EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

SEPARATE 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	**02 – 03**
Separate financial statements	**04 – 38**
Separate Statement of Financial Position as at 30 September 2026	*04 – 05*
Separate Income Statement for the third quarter of 2026	*06*
Separate cash flow statement for the third quarter of 2026	*07 – 08*
Notes to the separate financial statements for the third quarter of 2026	*09 – 38*

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 Separate 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 Separate Financial Statements attached to this report (from page 04 to page 38).

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 Separate Financial Statements

The Board of Directors is responsible for preparing the Separate 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 Separate 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 Separate 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 Separate Financial Statements;
- Prepare and present the Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Enterprise Accounting Regime and legal regulations related to the preparation and presentation of Separate Financial Statements;
- Prepare the Separate 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 Separate 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 Separate 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

Vo Van Phuoc Que

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

	ASSETS	Code	Note	Ending balance	Beginning balance
A -	**CURRENT ASSETS**	**100**		**124,311,622,709**	**119,698,076,145**
I.	**Cash and cash equivalents**	**110**	**V.1**	**5,682,525,194**	**3,407,054,451**
1.	Cash	111		5,682,525,194	3,407,054,451
III.	**Short-term receivables**	**130**		**85,910,356,727**	**74,638,178,304**
1.	Short-term receivables from customers	131	V.3	82,601,004,015	73,944,205,913
2.	Short-term prepayments to suppliers	132	V.4	1,431,752,712	291,272,391
5.	Other short-term receivables	135	V.5	1,877,600,000	402,700,000
IV.	**Inventories**	**140**		**30,779,457,241**	**38,893,555,532**
1.	Inventories	141	V.6	30,779,457,241	38,893,555,532
V.	**Other current assets**	**160**		**1,939,283,547**	**2,759,287,858**
1.	Short-term deferred costs	161	V.7a	182,256,923	192,175,087
2.	Deductible VAT	162		1,757,026,624	2,567,112,771
B -	**NON-CURRENT ASSETS**	**200**		**198,979,965,694**	**199,653,751,572**
I.	**Long-term receivables**	**210**		**24,000,000**	**-**
5.	Other long-term receivables	215	V.5	24,000,000	-
II.	**Fixed assets**	**220**		**59,982,570,752**	**22,589,347,911**
1.	Tangible fixed assets	221	V.8	19,843,533,310	20,613,781,240
	Historical cost	*222*		*34,510,500,608*	*33,858,580,608*
	Accumulated depreciation	*223*		*(14,666,967,298)*	*(13,244,799,368)*
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	38,289,570,770	-
	Historical cost	*228*		*38,289,570,770*	-
	Accumulated depreciation	*229*		-	-
III.	**Investment property**	**240**	**V.11**	**20,769,341,467**	**21,497,797,471**
	Historical cost	241		24,832,830,561	24,832,830,561
	Accumulated depreciation	242		(4,063,489,094)	(3,335,033,090)
IV.	**Long-term assets in process**	**250**		**44,793,000**	**40,040,000,000**
2.	Construction-in-progress	252	V.12	44,793,000	40,040,000,000
VI.	**Long-term financial investments**	**260**		**102,500,000,000**	**102,500,000,000**
1.	Investments in subsidiaries	261	V.2	102,500,000,000	102,500,000,000
VII.	**Other non-current assets**	**270**		**15,659,260,475**	**13,026,606,190**
1.	Long-term deferred costs	271	V.7b	15,659,260,475	13,026,606,190
	TOTAL ASSETS	**280**		**323,291,588,403**	**319,351,827,717**

