EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

for the third quarter of 2026

CÔNG TY CỔ PHẦN PHÂN BÓN QUỐC TẾ ÂU VIỆT

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INDEX

Content	Page
Report of the Board of Directors	**2 – 3**
Consolidated financial statements	**04 – 42**
Consolidated Statement of Financial Position as at 30 September 2026	*04 – 05*
Consolidated income statement for the third quarter of 2026	*06*
Consolidated cash flow statement for the third quarter of 2026	*07 – 08*
Notes to the consolidated financial statements for the third quarter of 2026	*09 – 42*

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of EUROPE VIETNAM International Fertilizer Joint Stock Company (hereinafter referred to as "the Company") presents its Report and the Company's Consolidated Financial Statements for the third quarter of 2026.

Company Overview

EUROPE VIETNAM International Fertilizer Joint Stock Company, formerly EUROPE VIETNAM International Fertilizer Company Limited, was established and operated under Business Registration Certificate No. 6300230407 dated July 31, 2013 issued by the Department of Planning and Investment of Hau Giang province.

During its operation, the Company has changed its business registration 7 times to increase capital conditions and change the representative law. The 7th change in business registration was issued by the Department of Finance of Can Tho City on July 28, 2025.

Charter capital according to the 7th business registration certificate: 176,799,820,000 VND.
Actual contributed capital as of 30 September, 2026 is: VND 176,799,820,000.

Headquarters

Address : National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam
Phone : 0293 626 5666
Website : phanbonauviet.com
Tax code : 6 3 0 0 2 3 0 4 0 7

Financial situation and business operations

Financial position as of 30 September 2026, business performance and cash flows for the third quarter of 2026 are presented in the Consolidated Financial Statements attached to this report (from page 04 to page 42).

Board of Directors and Executive Management

Members of the Board of Directors and Executive Board during the year and at the date of this report include:

Board of Directors

Full name	Position	Appointment/Dismissal
Mr. Nguyen Hoang Luan	Chairman	
Mr. Vo Van Phuoc Que	Member	
Mr. Nguyen Duc Quang	Member	
Mr. Dinh Huynh Thai Tam	Member	
Mr. Nguyen Duc Loc	Member	

Board of Management

Full name	Position	Appointment/Dismissal
Mr. Vo Van Phuoc Que	General Director	
Mr. Nguyen Duc Quang	Deputy General Director	

Board of Supervisory

Full name	Position	Appointment/Dismissal
Ms. Nguyen Thi Thu Hien	Head	
Ms. Nguyen Thi Thu Thao	Member	
Ms. Luu Thi Cam Hoai	Member	

Legal representative: Mr. Vo Van Phuoc Que

Board of Directors ' Responsibility Disclosure for Consolidated Financial Statements

The Board of Directors is responsible for preparing the consolidated financial statements that give a true and fair view of the financial position, results of operations and cash flows of the Company during the period. In preparing the consolidated financial statements, the Board of Directors commits to comply with the following requirements:

- Establish and maintain internal controls that the Board of Directors and the Management Board determine are necessary to enable the preparation and presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error;
- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the applicable accounting standards have been followed, and whether there are any material departures that need to be disclosed and explained in the Consolidated Financial Statements;
- Prepare and present the Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Enterprise Accounting Regime and legal regulations related to the preparation and presentation of Consolidated Financial Statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Directors of the Company ensures that the accounting records are kept to reflect the financial position of the Company, with a true and fair view at any time and to ensure that the Consolidated Financial Statements comply with the current regulations of the State. At the same time, it is responsible for ensuring the safety of the Company's assets and taking appropriate measures to prevent and detect fraud and other violations of the Company as at 30 September, 2026, the results of business operations and cash flows for the third quarter of 2026, in accordance with the Accounting Standards, the Vietnamese Enterprise Accounting Regime and comply with the legal regulations related to the preparation and presentation of the Consolidated Financial Statements.

Other commitments

The Board of Directors is committed to ensuring the Company complies with the Securities Law No. 54/2019/QH14 dated November 26, 2019, the amended Securities Law No. 56/2024/QH15 dated November 29, 2024, and all relevant circulars and decrees guiding its implementation and information disclosure on the securities market.

Can Tho, October 30, 2026
On behalf of the Board of Directors
General Director

CÔNG TY CỔ PHẦN PHÂN BÓN QUỐC TẾ ÂU VIỆT
auviet
M.S.D.N: 6300230407

Vo Van Phuoc Que

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	**100**		**256,386,142,891**	**243,999,800,284**
I. Cash and cash equivalents	**110**	**V.1**	**9,703,168,070**	**8,632,540,773**
1. Cash	111		9,703,168,070	8,632,540,773
II. Short-term financial investments	**120**	V.2	**26,325,225,435**	**23,825,225,435**
1. Trading securities	121		25,825,225,435	23,325,225,435
3. Held-to-maturity investments	123		500,000,000	500,000,000
III. Short-term receivables	**130**		**159,561,919,840**	**149,825,414,545**
1. Short-term receivables from customers	131	V.4	152,829,110,628	148,715,422,154
2. Short-term prepayments to suppliers	132	V.3	4,725,776,712	707,292,391
6. Other short-term receivables	135	V.5	2,007,032,500	402,700,000
IV. Inventories	**140**		**57,631,135,595**	**57,624,736,126**
1. Inventories	141	V.6	57,631,135,595	57,624,736,126
VI. Other current assets	**160**		**3,164,693,951**	**4,091,883,405**
1. Short-term deferred costs	161	V.7a	435,928,339	273,945,735
2. Deductible VAT	162		2,728,765,612	3,817,937,670
B - NON-CURRENT ASSETS	**200**		**226,688,823,698**	**225,549,455,981**
I. Long-term receivables	**210**		**24,000,000**	**-**
5. Other long-term receivables	215	V.5	24,000,000	-
II. Fixed assets	**220**		**134,870,751,168**	**92,144,587,833**
1. Tangible fixed assets	221	V.8	71,487,958,273	66,371,566,800
Historical cost	*222*		*97,684,534,999*	*88,909,714,999*
Accumulated depreciation	*223*		*(26,196,576,726)*	*(22,538,148,199)*
2. Financial leased assets	224	V.9	1,849,466,672	1,975,566,671
Historical cost	*225*		*2,522,000,000*	*2,522,000,000*
Accumulated depreciation	*226*		*(672,533,328)*	*(546,433,329)*
3. Intangible fixed assets	227	V.10	61,533,326,223	23,797,454,362
Historical cost	*228*		*66,966,873,622*	*28,677,302,852*
Accumulated depreciation	*229*		*(5,433,547,399)*	*(4,879,848,490)*
IV. Investment property	**240**	**V.11**	**71,323,044,840**	**74,033,166,834**
Historical cost	241		91,251,885,140	91,251,885,140
Accumulated depreciation	242		(19,928,840,300)	(17,218,718,306)
V. Long-term assets in process	**250**		**44,793,000**	**41,460,700,000**
2. Construction-in-progress	252	V.12	44,793,000	41,460,700,000
VII. Other non-current assets	**270**		**20,426,234,690**	**17,911,001,314**
1. Long-term deferred costs	271	V.7b	20,426,234,690	17,911,001,314
TOTAL ASSETS	**280**		**483,074,966,589**	**469,549,256,265**

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
Address: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam
CONSOLIDATED FINANCIAL STATEMENTS
for the third quarter of 2026
Consolidated Statement of Financial Position (Cont.)

	CAPITAL SOURCES	Code	Note	Ending balance	Beginning balance
C -	**LIABILITIES**	**300**		**229,043,958,096**	**226,392,775,154**
I.	**Current liabilities**	**310**		**219,954,479,063**	**214,524,136,121**
1.	Short-term supplier payables	311	V.13	27,949,262,768	36,432,453,715
2.	Short-term advances from customers	312	V.14	585,488,787	783,799,250
3.	Taxes and other obligations to the State Budget	314	V.15	580,179,501	873,641,419
4.	Payables to employees	315		792,780,768	648,682,903
5.	Short-term accrued expenses payables	316	V.16	636,988,960	675,064,727
9.	Other short-term payables	320	V.17a	9,920,000	-
10.	Short-term borrowings and financial leases	321	V.18a	189,399,858,279	175,110,494,107
II.	**Long-term liabilities**	**330**		**9,089,479,033**	**11,868,639,033**
7.	Other long-term payables	338	V.17b	444,431,600	441,431,600
8.	Long-term borrowings and financial leases	339	V.18b	8,645,047,433	11,427,207,433
D -	**OWNER'S EQUITY**	**400**	**V.19**	**254,031,008,493**	**243,156,481,111**
1.	Capital	411		176,799,820,000	176,799,820,000
-	*Ordinary shares with voting rights*	*411a*		*176,799,820,000*	*176,799,820,000*
8.	Investment and development fund	418		471,167,081	471,167,081
11.	Undistributed post-tax profits	420		73,321,037,501	62,529,823,448
-	*Undistributed post-tax profits accumulated by the end of the previous period*	*420a*		*62,529,823,448*	*46,394,041,657*
-	*Undistributed post-tax profits of current period*	*420b*		*10,791,214,053*	*16,135,781,791*
13.	Interest of non-controlling shareholders	429		3,438,983,911	3,355,670,582
	TOTAL CAPITAL SOURCES	**440**		**483,074,966,589**	**469,549,256,265**

Created on October 30, 2026

Prepared by	Chief Accountant	General Director
Bien Thi Chuyen	Bien Thi Chuyen	Vo Van Phuoc Que

