

**THANG LOI COFFEE JOINT STOCK  
COMPANY**

Audited Financial Statements  
For the fiscal year ended December 31, 2024



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THANG LOI COFFEE JOINT STOCK COMPANY  
Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.  
**BOARD OF DIRECTORS' REPORT**

The Board of Directors of Thang Loi Coffee Joint Stock Company (hereinafter referred to as the "Company") presents its report along with the financial statements for the fourth quarter ended December 31, 2024.

**1. General Information**

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

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on February 1, 2023, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters is located at: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

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

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

**Board of Directors**

Mr. Do Hoang Phuc	BOD Chairman	
Mr. Pham Xuan Thu	BOD Vice Chairman	Appointed on April 24, 2024
Ms. Pham Thi Linh	Member	Appointed on April 24, 2024
Mr. Do Hoang Phuong	Member	
Ms. Hoang Thi Thu Ha	Member	Dismissed on April 24, 2024
Ms. Dang Thi Huyen	Member	

**Board of Management**

Mr. Pham Xuan Thu	General Director	Dismissed on October 02, 2024
Ms. Hoang Thi Thu Ha	Vice General Director	
Mr. Doan Dinh Hong	Vice General Director	

**Supervisory Board**

Mr. Pham Dinh Bo	Head of the Supervisory Board	
Ms. Le Dang Uyen Dan	Member	
Ms. Nguyen Thi Thuy Hang	Member	Appointed on April 24, 2024

**Legal representative**

The Company's legal representative during the accounting period and at the time of preparing this report is Mr. Do Hoang Phuc – Chairman of the Board of Directors (born on 3 July 1957; ethnicity: Kinh; nationality: Vietnamese; citizen identity card No. 037057001333 issued by the Police Department on Residence Management and National Data on Population on 20 November 2017; permanent address: No. 12 Trinh Tu Street, Kim Da Ward, Ninh Khanh Road, Ninh Binh City, Ninh Binh Province, Vietnam).

**3. Business Performance Evaluation**

The Company's business results for the fiscal year ended December 31, 2024, and its financial position as of the same date are presented in the attached Financial Statements



## BOARD OF DIRECTORS' REPORT

**4. Events subsequent to balance sheet date**

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

**5. Auditor**

AFC Vietnam Auditing Co., Ltd has been appointed to audit the financial statements for the fiscal year ended December 31, 2024

**6. Statement of of the Board of Directors' Responsibility for the Financial Statements**

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

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

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

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

**7. Commitment on information disclosure**

The Board of Directors commits that the Company complies with Decree 155/2020/ND-CP dated December 31, 2020 of the Prime Minister detailing the implementation of a number of articles of the Securities Law and that the Company does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020, Circular 68/2024/TT-BTC dated September 18, 2024 of the Ministry of Finance guiding the disclosure of information on the Stock Market

**8. Approval of the Financial Statements**

The Board of Directors approves the attached financial statements. These financial statements present a true and fair view of the financial position of the Company as of December 31, 2024, as well as its income and cash flows for the accounting period ended on that date, in accordance with applicable accounting standards, the Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of financial statements.



Do Hoàng Phúc  
Chairman of the Board of Directors

Dak Lak, March 17, 2025





No.: 063/2025/BCKT-PB.00333

## INDEPENDENT AUDITOR'S REPORT

**To: The Shareholders, Board of Directors, Executive Board, and Supervisory Board  
Thang Loi Coffee Joint Stock Company**

We have audited the accompanying financial statements of Thang Loi Coffee Joint Stock Company, ("the Company"), prepared on March 17, 2025, as set out from page 05 to page 36, which comprise the balance sheet as at December 31, 2024, and the income statement, the cash flow statement for the fiscal year ended same day and the Notes to the financial statements.

### Board of Directors' responsibility

The Board of Management is responsible for the preparation and fair presentation of these financial statements of company in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Board of Management, as well as evaluating the presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

### Basis for Qualified Audit Opinion

As of December 31, 2024, the Company has not yet finalized the settlement of equitization costs or determined the value of state capital to be transferred to the joint-stock company, due to unresolved financial issues. The Company issued Official Letter No. 733/CV-TL dated December 1, 2020, to the People's Committee of Dak Lak Province, the Department of Finance of Dak Lak, and the Equitization Steering Committee of Thang Loi Coffee One-Member Company Limited, requesting approval for the equitization cost settlement of VND 1,089,000,000. Additionally, the Company proposed deductions for certain receivables from contracted farmers, a negative balance in the reward and welfare fund, and unresolved asset losses, including the remaining value of coffee plantations that were illegally cut down by contractors and work in progress from 2018, which were not recovered through contracted production agreements, into the amount payable to the State. As of December 31, 2024, the remaining value of these proposed deductions amounts to VND 10,223,873,600.

Depending on the decision of the Management Agency, the figures presented in the financial statements may be changed when there is an official decision. The financial statement figures may change, subject to official decisions from the regulatory authorities.

## INDEPENDENT AUDITOR'S REPORT (Continued)

### Qualified Audit Opinion

In our opinion, except for the effects of the matters described in the "Basis for Qualified Audit Opinion" section, the financial statements fairly and accurately reflect, in all material respects, the financial position of Thang Loi Coffee Joint Stock Company as of December 31, 2024, as well as the business performance and cash flows for the fiscal year ending on the same date in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations governing financial statement preparation and presentation.

### Issues to be emphasized

As stated in Note 8.1, at the time of issuing this audit report, the comparative data is as follows:

Thang Loi Coffee Joint Stock Company has not yet received official approval for the state capital value at the time of its conversion into a joint-stock company. As a result, the figures in the Company's financial statements for the fiscal year ending December 31, 2024, may change once official approval is granted. Auditor's opinion is not qualified concerning this matter.