	CAPITAL SOURCES	Code	Note	Ending balance	Beginning balance
C -	**LIABILITIES**	**300**		**111,167,866,092**	**114,603,472,983**
I.	**Current liabilities**	**310**		**102,465,387,059**	**104,741,833,950**
1.	Short-term supplier payables	311	V.13	13,301,666,920	18,465,821,495
2.	Short-term advances from customers	312	V.14	585,488,787	783,799,250
3.	Taxes and other obligations to the State Budget	313	V.15	-	657,840,195
4.	Payables to employees	314		396,013,196	527,213,867
5.	Short-term accrued expenses payables	315	V.16	614,535,193	446,462,460
9.	Other short-term payables	320	V.17a	8,000,000	-
10.	Short-term borrowings and financial leases	321	V.18a	86,922,694,003	83,860,696,683
II.	**Long-term liabilities**	**330**		**8,702,479,033**	**9,861,639,033**
7.	Other long-term payables	338	V.17b	244,431,600	241,431,600
8.	Long-term borrowings and financial leases	339	V.18b	8,458,047,433	9,620,207,433
D -	**OWNER'S EQUITY**	**400**	**V.19**	**212,123,722,311**	**204,748,354,734**
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		34,852,735,230	27,477,367,653
-	*Undistributed post-tax profits accumulated by the end of the*	*420a*		*27,477,367,653*	*15,190,355,868*
-	*Undistributed post-tax profits of current period*	*420b*		*7,375,367,577*	*12,287,011,785*
	TOTAL CAPITAL SOURCES	**440**		**323,291,588,403**	**319,351,827,717**

Created on October 30, 2026

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

SEPARATE 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	72,914,322,431	48,959,394,600	251,181,913,491	247,119,587,836
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	72,910,849,431	48,959,394,600	251,178,440,491	247,118,587,836
4. Cost of goods sold	11	VII.2	67,605,098,770	45,514,650,866	231,671,040,402	231,258,816,140
5. Gross profit from sales of goods and rendering of services	20		5,305,750,661	3,444,743,734	19,507,400,089	15,859,771,696
6. Profit/loss from the sale and liquidation of investment properties.	21		-	-	-	-
7. Financial income	22	VII.3	1,583,180	2,217,282	5,738,622	68,020,210
8. Financial expenses	23	VII.4	1,683,558,227	493,428,618	5,475,538,870	2,208,217,256
In which: interest expenses	*24*		*1,683,558,227*	*493,428,618*	*5,475,538,870*	*2,208,217,256*
9. Selling expenses	25	VII.5	459,551,088	356,150,170	1,411,903,595	1,022,098,298
10. Business management expenses	26	VII.6	2,045,024,553	1,374,936,058	4,807,214,302	3,702,840,730
11. Net profit from operating activities	30		1,119,199,973	1,222,446,170	7,818,481,944	8,994,635,622
12. Other income	31	VII.7	191,280	454,750	191,280	454,750
13. Other expenses	32	VII.8	19,134,584	24,242,024	47,292,452	70,231,829
14. Other profit	40		(18,943,304)	(23,787,274)	(47,101,172)	(69,777,079)
15. Accounting profit before tax	50		1,100,256,669	1,198,658,896	7,771,380,772	8,924,858,543
16. Current corporate income tax expense	51	VII.9	55,969,564	61,145,046	396,013,195	449,754,518
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after corporate income tax	60		1,044,287,105	1,137,513,850	7,375,367,577	8,475,104,025