CONSOLIDATED INCOME STATEMENT
for the third quarter of 2026

ITEMS	Code	Note	This Period		Cumulative from the beginning of the year to the end of this period	
			third quarter of 2026	third quarter of 2025	Current year	Previous year
1. Revenue from sales of goods and rendering of services	**01**	**VII.1**	**148,855,125,241**	**93,839,085,477**	**489,867,468,029**	**475,604,525,930**
2. Revenue deductions	**02**	**VII.1**	**3,473,000**	-	**3,473,000**	**1,000,000**
3. Net revenue from sales of goods and rendering of services	**10**	**VII.1**	**148,851,652,241**	**93,839,085,477**	**489,863,995,029**	**475,603,525,930**
4. Cost of goods sold	**11**	**VII.2**	**139,027,013,582**	**87,766,723,228**	**457,955,590,796**	**452,314,273,219**
5. Gross profit from sales of goods and rendering of services	**20**		**9,824,638,659**	**6,072,362,249**	**31,908,404,233**	**23,289,252,711**
6. Profit/loss from the sale and liquidation of investment properties.	**21**		-	-	-	-
7. Financial income	22	**VII.3**	2,504,873	3,125,328	23,037,641	92,100,620
8. Financial expenses	23	**VII.4**	4,549,992,172	1,386,550,590	11,690,430,186	5,820,661,121
In which: interest expenses	*24*		*4,549,992,172*	*1,386,550,590*	*11,690,430,186*	*5,820,661,121*
9. Selling expenses	25	**VII.5**	888,912,063	564,697,034	2,701,258,341	1,941,186,385
10. Business management expenses	26	**VII.6**	2,439,082,112	1,740,557,501	6,010,541,809	4,731,177,815
11. Profit or loss in an associate or joint venture	**27**		-	-		
12. Net profit from operating activities	**30**		**1,949,157,185**	**2,383,682,452**	**11,529,211,538**	**10,888,328,010**
13. Other income	31		191,280	454,750	191,280	454,750
14. Other expense	32	**VII.7**	27,748,055	310,176,212	74,695,936	484,736,206
15. Other profit	**40**		**(27,556,775)**	**(309,721,462)**	**(74,504,656)**	**(484,281,456)**
16. Accounting profit before tax	**50**		**1,921,600,410**	**2,073,960,990**	**11,454,706,882**	**10,404,046,554**
17. Current corporate income tax expense	51	**VII.8**	96,097,249	75,962,643	580,179,500	544,439,138
18. Deferred corporate income tax expense	**52**		-	-	-	-
19. Profit after corporate income tax	**60**		**1,825,503,161**	**1,997,998,347**	**10,874,527,382**	**9,859,607,416**
20. Profit after tax of the parent company	**61**		**1,806,902,778**	**1,975,790,931**	**10,791,214,053**	**9,827,402,750**
21. Profit after tax of non-controlling shareholders	**62**		**18,600,383**	**22,207,416**	**83,313,329**	**32,204,666**
22. Basic earnings per share	**70**	**VII.9**	**102**	**112**	**610**	**556**
23. Diluted earnings per share	**71**	**VII.9**	**102**	**112**	**610**	**556**

Created on October 30, 2026

Prepared by	Chief Accountant	General Director
Bien Thi Chuyen	Bien Thi Chuyen	Vo Van Phuoc Que

CONSOLIDATED CASH FLOW STATEMENT

(Under direct method)
for the third quarter of 2026

Unit: VND

ITEMS	Code	Note	Cumulative from the beginning of the year to the end of this period	
			Current year	**Previous year**
I. Cash flows from operating activities				
1. Profit before tax	***01***		***11,454,706,882***	***10,404,046,554***
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		7,048,349,429	6,430,374,863
- Provisions	03		-	-
- Exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04		-	-
- Profits, losses from investing activities	05		(23,037,641)	(92,100,620)
- Interest expenses	06		11,690,430,186	5,815,861,121
- Other adjustments	07		-	-
3. Operating income before changes in working capital	***08***		***30,170,448,856***	***22,558,181,918***
- Increase, decrease in receivables	09		(8,671,333,237)	8,047,267,343
- Increase, decrease in inventories	10		102,600,531	29,704,827,215
- Increase, decrease in payables	11		(8,524,983,545)	(6,940,477,018)
- Increase, decrease in prepaid expenses	12		33,213,250	330,419,300
- Increase, decrease in trading securities	13		(2,500,000,000)	(35,088,000,000)
- Interest paid	14		(11,728,505,953)	(6,173,156,428)
- Corporate income tax paid	15		(873,141,418)	(755,502,283)
- Other proceeds from operating activities	16		-	-
- Other payments for operating activities	17		-	-
Net cash flows from operating activities	***20***		***(1,991,701,516)***	***11,683,560,047***
II. Cash flows from investing activities				
1. Payment for purchases or construction of fixed assets and other long - term assets	21		(8,467,913,000)	(807,547,385)
2. Proceeds from disposal of fixed assets and other long - term assets	22		-	-
3. Loans to and payments for purchase of debt instruments of other entities	23		-	(6,000,000,000)
4. Collections from borrowers and proceeds from disposal of debt instruments of other entities	24		-	6,000,000,000
5. Payments for investments in other entities	25		-	-
6. Proceeds from disposal of investments in other entities	26		-	-
7. Interests and dividends received	27		23,037,641	92,100,620
Net cash flows from investing activities	***30***		***(8,444,875,359)***	***(715,446,765)***

Consolidated cash flow statement (Cont.)

	ITEMS	Code	Note	Current year	Previous year
III.	**Cash flows from financing activities**				
1.	Proceeds from share issuance, capital contribution of owners	31		-	-
2.	Repayments of capital contributions to owners and re-purchase of stocks already issued	32		-	-
3.	Drawdown of borrowings	33		296,622,313,550	239,555,832,634
4.	Repayments of borrowings	34		(284,778,842,695)	(249,990,773,651)
5.	Repayments of finance lease	35		(336,266,683)	(2,413,216,798)
6.	Dividends, profits paid to shareholders	36		-	-
	Net cash flows from financing activities	***40***		***11,507,204,172***	***(12,848,157,815)***
	Net cash flows during the year	**50**		**1,070,627,297**	**(1,880,044,533)**
	Cash and cash equivalents at the beginning of year	**60**	**V.1**	**8,632,540,773**	**25,416,539,067**
	Effect of exchange rate fluctuations on cash and cash	61		-	-
	Cash and cash equivalents at the ending of year	**70**	**V.1**	**9,703,168,070**	**23,536,494,534**

Created on October 30, 2026

Prepared by	Chief Accountant	General Director
Bien Thi Chuyen	Bien Thi Chuyen	Vo Van Phuoc Que

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the third quarter of 2026

I. OPERATIONAL CHARACTERISTICS

1. Forms of capital ownership

EUROPE VIETNAM International Fertilizer Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company.

2. Company Overview

EUROPE VIETNAM International Fertilizer Joint Stock Company, formerly EUROPE VIETNAM International Fertilizer One-Member Limited Liability Company, was established and operates under Business Registration Certificate No. 6300230407 dated July 31, 2013, issued by the Department of Planning and Investment of Hau Giang province.

to the legal representative . The seventh amended business registration certificate was issued by the Department of Finance of Can Tho City on July 28, 2025.

3. *Headquarters*

Address : National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam
Phone: 0293 626 5666
Website : phanbonauviet.com
ID : 6300230407

4. Business field: Manufacturing, trade, and services.

5. Main business activities:

- Manufacturing and trading of fertilizers;
- Factory/warehouse for rent.
- Solar power

6. Normal production and business cycle

The company's normal production and business cycle does not exceed 12 months.

7. List of consolidated subsidiaries

Company name	Head office address	Business lines	Actual capital contribution ratio	Voting ratio
Phuc Dien Hau Giang Investment Joint Stock Company	National Highway 61, Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City, Vietnam.	Fertilizer trading; Factory/warehouse rental ; Solar power.	97.62%	97.62%

The subsidiary is consolidated at its book value.

8. Statement regarding the comparability of information in financial statements.

The consolidated financial statements for the third quarter of 2026 are fully consistent and comparable with the consolidated financial statements for the third quarter of 2025.

9. Staff

As of September 30, 2026, the company had 91 employees (the number at the beginning of the year was 80 employees).

II. FISCAL YEAR, ACCOUNTING CURRENCY USED

1. Fiscal year

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

2. Currency used in accounting

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

III. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

1. Applicable accounting standards and regulations

The company applies accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular 202/2014/TT-BTC dated December 22, 2014, Circular 43/2026 amending Circular 202/2014/TT-BTC dated April 20, 2026, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of consolidated financial statements.

2. Statement on compliance with Vietnamese accounting standards and accounting regulations

Board of Directors To ensure compliance with accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance, in the preparation of consolidated financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis for preparing consolidated financial statements

Consolidated financial statements are prepared on an accrual accounting basis (except for information relating to cash flows).

The consolidated financial statements include the financial statements of EUROPE VIETNAM International Fertilizer Joint Stock Company (parent company) and its subsidiaries. The subsidiary is an entity under the control of the parent company. Control exists when the parent company has the ability, directly or indirectly, to influence the financial and operational policies of the subsidiary in order to obtain economic benefits from these activities. When assessing control, consideration is given to the potential voting rights currently in effect or those that may be transferred.

The business results of subsidiaries acquired or sold during the year are presented in the consolidated statement of business results from the date of acquisition or up to the date of sale of the investment in that subsidiary.

In cases where the subsidiary's accounting policy differs from the accounting policy applied uniformly within the parent company, the subsidiary's consolidated financial statements will be appropriately adjusted before being used to prepare the consolidated financial statements.
Balances on balance sheets between companies within the same Group, intercompany transactions, and unrealized intercompany gains arising from these transactions are excluded when preparing consolidated financial statements. Unrealized losses arising from intercompany transactions are also excluded unless the costs resulting from those losses are unrecoverable.

Minority interests represent the portion of the subsidiary's profits and net assets not held by the parent company's shareholders and are presented in a separate section of the consolidated Income Statement and the consolidated Balance Sheet. Minority interests include the value of minority interests at the initial business combination date and the minority interest in changes to equity since the business combination date. Losses The portion of minority shareholders' capital exceeding their share in the subsidiary's equity is deducted from the Group's interest unless the minority shareholders have a binding obligation and the ability to offset such loss.

2. Business merger

The business combination is accounted for using the purchase method. The cost of the business combination includes the fair value at the date of the exchange of the assets being exchanged, any liabilities incurred or assumed, and any equity instruments issued by the Group in exchange for control of the acquired entity, plus any costs directly related to the business combination. The acquired assets, identifiable liabilities, and contingent liabilities incurred in the business combination are recognized at their fair value at the date of the business combination.

The difference between the business combination cost and the acquiring entity's share in the net fair value of the acquired entity's identifiable assets, liabilities, and contingent liabilities at the date of acquisition is recognized as goodwill . If the business combination cost is lower than the net fair value of the acquired entity's identifiable assets, liabilities, and contingent liabilities, the difference is recognized in the operating results of the period in which the acquisition occurs.

The fair value of the subsidiary's net assets at the date of acquisition is determined based on their book value.

3. Cash and cash equivalents

Money includes cash on hand and demand deposits.

Cash equivalents are short-term investments with a redemption or maturity date of no more than 3 months from the date of purchase, easily convertible into a defined amount of cash, and with minimal risk involved in the conversion process .

4. Financial investments

Investments held until maturity

An investment is classified as held to maturity when the company intends and is able to hold it until maturity. Investments held to maturity include: time deposits (including promissory notes and bills of exchange), bonds, preferred stock that the issuer is obligated to repurchase at a certain point in the future, and loans held to maturity for the purpose of collecting periodic interest, and other investments held to maturity.