**NGUYEN XUAN HUNG**

**Vice Director**

Certificate of Audit Registration

No. 5701-2023-009-1

AFC VIETNAM AUDITING COMPANY LIMITED -  
NORTH BRANCH

*Hanoi, Viet Nam*

*March 17, 2025*

**NGUYEN VAN VINH**

**Auditor**

Certificate of Audit Registration

No. 5023-2025-009-1



THANG LOI COFFEE JOINT STOCK COMPANY

Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

**BALANCE SHEET**

As at December 31, 2024

Form B01a - DN

ASSETS	Code	Note	31 December 2024 VND	1 January 2024 VND
<b>A/ SHORT-TERM ASSETS</b>	<b>100</b>		<b>182,160,001,191</b>	<b>217,172,791,562</b>
<b>I/ Cash and cash equivalents</b>	<b>110</b>	<b>5.1</b>	<b>6,542,852,783</b>	<b>656,615,343</b>
1. Cash	111		6,542,852,783	656,615,343
<b>II/ Short-term financial investments</b>	<b>120</b>	<b>5.2</b>	<b>125,320,000,000</b>	<b>62,820,000,000</b>
1. Held to maturity investments	123		125,320,000,000	62,820,000,000
<b>III/ Short-term receivables</b>	<b>130</b>		<b>8,422,934,882</b>	<b>24,279,055,963</b>
1. Short-term trade receivables	131	5.3	355,493,367	17,439,406,266
2. Short-term repayments to suppliers	132	5.4	268,332,142	2,161,908,892
3. Other short-term receivables	136	5.5	19,038,572,497	16,422,392,249
4. Provisions for doubtful short-term receivables	137	5.5	(11,250,599,751)	(11,755,788,071)
5. Shortage of assets awaiting resolution	139		11,136,627	11,136,627
<b>IV/ Inventories</b>	<b>140</b>	<b>5.6</b>	<b>41,711,399,381</b>	<b>128,403,229,117</b>
1. Inventories	141		41,711,399,381	128,403,229,117
<b>VI/ Other short-term assets</b>	<b>150</b>		<b>162,814,145</b>	<b>1,013,891,139</b>
1. Short-term prepaid expenses	151	5.7	147,073,627	149,237,238
2. Deductible VAT	152		-	729,501,991
3. Taxes and other payables to the State Budget	153	5.14	15,740,518	135,151,910
<b>B/ LONG-TERM ASSETS</b>	<b>200</b>		<b>60,923,018,323</b>	<b>62,165,281,250</b>
<b>I/ Long-term receivables</b>	<b>210</b>		<b>-</b>	<b>-</b>
<b>III/ Fixed assets</b>	<b>220</b>		<b>35,724,559,652</b>	<b>35,147,164,629</b>
1. Tangible fixed assets	221	5.8	35,524,004,372	34,855,737,345
- Cost	222		153,624,310,508	147,788,706,331
- Accumulated depreciation	223		(118,100,306,136)	(112,932,968,986)
- Cost	225		-	-
- Accumulated depreciation	226		-	-
2. Intangible fixed assets	227	5.9	200,555,280	291,427,284
- Cost	228		454,360,000	454,360,000
- Accumulated depreciation	229		(253,804,720)	(162,932,716)
<b>III/ Investment properties</b>	<b>230</b>	<b>5.10</b>	<b>11,903,316,000</b>	<b>13,336,343,772</b>
- Cost	231		31,556,798,566	31,556,798,566
- Accumulated depreciation	232		(19,653,482,566)	(18,220,454,794)
<b>IV/ Long-term assets in progress</b>	<b>240</b>		<b>3,611,195,971</b>	<b>3,530,847,492</b>
1. Construction in progress	242	5.11	3,611,195,971	3,530,847,492
<b>VI/ Long-term financial investments</b>	<b>250</b>		<b>-</b>	<b>-</b>
<b>VII/ Other long-term assets</b>	<b>260</b>		<b>9,683,946,700</b>	<b>10,150,925,357</b>
1. Long-term prepaid expenses	261	5.7	9,683,946,700	10,150,925,357
<b>TOTAL ASSETS</b>	<b>270</b>		<b>243,083,019,514</b>	<b>279,338,072,812</b>



THANG LOI COFFEE JOINT STOCK COMPANY

Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

**BALANCE SHEET**

As at December 31, 2024

Form B01a - DN

RESOURCE	Code	Note	31 December 2024 VND	1 January 2024 VND
<b>C/ LIABILITIES</b>	<b>300</b>		<b>57,169,275,010</b>	<b>140,456,674,037</b>
<b>I/ Short-term liabilities</b>	<b>310</b>		<b>56,414,275,010</b>	<b>138,376,199,037</b>
1. Short-term trade payables	311	5.12	1,183,427,057	784,237,328
2. Short-term repayments from customer	312	5.13	99,399,317	14,747,400
3. Taxes and other payables to the State Budget	313	5.14	12,165,699,324	2,850,233,426
4. Payables to employees	314		1,219,913,543	815,509,684
5. Short-term accrued expenses	315	5.15	119,159,263	922,452,376
6. Other short-term payables	319	5.16	20,430,396,197	10,418,545,808
7. Short-term borrowings and finance lease liabilities	320	5.17	22,748,244,469	124,122,437,175
8. Bonus and welfare funds	322		(1,551,964,160)	(1,551,964,160)
<b>II/ Long-term liabilities</b>	<b>330</b>		<b>755,000,000</b>	<b>2,080,475,000</b>
1. Other long-term payables	337	5.16	755,000,000	2,080,475,000
<b>D/ OWNER'S EQUITY</b>	<b>400</b>		<b>185,913,744,504</b>	<b>138,881,398,775</b>
<b>I/ Owner's Equity</b>	<b>410</b>	<b>5.18</b>	<b>185,913,744,504</b>	<b>138,881,398,775</b>
1. Contributed capital	411		126,500,000,000	126,500,000,000
- Ordinary shares with voting rights	411a		126,500,000,000	126,500,000,000
- Preferred shares	411b		-	-
2. Development and investment funds	418		12,381,398,775	7,495,095,820
3. Undistributed profit after tax	421		47,032,345,729	4,886,302,955
- Undistributed profit after tax brought forward	421a		-	1,351,255,672
- Undistributed profit after tax in the current period	421b		47,032,345,729	3,535,047,283
<b>III/ Funding sources and other funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>243,083,019,514</b>	<b>279,338,072,812</b>



Do Hoang Phuc  
Chairman of the Board of directors  
Dak Lak, March 17, 2025

Nguyen Thi Quynh Nhu  
Chief accountant

Nguyen Thi Quynh Nhu  
Prepared by

THANG LOI COFFEE JOINT STOCK COMPANY

Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

**INCOME STATEMENT**

For the fiscal ended December 31, 2024

Form B02a-DN

ITEMS	Code	Note	Year 2024	Year 2023
			VND	VND
1. Revenue from sales of goods and rendering of services	01	6.01	293,676,622,715	456,039,524,753
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered	10		293,676,622,715	456,039,524,753
4. Costs of goods sold	11	6.02	224,745,895,395	434,197,763,367
5. Gross revenues from sales of goods and rendering of services	20		68,930,727,320	21,841,761,386
6. Revenue from financial activities	21	6.03	6,474,769,261	7,396,020,274
7. Financial expenses	22	6.04	3,083,781,157	6,074,212,616
<i>In which: interest expenses</i>	23		1,305,531,684	2,094,969,535
8. Selling expenses	25	6.05	7,155,925,020	8,320,954,261
9. General administration expenses	26	6.06	8,885,727,238	12,702,795,661
10. Net profit from operating activities	30		56,280,063,166	2,139,819,122
11. Other income	31	6.07	5,988,613,595	5,649,863,030
12. Other expenses	32	6.08	2,835,353,406	2,893,267,729
13. Other profits	40		3,153,260,189	2,756,595,301
14. Total accounting profit before tax	50		59,433,323,355	4,896,414,423
15. Current corporate income tax expenses	51	6.09	12,400,977,626	1,361,367,140
16. Deferred corporate income tax expenses	52		-	-
17. Profit after CIT	60		47,032,345,729	3,535,047,283
18. Basic earnings per share	70	6.10	3,718	279
19. Diluted earnings per share	71	6.11	3,718	279



Do Hoang Phuc  
Chairman of the Board of directors  
Dak Lak, March 17, 2025

Nguyen Thi Quynh Nhu  
Chief accountant

Nguyen Thi Quynh Nhu  
Prepared by



## CASH FLOWS STATEMENT

(Direct method)