Created on October 30, 2026

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

SEPARATE CASH FLOW STATEMENT

(Under direct method)
for the third quarter of 2026

Unit: VND

	ITEMS	Code	Note	Current year	Previous year
I.	**Cash flows from operating activities**				
1.	***Profit before tax***	***01***		***7,771,380,772***	***8,924,858,543***
2.	***Adjustments for:***				
-	Depreciation of fixed assets and investment properties	02		2,276,723,933	2,263,411,114
-	Provisions	03		-	-
-	Exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04		-	-
-	Profits, losses from investing activities	05		(5,738,622)	(68,020,210)
-	Interest expenses	06		5,475,538,870	2,208,217,256
-	Other adjustments	07		-	-
3.	***Operating income before changes in working capital***	***08***		***15,517,904,953***	***13,328,466,703***
-	Increase, decrease in receivables	09		(10,486,092,276)	(6,467,527,235)
-	Increase, decrease in inventories	10		8,114,098,291	16,082,871,190
-	Increase, decrease in payables	11		(5,219,350,712)	(1,237,828,269)
-	Increase, decrease in prepaid expenses	12		87,693,109	208,639,539
-	Increase, decrease in trading securities	13		-	-
-	Interest paid	14		(5,329,805,370)	(2,321,173,368)
-	Corporate income tax paid	15		(657,840,194)	(464,417,330)
-	Other proceeds from operating activities	16		-	-
-	Other payments for operating activities	17		-	-
	Net cash flows from operating activities	***20***		***2,026,607,801***	***19,129,031,230***
II.	**Cash flows from investing activities**				
1.	Payment for purchases or construction of fixed assets and other long - term assets	21		(1,656,713,000)	(753,997,385)
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		-	-
4.	Collections from borrowers and proceeds from disposal of debt instruments of other entities	24		-	-
5.	Payments for investments in other entities	25		-	-
6.	Proceeds from disposal of investments in other entities	26		-	-
7.	Interests and dividends received	27		5,738,622	68,020,210
	Net cash flows from investing activities	***30***		***(1,650,974,378)***	***(685,977,175)***

	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		107,740,000,000	71,452,509,692
4.	Repayments of borrowings	34		(105,503,895,997)	(83,218,246,666)
5.	Repayments of finance lease	35		(336,266,683)	(5,097,511,600)
6.	Dividends, profits paid to shareholders	36		-	-
	Net cash flows from financing activities	***40***		***1,899,837,320***	***(16,863,248,574)***
	Net cash flows during the year	**50**		**2,275,470,743**	**1,579,805,481**
	Cash and cash equivalents at the beginning of year	**60**	**V.1**	**3,407,054,451**	**17,574,780,444**
	Effect of exchange rate fluctuations on cash and cash	61		-	-
	Cash and cash equivalents at the end of year	**70**	**V.1**	**5,682,525,194**	**19,154,585,925**

Created on October 30, 2026

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the third quarter of 2026

I. OPERATIONAL CHARACTERISTICS

1. Form of capital ownership: **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 during the year:

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

6. Normal production and business cycle

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

7. Business structure

Subsidiaries

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

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

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

9. Staff

At the end of the accounting period, the company had 76 employees working (the number at the beginning of the year was 65).

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, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of 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, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance, in the preparation of financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis for preparing financial statements

Separate financial statements are prepared on an accrual accounting basis (excluding information relating to cash flows).

2. Cash and cash equivalents

Money includes cash on hand and demand deposits.

3. Financial investments

Investments held until maturity

An investment is classified as held to maturity when the Company intends and is able to hold it to 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 in the Income Statement on an accrual basis. Interest earned before the Corporation acquires the investment is deducted from the cost at the time of purchase.

When there is conclusive evidence that part or all of the investment may be unrecoverable and the amount of loss can be reliably determined, the loss is recognized as a financial expense in the year and directly deducted from the investment value.

Investments in subsidiaries

Subsidiary company

A subsidiary is a business under the control of a parent company. Control is achieved when the parent company has the ability to control the financial and operational policies of the investee business in order to obtain economic benefits from its activities.

4. Trade receivables and other receivables

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

The classification of receivables into accounts receivable from customers 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.

Provisions for doubtful receivables are established for each doubtful receivable based on the age of the overdue debt or the projected potential loss, specifically as follows:

- For accounts receivable that are overdue for payment:
  - 30% of the value for accounts receivable that are overdue from 6 months to less than 1 year.
  - 50% of the value for accounts receivable that are overdue from 1 year to less than 2 years.
  - 70% of the value for accounts receivable that are overdue for 2 years to less than 3 years.
  - 100% of the value for accounts receivable outstanding for 3 years or more.
- For accounts receivable that are not yet overdue but are unlikely to be collected: a provision should be made based on the projected loss.

5. 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.

6. 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 lease cost is gradually allocated to expenses over a period of 50 years.