Investments held to maturity are initially recognized at cost, including the purchase price and any transaction-related expenses. After initial recognition, these investments are recognized at their recoverable value. Interest income from investments held to maturity after the date of purchase is recognized on the Income Statement on an accrual basis. Interest earned before the company takes possession is deducted from the cost at the time of purchase.

When there is conclusive evidence that part or all of the investment may not be recoverable and the amount of the loss can be reliably determined, the loss is recognized as a financial expense. during the year and directly deduct from the investment value.

5. Trade receivables and other receivables

Accounts receivable are presented at their book value less any provisions for doubtful accounts.

The classification of receivables into customer receivables and other receivables is done according to the following principle :

- Accounts receivable from customers reflect commercial receivables arising from purchase-sale transactions between the company and buyers that are independent entities from the parent company , including receivables for export sales consigned to other entities.
- Other receivables reflect non-commercial receivables that are not related to purchase or sale transactions.

6. Inventory

Inventory is recorded at the lower of its original cost and its net realizable value.

The original cost of inventory is determined as follows:

- Raw materials and goods: include the purchase cost and other directly related costs incurred to bring the inventory to its current location and condition.
- Finished product: includes the cost of raw materials, direct labor, and related manufacturing overhead costs, allocated based on normal operating levels/land use rights costs, direct costs, and related overhead costs incurred during the investment and construction of the finished real estate product .
- Work- in-progress production costs: only include the cost of main raw materials (or other cost elements as appropriate).

Net realizable value is the estimated selling price of inventory in the normal course of business less the estimated costs to complete and the estimated costs necessary for its sale.

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

7. Pending costs

Deferred expenses include actual expenses incurred but related to the business results of multiple accounting periods. The company's deferred expenses include the following costs. Deferred expenses recognize actual expenses incurred but related to the business results of multiple accounting periods, and the transfer of these expenses to the cost of goods sold in subsequent accounting periods.

Tools and equipment

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

Land lease costs

+ The value of the land use rights for a one-time lease payment at plot number 288, map sheet number 25, Long An B Hamlet, Cai Tac town, Chau Thanh A district, Hau Giang province (now Long An B Hamlet, Dong Phuoc commune, Can Tho city, Vietnam) .
+ The land use rights for plot number 10, map sheet number 58, located at My Loi Hamlet, My Hoa Commune, Binh Minh Town, Vinh Long Province (now My Loi Hamlet, Cai Von Ward, Vinh Long Province, Vietnam) have an area of 2180 m2 and are industrial land with a usage term until September 8, 2056.
+ This is the value of the land use right for annual crop cultivation (area 55.2 m²) within the overall value of the real estate at Plot No. 1532, Map Sheet No. 18, Thanh Loc Ward, District 12, Ho Chi Minh City (total area 569.2 m², including 514 m² of permanent residential land and 55.2 m² of land for crop cultivation) according to Land Use Right Certificate, House Ownership and Other Assets Attached to Land No. DA002811 issued by the People's Committee of District 12 on December 14, 2020 (separated from Certificate No. CH16242 issued by the People's Committee of District 12 on February 12, 2019). Land use term: for residential land it is permanent; for other annual crop land it is until October 28, 2068

8. Tangible fixed assets

Tangible fixed assets are represented at their original cost less accumulated depreciation. The original cost of a tangible fixed asset includes all expenses incurred by the company to acquire the asset up to the point it is ready for use. Expenses incurred after initial recognition are only added to the original cost of the fixed asset if these expenses are certain to increase future economic benefits from the use of the asset. Expenses that do not meet this condition are recognized as production and business expenses for the period.

When tangible fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the liquidation are recognized as income or expenses in the year.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life. The number of years/depreciation rate for different types of tangible fixed assets is as follows:

Fixed assets	Years
Houses, buildings	5 – 25
Machinery and equipment	5 – 15
Transportation and transmission	5 – 10
Other fixed assets	3 – 25

9. Intangible fixed assets

Intangible fixed assets are represented at their original cost less accumulated depreciation.
The initial cost of intangible fixed assets includes all expenses incurred by the enterprise to acquire the asset up to the point it is ready for use. Expenses related to intangible fixed assets that arise after initial recognition are recorded as production and business expenses in the period, unless these expenses are directly related to a specific intangible fixed asset and increase the economic benefits derived from that asset.

When intangible fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the liquidation are recognized as income or expenses in the year.
The intangible fixed assets of a business include:

Land use rights

Land use rights encompass all actual costs incurred by the enterprise directly related to land use, including: money spent to acquire land use rights, costs for compensation, land clearance, land leveling, registration fees, etc.

Land use rights for 514 m² of land for long-term residential use, located in Thanh Loc Ward, District 12, Ho Chi Minh City (currently An Phu Dong Ward, Ho Chi Minh City); Land Use Rights Certificate No. DA 002811, issued on December 14, 2020 (the land use rights were transferred to the Company on April 1, 2026).
And The Enterprise's land use rights at the address Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City). Details are presented in V.11.

Software program

Costs associated with computer software programs are not a component of the related hardware that is capitalized. The original cost of computer software is the total cost incurred by the Company up to the point of putting the software into use. Computer software is depreciated using the straight-line method over 3 years.

10. Fixed assets under finance lease

A lease is classified as a finance lease if the majority of the risks and benefits associated with ownership of the asset belong to the lessee. A finance leased fixed asset is expressed at its original cost less accumulated depreciation. The original cost of a finance leased fixed asset is the lower of the fair value of the leased asset at the commencement of the lease and the present value of the minimum lease payments. The discount rate used to calculate the present value of the minimum lease payments for the lease is the implicit interest rate in the lease contract or the interest rate stated in the contract. If the implicit interest rate in the lease contract cannot be determined, the borrowing interest rate at the commencement of the lease shall be used.

Fixed assets under finance leases are depreciated using the straight-line method based on their estimated useful life. In cases where it is uncertain whether the business will acquire ownership of the asset at the end of the lease term, the fixed asset will be depreciated over the shorter of the lease term and the estimated useful life. The number of depreciation years for different types of finance-lease fixed assets is as follows:

Type of fixed asset	Years
Machinery and equipment	15
Transportation and transmission	10

11. Investment properties

Investment properties are buildings and structures owned by the Company and used for the purpose of generating rental income. Investment properties are represented at their original cost less accumulated depreciation. The original cost of an investment property is the total cost incurred by the Company or the fair value of the amounts given in exchange for acquiring the investment property up to the time of purchase or completion of construction.

Costs related to investment properties that arise after initial recognition are recognized as expenses, unless these costs are likely to cause the investment property to generate more future economic benefits than initially assessed, in which case they are added to the original cost.

When an investment property is sold, the original cost and accumulated depreciation are written off, and any resulting gains or losses are accounted for as income or expenses in that year.

The conversion of owner-occupied or inventory real estate to investment real estate only occurs when the owner ceases to use the property and begins leasing it to another party or upon completion of the construction phase. The conversion of investment real estate to owner-occupied or inventory real estate only occurs when the owner begins to use the property or begins to develop it for sale. The conversion of investment real estate to owner-occupied or inventory real estate does not alter the original cost or residual value of the property at the date of conversion.

Investment properties used for rental purposes are depreciated using the straight-line method based on their estimated useful life. The number of depreciation years for investment properties is as follows:

Type of fixed asset	Years
Houses and buildings	20-50

12. Construction in progress costs

Construction in progress costs reflect the costs directly related (including relevant interest expenses in accordance with the company 's accounting policy) to assets under construction and machinery and equipment being installed. These assets are recorded at their original cost and are not depreciated. This is to serve the purposes of production, leasing , and management , as well as the costs associated with ongoing repairs to fixed assets.

13. Liabilities and payables

Liabilities and accrued expenses are recognized for amounts due in the future relating to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts due.

The classification of payables into accounts payable to suppliers, accrued expenses, and other payables is done according to the following principle:

- Accounts payable to suppliers reflect commercial liabilities arising from transactions involving the purchase of goods, services, and assets from independent entities such as companies , including liabilities incurred when importing through consignees.
- Accrued expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to the lack of invoices or insufficient accounting records, as well as amounts payable to employees for vacation pay and production and business expenses that must be accrued in advance.
- Other payables reflect non-commercial liabilities that are not related to transactions involving the purchase, sale, or provision of goods or services.

14. Equity

Owner's equity contribution

Owner's equity is recorded based on the actual amount of capital contributed by the shareholders.

15. Profit distribution

Profits after corporate income tax are distributed to shareholders after provisions for funds have been set aside in accordance with the company's charter and legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items within undistributed after-tax profits that may affect cash flow and dividend payment capacity, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Other funds

Funds are established and used in accordance with the Company's Articles of Association and the resolutions approved annually by the General Meeting of Shareholders.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

16. Record revenue and income

Revenue from the sale of goods and finished products.

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

- The company has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer.
- The company no longer holds the right to manage the goods as the owner or the right to control the goods.
- Revenue figures are determined with relative certainty. When a contract stipulates that the buyer has the right to return the purchased product or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the product or goods (except in cases where the customer has the right to return the goods in exchange for other goods or services).
- The company has obtained or will obtain economic benefits from the sale transaction.
- Identify the costs associated with the sales transaction.

Revenue from providing services

Revenue from a service transaction is recognized when the outcome of that transaction can be reliably determined. If the service is performed over multiple periods, revenue recognized in the

period is based on the portion of work completed as of the end of the accounting period. The outcome of a service transaction is determined when all of the following conditions are met:

- Revenue is determined with relative certainty. When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the service provided.
- There is potential to obtain economic benefits from the transaction of providing that service.
- Determine the portion of work completed by the end of the fiscal year.
- Identify the costs incurred for the transaction and the costs to complete the transaction for providing that service.

Interest

Interest is recognized on an accrual basis, determined by the balances of deposit accounts and the effective interest rate for each period.

Dividends and profit sharing

Dividends and distributed profits are recognized when the company is entitled to receive dividends or profits from capital contributions. Dividends received in the form of shares are only tracked by the increased number of shares, not the value of the shares received/recorded at par value.

17. Cost of goods sold

The cost of goods sold during the year is recorded in accordance with the revenue generated during the period and in compliance with the prudence principle.

For direct material costs exceeding normal consumption levels, labor costs, and fixed manufacturing overhead costs not allocated to the value of goods in inventory, accountants must immediately include them in the cost of goods sold (after deducting any compensation, if any), even if the products or goods have not yet been identified as sold.

18. Borrowing costs

Borrowing costs include interest on loans and other expenses directly related to the loans.

Borrowing costs are recognized as expenses when incurred. However, if borrowing costs are directly related to the investment in construction or production of assets under construction that require a sufficiently long period (over 12 months) to be put into use for their intended purpose or sold, these borrowing costs are capitalized. For loans specifically used for the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Income arising from temporary investments in loans is recorded as a reduction in the original cost of the related asset.