Form B03a - DN

For the fiscal ended December 31, 2024

Items	Code	Year 2024	Year 2023
		VND	VND
<b>I/ Cash flows from operating activities</b>			
1. Proceeds from sales and services rendered and other revenues	01	315,277,923,381	435,898,663,457
2. Expenditures paid to suppliers	02	(134,898,021,826)	(491,510,021,289)
3. Expenditures paid to employees	03	(5,825,516,781)	(5,602,109,997)
4. Expenditures on loan interest	04	(1,420,210,915)	(3,144,465,853)
5. CIT paid	05	(4,886,928,671)	(675,271,067)
6. Other proceeds from operating activities	06	20,397,654,809	14,241,577,356
7. Other expenditures on operating activities	07	(17,019,533,299)	(16,704,683,318)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>171,625,366,698</b>	<b>(67,496,310,711)</b>
<b>II/ Cash flows from investing activities</b>			
1. Expenditures on purchase and construction of fixed assets and long-term assets	21	(3,705,097,374)	(1,965,137,920)
2. Expenditures on loans and purchase of debt instruments from other entities	23	(88,500,000,000)	(42,400,000,000)
3. Proceeds from loan recovery and resale of debt instruments from other entities	24	26,000,000,000	33,060,000,000
4. Proceeds from interests, dividends and distributed profits	27	2,965,055,616	1,694,515,717
<b>Proceeds from interests, dividends and distributed profits</b>	<b>30</b>	<b>(63,240,041,758)</b>	<b>(9,610,622,203)</b>
<b>III/ Proceeds from interests, dividends and distributed profits</b>			
1. Proceeds from interests, dividends and distributed profits	33	125,847,363,889	353,426,957,345
2. Repayment of principal	34	(228,346,451,389)	(276,800,316,170)
<b>Net cash flows from financial activities</b>	<b>40</b>	<b>(102,499,087,500)</b>	<b>76,626,641,175</b>
<b>Net cash flows in the period</b>	<b>50</b>	<b>5,886,237,440</b>	<b>(480,291,739)</b>
<b>Cash and cash equivalents at the beginning of period</b>	<b>60</b>	<b>656,615,343</b>	<b>1,136,731,873</b>
Effect of exchange rate fluctuations	61		175,209
<b>Cash and cash equivalents at the end of</b>	<b>70</b>	<b>6,542,852,783</b>	<b>656,615,343</b>



Do Hoang Phuc  
Chairman of the Board of directors  
Dak Lak, March 17, 2025

Nguyen Thi Quynh Nhu  
Chief accountant

Nguyen Thi Quynh Nhu  
Prepared by



## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Form B09a-DN

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

### 1. CHARACTERISTICS OF THE BUSINESS

#### 1.1 Form of capital ownership:

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

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 1 February 2023, the Company's charter capital is VND 126,500,000,000 (One hundred twenty-six billion five hundred million dong).

The Company's headquarters is located at: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

As of December 31, 2024, the number of employees was 46 (31 December 2023: 49).

#### 1.2 Business Fields

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

#### 1.3 Business Lines

According to Business Registration Certificate No. 6000182456 issued by the Department of Planning and Investment of Dak Lak Province, initially dated 10 August 2007, and last amended on 1 February 2023, the Company's principal business lines include:

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

#### 1.4 Normal Operating Cycle

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

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

During the 12-month accounting period ended December 31, 2024, there were no activities that significantly affected the figures reported in the Company's financial statements.

### 2. FISCAL YEAR AND ACCOUNTING CURRENCY

#### 2.1 Fiscal Year

The Company's fiscal year begins on 1 January and ends on 31 December each year.

## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Form B09a-DN

### 2.2 Accounting Currency

The accounting currency used is Vietnamese Dong (VND) as most transactions are conducted in this currency.

## 3. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

### 3.1 Applicable Accounting Standards and Policies

The Company applies the Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Minister of Finance, providing guidelines on corporate accounting, along with related circular amendments.

### 3.2 Declaration of Compliance with Accounting Standards and Policies

The Board of Directors ensures compliance with the requirements of the accounting standards and the Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, as well as other relevant guidelines issued by the Ministry of Finance in preparing the financial statements.

## 4. APPLICABLE ACCOUNTING POLICIES

### 4.1 Basis for Preparing the Financial Statements

The financial statements are prepared on an accrual basis (excluding cash flow-related information).

### 4.2 Foreign Currency Transactions

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

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

### 4.3 Cash and Cash Equivalents

Cash includes cash on hand, demand deposits at banks, and cash in transit. Cash equivalents are short-term investments with a recovery or maturity period not exceeding three months, which are readily convertible into a known amount of cash and are subject to an insignificant risk of changes in value.

### 4.4 Financial Investments

#### Investments Held to Maturity

An investment is classified as held to maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments include term deposits (including various forms of treasury bills and promissory notes), bonds, redeemable preference shares with a mandatory repurchase date in the future, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and directly attributable transaction costs. After initial recognition, these investments are measured at their recoverable amount. Interest income from held-to-maturity investments after the purchase date



## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

Form B09a-DN

is recognized in the income statement on an accrual basis. Any interest earned prior to the Company's acquisition is deducted from the investment's initial cost at the time of purchase.

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

### 4.5 Receivables

Receivables are presented at their carrying value, net of allowance for doubtful debts.

Customer receivables, prepayment to suppliers, intra-company receivables, and other receivables at the reporting date are classified as follows:

- Those with a recovery or payment period of less than 1 year (or within an operating cycle) are classified as Short-term Assets.
- Those with a recovery or payment period of more than 1 year (or beyond an operating cycle) are classified as Long-term Assets.

#### *Allowance for Doubtful Debts*

The allowance for doubtful debts represents the estimated value of receivables that may not be collectible from customers at the time of preparing the financial statements.

The allowance for doubtful debts is established in accordance with the provisions of Circular No. 48/2019/TT-BTC dated 8 August 2019, which provides guidelines for provisioning and using allowances for inventory devaluation, financial investment losses, doubtful debts, and warranty obligations for products, goods, and construction projects in enterprises. Allowances for doubtful debts are made for receivables that are overdue by six months or more, or for receivables from debtors who are unlikely to pay due to liquidation, bankruptcy, or similar financial difficulties.

Increases or decreases in the balance of allowances for doubtful debts at the end of the fiscal year are recognized as administrative expenses.

### 4.6 Inventories

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

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

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

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

### 4.7 Prepaid Expenses

Short-term prepaid expenses are costs allocated within 12 months, including operating expenses awaiting allocation corresponding to revenue in 2019.



Long-term prepaid expenses are actual costs incurred that relate to the results of business operations over multiple accounting periods. The Company's prepaid expenses include the following:

***Tools and supplies***

Tools and supplies put into use are appreciated to the cost on a straight-line basis with the maximum period of 03 years.

***Industrial land rental costs***

The cost of land rental in Nam Tan Uyen Industrial Park is allocated over the rental period of 518 months (approximately 43 years).

***Other prepaid expenses***

Other prepaid expenses include asset repair costs, insurance costs, and other expenses allocated over a period not exceeding 3 years.

**4.8 Tangible Fixed Assets**

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

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

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

Type of fixed assets	Years
Buildings, structures	10-25
Machinery and equipment	10-20
Means of transportation and transmitters	10
Instrument and tools for management	03-10
Perennial plantation	20

**4.9 Construction in Progress**

Construction in progress reflects the direct costs (including relevant borrowing costs in accordance with the Company's accounting policy) related to assets under construction, machinery, and equipment being installed for production, leasing, or management purposes, as well as costs related to repairs of fixed assets currently being undertaken. These assets are recorded at cost and are not depreciated.

**4.10 Payables and Accrued Expenses**

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

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

Accrued expenses are actual costs that have not yet been incurred but are provisionally recorded as production and operating expenses during the period to ensure that when the actual costs arise, they do not cause significant fluctuations in production and operating expenses. This is in line with the matching principle between revenue and expenses. When such expenses are incurred, any

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differences between the accrued amount and the actual expense are adjusted by recording additional or reduced expenses corresponding to the difference.

### 4.11 Owner's Equity

#### *Owner's Contributed Capital*

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

#### *Development Investment Fund*

The development investment fund is appropriated from after-tax profit as prescribed in the Company's Articles of Association.

### 4.12 Profit Distribution

Undistributed profit represents the profit from the Company's business activities after deducting adjustments for retrospective application of changes in accounting policies and retrospective corrections of material errors from prior years.

Undistributed profit is allocated based on resolutions of the General Meeting of Shareholders, after offsetting accumulated losses (if any).