7. 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	05 – 25
Machinery and equipment	05 – 15
Transportation and transmission	05 – 10

8. 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

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).

10. Investment properties

Investment properties are land use rights, buildings, parts of buildings, or infrastructure owned or leased by an enterprise , used for the purpose of generating rental income or anticipating appreciation. Investment properties are presented at their original cost less accumulated depreciation. The original cost of an investment property is the total cost incurred by the enterprise or the fair value of the amounts offered 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

11. 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.

12. 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.

13. Equity

Owner's equity contribution

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

Other owner's equity

Other capital is formed by supplementing income from business operations, revaluation of assets, and the remaining fair value of assets received as gifts, donations, or sponsorships, after deducting any applicable taxes (if any) related to these assets.

14. 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: Interest from the revaluation of assets contributed as capital, interest 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.

15. 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.

16. 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.

17. 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.

18. 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.).

19. Corporate income tax

Corporate income tax expense includes both current corporate income tax and deferred 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:

- 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.

20. 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.

21. 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.

22. 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 SEPARATE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash	982,113,795	254,083,000
Demand deposit	4,700,411,399	3,152,971,451
Add	**5,682,525,194**	**3,407,054,451**

Details of bank deposit balance

	Ending balance	Beginning balance
Asia Commercial Bank	334,680,397	439,654,980
Vietnam Joint Stock Commercial Bank for Industry and Trade	4,225,269,665	1,906,653,203
Saigon Treasure Commercial Joint Stock Bank	42,429,842	693,468,732
Other subjects	98,031,495	113,194,536
Add	**4,700,411,399**	**3,152,971,451**

2. Financial investment

b) Long-term financial investment

Investing in Subsidiaries

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Phuc Dien Hau Giang Investment Joint Stock Company	102,500,000,000	-	102,500,000,000	-
Add	**102,500,000,000**	**-**	**102,500,000,000**	**-**

This is an investment in Phuc Dien Hau Giang Investment Joint Stock Company, as per business registration certificate No. 6300229987, initially registered on July 18, 2013, and amended for the 7th time by the Department of Finance of Can Tho City on August 15, 2025 , with a charter capital of VND 105,000,000,000 - equivalent to 10,500,000 shares. The investment value is VND 102,500,000,000, equivalent to 10,250,000 shares, with the same shareholding and voting rights. That is 97.62%.

Phuc Dien Hau Giang Investment Joint Stock Company is located at National Highway 61, Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City, Vietnam, and operates in the fields of fertilizer trading , factory leasing, and solar power supply.

3. 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	***82,601,004,015***	***73,840,999,413***
An Phat Agricultural Import-Export Co., Ltd.	7,060,134,768	6,850,068,988
Dai Thien Ngan Trading, Service and Manufacturing Company Limited	-	3,264,144,870
TDE Trading and Services Joint Stock Company	6,425,165,175	5,953,981,900
Khanh Phat Production, Trading and Import-Export Company Limited	7,062,470,611	5,888,880,423
Lam Phong Fertilizer Joint Stock Company	7,490,055,900	4,729,090,905
Southern Agricultural Products Import-Export Joint Stock Company	-	9,507,615,600
Ecogreen Agri Vietnam Joint Stock Company	5,342,111,195	6,962,956,495
Minh Han Investment Co., Ltd.	5,700,442,524	5,152,182,903
Ong Dien Rice Joint Stock Company	5,344,671,150	-
Other customers	38,175,952,692	25,532,077,329
Add	**82,601,004,015**	**73,944,205,913**

4. Prepayment to short-term sellers

	Ending balance	Beginning balance
Tan Duc Production - Trading - Service Co., Ltd.	-	273,245,964
Mekong Agricultural Materials Co., Ltd.	1,430,197,632	-
Other suppliers	1,555,080	18,026,427
Add	**1,431,752,712**	**291,272,391**

5. Other short-term/long-term receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
a) Short term	***1,877,600,000***	-	***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	-	-	60,000,000	-
b) Long term	**24,000,000**	-	-	-
Other deposits	24,000,000	-	-	-
Add	**1,901,600,000**	-	**402,700,000**	-