For general loans used for the purpose of investing in or producing assets under construction, the capitalized borrowing cost is determined by the capitalization rate of the weighted average cumulative cost incurred for the investment in construction or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of outstanding loans during the year, excluding specific loans used for the creation of a particular asset.

19. Selling expenses and administrative expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods, or providing services, including costs of offering products, introducing products, advertising products, sales commissions, product warranty costs (excluding construction activities), storage, packaging, and transportation costs, etc.

Business management expenses reflect the general management costs of a business, including: salaries for management staff (wages, allowances, etc.); social insurance, health insurance, union fees, and unemployment insurance for management staff; office supplies, tools, and depreciation of fixed assets used for business management; land rent and business license tax; provisions for doubtful receivables; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); and other cash expenses (entertainment, customer conferences, etc.).

20. Corporate income tax

Current income tax

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

Businesses are entitled to preferential corporate income tax rates due to operating in disadvantaged areas, specifically as follows:

** At the Parent Company*

- A tax rate of 10% will be applied for 15 years, starting from 2014 (the first year revenue was generated).

- 100% exemption from corporate income tax for 4 years starting from 2017 (for taxable income generated).

- A 50% reduction in corporate income tax for the next 9 years starting from 2021.

** At the subsidiary company*

- A tax rate of 10% will be applied for 15 years, starting from 2016.

- 100% exemption from corporate income tax for 4 years starting from 2016.

- A 50% reduction in corporate income tax for the next 9 years starting from 2020.

21. Financial instruments

Financial assets

Classification of financial assets

The company classifies financial assets into groups: financial assets recognized at fair value through the Statement of Income, investments held to maturity, loans and receivables, and financial assets available for sale. The classification of these financial assets depends on the nature and purpose of the asset and is determined at the time of initial recognition.

Financial assets are recognized at fair value through the Statement of Income.

Financial assets are classified as fair value in the Statement of Income if they are held for trading or are classified as fair value in the Statement of Income at the time of initial recognition.

Financial assets are classified as securities held for trading purposes if:

- Purchased or created primarily for the purpose of resale over a short period;
- The company intends to hold the shares for the purpose of short-term profit;
- Derivative financial instruments (excluding derivative financial instruments identified as a financial guarantee contract or an effective hedging instrument).

Investments held until maturity

Investments held to maturity are non-derivative financial assets with fixed or determinable payments and a fixed maturity date that the Company intends and is able to hold to maturity.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments and are not listed on the market.

Financial assets available for sale
Financial assets available for sale are non-derivative financial assets that are identified as available for sale or are not classified as financial assets recognized at fair value through the Statement of Income, investments held to maturity, or loans and receivables.

The initial book value of a financial asset.
Financial assets are recognized on the date of purchase and cease to be recognized on the date of sale. At the time of initial recognition, the financial asset is determined by the purchase price/issuance cost plus other expenses directly related to the purchase and issuance of that financial asset.

Financial liabilities
The company classifies financial liabilities into groups: financial liabilities recognized at fair value through the Income Statement, and financial liabilities determined at amortized value. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.

Financial liabilities are recognized at fair value through the Statement of Income.
Financial liabilities are classified as fair value in the Statement of Income if they are held for trading or are classified as fair value in the Statement of Income at the time of initial recognition.
Financial liabilities are classified as securities held for trading purposes if:

- Released or created primarily for short-term acquisition purposes;
- The company intends to hold the shares for the purpose of short-term profit;
- Derivative financial instruments (excluding derivative financial instruments identified as a financial guarantee contract or an effective hedging instrument).

Financial liabilities are determined by their amortized value.
Financial liabilities are determined at their amortized value, which is calculated by subtracting principal repayments from the initial recognized value of the financial liability, plus or minus accrued amortizations calculated using the effective interest method of the difference between the initial recognized value and the maturity value, minus any reductions (directly or through the use of a reserve account) due to impairment or uncollectibility.
The effective interest rate method is a method for calculating the amortized value of a financial liability or group of financial liabilities and allocating interest income or interest expense over the relevant period. The effective interest rate is the discount rate applied to estimated future cash flows to be paid or received over the expected life of the financial instrument, or shorter, if necessary, back to the net present value of the financial liability.

The initial book value of financial liabilities.
At the time of initial recognition, financial liabilities are determined by the issue price plus any costs directly related to the issuance of that financial debt.

Equity instruments
An equity instrument is a contract that demonstrates the remaining interest in the company's assets after deducting all obligations.

22. Information by department

The fertilizer production and business activities in the Can Tho area primarily generate revenue and profit for the Company, while other revenue streams account for a small proportion of the Company's total revenue. Therefore, the Company's Board of Directors believes that the Company operates within a single business unit, namely the fertilizer business in a specific geographical area. Consequently, no further information on this unit is required.

23. Stakeholders

Parties are considered related if one party has the ability to control or exert significant influence over the other party in making decisions regarding financial and operational policies. Parties are also considered related if they are subject to common control or significant common influence.

When considering the relationship between the parties involved, the nature of the relationship is given more emphasis than its legal form.

Transactions with related parties during the period are presented in Note VII.1.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED FINANCIAL STATEMENT

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash	2,543,335,676	1,177,967,279
Demand deposit	7,159,832,394	7,454,573,494
Add	**9,703,168,070**	**8,632,540,773**

Details of your non-term deposit account balance.

	Ending balance	Beginning balance
Asia Commercial Bank	334,680,397	439,654,980
Vietnam Joint Stock Commercial Bank for Industry and Trade	6,597,297,117	6,181,347,271
Saigon Treasure Commercial Joint Stock Bank	44,787,392	695,592,307
Other subjects	183,067,488	137,978,936
Add	**7,159,832,394**	**7,454,573,494**

2. Financial investment

Short-term financial investments

	Ending balance		Beginning balance	
	Original price	Book value	Original price	Book value
Trading securities	25,825,225,435	25,825,225,435	23,325,225,435	23,325,225,435
TNT Group Joint Stock Company (TNT)	*18,063,600,435*	*18,063,600,435*	*15,563,600,435*	*15,563,600,435*
Vietnam Eco-Plastic Joint Stock Company (ECO)	*7,761,625,000*	*7,761,625,000*	*7,761,625,000*	*7,761,625,000*
Time deposits (*)	500,000,000	500,000,000	500,000,000	500,000,000
Add	**26,325,225,435**	**26,325,225,435**	**23,825,225,435**	**23,825,225,435**

(*) The term deposit is being used as collateral to secure a loan at Military Commercial Joint Stock Bank - Tay Saigon Branch.

3. Prepayment to short-term sellers

	Ending balance	Beginning balance
Pay in advance to another seller.	***4,725,776,712***	***707,292,391***
Tan Duc Production - Trading - Service Co., Ltd.	-	273,245,964
Duy Phuong Chemical & Environmental Company Limited	360,000,000	360,000,000
Thien Phu Construction and Trading Company Limited	34,020,000	74,046,427
Mekong Agricultural Materials Co., Ltd.	1,430,197,632	-
Asia Investment, Business and Trading Joint Stock Company	2,870,004,000	-
Other suppliers	31,555,080	-
Add	**4,725,776,712**	**707,292,391**

4. Short-term receivables from customers

	Ending balance	Beginning balance
Receivable from related parties	-	***103,206,500***
Sun Mekong Agriculture Co., Ltd.	-	103,206,500
Receivable from other customers	***152,829,110,628***	***148,612,215,654***
An Phat Agricultural Import-Export Co., Ltd.	16,756,366,941	6,850,068,988
Khanh Phat Production, Trading and Import-Export Company Limited	13,718,481,842	5,888,880,423
Lam Phong Fertilizer Joint Stock Company	7,490,055,900	4,729,090,905
Minh Han Investment Co., Ltd.	6,679,631,789	14,307,631,003
Dai Thien Ngan Trading, Service and Manufacturing Company Limited	-	5,741,673,170
TDE Trading and Services Joint Stock Company	14,506,627,168	11,979,844,350
Southern Agricultural Products Import-Export Joint Stock Company	-	13,579,369,660
Ong Dien Rice Joint Stock Company	15,679,076,186	-
Hoang Kim Anh Trading Company Limited	5,147,199,482	9,797,788,573
EcoGreen Agri Vietnam Joint Stock Company	11,003,489,748	14,673,680,378
Organic Vietnam Import Export Trading Company Limited	8,292,226,476	-
AMEE Investment Company Limited	10,336,935,540	2,146,953,822
Other subjects	43,219,019,556	58,917,234,382
Add	**152,829,110,628**	**148,715,422,154**

5. Other short-term receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
a) Short term	***2,007,032,500***	-	***402,700,000***	-
Advance payment	25,400,000	-	66,500,000	-
Deposit, collateral	1,852,200,000	-	276,200,000	-
Pham Vu Kien (1)	*1,600,000,000*	-		-
Chailease International Leasing Company Limited	*252,200,000*	-	*252,200,000*	-
Other deposits	-	-	*24,000,000*	-
Other receivables	129,432,500	-	60,000,000	-
b) Long term	***24,000,000***	-	-	-
Other deposits	24,000,000	-	-	-
Add	**2,031,032,500**	-	**402,700,000**	-

Deposit as per contract No. 01/2026/HĐĐC/AVG dated January 13, 2026, between EUROPE VIETNAM International Fertilizer Joint Stock Company and Mr. Pham Vu Kien regarding a deposit of VND 1,600,000,000 for the purchase of land use rights under Certificate No. CS61188/DA; area 187.8m2 - Urban residential land; Address: No. 34, Street 1 - Hung Phu Housing Area, Quarter 1, Tam Phu Ward, Thu Duc City, Ho Chi Minh City (now Tam Binh Ward, Ho Chi Minh City); Transfer price: VND 32,000,000,000; Contract appendix extending the contract signing period by 12 months from the date of deposit.

6. Inventory

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Raw materials	33,451,296,748	-	38,893,555,532	-
finished product	215,559,289	-	-	-
Goods	23,964,279,558	-	18,731,180,594	-
Add	**57,631,135,595**	**-**	**57,624,736,126**	**-**

7. Pending costs

a) Short-term deferred costs

	Ending balance	Beginning balance
Insurance costs	413,473,146	242,165,735
Other short-term deferred expenses	22,455,193	31,780,000
Add	**435,928,339**	**273,945,735**

b) Long-term deferred costs

	Ending balance	Beginning balance
Tools and equipment	67,518,065	70,731,045
Land Use Right Lease Fees associated with infrastructure (*)	20,106,990,062	17,770,069,364
Other expenses	251,726,563	70,200,905
Add	**20,426,234,690**	**17,911,001,314**

(*)Include:

+ This is the value of the land use right for a one-time lease payment at plot number 288, map sheet number 25, Long An B Hamlet, Cai Tac town, Chau Thanh A district, Hau Giang province, Vietnam (now Long An B Hamlet, Dong Phuoc commune, Can Tho city, Vietnam) according to land use right certificate number CR248466 issued by the Department of Natural Resources and Environment of Hau Giang province. The land use period is from January 22, 2019 to January 22, 2069.