### 4.13 Revenue and Income Recognition

#### *Revenue from Sale of Goods and Finished Products*

Revenue from the sale of goods and finished products is recognized when all the following conditions are met:

- The Company has transferred the significant risks and rewards of ownership of the goods or products to the buyer.
- The Company no longer retains managerial involvement as the owner of the goods or control over the goods.
- 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 rendering of services*

Revenue from rendering services is recognized when the outcome of such transactions is determined reliably. For services rendered over multiple periods, revenue for the period is recognized based on the completion stage of the service as of the end of the accounting period. The outcome of a service rendering transaction is determined when all of the following conditions are satisfied:

- 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 completion stage of the transaction as of the fiscal year-end can be determined.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

#### *Interest Income*

Interest income is recognized on an accrual basis, determined based on the account balances and the effective interest rate for each period.



#### **4.14 Borrowing Costs**

Borrowing costs include interest on borrowings and other expenses directly incurred in relation to borrowings.

Borrowing costs are recognized as expenses when incurred. However, if the borrowing costs are directly attributable to the acquisition, construction, or production of qualifying assets (those requiring a substantial period, typically over 12 months, to be ready for their intended use or sale), they are capitalized. For loans specifically used for constructing fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Any income generated from the temporary investment of borrowed funds is deducted from the cost of the related assets.

For long-term loans used in capital construction investments, capitalized borrowing costs are determined based on the average borrowing rate applied to activities such as rubber plantation maintenance during the establishment phase and maintenance during the exploitation phase.

#### **4.15 Corporate Income Tax**

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

##### ***Current Income Tax***

Current income tax is calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatment, non-deductible expenses, tax-exempt income, and loss carry-forwards.

#### **4.16 Related Parties**

Parties are considered related if one party has control or significant influence over the financial and operating policies of the other party. Parties are also deemed related if they are subject to common control or common significant influence.

In considering the relationships between related parties, the substance of the relationship takes precedence over the legal form.



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### 5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET

#### 5.1 Cash and Cash Equivalents

	2024 VND	1 January 2024 VND
Cash	358,433,401	154,936,869
Demand deposits	6,184,419,382	501,678,474
Deposit in VND	6,175,401,204	481,457,916
Foreign currency deposit	9,018,178	20,220,558
<b>Total</b>	<b>6,542,852,783</b>	<b>656,615,343</b>

Details of foreign currency balances as of December 31, 2024:

	Foreign currency	VND equivalent
Demand deposits - USD	356.79	9,018,178

#### 5.2 Financial Investments

	31 December 2024		1 January 2024	
	Original cost VND	Carrying amount VND	Original cost VND	Carrying amount VND
<b>Carrying amount</b>	<b>125,320,000,000</b>	<b>125,320,000,000</b>	<b>62,820,000,000</b>	<b>62,820,000,000</b>
Carrying amount (i)	125,320,000,000	125,320,000,000	62,820,000,000	62,820,000,000
<b>Total</b>	<b>125,320,000,000</b>	<b>125,320,000,000</b>	<b>62,820,000,000</b>	<b>62,820,000,000</b>

(i) Term Deposits with Maturities of 6, 12, and Over 12 Months at Banks as of December 31, 2024:

- Short-term deposits at Vietcombank Dak Lak Branch: Total balance of VND 28,820,000,000 with interest rates ranging from 4.1%/year to 4.6%/year.
- Short-term deposits at SHB Dak Lak Branch: Total balance of VND 20,000,000,000 with interest rates ranging from 5.3%/year to 5.6%/year.
- Short-term deposits at TPBank Dak Lak Branch: Total balance of VND 2,700,000,000 with interest rates ranging from 5.3%/year to 5.6%/year.
- Short-term deposits at Nam A Bank Dak Lak Branch: Total balance of VND 9,100,000,000 with interest rates ranging from 5.1%/year to 5.7%/year.
- Short-term deposits at Military Bank Dak Lak Branch: Total balance of VND 50,200,000,000 with interest rates ranging from 4.9%/year to 5.3%/year.
- Short-term deposits at VietinBank Dak Lak Branch: Total balance of VND 14,500,000,000 with interest rates ranging from 4.2%/year to 5.0%/year.

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### 5.3 Short-term Trade Receivables

	31/12/2024		01/01/2024	
	Amount VND	Provision VND	Amount VND	Provision VND
Accounts receivable from related parties	-	-	-	-
Accounts receivable from other customers	355,493,367	-	17,439,406,266	-
MITSUI & CO.LTD	-	-	4,975,891,200	-
MARUBENI CORPOPATION	-	-	12,274,804,080	-
Vuong Thuong Trading Private Enterprise	161,523,312	-	87,210,252	-
Other customers	193,970,055	-	101,500,734	-
<b>Total</b>	<b>355,493,367</b>	<b>-</b>	<b>17,439,406,266</b>	<b>-</b>

### 5.4 Short-term prepayments to suppliers

	31 December 2024		1 January 2024	
	Value VND	Provision VND	Value VND	Provision VND
Prepayments to related parties				
Prepayments to other suppliers	268,332,142	-	2,161,908,892	-
Branch of An Phuc Construction and Cartography Co., Ltd.	177,308,092	-	177,308,092	-
Energy Commission	-	-	998,600,000	-
Anpha Mechanical Technology Trade Production Co.,Ltd	-	-	492,426,000	-
Bao Kim Phat Investment and Construction Company Limited	-	-	230,000,000	-
Others	91,024,050	-	263,574,800	-
<b>Total</b>	<b>268,332,142</b>	<b>-</b>	<b>2,161,908,892</b>	<b>-</b>



**5.5 Other short-term receivables**

	31 December 2024		1 January 2024	
	Value VND	Provision VND	Value VND	Provision VND
Accrued interest receivable on term deposits (estimated)	2,251,727,459	-	847,235,233	-
Other receivables	16,786,845,038	(11,250,599,751)	15,575,157,016	(11,755,788,071)
Land rent payable by contracting households and associated households before equitization	7,211,269,365	(7,211,269,365)	7,828,189,660	(7,828,189,660)
Land rent payable by contracting households and associated households for 2024 (i)	1,839,946,853	-	-	-
Land rent payable by contracting households and associated households for 2023 (i)	1,018,781,677	(509,390,838)	1,315,608,764	-
Land rent payable by contracting households and associated households for 2022 (i)	982,188,141	(491,094,071)	1,182,035,828	(591,017,914)
Land rent payable by contracting households and associated households for 2021 (i)	945,187,369	(661,631,158)	1,113,022,033	(779,115,423)
Land rent payable by contracting households and associated households for 2020 (i)	1,645,356,319	(1,645,356,319)	1,802,665,074	(1,802,665,074)
Fertilizer cost payable by contracting households and associated households (i)	556,858,000	(556,858,000)	576,100,000	(576,100,000)
Replanting loans (i)	175,000,000	(175,000,000)	178,700,000	(178,700,000)
Social insurance receivable from employees	194,356,912	-	200,934,333	-
Others	2,217,900,402	-	1,377,901,324	-
<b>Total</b>	<b>19,038,572,497</b>	<b>(11,250,599,751)</b>	<b>16,422,392,249</b>	<b>(11,755,788,071)</b>

(i) The land rent payable by contracted households and the amounts from fertilizer sales in previous years have not yet been reconciled or confirmed. This is due to these households not accepting reconciliation requests and refusing to cooperate in repaying their debts to the Company. Currently, the Company is petitioning the People's Committee of Dak Lak Province and the Steering Committee for Equitization to allow the deduction of these receivables from the value of state capital at the time of conversion to a joint-stock company on 8 October 2019.