(1) Deposit according to contract No. 01/2026/HĐĐC/AVG dated January 13, 2026 between EUROPE VIETNAM International Fertilizer Joint Stock Company and Mr. Pham Vu Kien regarding the deposit of VND 1,600,000,000 for the purchase of land use rights according to 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	30,776,533,928	-	38,893,555,532	-
finished product	2,923,313	-	-	-
Add	**30,779,457,241**	**-**	**38,893,555,532**	**-**

7. Pending costs

a) Short-term deferred costs

	Ending balance	Beginning balance
Insurance costs	169,166,096	162,145,087
Other short-term deferred expenses	13,090,827	30,030,000
Add	**182,256,923**	**192,175,087**

b) Long-term deferred costs

	Ending balance	Beginning balance
Tools and equipment	67,518,065	70,731,045
Land use rights in Cai Tac (*)	12,661,411,619	12,885,674,240
Land use rights in District 12 (**)	2,678,604,228	-
Other expenses	251,726,563	70,200,905
Add	**15,659,260,475**	**13,026,606,190**

(*) Include:
+ The value of the one-time payment for the land use rights lease 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 term is from January 22, 2019 to January 22, 2069. The land lease cost is gradually allocated to expenses over a period of 50 years.
The value of the aforementioned land use rights is currently mortgaged to secure a loan at the Vietnam Commercial and Industrial Bank – Hau Giang Branch. *(Explanation V.18a)*

(**) This is the value of the land use right for annual crop cultivation (area 55.2 m²) included in 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 cultivation 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 aforementioned land use rights are currently mortgaged as collateral for a loan at Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch.

8. Tangible fixed assets

	Houses, buildings	Machinery and equipment	Transportation and transmission	Other fixed assets	Add
Original price					
Beginning balance	17,921,875,372	11,084,508,000	4,852,197,236	-	33,858,580,608
Increase during the year	-	-	40,000,000	611,920,000	651,920,000
Ending balance	**17,921,875,372**	**11,084,508,000**	**4,892,197,236**	**611,920,000**	**34,510,500,608**
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	5,220,636,447	5,786,592,037	2,237,570,884	-	13,244,799,368
Depreciation during the period	533,359,800	548,786,749	326,423,157	13,598,224	1,422,167,930
Ending balance	**5,753,996,247**	**6,335,378,786**	**2,563,994,041**	**13,598,224**	**14,666,967,298**
Remaining value					
Beginning balance	12,701,238,925	5,297,915,963	2,614,626,352	-	20,613,781,240
Ending balance	**12,167,879,125**	**4,749,129,214**	**2,328,203,195**	**598,321,776**	**19,843,533,310**

Some fixed assets with original cost and remaining value of VND 23,416,266,238 and VND 15,094,404,095 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.	-	-
Accumulated depreciation		
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	Add
Original price		
Beginning balance	-	-
Increase during the year	38,289,570,770	38,289,570,770
Ending balance	**38,289,570,770**	**38,289,570,770**
In there:		
The depreciation period has ended, but the device is still in use.	-	-
Accumulated depreciation		
Beginning balance	-	-
Depreciation during the period	-	-
Ending balance	-	-
Remaining value		
Beginning balance	38,289,570,770	38,289,570,770
Ending balance	**38,289,570,770**	**38,289,570,770**

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.

11. Investment properties

	Original price	Depreciation value	Remaining value
Beginning balance	24,832,830,561	(3,335,033,090)	21,497,797,471
Depreciation during the period	-	(728,456,004)	(728,456,004)
Final balance (*)	**24,832,830,561**	**(4,063,489,094)**	**20,769,341,467**

(*) 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.

