter of 2025
Loan interest	682.853.425	654.747.944

23. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	The third quarter of 2026	The third quarter of 2025
Selling expenses	96,888,588	98,590,368
Labor costs	70,364,292	67,535,832
Expenses for external services	26,524,296	31,054,536
General and administrative expenses	511,852,385	434,695,118
Depreciation and amortisation	336,861,291	165,973,374
Labor costs	117,990,207	109,901,435
Others	228,219,133	158,820,309
TOTAL	608,740,973	533,285,486

24. OTHER INCOME

	VND	
	The third quarter of 2026	The third quarter of 2025
Others	117,505,819	14,500,000
TOTAL	117,505,819	14,500,000

25. OTHER EXPENSES

VND

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the accounting period ended June 30, 2026

	<i>The third quarter of 2026</i>	<i>The third quarter of 2025</i>
Others	253.198	
TOTAL	253.198	

26. CORPORATE INCOME TAX

As the Company reported a tax loss for the accounting period ended **September 30, 2026**, no provision for corporate income tax has been made.

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable income.

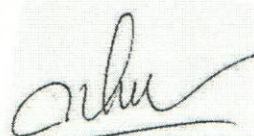
The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim financial statements could change at a later date upon final determination by the tax authorities.

	<i>The third quarter of 2026</i>	<i>The third quarter of 2025</i>
Total accounting profit before tax	135,774,171	(361,123,039)

VND

26. OTHER INFORMATION

The cost allocation unit for The third quarter of 2026 is a relative figure due to the seasonal nature of the agricultural production industry.



Nguyen Thi Thanh Nhan
Preparer



Bui Quoc Thinh
Chief Accountant




Nguyen Huyen Tram
General Director

October 20, 2026