Bad Debt

	31 December 2024			1 January 2024		
	Value	Recoverable value	Overdue period	Value	Recoverable value	Overdue period
	VND	VND		VND	VND	
Land rent payable by contracting households and associated households (before 2020)	7,211,269,365	-	> year	7,828,189,660	-	> year
Land rent payable by contracting households and associated households (2020)	1,645,356,319	-	> year	1,802,665,074	-	> year
Land rent payable by contracting households and associated households (2021)	945,187,369	283,556,211	>2 năm	1,113,022,033	333,906,610	>2 năm
Land rent payable by contracting households and associated households (2022)	982,188,141	491,094,070	>2 năm	1,182,035,828	591,017,914	>1 năm
Land rent payable by contracting households and associated households (2023)	1,018,781,677	509,390,839	>1 năm	1,315,608,764	1,315,608,764	<1 năm
Fertilizer cost payable by contracting households and associated households	556,858,000	-	> year	576,100,000	-	> year
Replanting loans	175,000,000	-	> year	178,700,000	-	> year
Total	12,534,640,871	1,284,041,120		13,996,321,359	2,240,533,288	

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

	Short-term receivables and loans		Long-term receivables and loans		Total
	VND		VND		VND
As at 1 January	(11,755,788,071)		-		(11,755,788,071)
Additional provisions	(596,608,940)		-		(596,608,940)
Reversal of provisions	1,101,797,260		-		1,101,797,260
As at 31 December 2024	(11,250,599,751)		-		(11,250,599,751)



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### 5.6 Inventories

	31 December 2024		1 January 2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	1,415,302,291	-	1,004,509,042	-
Tools and supplies	1,016,698,458	-	919,372,763	-
Work-in-progress (i)	13,585,614,279	-	10,954,890,167	-
Finished goods	277,072,379	-	-	-
Goods	25,416,711,974	-	115,524,457,145	-
<b>Total</b>	<b>41,711,399,381</b>	<b>-</b>	<b>128,403,229,117</b>	<b>-</b>

(i) As of December 31, 2024, work in progress include production costs incurred from 2018 to December 31, 2024, amounting to VND 10.223.873.600, corresponding to the 2018 output, retrospective land rents, and land rents for 2018 and 2019, which are yet to be collected from contracted households.

Regarding the work in progress from 2018, the Company's Board of Directors has assessed that the full recovery of these amounts is highly challenging, presenting a potential risk of outstanding costs that may not be recoverable.

### 5.7 Short-term Prepaid Expenses

#### 5.7.1 Short-term Prepaid Expenses

	31 December 2024	1 January 2024
	VND	VND
Short-term prepaid expenses awaiting allocation	147,073,627	149,237,238
<b>Total</b>	<b>147,073,627</b>	<b>149,237,238</b>

#### 5.7.2 Long-term Prepaid Expenses

	31 December 2024	1 January 2024
	VND	VND
Tools and supplies used	271,965,083	634,585,577
Asset repair costs	281,968,646	68,678,241
Land lease expenses for Nam Tan Uyen Industrial Park (i)	9,130,012,971	9,447,661,539
<b>Total</b>	<b>9,683,946,700</b>	<b>10,150,925,357</b>

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### 5.8 Increase and Decrease in Tangible Fixed Assets

	Buildings, structures	Machinery, equipment	Means of transportation and transmitters	Instrument and tools for management	Perennial plantation	Total
	VND	VND	VND	VND	VND	VND
<b>Cost</b>						
As at 01/01/2024	54,975,668,266	29,026,477,339	3,274,602,292	130,387,273	60,381,571,161	147,788,706,331
Additions	781,892,593	1,237,400,000	-	-	3,816,311,584	5,835,604,177
Basic construction completed	-	-	-	-	-	-
As at 31/12/2024	55,757,560,859	30,263,877,339	3,274,602,292	130,387,273	64,197,882,745	153,624,310,508
<b>Accumulated depreciation</b>						
As at 01/01/2024	45,117,290,263	19,348,833,086	2,755,897,986	130,387,273	45,580,560,378	112,932,968,986
Depreciation	1,363,148,415	1,431,687,718	113,028,144	-	2,259,472,873	5,167,337,150
As at 31/12/2024	46,480,438,678	20,780,520,804	2,868,926,130	130,387,273	47,840,033,251	118,100,306,136
<b>Residual value</b>						
As at 01/01/2024	9,858,378,003	9,677,644,253	518,704,306	-	14,801,010,783	34,855,737,345
As at 31/12/2024	9,277,122,181	9,483,356,535	405,676,162	-	16,357,849,494	35,524,004,372
<b>Historical cost of tangible fixed assets fully depreciated but still in use:</b>						
As at 01/01/2024	37,548,624,852	9,295,385,210	2,156,970,557	130,387,273	19,004,328,685	68,135,696,577
As at 31/12/2024	37,548,624,852	10,995,693,415	2,156,970,557	130,387,273	19,004,328,685	69,836,004,782



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

	Land use right	Software program	Total
	VND	VND	VND
<b>COST</b>			
Balance as at 1 January 2024	-	454,360,000	454,360,000
Balance as at 31 December 2024	-	454,360,000	454,360,000
<b>DEPRECIATION VALUE</b>			
Balance as at 1 January 2024	-	162,932,716	162,932,716
Depreciation in the period	-	90,872,004	90,872,004
Balance as at 31 December 2024	-	253,804,720	253,804,720
<b>RESIDUAL VALUE</b>			
Balance as at 1 January 2024	-	291,427,284	291,427,284
Balance as at 31 December 2024	-	200,555,280	200,555,280
Original cost of fully depreciated intangible fixed assets still in use at the end of the period:			
Balance as at 1 January 2024	-	-	-
Balance as at 31 December 2024	-	-	-

**5.10 Increase and Decrease in Investment Properties**

	Building	Infrastructures	Total
	VND	VND	VND
<b>COST</b>			
Balance as at 1 January 2024	29,938,241,930	1,618,556,636	31,556,798,566
Balance as at 31 December 2024	29,938,241,930	1,618,556,636	31,556,798,566
<b>DEPRECIATION VALUE</b>			
Balance as at 1 January 2024	17,467,981,048	752,473,746	18,220,454,794
Depreciation in the period	1,352,099,940	80,927,832	1,433,027,772
Balance as at 31 December 2024	18,820,080,988	833,401,578	19,653,482,566
<b>RESIDUAL VALUE</b>			
Balance as at 1 January 2024	12,470,260,882	866,082,890	13,336,343,772
Balance as at 31 December 2024	11,118,160,942	785,155,058	11,903,316,000
Original cost of fully depreciated investment properties still in use at the end of the period:			
Balance as at 1 January 2024	-	-	-
Balance as at 31 December 2024	-	-	-

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**5.11 Construction in Progress**

	1 January 2024	Costs incurred during the period	Transferred to increase fixed assets/decrease	31 December 2024
	VND	VND	VND	VND
Wind Power Project	-	907,818,182	907,818,182	-
Warehouse for storing coffee and other agricultural products	-	973,170,936		973,170,936
Coffee plantation	3,530,847,492	2,923,489,127	3,816,311,584	2,638,025,035
<b>Total</b>	<b>3,530,847,492</b>	<b>4,804,478,245</b>	<b>4,724,129,766</b>	<b>3,611,195,971</b>

i) Construction in Progress costs of the unfinished Thang Loi Dak Lak wind power plant project and the Thang Loi floating solar power plant project. According to Decision No. 26/2023/NQ-HDQT dated November 20, 2023 of the Board of Directors of Thang Loi Coffee Joint Stock Company approving the development of the exploitation project from 2024, recorded as expenses in the period.