As at the reporting date, the Company has not determined the fair value of investment property held for lease for disclosure in the separate 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

	Beginning balance	Increase during the period	Transfer of Fixed Assets	Transfer of land use right value awaiting allocation.	Ending balance
Purchasing fixed assets	40,040,000,000	1,044,793,000	(38,329,570,770)	(2,710,429,230)	44,793,000
Real estate	*40,000,000,000*	*1,044,793,000*	*(38,289,570,770)*	*(2,710,429,230)*	*44,793,000*
Other assets	*40,000,000*	-	*(40,000,000)*	-	-
Add	**40,040,000,000**	**1,044,793,000**	**(38,329,570,770)**	**(2,710,429,230)**	**44,793,000**

13. Short-term payables to suppliers.

	Ending balance		Beginning balance	
	Value	Number of people capable of repaying the debt	Value	Number of people capable of repaying the debt
Gemma Investment Joint Stock Company	1,700,165,340	1,700,165,340	133,928,950	133,928,950
Hala Fertilizer Co., Ltd.	65,617,705	65,617,705	2,698,030,215	2,698,030,215
Nam Viet Hau Giang One-Member Limited Liability Company	2,417,629,301	2,417,629,301	487,220,000	487,220,000
Thien Hoa Fertilizer Joint Stock Company	1,579,932,375	1,579,932,375	3,963,521,650	3,963,521,650
Ket Nong Import-Export Co., Ltd.	604,537,450	604,537,450	3,629,739,366	3,629,739,366
Hien Phan Long An Trading Company Limited	789,587,654	789,587,654	2,316,002,600	2,316,002,600
Huynh Phi Company Limited	3,625,245,157	3,625,245,157	1,479,130,600	1,479,130,600
Other suppliers	2,518,951,938	2,518,951,938	3,758,248,114	3,758,248,114
Add	**13,301,666,920**	**13,301,666,920**	**18,465,821,495**	**18,465,821,495**

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 actually paid during the period	Ending balance
Corporate income tax	657,840,195	396,013,195	(657,840,194)	396,013,196
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.	-	247,292,452	(247,292,452)	-
Add	**657,840,195**	**1,507,968,487**	**(1,769,795,486)**	**396,013,196**

The company's tax returns 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 financial statements may be subject to change 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

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

- A preferential tax rate of 10% for a period of 15 years starting from 2014.
- 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.

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***	***446,462,460***
Accrued loan interest expenses payable	592,195,960	446,462,460
Add	**636,988,960**	**446,462,460**

17. Other payables

a) Other short-term payables

	Ending balance	Beginning balance
Accept short-term deposits and security deposits	8,000,000	-
Add	**8,000,000**	-

b) Other long-term payables

	Ending balance	Beginning balance
Accept long-term deposits and security deposits	244,431,600	241,431,600
Add	**244,431,600**	**241,431,600**

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	**55,470,000,000**	**55,470,000,000**	**52,362,270,000**	**52,362,270,000**
Vietnam Commercial and Industrial Bank - Hau Giang Branch (1)	*49,970,000,000*	*49,970,000,000*	*47,870,000,000*	*47,870,000,000*
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*
Short-term personal loans	**30,000,000,000**	**30,000,000,000**	**30,000,000,000**	**30,000,000,000**
Mr. Nguyen Quang Huy (3)	*11,700,000,000*	*11,700,000,000*	*11,700,000,000*	*11,700,000,000*
Ms. Luu Thi My Hang (4)	*18,300,000,000*	*18,300,000,000*	*18,300,000,000*	*18,300,000,000*
Long-term loans due for repayment	**1,452,694,003**	**1,452,694,003**	**1,162,160,000**	**1,162,160,000**
Financial lease debt due for payment (5)	-	-	**336,266,683**	**336,266,683**
Add	**86,922,694,003**	**86,922,694,003**	**83,860,696,683**	**83,860,696,683**

(1) 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 term to maintain the limit is September 30, 2026; The loan interest rate is specified in each promissory note; The purpose of granting 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.