The land lease cost is amortized over a period of 50 years. The remaining value awaiting amortization of this land use right as of September 30, 2026, is VND 12,661,411,619. The value of the aforementioned land use right is currently mortgaged to secure a loan at the Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch.

+ This is the value of the land use right for annual crop cultivation (area 55.2 m²) within the overall value of the real estate at Plot No. 1532, Map Sheet No. 18, Thanh Loc Ward, District 12, Ho Chi Minh City (total area 569.2 m², including 514 m² of permanent residential land and 55.2 m² of land for crop cultivation) according to Land Use Right Certificate, House Ownership and Other Assets Attached to Land No. DA002811 issued by the People's Committee of District 12 on December 14, 2020 (separated from Certificate No. CH16242 issued by the People's Committee of District 12 on February 12, 2019). Land use term: for residential land it is permanent; for other annual crop land it is until October 28, 2068. The land has a detached house with a construction area of 128.1m² and a floor area of 128.1m², classified as level IV, and is privately owned.

The remaining value awaiting allocation of this land use right as of September 30, 2026 is VND 2,678,604,228 . The aforementioned land use right value is currently mortgaged to secure a loan at Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch.

+ This is the value of the land use right for a one-time lease payment at Plot No. 10, Map Sheet No. 58, My Loi Hamlet, My Hoa Commune, Binh Minh Town, Vinh Long Province (now My Loi Hamlet, Cai Von Ward, Vinh Long Province, Vietnam) according to Land Use Right Certificate No. DK887900 issued by the Department of Natural Resources and Environment of Vinh Long Province. The land use term expires on September 8, 2056. The remaining value awaiting allocation of this land use right as of September 30, 2026 is VND 4,766,974,215.

8. Tangible fixed assets

	Houses, buildings	Machinery and equipment	Transportation and transmission	Other fixed assets(*)	Add
Original price					
Beginning balance	51,388,557,628	13,279,296,201	5,122,197,236	19,119,663,934	88,909,714,999
Increase during the year due to new purchases	-	-	-	611,920,000	611,920,000
Investment in basic construction completed.	-	1,347,900,000	40,000,000	6,775,000,000	8,162,900,000
Reclassify	(42,000,000)	42,000,000	-	-	-
Ending balance	**51,346,557,628**	**14,669,196,201**	**5,162,197,236**	**26,506,583,934**	**97,684,534,999**
In there:					
The depreciation period has ended, but the device is still in use.	552,200,000	634,062,000	1,593,636,363	-	2,779,898,363
Depreciation value					
Beginning balance	11,019,630,476	5,931,681,143	2,329,997,406	3,256,839,174	22,538,148,199
Depreciation during the period	1,612,673,946	826,094,171	351,735,657	867,924,753	3,658,428,527
Ending balance	**12,632,304,422**	**6,757,775,314**	**2,681,733,063**	**4,124,763,927**	**26,196,576,726**
Remaining value					
Beginning balance	40,368,927,152	7,347,615,058	2,792,199,830	15,862,824,760	66,371,566,800
Ending balance	**38,714,253,206**	**7,911,420,887**	**2,480,464,173**	**22,381,820,007**	**71,487,958,273**

(*) Other fixed assets include the solar power system.

Some fixed assets with original cost and remaining value of VND 78,197,400,629 and VND 58,838,624,389 respectively are being used as collateral for loans at the Bank .

9. Fixed assets under finance lease

	Machinery and equipment	Add
Original price		
Beginning balance	2,522,000,000	2,522,000,000
Ending balance	**2,522,000,000**	**2,522,000,000**
In there:		
The depreciation period has ended, but the device is still in use.	-	-
Depreciation value		
Beginning balance	546,433,329	546,433,329
Depreciation during the period	126,099,999	126,099,999
Ending balance	**672,533,328**	**672,533,328**
Remaining value		
Beginning balance	1,975,566,671	1,975,566,671
Ending balance	**1,849,466,672**	**1,849,466,672**

10. Intangible fixed assets

	Land use rights (*)	Software program	Add
Original price			
Beginning balance	28,584,202,852	93,100,000	28,677,302,852
Increase during the year	38,289,570,770	-	38,289,570,770
Ending balance	**66,873,773,622**	**93,100,000**	**66,966,873,622**
In there:			
The depreciation period has ended, but the device is still in use.	-	*93,100,000*	*93,100,000*
Depreciation value			
Beginning balance	4,786,748,490	93,100,000	4,879,848,490
Depreciation during the period	553,698,909	-	553,698,909
Ending balance	**5,340,447,399**	**93,100,000**	**5,433,547,399**
Remaining value			
Beginning balance	23,797,454,362	-	23,797,454,362
Ending balance	**61,533,326,223**	**-**	**61,533,326,223**

(*) Include

+ Land use rights for 514 m2 of residential land at Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City); Land Use Right Certificate No. DA 002811 issued on December 14, 2020 (land use rights transferred to the Company on April 1, 2026).

The aforementioned land use rights are currently mortgaged as collateral for a loan at Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch.

The remaining value of intangible fixed assets used as collateral to secure loans as of September 30, 2026 is VND 38,289,570,770

+ This refers to the land use rights located on map sheet number 01, at Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City) according to the following Land Use Right Certificates:

Certificate Number	Number of land plots	Area (m2)	Expiration date	Purpose of use	Land use rights value
CV110726	1754	12851.4	September 29, 2054	Commercial and service land	12,285,114,091
CV110726	1754	14797.9	August 2, 2056	Commercial and service land	14,145,843,240
CV110726	1754	1000	long	Commercial and service land	955,935,858
CV245717	1206	300	long	Residential land in rural areas	286,780,758
CV245718	1220	300	long	Residential land in rural areas	286,780,758
CV245719	1211	300	long	Residential land in rural areas	286,780,758
CV245720	1215	59	long	Residential land in rural areas	56,400,216
CV245743	1214	293.5	September 29, 2054	Non-agricultural production	280,567,174
Add					**28,584,202,852**

The intangible fixed asset, the land use right, has an original cost and book value of VND 28,584,202,852 and VND 23,243,755,453 respectively, and is currently mortgaged to secure a loan at Vietnam Commercial and Industrial Bank - Hau Giang Branch.

11. Investment properties

	Buildings (*)	Add
Original price		
Beginning balance	91,251,885,140	91,251,885,140
Ending balance	**91,251,885,140**	**91,251,885,140**
In there:		
The depreciation period has ended, but the device is still in use.	-	-
Depreciation value		
Beginning balance	17,218,718,306	17,218,718,306
Depreciation during the period	2,710,121,994	2,710,121,994
Ending balance	**19,928,840,300**	**19,928,840,300**
Remaining value		
Beginning balance	74,033,166,834	74,033,166,834
Ending balance	**71,323,044,840**	**71,323,044,840**

(*) Include

+ The investment property is the completed construction of the "EUROPE VIETNAM International Fertilizer Factory" at the new warehouse, used for lease, located on plot number 288, map sheet number 25, Long An B Hamlet, Cai Tac Town, Chau Thanh A District, Hau Giang Province, Vietnam (now Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam), with a depreciation period of 25 years. The investment property has an original cost

and book value of VND 23,081,991,918 and VND 19,149,721,573 respectively, and has been mortgaged to secure a loan from Vietnam Commercial and Industrial Bank - Hau Giang Branch.

+ The investment property is Office Apartment No. B2, 8th floor, Golden King project, No. 15 Nguyen Luong Bang Street, Tan My Ward, Ho Chi Minh City (now Tan My Ward, Ho Chi Minh City), with original cost and remaining value of VND 1,750,838,643 and VND 1,619,619,894 respectively. It is used as collateral for a loan at Public Bank Vietnam Limited.

+ The investment property consists of structures located on a plot of land in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (currently Thanh Hoa Commune, Can Tho City) with original cost and book value of VND 66,419,054,579 and VND 50,553,703,373 respectively, which has been mortgaged to secure a loan at Vietnam Commercial and Industrial Bank - Hau Giang Branch.

As at the reporting date, the Company has not determined the fair value of investment property held for lease for disclosure in the consolidated financial statements for the third quarter of 2026, as Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System currently provide no guidance on determining fair value using valuation techniques. The fair value of investment property held for lease may differ from its carrying amount.

12. Construction in progress costs

	Beginning balance	Expenses incurred during the period	Transfer of assets during the period	Other discounts	Ending balance
Purchasing fixed assets	41,351,700,000	1,089,793,000	(39,677,470,770)	(2,719,229,230)	44,793,000
Real estate	*40,000,000,000*	*1,044,793,000*	*(38,289,570,770)*	*(2,710,429,230)*	*44,793,000*
Machinery, equipment, vehicles	*1,311,700,000*	*45,000,000*	*(1,347,900,000)*	*(8,800,000)*	-
Other assets	*40,000,000*		*(40,000,000)*	-	-
Construction in progress	109,000,000	6,775,000,000	(6,775,000,000)	(109,000,000)	-
Solar power system	-	*6,775,000,000*	(6,775,000,000)	-	-
Installation materials	*109,000,000*	-	-	*(109,000,000)*	-
Add	**41,460,700,000**	**7,864,793,000**	**- (46,452,470,770)**	**- (2,828,229,230)**	**44,793,000**

13. Short-term payables to suppliers.

	Ending balance	Beginning balance
Other suppliers must be paid.	***27,949,262,768***	***36,432,453,715***
Huynh Phi Company Limited	5,025,723,955	7,332,538,800
Nam Viet Hau Giang One-Member Limited Liability Company	4,735,797,958	5,369,674,650
Thien Hoa Fertilizer Joint Stock Company	3,336,422,375	4,903,763,250
Hala Fertilizer Co., Ltd.	302,543,986	4,189,058,690
Ket Nong Import-Export Co., Ltd.	824,786,063	3,629,739,366
MISUN AGRICO Co., Ltd.	1,978,744,705	-
Gemma Investment Joint Stock Company	6,458,012,494	1,915,436,975
Other suppliers	5,287,231,232	9,092,241,984
Add	**27,949,262,768**	**36,432,453,715**

14. Short-term advance payment buyers

	Ending balance	Beginning balance
Advance payments from related parties	***23,110,150***	-
Sun Mekong Agriculture Co., Ltd.	23,110,150	
Prepayments from other customers	***562,378,637***	***783,799,250***
Hung Thinh Biochemical Agriculture Co., Ltd.	-	137,396,500
Mai Linh Fertilizer Company Limited	-	551,302,250
Ms. Nguyen Thu Thao	104,000,000	-
Happy Green Import Export Trading Company Limited	100,000,000	-
Other customers	358,378,637	95,100,500
Add	**585,488,787**	**783,799,250**

15. Taxes and other payments due to the State.

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
Corporate income tax	873,141,419	580,179,500	(873,141,418)	580,179,501
Personal income tax	-	861,134,833	(861,134,833)	-
Property tax, land rent	-	3,028,007	(3,028,007)	-
Other types of taxes	-	500,000	(500,000)	-
Fees, charges, and other payments	500,000	247,292,452	(247,792,452)	-
Add	**873,641,419**	**1,692,134,792**	**(1,985,596,710)**	**580,179,501**

The Company's tax settlement will be subject to audit by the tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amounts presented in the consolidated financial statements may be changed at the discretion of the tax authorities.