**5.12 Short-term Trade Payables**

	31 December 2024		1 January 2024	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
<b>Payables to related parties</b>	-	-	-	-
Trade payables	1,183,427,057	1,183,427,057	784,237,328	784,237,328
999 Production - Trading - Service Company Limited	507,280,840	507,280,840	-	-
Tin Nghia Company Limited	-	-	262,477,800	262,477,800
Viet Nam TKT Plastic Packaging Joint Stock Company	497,067,516	497,067,516	497,067,516	497,067,516
Others	179,078,701	179,078,701	24,692,012	24,692,012
<b>Total</b>	<b>1,183,427,057</b>	<b>1,183,427,057</b>	<b>784,237,328</b>	<b>784,237,328</b>



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**5.13 Short-term Prepayments from Customer**

	31 December 2024		1 January 2024	
	Value VND	Recoverable value VND	Value VND	Recoverable value VND
<b>Payables to related parties</b>	-	-	-	-
Trade payables	99,399,317	99,399,317	14,747,400	14,747,400
MARUBENI	99,399,317	99,399,317	-	-
CORPOPATION				
Others	-	-	14,747,400	14,747,400
<b>Total</b>	<b>99,399,317</b>	<b>99,399,317</b>	<b>14,747,400</b>	<b>14,747,400</b>

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### 5.14 Taxes and Other Payables to State Budget

	Receivables 31 December 2024 VND	Payables 31 December 2024 VND	Payables in the period VND	Paid amount in the period VND	Receivables 1 January 2024 VND	Payables 1 January 2024 VND
VAT	-	126,112,963	579,507,930	453,394,967	-	-
Corporate income tax	-	8,465,671,891	12,400,977,626	4,933,083,513	-	997,777,778
Personal income tax	15,740,518	-	241,274,817	252,012,148	5,003,187	-
Tax on natural resources	-	-	1,764,090	1,764,090	-	-
Land and housing tax, and land rent	-	2,021,950,310	5,427,646,712	3,706,187,890	-	300,491,488
Other taxes	-	1,551,964,160	750,730,463	620,581,740	130,148,723	1,551,964,160
Fees, charges and other payables	-	-	6,000,000	6,000,000	-	-
<b>Total</b>	<b>15,740,518</b>	<b>12,165,699,324</b>	<b>19,407,901,638</b>	<b>9,973,024,348</b>	<b>135,151,910</b>	<b>2,850,233,426</b>



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### 5.15 Short-term Accrued Expenses

	31 December 2024	1 January 2024
	VND	VND
Interest expenses	16,150,634	161,566,938
Salary, bonus	27,377,929	468,180,580
Brokerage commission	-	47,472,480
Other expenses	75,630,700	245,232,378
<b>Total</b>	<b>119,159,263</b>	<b>922,452,376</b>

### 5.16 Other Payables

#### 5.16.1 Other Short-term Payables

	31 December 2024		1 January 2024	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
<b>Other payables</b>	<b>20,430,396,197</b>	<b>20,430,396,197</b>	<b>10,418,545,808</b>	<b>10,418,545,808</b>
Trade Union fees	136,259,448	136,259,448	136,259,448	136,259,448
Social Insurance	84,735,272	84,735,272	84,735,272	84,735,272
Health Insurance	5,866,703	5,866,703	5,604,218	5,604,218
Unemployment Insurance	-	-	-	-
Payables related to equitization	4,015,607,667	4,015,607,667	4,015,607,667	4,015,607,667
Deposits and guarantees received	8,065,475,000	8,065,475,000	10,000,000	10,000,000
Investment capital for plantation collaboration with farmers	6,710,364,033	6,710,364,033	5,423,956,200	5,423,956,200
Other payables	1,412,088,074	1,412,088,074	742,383,003	742,383,003
<b>Total</b>	<b>20,430,396,197</b>	<b>20,430,396,197</b>	<b>10,418,545,808</b>	<b>10,418,545,808</b>

#### 5.16.2 Other Long-term Payables

	31 December 2024		1 January 2024	
	Value	Recoverable value	Value	Recoverable value
	VND	VND	VND	VND
Long-term deposits and guarantees received (i)	755,000,000	755,000,000	2,080,475,000	2,080,475,000
<b>Total</b>	<b>755,000,000</b>	<b>755,000,000</b>	<b>2,080,475,000</b>	<b>2,080,475,000</b>

(i) Long-term deposits received for factory rent.

5.17 Short-term Borrowings and Finance Lease Liabilities	31 December 2024				In the period		1 January 2024	
	Value	Recoverable value	Decrease		Increase	Decrease	Value	Recoverable value
	VND	VND	VND		VND	VND	VND	VND
Short-term borrowings	22,748,244,469	22,748,244,469	-		127,388,442,933	228,762,635,639	124,122,437,175	124,122,437,175
Joint Stock Commercial Bank For Industry And Trade, Dak Lak	1,468,415,970	1,468,415,970	-		23,005,619,479	91,344,293,159	69,807,089,650	69,807,089,650
Vietnam Joint Stock Commercial Bank for Industry and Trade, Dak	-	-	-		30,137,198,642	49,486,026,592	19,348,827,950	19,348,827,950
Military Commercial Joint Stock Bank, Dak Lak Branch	21,279,828,499	21,279,828,499	-		73,595,624,812	- 82,282,315,888	29,966,519,575	29,966,519,575
Other individuals	-	-	-		650,000,000	5,650,000,000	5,000,000,000	5,000,000,000
<b>Total</b>	<b>22,748,244,469</b>	<b>22,748,244,469</b>	<b>-</b>		<b>127,388,442,933</b>	<b>228,762,635,639</b>	<b>124,122,437,175</b>	<b>124,122,437,175</b>

Additional information for short-term loans and finance leases

Loan contract	Loan term	Interest Rate	Loan Limit	Outstanding Principal Balance as of 31 December 2024	Loan Purpose	Collateral
Loan at Joint Stock Commercial Bank For Industry And Trade, Dak Lak Branch 190723/276952/HDHM dated 19/07/2023 and 021224/276952/HDHM dated 02/12/2024	04 months	According to each Indebtedness Certificate	Dak Lak Branch 70,000,000,000 VND	1,468,415,970	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at the Joint Stock Commercial Bank for Foreign Trade of Vietnam



THANG LOI COFFEE JOINT STOCK COMPANY  
Address: Km17, National Highway 26, Hoa Dong Commune, Krong Pac District, Dak Lak Province.

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**Additional information for short-term loans and finance leases (Continued)**

Loan contract	Loan term	Interest Rate	Loan Limit	Outstanding Principal Balance as of 31 December 2024	Loan Purpose	Collateral
Loan at Joint Stock Commercial Bank For Industry And Trade, Dak Lak Branch 23.94.096/2023- HĐCVHM/NHCT502- THANGLOI dated 01/02/2023 and 24.94.072/2024- HĐCVHM/NHCT502- THANGLOI dated 24/12/2024	06 months	According to each Indebtedness Certificate	Dak Lak Branch 100,000,000,000 VND	-	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at Saigon-Hanoi Commercial Joint Stock Bank and Nam A Commercial Joint Stock Bank
Loan at Vietnam Joint Stock Commercial Bank for Industry and Trade, Dak Lak Branch 135399.23.340.923045.TD dated 06/06/2023; General Agreement No. 135414.23.340.923045.TT dated 01/10/2024 and Credit Agreement No. 221404.24.340.923045.TD dated 01/10/2024	06 months	According to each Indebtedness Certificate	60,000,000,000 VND	21,279,828,499	Working capital loan for coffee export production and business (Loan for coffee purchase payment)	The loan is secured by deposit contracts at Military Commercial Joint Stock Bank. Vietnam Joint Stock Commercial Bank for Industry and Trade

## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

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### 5.18 Owner's Equity 5.18.1 Changes in Owner's Equity

	Owner's contributed capital	Foreign exchange differences	Development and investment funds	Undistributed profit after tax	Total
	VND	VND	VND	VND	VND
Balance as at 1 January 2023	126,500,000,000	-	7,495,095,820	1,351,255,672	135,346,351,492
Gains in the previous year	-	-	-	3,535,047,283	3,535,047,283
Balance as at 31 December 2023	126,500,000,000	-	7,495,095,820	4,886,302,955	138,881,398,775
Balance as at 1 January 2024	126,500,000,000	-	7,495,095,820	4,886,302,955	138,881,398,775
Gain in this period	-	-	4,886,302,955	42,141,362,516	47,027,665,471
Balance as at 31 December 2024	126,500,000,000	-	12,381,398,775	47,027,665,471	185,909,064,246

(i) Deducting development investment fund from undistributed profit after tax according to the resolution of the 2023 Shareholders' Meeting.