(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 granting is to supplement business capital. The loan is secured by: All land use rights, ownership rights of houses 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 Rights of Houses 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 personal loan to Mr. Nguyen Quang Huy under Contract No. 02/2025/AVG/HĐV-NQH signed on November 20, 2025. Loan amount: 11,700,000,000 VND. Loan purpose: Investment in assets for the company's production and business operations. Loan term: 6 months. Interest rate: 8.0 % /year; Loan extension appendix No. 01/2026/PLHĐV-NQH dated May 20, 2026, according to which the 6-month loan period ends on November 20, 2026. Security measure: Unsecured loan.

(4) 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 support the company's production and business operations. Loan term: 6 months. Interest rate: 8.2 % /year; Loan 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 loan.

Details regarding short-term loans incurred 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	52,362,270,000	107,740,000,000	-	(104,632,270,000)	55,470,000,000
Short-term personal loans	30,000,000,000	-	-	-	30,000,000,000
Long-term loans due for repayment	1,162,160,000	-	1,162,160,000	(871,625,997)	1,452,694,003
Financial lease debt due for payment	336,266,683	-	-	(336,266,683)	-
Add	**83,860,696,683**	**107,740,000,000**	**1,162,160,000**	**(105,840,162,680)**	**86,922,694,003**

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	8,458,047,433	8,458,047,433	9,620,207,433	9,620,207,433
Public Bank Vietnam Limited (5)	*363,648,098*	*363,648,098*	*457,008,098*	*457,008,098*
Military Commercial Joint Stock Bank - Tay Do Branch (6)	*177,733,335*	*177,733,335*	*246,533,335*	*246,533,335*
Saigon Treasure Commercial Joint Stock Bank- Hang Xanh Branch (7)	*7,916,666,000*	*7,916,666,000*	*8,916,666,000*	*8,916,666,000*
Add	**8,458,047,433**	**8,458,047,433**	**9,620,207,433**	**9,620,207,433**

(5) 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 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), 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.

(6) This is a loan from Military Commercial Joint Stock Bank - Tay Do Branch under credit agreement number 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 number 292/2025/HĐBH/MGCT signed on 05/06/2025. Mortgage contract number 324433.25.452.32974447.BĐ dated 05/08/2025, the collateral is the asset formed from the loan (car with license plate 65A-522.82).

(7) 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 Land Use Right Certificate, House Ownership and Other Assets Attached to Land Certificate number: DA002811; registration number: CH18182 issued by the People's Committee of District 12, Ho Chi Minh City on December 14, 2020 .

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

	Beginning balance	Loan amount incurred during the period	Amount repaid during the period	Transfer to short-term loans and debts	Other discounts	Ending balance
Long-term bank loans	9,620,207,433	-	-	(1,162,160,000)	-	8,458,047,433
Add	**9,620,207,433**	**-**	**-**	**(1,162,160,000)**	**-**	**8,458,047,433**

19. Equity

a) Table of changes in equity

	Owner's investment capital	Development Investment Fund	Undistributed profits	Total
Beginning balance this year	176,799,820,000	471,167,081	27,477,367,653	204,748,354,734
Profit for this period	-	-	7,375,367,577	7,375,367,577
This ending balance	**176,799,820,000**	**471,167,081**	**34,852,735,230**	**212.123.722.311**

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 sold to the public	17,679,982	17,679,982
- *Common stock*	*17,679,982*	*17,679,982*
Number of shares repurchased	-	-
Number of outstanding shares	17,679,982	17,679,982
- *Common stock*	*17,679,982*	*17,679,982*

Par value of outstanding shares: 10,000 VND

VI. INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE 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.	249,125,937,200	245,117,479,745
Revenue from providing services	2,055,976,291	2,002,108,091
Revenue deductions	(3,473,000)	(1,000,000)
Net revenue from sales of goods and rendering of services	**251,178,440,491**	**247,118,587,836**

Net revenue from transactions with related parties is

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
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	230,543,586,732	230,172,133,708
Cost of services provided	1,127,453,670	1,086,682,432
Add	**231,671,040,402**	**231,258,816,140**