Value Added Tax

The company pays value-added tax using the deduction method, with the tax rates varying depending on the type of service as follows:

Fertilizer business	5%
Vehicle rental, fertilizer processing	8%
Other activities	10%

Corporate income tax

** At the Parent Company*

- A tax rate of 10% will be applied for 15 years, starting from 2014 (the first year revenue was generated).

- 100% exemption from corporate income tax for 4 years starting from 2017 (for taxable income generated).

- A 50% reduction in corporate income tax for the next 9 years starting from 2021.

** At the subsidiary company*

- A tax rate of 10% will be applied for 15 years, starting from 2016.

- 100% exemption from corporate income tax for 4 years starting from 2016.

- A 50% reduction in corporate income tax for the next 9 years starting from 2020.

Other types of taxes

The company declares and submits the required documents.

16. Short-term liabilities

	Ending balance	Beginning balance
Short-term liabilities from related parties	***44,793,000***	-
Accrued land rental payable to Mr. Nguyen Thanh Lap	44,793,000	-
Short-term liabilities from others	***592,195,960***	***675,064,727***
Accrued loan interest expenses payable	592,195,960	675,064,727
Add	**636,988,960**	**675,064,727**

17. Other payables

a) Other short-term payables

	Ending balance	Beginning balance
Insurance contributions payable	1,920,000	-
Accept short-term deposits and security deposits	8,000,000	-
Add	**9,920,000**	**-**

b) Other long-term payables

	Ending balance	Beginning balance
Accept long-term deposits and security deposits	444,431,600	441,431,600
Add	**444,431,600**	**441,431,600**

18. Loans and financial leases

a) Short-term loans and financial leases

	Ending balance		Beginning balance	
	Value	Number of people capable of repaying the debt	Value	Number of people capable of repaying the debt
Short-term bank loans	***155,787,164,276***	***155,787,164,276***	***141,992,067,424***	***141,992,067,424***
Vietnam Commercial and Industrial Bank - Hau Giang Branch (1)	*149,787,164,276*	*149,787,164,276*	*136,999,797,424*	*136,999,797,424*
Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch (2)	*5,500,000,000*	*5,500,000,000*	-	-
Military Commercial Joint Stock Bank - Tay Do Branch	-	-	*4,492,270,000*	*4,492,270,000*
Military Commercial Joint Stock Bank - West Saigon Branch (3)	*500,000,000*	*500,000,000*	*500,000,000*	*500,000,000*
Short-term personal loans	30,000,000,000	30,000,000,000	30,000,000,000	30,000,000,000
Mr. Nguyen Quang Huy (4)	*11,700,000,000*	*11,700,000,000*	*11,700,000,000*	11,700,000,000
Ms. Luu Thi My Hang (5)	*18,300,000,000*	*18,300,000,000*	*18,300,000,000*	18,300,000,000
Long-term loans due for repayment	**3,612,694,003**	**3,612,694,003**	**2,782,160,000**	**2,782,160,000**
Financial lease debt due for payment	**-**	**-**	**336,266,683**	**336,266,683**
Add	**189,399,858,279**	**189,399,858,279**	**175,110,494,107**	**175,110,494,107**

(1) Is a loan from Vietnam Commercial and Industrial Bank - Hau Giang Branch according to the following Contracts:

- This is a loan from Vietnam Commercial and Industrial Bank – Hau Giang Branch, under Contract No. 01/2025-HĐCVHM/NHCT821-CTY AU VIET signed on September 30, 2025. The loan limit is VND 50,000,000,000; the limit is maintained until September 30, 2026; the interest rate is specified in each loan agreement; the purpose of the credit is to supplement working capital for the business of various types of fertilizers. The loan is secured by the land use rights at plot 288, map sheet 25, located at Long An B Hamlet, Cai Tac Town, Chau Thanh A District, Hau Giang Province (now Dong Phuoc Commune, Can Tho City), according to land use right certificate No. CR 248466, registration number CT14247, issued by the Department of Natural Resources and Environment of Hau Giang Province on August 19, 2019, owned by EUROPE VIETNAM International Fertilizer Joint Stock Company. The value of the collateral is VND 72,075,692,000 according to the mortgage valuation certificate No. 010/2025/N06-0679 dated June 23, 2025 .
- This is a loan from Phuc Dien Hau Giang Investment Joint Stock Company under Credit Limit Loan Agreement No. 01/2025-HĐVHM/NHCT821-CTY PHUC DIEN HAU GIANG signed on November 20, 2025:

• The loan limit is VND 100,000,000,000;
• The credit limit will be maintained from the date of signing until November 20, 2026;
• The lending interest rate is specified in each loan agreement; the overdue interest rate is 150% of the in-term interest rate.
• The purpose is to supplement working capital for business operations;

The collateral is based on Real Estate Mortgage Contract No. 02/2020/HĐBĐ/NHCT821-CTY PHUC DIEN HAU GIANG dated August 25, 2020. This includes the following collateral assets:

+ Land use rights, ownership of houses and other assets attached to the land, certificate number CV 110726, belonging to plot number 1754, map sheet number 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area includes: 12,851.4 m2 with a usage term until September 29, 2054, 14,797.9 m2 with a usage term until August 2, 2056, and 1,000 m2 with a long-term usage term; Purpose of use is non-agricultural production land; Certificate registration number: CT19114 issued by the Department of Natural Resources and Environment of Hau Giang Province on July 31, 2020;

+ Land use rights, ownership of houses and other assets attached to the land, certificate number CV 245743, belonging to plot number 1214, map sheet number 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 293.5 m2, usage term until September 29, 2054; Purpose of use: Non-agricultural production land; Certificate registration number: CT19190 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020;

+ Land use rights, ownership of houses and other assets attached to the land, certificate number CV 245720, belonging to plot number 1215, map sheet number 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 59.0 m2, long-term use; Purpose of use: rural residential land; Certificate registration number: CT19194 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020;

+ Land use rights, ownership of houses and other assets attached to the land, certificate number CV 245718, belonging to plot number 1220, map sheet number 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 300.0 m2, long-term use; Purpose of use: rural residential land; Certificate registration number: CT19192 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020.

+ Land use rights, ownership of houses and other assets attached to the land, certificate number CV 245717, belonging to plot number 1206, map sheet number 01; Address: Tam Vu 1 Hamlet, Thanh

Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 300.0 m2, long-term use; Purpose of use: rural residential land; Certificate registration number: CT19191 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020;

+ Land use rights, ownership of houses and other assets attached to the land, certificate number CV 245719, belonging to plot number 1211, map sheet number 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 300.0 m2, long-term use. Purpose of use: rural residential land; Certificate registration number: CT19193 issued by the Department of Natural Resources and Environment of Hau Giang Province (now the Department of Agriculture and Environment of Can Tho City) on August 12, 2020.

• The total value of the collateral is VND 139,542,972,280, owned by Phuc Dien Hau Giang Investment Joint Stock Company according to the collateral valuation report No. 01/2024-BBĐGL/NHCT821-CTY PHUC-09/2025 dated September 30, 2025.

(2) This is a loan from Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch (formerly Saigon Thuong Tin Commercial Joint Stock Bank) under credit agreement number 202630092248 signed on May 11, 2026. The loan limit is VND 5,500,000,000; the term of the credit limit is 12 months; the interest rate is specified in each specific credit document; the purpose of credit: supplementing business capital. The loan is secured by: The entire right to use the land, ownership of the house and other assets attached to the land at Plot No. 1532, map sheet No. 18, address: Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City) according to the Certificate of Land Use Rights, Ownership of House and Other Assets Attached to Land, issuance number DA002811, registration number: CH18182 issued by the People's Committee of District 12, Ho Chi Minh City on December 14, 2020, updated on November 26, 2025 and April 1, 2026 of EUROPE VIETNAM International Fertilizer Company.

3) This is a loan from Phuc Dien Hau Giang Company to Military Commercial Joint Stock Bank - Tay Saigon Branch under Credit Agreement 354613.25.275.6001368.TD dated November 19, 2025.
• The credit limit value is: 50 billion VND; • The credit limit will be maintained until November 11, 2026;
• Purpose of credit: To support production and business activities; Interest rate: As per each loan agreement.

(4) This is a personal loan to Mr. Nguyen Quang Huy under Contract No. 02/2025/AVG/HĐV-NQH signed on November 20, 2025. Loan amount: VND 11,700,000,000. Loan purpose: Investment in assets to serve the company's production and business. Loan term: 6 months. Interest rate: 8.0%/year; Loan contract extension appendix No. 01/2026/PLHĐV-NQH dated May 20, 2026, according to which the loan term of 6 months ends on November 20, 2026. Security measure: Unsecured loan .

(5) This is a personal loan to Ms. Luu Thi My Hang under Contract No. 01/2025/AVG/HĐV-LTMH signed on November 20, 2025. Loan amount: VND 18,300,000,000. Loan purpose: Investment in assets to serve the company's production and business. Loan term: 6 months. Interest rate: 8.2%/year; Loan contract extension appendix No. 02/2026/PLHĐV-LTMH dated May 20, 2026, according to which the 6-month loan period ends on November 20, 2026. Security measure: Unsecured.