### 5.18.2 Details of Owner's Contributed Capital

	31 December 2024		1 January 2024	
	Value	Ration	Value	Ratio
	VND	%	VND	%
Dak Lak Provincial People's Committee	45,540,000,000	36.00%	45,540,000,000	36.00%
Pham Thi Linh	77,619,000,000	61.36%	77,619,000,000	61.36%
Other individuals	3,341,000,000	2.64%	3,341,000,000	2.64%
Total	126,500,000,000	100%	126,500,000,000	100%



## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

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### 6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF INCOME

#### 6.1 Revenue from Sales of Goods and Rendering of Services

	Year 2024 VND	Year 2023 VND
Revenue from sales of goods	256,376,945,903	429,209,461,805
Revenue from sales of finished goods	24,079,088,657	14,564,233,835
Revenue from warehouse leases	13,220,588,155	12,265,829,113
<b>Total</b>	<b>293,676,622,715</b>	<b>456,039,524,753</b>

#### 6.2 Cost of Goods Sold

	Year 2024 VND	Year 2023 VND
Costs of goods sold	214,595,594,394	419,915,582,149
Costs of finished goods sold	8,432,589,135	12,533,491,367
Cost of service rendered	1,717,711,866	1,748,689,851
<b>Total</b>	<b>224,745,895,395</b>	<b>434,197,763,367</b>

#### 6.3 Financial Income

	Year 2024 VND	Year 2023 VND
Gains from deposit and loan	4,665,796,035	3,762,703,112
Gain from foreign exchange difference	1,760,257,656	1,994,401,800
Gain from unrealized exchange rate differences	48,715,570	1,638,915,362
<b>Total</b>	<b>6,474,769,261</b>	<b>7,396,020,274</b>

#### 6.4 Financial Expenses

	Year 2024 VND	Year 2023 VND
Interest expense	1,305,531,684	2,094,969,535
Loss on foreign exchange difference	1,056,986,309	1,383,637,942
Loss from unrealized exchange rate differences	88,943,289	782,189,863
Others	632,319,875	1,813,415,276
<b>Total</b>	<b>3,083,781,157</b>	<b>6,074,212,616</b>

## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

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### 6.5 Selling Expenses

	Year 2024 VND	Year 2023 VND
Employee cost	2,662,467,476	1,732,859,041
Cost of materials and packaging Costs of tools and ul	222,691,876	332,394,418
Expense of fixed asset depreciation	481,843,776	457,473,405
Outsourced service	2,855,969,435	4,260,052,759
Other expenses in cash	932,952,457	1,538,174,638
<b>Total</b>	<b>7,155,925,020</b>	<b>8,320,954,261</b>

### 6.6 General Administrative Expenses

	Year 2024 VND	Year 2023 VND
Employees cost	4,513,116,392	4,142,930,044
Tools cost	246,790,330	858,695,382
Expense of fixed asset depreciation	393,679,128	380,141,250
Taxes, fees and charges	1,698,467,710	1,199,962,794
Contingency costs (provisions)	596,608,940	3,266,953,282
Contingency expenses	(1,101,797,260)	-
Outsourced service	767,848,687	440,901,362
Other expenses in cash	1,771,013,311	2,413,211,547
<b>Total</b>	<b>8,885,727,238</b>	<b>12,702,795,661</b>

### 6.7 Other Income

	Year 2024 VND	Year 2023 VND
Revenue from contract compensation	320,000,000	-
Proceeds from the liquidation of Senna siamea trees and other income	5,668,613,595	5,649,863,030
<b>Total</b>	<b>5,988,613,595</b>	<b>5,649,863,030</b>

### 6.8 Other Expenses

	Year 2024 VND	Year 2023 VND
Depreciation of fixed assets not used for production a	281,996,040	281,968,011
Cost of unfinished wind power project	907,818,182	1,586,090,909
Others	1,645,539,184	1,025,208,809
<b>Total</b>	<b>2,835,353,406</b>	<b>2,893,267,729</b>



## NOTES TO FINANCIAL STATEMENTS

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### 6.9 Current Corporate Income Tax Expenses

	Year 2024 VND	Year 2023 VND
Total accounting profit before tax	59,433,323,355	4,896,414,423
Adjustments to accounting profit for determining taxable income	2,340,790,565	1,910,421,279
Adjustments for increase	2,340,790,565	1,910,421,279
Non-deductible expenses	2,340,790,565	1,891,648,470
Non-deductible expenses from previous years	-	18,772,809
Corporate income taxable income	61,774,113,920	6,806,835,702
Corporate income tax rate	20%	20%
Corporate income tax	12,354,822,784	1,361,367,140
Adjust corporate income tax expense of previous years into current income tax expense of this year	46,154,842	-
Total current corporate income tax expense	12,400,977,626	1,361,367,140

### 6.10 Basic Earnings per Share

	Year 2024 VND	Year 2023 VND
Profit after CIT tax	47,032,345,729	3,535,047,283
Profit or (Loss) attributable to ordinary shareholders	47,032,345,729	3,535,047,283
Average number of ordinary shares outstanding during the period	12,650,000	12,650,000
Basic earnings per share	3,718	279

### 6.11 Diluted Earnings per Share

	Year 2024 VND	Year 2023 VND
Profit after CIT tax	47,032,345,729	3,535,047,283
Profit or (Loss) attributable to ordinary shareholders	47,032,345,729	3,535,047,283
Average number of ordinary shares outstanding during the period	12,650,000	12,650,000
Diluted earnings per share	3,718	279

## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

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### 6.12 Factor-related Production and Business Costs

	Year 2024 VND	Year 2023 VND
Labor cost	7,763,733,590	5,875,789,085
Costs of raw materials and tools	131,290,225,129	500,694,762,933
Fixed asset depreciation	6,691,236,926	6,345,823,537
Taxes, fees and charges	1,698,467,710	1,199,962,794
Contingency expenses	596,608,940	3,266,953,282
Contingency expenses (Reversal)	(1,101,797,260)	-
Outsourced service	3,945,158,170	4,700,954,121
Other costs in cash	2,703,965,768	3,951,386,185
<b>Total</b>	<b>153,587,598,973</b>	<b>526,035,631,937</b>

### 7. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS

#### 7.1 Proceeds from Borrowings

	Year 2024 VND	Year 2023 VND
Proceeds from loans under standard agreements	125,847,363,889	353,426,957,345

#### 7.2 Repayment of principal

	Year 2024 VND	Year 2023 VND
Principal repayments under standard agreements	228,346,451,389	276,800,316,170

### 8. FINANCIAL INSTRUMENTS

#### Capital Risk Management

The Company manages its capital to ensure that it can continue operating sustainably while maximizing shareholder value through the optimization of capital balances and liabilities.

The Company's capital structure includes liabilities presented in the Balance Sheet, as well as equity, which consists of contributed capital and undistributed post-tax profits.