Details regarding loan disbursements during the period are as follows:

	Beginning balance	Loan amount incurred during the period	Transfer from long-term loans and debt	Amount repaid during the period	Ending balance
Short-term bank loans	141,992,067,424	296,622,313,550	-	(282,827,216,698)	155,787,164,276
Short-term personal loans	30,000,000,000	-	-	-	30,000,000,000
Long-term loans due for repayment	2,782,160,000	-	2,782,160,000	(1,951,625,997)	3,612,694,003
Financial lease debt due for payment	336,266,683	-	-	(336,266,683)	-
Add	**175,110,494,107**	**296,622,313,550**	**2,782,160,000**	**(285.115.109.378)**	**189,399,858,279**

b) Long-term loans and financial leases

	Ending balance		Beginning balance	
	Value	Number of people capable of repaying the debt	Value	Number of people capable of repaying the debt
Long-term bank loans	8,645,047,433	8,645,047,433	11,427,207,433	11,427,207,433
Public Bank Vietnam Limited (6)	*363,648,098*	*363,648,098*	*457,008,098*	*457,008,098*
Military Commercial Joint Stock Bank - Tay Do Branch (7)	*177,733,335*	*177,733,335*	*246,533,335*	*246,533,335*
Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch (8)	*7,916,666,000*	*7,916,666,000*	*8,916,666,000*	*8,916,666,000*
Vietnam Commercial and Industrial Bank - Hau Giang Branch (9)	*187,000,000*	*187,000,000*	*1,807,000,000*	*1,807,000,000*
Add	**8,645,047,433**	**8,645,047,433**	**11,427,207,433**	**11,427,207,433**

(6) This is a loan from Public Bank Vietnam Limited under credit limit contract number HCM/00099/18 dated March 5, 2018. The credit limit is VND 1,400,000,000; The term for maintaining the credit limit is 180 months; The loan interest rate is 2.6%/year + the interest rate of 12-month individual time deposits in VND with interest paid at the end of the term as listed at the bank; The purpose of use is to finance/repay part of the cost of purchasing Office Apartment No. B2, 8th floor, Golden King project, No. 15 Nguyen Luong Bang, Tan Phu Ward, District 7, Ho Chi Minh City (now Tan My Ward, Ho Chi Minh City), currently used as a representative office and for rent. The principal and interest are paid periodically every month in an amount of VND 7,780,000 for 180 months starting from the month following the first disbursement date. The loan is secured by Office Apartment No. B2, 8th floor, Golden King project, 15 Nguyen Luong Bang Street, Tan Phu Ward, District 7, Ho Chi Minh City (now Tan My Ward, Ho Chi Minh City) with a purchase price of VND 2,063,504,239.

(7) This is a loan from Military Commercial Joint Stock Bank - Tay Do Branch under credit agreement No. 324428.25.452.32974447.TD dated 05/08/2025. Loan term: 60 months from the date of first disbursement; Interest rate: Details in the promissory note for each disbursement. Loan purpose: purchase of MG car according to car sales contract No. 292/2025/HĐBH/MGCT signed on

05/06/2025. Mortgage contract No. 324433.25.452.32974447.BD dated 05/08/2025, the collateral is the asset formed from the loan (car with license plate 65A-522.82).

(8) This is a loan from Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch (formerly Saigon Thuong Tin Commercial Joint Stock Bank) under Credit Agreement No. 202529913566 dated November 24, 2025 with a limit of VND 10 billion; Purpose: Investment in Fixed Assets; Loan term: 10 years. Interest rate: 5.5%/year for the first 24 months. From the 25th month to the end of the 60th month: Base interest rate + margin of 1%/year. From the 61st month to the end of the loan term: Base interest rate (listed at sacombank.com.vn) + margin of 2.6%/year. The loan is secured by all real estate formed from the loan capital located at: Land plot number: 1532; Map sheet number: 18, address: Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City) according to Certificate of Land Use Rights, Ownership of House and Other Assets Attached to Land No.: DA002811; registration number: CH18182 issued by the People's Committee of District 12, Ho Chi Minh City on December 14, 2020 .

(9) This is a loan of Phuc Dien Hau Giang Investment Joint Stock Company with Vietnam Commercial and Industrial Bank - Hau Giang Branch under credit contract No. 01/2021 HĐCVDADT/NHCT821 - CTY PHUC DIEN HAU GIANG dated January 29, 2021.

- The loan limit is VND 12,000,000,000 for the purpose of offsetting investment costs for a rooftop solar power system at No. 179, National Highway 61, Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City);
- The loan term is 84 months from the date of the first disbursement;
- Interest rates are specified on each promissory note.
- The principal and interest are repaid periodically on a monthly basis, with the principal repayment for each installment being VND 135,000,000.
- The collateral is: The entire rooftop solar power system of the rooftop solar power project at No. 179, National Highway 61, Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City) according to the movable property mortgage contract No. 01/2021/HĐBĐ/NHCT821-DMT-CTY PHUC DIEN dated January 29, 2021, with a value of VND 13,376,000,000 according to the revaluation report of collateral No. 01/2021/-BBĐGL04/NHCT821-CTY PHUC DIEN dated September 30, 2025. Mortgage contract for securities No. 01/2021/HĐBĐ/NHCT821-PHUC DIEN-TRAI PHIEU dated December 23, 2021, with the value of the mortgaged asset being VND 1,000,000,000, belonging to Mr. Nguyen Hoang Luan. Mortgage contract for real estate No. 02/2020/HĐBĐ/NHCT821-CTY PHUC DIEN HAU GIANG dated August 25, 2020. The total value of the mortgaged asset is VND 139,542,972,280, owned by Phuc Dien Hau Giang Investment Joint Stock Company according to the asset valuation report No. 01/2024-BBĐGL/NHCT821-CTY PHUC-09/2025 dated September 30, 2025.

Details of long-term borrowing and financial lease liabilities incurred during the period are as follows:

	Beginning balance	Loan amount incurred during the period	Loan amount incurred during the period	Amount transferred to short-term loans	Ending balance
Long-term bank loans	11,427,207,433	-	-	(2,782,160,000)	8,645,047,433
Add	**11,427,207,433**	-	-	**(2,782,160,000)**	**8,645,047,433**

19. Equity

a) Table of changes in equity

	Owner's investment capital	Development Investment Fund	Undistributed after-tax profit	Non-controlling shareholder interests	Total
Beginning balance this year	176,799,820,000	471,167,081	62,529,823,448	3,355,670,582	243,156,481,111
Profit for this period	-	-	10,791,214,053	83,313,329	10,874,527,382
Ending balance	**176,799,820,000**	**471,167,081**	**73,321,037,501**	**3,438,983,911**	**254,031,008,493**

b) Details of owner's capital contribution

	Ending balance	Proportion	Beginning balance	Proportion
Mr. Nguyen Hoang Luan	67,600,000,000	38.23%	67,600,000,000	38.23%
Mr. Vo Van Phuoc Que	20,150,000,000	11.40%	20,150,000,000	11.40%
Other shareholders	89,049,820,000	50.37%	89,049,820,000	50.37%
Add	**176,799,820,000**	**100.00%**	**176,799,820,000**	**100.00%**

c) Stocks

	Ending balance	Beginning balance
Number of shares registered for issuance	17,679,982	17,679,982
Number of shares issued/sold to the public	17,679,982	17,679,982
- Common stock	*17,679,982*	*17,679,982*
- Preferred stock	-	-
Number of shares repurchased	-	-
- Common stock	-	-
- Preferred stock	-	-
Number of outstanding shares	17,679,982	17,679,982
- Common stock	*17,679,982*	*17,679,982*
- Preferred stock	-	-

Par value of outstanding shares: 10,000 VND

VI. INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF INCOME

1. Revenue from sales and services

	Cumulative from the beginning of the year to the end of this period	
	This year	Last year
Revenue from the sale of goods and finished products.	473,525,163,805	464,971,456,618
Revenue from providing services	16,342,304,224	10,633,069,312
Revenue deductions	(3,473,000)	(1,000,000)
Net revenue from sales of goods and rendering of services	**489,863,995,029**	**475,603,525,930**
Net revenue from transactions with related parties is		
Sun Mekong Agriculture Co., Ltd.	2,330,327,000	-

2. Cost of goods sold

	Cumulative from the beginning of the year to the end of this period	
	This year	Last year
Cost of goods sold	450,470,734,704	446,097,662,335
Cost of services provided	7,484,856,092	6,216,610,884
Add	**457,955,590,796**	**452,314,273,219**

3. Financial operating revenue

	Cumulative from the beginning of the year to the end of this period	
	This year	Last year
Interest on deposits	23,037,641	92.100.620
Add	**23,037,641**	**92.100.620**

4. Financial costs

	Cumulative from the beginning of the year to the end of this period	
	This year	Last year
Interest expense	11,690,430,186	5,820,661,121
Add	**11,690,430,186**	**5,820,661,121**

5. Cost of goods sold

	Cumulative from the beginning of the year to the end of this period	
	This year	Last year
Employee expenses	1,211,675,392	1,031,244,662
Materials, packaging expenses	91,049,008	9,380,904
Tool and supply expenses	18,866,662	-
Depreciation cost of fixed assets	25,312,500	25,312,500
Outsourced services expenses	1,343,742,539	872,709,451
Other monetary expenses	10,612,240	2,538,868
Add	**2,701,258,341**	**1,941,186,385**

6. Business management costs

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Employee costs	4,109,626,957	3,249,660,144
Costs of management materials and office supplies	312,210,668	315,353,544
Depreciation cost of fixed assets	285,950,241	257,983,507
Taxes, fees and charges	3,528,007	13,528,007
Outsourced service costs	1,102,631,492	477,371,524
Other monetary expenses	196,594,444	417,281,089
Add	**6,010,541,809**	**4,731,177,815**

7. Other income

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Other income	191.280	454.750
Add	**191.280**	**454.750**

8. Other expenses

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Fines and back taxes	55,905,923	145,805,314
Non-deductible expenses	18,790,013	338,930,892
Add	**74,695,936**	**484,736,206**

9. Current corporate income tax expense

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Current Corporate Income Tax at the Parent Company	396,013,195	449,754,518
Current Corporate Income Tax at the Subsidiary Company	184,166,305	94,684,620
Current corporate income tax expense	**580,179,500**	**544,439,138**

10. Basic/dilutive earnings per share

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Accounting profit after corporate income tax	10,791,214,053	9,827,402,750
Adjustments to increase or decrease accounting profit to determine profit attributable to shareholders holding common stock:	-	-
Basic/dilutive earnings per share	10,791,214,053	9,827,402,750
The weighted average number of common shares outstanding during the period.	17,679,982	17,679,982
Basic/dilutive earnings per share	**610**	**556**

number of outstanding common shares during the period is calculated as follows:

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Common stock outstanding at the beginning of the year	17,679,982	17,679,982
The impact of common stock issued during the period	-	-
Average number of outstanding common shares during the period	**17,679,982**	**17,679,982**

VII. OTHER INFORMATION

1. Transactions with related parties

The Company's stakeholders include: key management members, individuals related to key management members, and other stakeholders.

A. Dealing with key management members and related individuals.

Key management members include: members of the Board of Directors and members of the Executive Board (Management Board, Chief Accountant). Individuals related to key management members are close family members of those key management members.

List of key management members and related individuals

Surname and name	Function case / official system
Mr. Nguyen Hoang Luan	Chairman of the Board of Directors
Mr. Vo Van Phuoc Que	Member of the Board of Directors, also General Director
Mr. Nguyen Duc Quang	Member of the Board of Directors, also Deputy General Director
Mr. Dinh Huynh Thai Tam	Member of the Board of Directors
Mr. Nguyen Duc Loc	Member of the Board of Directors
Ms. Nguyen Thi Thu Hien	Head of the Board of Supervisory
Ms. Nguyen Thi Thu Thao	Member of the Board of Supervisory
Ms. Luu Thi Cam Hoai	Member of the Board of Supervisory
Ms. Nguyen Thi Chuyen	Chief Accountant
Mr. Nguyen Thanh Lap	Nguyen Hoang Luan's younger brother

The income of the members of the Board of Directors, the Board of Supervisory, the Board of Management, and the Chief Accountant during the accounting period is as follows:

	Cumulative from the beginning of the year to the end of this period	
	This year	**Year before**
Salary	***736,153,083***	***572,474,955***
Mr. Nguyen Hoang Luan	144,842,668	98,932,692
Mr. Vo Van Phuoc Que	135,388,582	105,163,462
Mr. Nguyen Duc Loc	89,112,000	42,345,087
Ms. Nguyen Thi Thu Hien	113,559,636	103,315,258
Ms. Nguyen Thi Thu Thao	99,922,103	84,401,271
Ms. Bien Thi Chuyen	153,328,093	138,317,185

Remuneration of the Board of Directors	***162,000,000***	***162,000,000***
Mr. Nguyen Hoang Luan	54,000,000	54,000,000
Mr. Vo Van Phuoc Que	27,000,000	27,000,000
Mr. Nguyen Duc Quang	27,000,000	27,000,000
Mr. Nguyen Duc Loc	27,000,000	27,000,000
Mr. Dinh Huynh Thai Tam	27,000,000	27,000,000
Remuneration of the the Board of Supervisory	***72,000,000***	***72,000,000***
Ms. Nguyen Thi Thu Hien	36,000,000	36,000,000
Ms. Nguyen Thi Thu Thao	18,000,000	18,000,000
Ms. Luu Thi Cam Hoai	18,000,000	18,000,000

Dealing with key management members and related individuals .
The asset is a bond worth VND 1,000,000,000 owned by Mr. Nguyen Hoang Luan, which is pledged as collateral for a loan at Vietnam Commercial and Industrial Bank (Vietinbank) - Hau Giang Branch. Details can be found in Explanatory Note V.18b.

Transactions with related individuals
Mr. Nguyen Thanh Lap

	Cumulative from the beginning of the year to the end of this period	
	This year	**Year before**
Excerpt before money rent land	44,793,000	-

As of the end of the accounting period , the balances with other related parties were presented in Note V. 16.

Transactions with other related parties
Other stakeholders of the Company include:

Stakeholders	**Relationship**
Phuc Dien Hau Giang Investment Joint Stock Company	Subsidiary company
Sun Mekong Agriculture Co., Ltd.	Entity in which a related person of the General Director is a capital contributor cum Director
Super Fertilizer Limited Company	Related entity in which Mr. Vo Van Phuoc Que acts as Director

During the period, the following transactions occurred with other related parties:

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Sun Mekong Agriculture Co., Ltd.		
Payment for goods sold must be collected.	2,446,843,350	-
Collecting sales revenue	2,573,160,000	-

As of the end of the accounting period , the balances with other related parties were presented in Note V.14

2. Department Report

A. Departments by business area

The company has the following main business areas:

- The field of fertilizer production and trading;
- Property leasing sector;
- Solar power business sector.

Information regarding the business results, fixed assets and other long-term assets, and the value of significant non-cash expenses of the company's business segment is as follows:

	Fertilizer manufacturing and trading sector	Property leasing sector	Solar power sector	Add
This year				
Net revenue from sales and services provided to external parties.	473,521,690,805	8,607,209,343	7,735,094,881	489,863,995,029
Net revenue from sales and services provided between departments.				
Total net revenue from sales and services	***473,521,690,805***	***8,607,209,343***	***7,735,094,881***	***489,863,995,029***
Costs by department	(450,470,734,704)	(4,360,430,159)	(3,124,425,933)	(457,955,590,796)
Business results by segment	23,050,956,101	4,246,779,184	4,610,668,948	31,908,404,233
Costs not allocated by department				(8,711,800,150)
Profit from business operations				23,196,604,083
Financial operating revenue				23,037,641
Financial costs				(11,690,430,186)
Other income				191,280
Other expenses				(74,695,936)
Current corporate income tax expense				(580,179,500)
Profit after corporate income tax				***10,874,527,382***

The assets and liabilities of the division by business area of the Company are as follows:

	Fertilizer manufacturing and trading sector	Property leasing sector	Solar power sector	Add
Ending balance				
Departmental assets	151,571,322,253	72,580,833,215	21,783,498,231	245,935,653,699
Assets allocated to departments	-	-	-	-
Assets not allocated by division				237,139,312,890
Total assets				***483,074,966,589***
Direct liabilities of the department	189,399,858,279	-	-	189,399,858,279
Liabilities allocated to departments	-	-	-	-
Unallocated liabilities				39,644,099,817
Total liabilities				***229,043,958,096***

B. Divisions by geographical area

The Company's operations during the period took place entirely within Vietnam; therefore , the Company did not prepare segment reports by geographical region.

3. value of financial assets and liabilities

	Book value		Fair value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial assets				
Cash and cash equivalents	9,703,168,070	8,632,540,773	9,703,168,070	8,632,540,773
Trading securities	25,825,225,435	23,325,225,435	25,825,225,435	23,325,225,435
Investments held until maturity	500,000,000	500,000,000	500,000,000	500,000,000
Accounts receivable from customers	152,829,110,628	148,715,422,154	152,829,110,628	148,715,422,154
Loans	-	-	-	-
Other receivables	2,007,032,500	402,700,000	2,007,032,500	402,700,000
Financial assets available for sale	-	-	-	-
Add	**190,864,536,633**	**181,575,888,362**	**190,864,536,633**	**181,575,888,362**
Financial liabilities				
Loans and debts	198,044,905,712	186,537,701,540	198,044,905,712	186,537,701,540
Payment to the seller	27,949,262,768	36,432,453,715	27,949,262,768	36,432,453,715
Other payables	1,884,121,328	1,765,179,230	1,884,121,328	1,765,179,230
Add	**227,878,289,808**	**224,735,334,485**	**227,878,289,808**	**224,735,334,485**

The fair value of financial assets and financial liabilities is reflected in the value at which the financial instrument could be converted in an existing transaction between parties who have full knowledge and willingness to transact.

The company uses the following methods and assumptions to estimate fair value:

- The fair value of cash and cash equivalents, accounts receivable, loans, other receivables, borrowings, accounts payable to suppliers, and other short-term payables is equivalent to the book value (less provision for estimated uncollectible amounts) of these items due to their short maturity.
- The fair value of loans, accounts receivable, other receivables, borrowings, accounts payable, and other long-term payables, as well as investments held to maturity that are not listed on the stock market and have no trading price as published by the three securities firms, is estimated by discounting cash flows at the interest rate applicable to liabilities with similar characteristics and remaining maturities.

4. Credit risk

Credit risk is the risk that one party to a contract will be unable to fulfill its obligations, resulting in financial losses for the Company.

The company has credit risks from its business operations (primarily with respect to accounts receivable from customers) and financing activities (bank deposits, loans, and other financial instruments).

Accounts receivable from customers

The company minimizes credit risk by only transacting with financially sound entities, requiring letters of credit for first-time transacting entities or those with unverified financial information, and employing accounts receivable staff to regularly monitor and collect outstanding debts. Based on this approach, and because the company's receivables relate to numerous different clients, credit risk is not concentrated on any single customer.

Bank deposits

The majority of the Company's bank deposits are held in large, reputable banks in Vietnam. The Company perceives the concentration of credit risk associated with these bank deposits to be low.

5. Liquidity risk

Liquidity risk is the risk that a company will have difficulty meeting its financial obligations due to a lack of funds.

The Board of Directors bears ultimate responsibility for liquidity risk management. The Company's liquidity risk primarily arises from the fact that its financial assets and financial liabilities have mismatched maturity dates.

The company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings that the Board of Directors deems sufficient to meet the company's operating needs, thereby minimizing the impact of cash flow fluctuations.

The payment terms for financial liabilities are based on the following undiscounted contractual payment schedules:

	One year or less	Over 1 year to 5 years	Over 5 years	Add
Ending balance				
Loans and debts	189,399,858,279	364,733,335	8,280,314,098	198,044,905,712
Payment to the seller	27,949,262,768	-	-	27,949,262,768
Other payables	1,439,689,728	444,431,600	-	1,884,121,328
Add	**218,788,810,775**	**809.164.935**	**8,280,314,098**	**227,878,289,808**
Beginning balance				
Loans and debts	175,110,494,107	2,053,533,335	9,373,674,098	186,537,701,540
Payment to the seller	36,432,453,715	-	-	36,432,453,715
Other payables	1,323,747,630	441,431,600	-	1,765,179,230
Add	**212,866,695,452**	**2,494,964,935**	**9,373,674,098**	**224,735,334,485**

The company believes that the concentration of risk associated with debt repayment is low. The company is able to repay its debts as they fall due from cash flow from operating activities and proceeds from maturing financial assets.

6. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes three types: foreign exchange risk, interest rate risk, and other price risks.

The sensitivity analyses presented below are based on the assumption that the net debt values and the ratio of fixed-rate to variable-rate debt remain constant.

Foreign exchange risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate in response to changes in market interest rates.

The company 's interest rate risk is primarily related to cash and loans.

The company manages interest rate risk by analyzing market conditions to obtain the most favorable interest rates while remaining within its risk management limits.

Other price risks

Another price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate with changes in market prices other than changes in interest rates and exchange rates .

7. Events occurring after the accounting closing date for the preparation of financial statements.

The Company's Board of Directors affirms that no events have occurred after September 30, 2026, up to the time of this report that have not been reviewed, adjusted, or disclosed in the consolidated financial statements.

8. Comparative data

The comparative figures are taken from the Company's audited consolidated financial statements for the fiscal year ended December 31, 2025, and the consolidated financial statements for the third quarter of 2025.

Created on October 30, 2026

Schedule maker	Chief Accountant	General Director
Bien Thi Chuyen	Bien Thi Chuyen	Vo Van Phuoc Que