#### Key Accounting Policies

Details of the Company's key accounting policies and accounting methods (including recognition criteria, valuation basis, and income and expense recognition principles) applied to each category of financial assets, financial liabilities, and equity instruments are presented in Note 4.

#### Types of Financial Instruments



## NOTES TO FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

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	Book value			
	31/12/2024		01/01/2024	
	Cost VND	Provision VND	Cost VND	Provision VND
<b>Financial assets</b>				
Cash and cash equivalents	6,542,852,783	-	656,615,343	-
customers	355,493,367	-	17,439,406,266	-
Loan receivable	-	-	-	-
Other receivables	19,038,572,497	(11,250,599,752)	16,422,392,249	(11,755,788,071)
Financial investment	125,320,000,000	-	62,820,000,000	-
	<b>151,256,918,647</b>	<b>(11,250,599,752)</b>	<b>97,338,413,858</b>	<b>(11,755,788,071)</b>
<b>Financial liabilities</b>				
Loans and debt	22,748,244,469	-	124,122,437,175	-
Must pay the seller	1,183,427,057	-	784,237,328	-
Fees must be paid	119,159,263	-	922,452,376	-
Other payables	21,185,396,197	-	12,499,020,808	-
	<b>45,236,226,986</b>	<b>-</b>	<b>138,328,147,687</b>	<b>-</b>

As of December 31, 2024, the Company has not assessed the fair value of financial assets and financial liabilities due to the lack of specific guidance in Circular No. 210/2009/TT-BTC, dated November 6, 2009, issued by the Ministry of Finance, as well as in current regulations. Circular No. 210/2009/TT-BTC requires the application of International Financial Reporting Standards (IFRS) in the presentation and disclosure of financial instruments but does not provide equivalent guidance for the measurement and recognition of financial instruments, including fair value adjustments, to align with IFRS standards.

### Financial Risk Management

Financial risks include market risk (exchange rate risk, interest rate risk, price risk), credit risk, and liquidity risk. The Executive Board is responsible for establishing and implementing policies to control risks by identifying, preventing, and mitigating their impact.

#### Market Risk

Market risk refers to the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. The Company's business activities are primarily exposed to risks related to exchange rates, interest rates, commodity prices, and other factors such as stock prices. The goal of market risk management is to monitor and control the level of risk within acceptable limits while still maximizing profitability.

#### Liquidity Risk Management

The purpose of liquidity risk management is to ensure that the Company has sufficient funds to meet its current and future financial obligations. The Company also manages liquidity to maintain an adequate margin between maturing liabilities and assets within a controllable level, based on the anticipated cash flows the Company expects to generate within the period.



**NOTES TO FINANCIAL STATEMENTS**

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The Company's policy is to regularly monitor both current and projected liquidity requirements to ensure that it maintains adequate cash reserves, sufficient loan facilities, and sufficient capital to comply with both short-term and long-term liquidity requirements

The table below presents details of financial liabilities categorized by maturity period. The figures are presented on an undiscounted cash flow basis, based on the earliest possible repayment dates.

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
<b>Financial liabilities</b>				
<b>At 31/12/2024</b>				
Loans and liabilities	22,748,244,469	-		22,748,244,469
Must pay the seller	1,183,427,057			1,183,427,057
Fees must be paid	119,159,263			119,159,263
Other payables	20,430,396,197	755,000,000	-	21,185,396,197
<b>Total</b>	<b>44,481,226,986</b>	<b>755,000,000</b>	<b>-</b>	<b>45,236,226,986</b>
<b>At 01/01/2024</b>				
Loans and liabilities	124,122,437,175	-		124,122,437,175
Must pay the seller	784,237,328			784,237,328
Fees must be paid	922,452,376			922,452,376
Other payables	10,418,545,808	2,080,475,000	-	12,499,020,808
<b>Total</b>	<b>136,247,672,687</b>	<b>2,080,475,000</b>	<b>-</b>	<b>138,328,147,687</b>

The table below presents details of financial assets categorized by maturity period. The figures are presented based on undiscounted cash flows.

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
<b>Financial assets</b>				
<b>At 31/12/2024</b>				
Cash and cash equivalents	6,542,852,783	-	-	6,542,852,783
Receivable from customers	19,394,065,864	-	-	19,394,065,864
Financial investment	125,320,000,000	-	-	125,320,000,000
Other receivables	-	-	-	-
<b>Total</b>	<b>151,256,918,647</b>	<b>-</b>	<b>-</b>	<b>151,256,918,647</b>
<b>At 01/01/2024</b>				
Cash and cash equivalents	656,615,343	-	-	656,615,343
Receivable from customers	33,861,798,515	-	-	33,861,798,515
Financial investment	62,820,000,000	-	-	62,820,000,000
Other receivables	-	-	-	-
<b>Total</b>	<b>97,338,413,858</b>	<b>-</b>	<b>-</b>	<b>97,338,413,858</b>

**NOTES TO FINANCIAL STATEMENTS**

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The Executive Board assesses the Company's liquidity risk exposure as low. It is confident that the Company can generate sufficient cash flow to meet its financial obligations as they become due.

**9. OTHER INFORMATION****9.1. Comparative Figures**

The opening balances presented in the Balance Sheet, Income Statement, and Cash Flow Statement for 2024 were taken from the 2023 financial statements, which were audited by AFC Vietnam Auditing Company Limited – North Branch.

As of the date of preparing these financial statements, the Company has not yet finalized the settlement of equitization costs or determined the value of state capital to be transferred to the joint-stock company. Therefore, the opening balances may change upon official approval from regulatory authorities.

**9.2. Segment Reporting**

Currently, the Company's primary business activity is conducted within the same geographical area without any significant differences in operating conditions or business services. As a result, segment reporting is not presented.

**9.3. Contingent Liabilities**

There are no contingent liabilities arising from past events that could impact the information presented in the financial statements, which are beyond the Company's control or have not yet been recognized.

**9.4. Related Party Information***Transactions with Related Parties*

The transactions with related companies during the year are as follows:

Related parties	Relationship	Transaction content	Amount
			VND
Dak Lak Water Supply Joint Stock Company	Related companies	Coffee sales revenue	14,925,926
		Buy Ionized water	10,379,902
Nam Phuong Investment and Trading Company Limited	Related companies	Coffee sales revenue	55,824,075

Key Management Personnel Remuneration:

## NOTES TO FINANCIAL STATEMENTS

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Key management personnel	Position	Salary and remuneration	
		In 2024 VND	In 2023 VND
Mr. Do Hoang Phuc	Chairman of the BOD	548,500,000	285,937,234
Mr. Pham Xuan Thu	General Director, Member of the Board of Directors	352,588,889	260,170,213
Mr. Do Hoang Phuong	BOD member	80,366,667	45,872,340
Ms. Pham Thi Linh	BOD member	30,000,000	-
Ms. Dang Thi Huyen	BOD member	216,481,704	165,403,957
Ms. Hoang Thi Thu Ha	General Director, Member of the Board of Directors Dismissed on 24 April 2024)	318,228,889	225,885,106
Mr. Doan Dinh Hong	Deputy General Director	294,308,889	225,885,106
Ms. Nguyen Thi Thuy Hang	Chief Accountant (Dismissed on June 19, 2023)	6,000,000	85,841,008
Nguyen Thi Quynh Nhu	Chief Accountant (Appoint on June 19, 2023)	215,647,140	87,019,585
<b>Total</b>		<b>2,062,122,178</b>	<b>1,382,014,549</b>

### 9.5. Going Concern

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

### 9.6. Events After the Reporting Period

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



**Do Hoang Phuc**  
Chairman of the Board of directors  
Dak Lak, March 17, 2025

**Nguyen Thi Quynh Nhu**  
Chief accountant

**Nguyen Thi Quynh Nhu**  
Prepared by