3. Financial operating revenue

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Interest on deposits	5,738,622	68.020.210
Add	**5,738,622**	**68.020.210**

4. Financial costs

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Interest expense	5,475,538,870	2,208,217,256
Add	**5,475,538,870**	**2,208,217,256**

5. Cost of goods sold

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Employee expenses	537,782,693	461,442,664
Materials, packaging expenses	91,049,008	9,380,904
Tool and supply expenses	15,137,709	-
Outsourced services expenses	758,674,926	551,274,730
Other monetary expenses	9,259,259	-
Add	**1,411,903,595**	**1,022,098,298**

6. Business management costs

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Employee costs	3,207,975,134	2,570,261,321
Costs of management materials and office supplies	129,046,239	129,420,916
Depreciation cost of fixed assets	245,183,157	210,794,211
Taxes, fees and charges	3,528,007	9,528,007
Outsourced service costs	1,026,537,321	439,988,039
Other costs	194,944,444	342,848,236
Add	**4,807,214,302**	**3,702,840,730**

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**
Late payment penalties and arrears.	47,292,452	13,300,937
Non-deductible expenses	-	56,930,892
Add	**47,292,452**	**70,231,829**

9. Corporate income tax expense

	Cumulative from the beginning of the year to the end of this period	
	This year	**Last year**
Total accounting profit before tax	**7,771,380,772**	**8,924,858,543**
Current corporate income tax expense	**396,013,195**	**449,754,518**

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

- *A tax rate of 10% will be applied for 15 years starting from 2014 (the year in which business operations began and revenue was generated).*
- *Tax exemption for 4 years starting from 2017 (when taxable income is generated).*
- *A 50% reduction in taxes payable for the next 9 years starting from 2021.*

10. Earnings per share

The company does not include this metric in its separate financial statements because, according to accounting standard No. 30 on "Earnings per Share," if the company must prepare both separate and consolidated financial statements, it only needs to present information on earnings per share as required by this standard in the consolidated financial statements.

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

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.

B. 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

Departments by business sector

The company has the following main business areas:

- Manufacturing and trading of fertilizers;
- Warehouse and building rental services.

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 production and trading sector	Service sector	Add
Net revenue from sales and services provided to external parties.	249,122,464,200	2,055,976,291	251,178,440,491
Net revenue from sales and services provided between departments.			
Total net revenue from sales and services	***249,122,464,200***	***2,055,976,291***	***251,178,440,491***
Department costs	(230,543,586,732)	(1,127,453,670)	***(231,671,040,402)***
Business results by segment	18,578,877,468	928,522,621	19,507,400,089
Costs not allocated by department			(6,219,117,897)
Profit from business operations			13,288,282,192
Financial operating revenue			5,738,622
Financial costs			(5,475,538,870)
Other income			191,280
Other expenses			(47,292,452)
Current corporate income tax expense			(396,013,195)
Profit after corporate income tax			***7,375,367,577***

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

	Fertilizer production and trading sector	Service sector	Add
Ending balance			
Departmental assets	136,474,013,950	20,848,541,467	157,322,555,417
Assets not allocated by division			165,969,032,986
Total assets			***323,291,588,403***
Direct liabilities of the department	100,809,849,710	-	100,809,849,710
Unallocated liabilities		-	10,358,016,382
Total liabilities			***111,167,866,092***

Geographical divisions

The Company's operations throughout the year take place entirely within Vietnam; therefore , the Company does not prepare segmented 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	5,682,525,194	3,407,054,451	5,682,525,194	3,407,054,451
Investments held until maturity	-	-	-	-
Accounts receivable from customers	82,601,004,015	73,944,205,913	82,601,004,015	73,944,205,913
Other receivables	1,901,600,000	402,700,000	1,901,600,000	402,700,000
Financial assets available for sale	102,500,000,000	102,500,000,000	102,500,000,000	102,500,000,000
Add	**192,685,129,209**	**180,253,960,364**	**192,685,129,209**	**180,253,960,364**
Financial liabilities				
Loans and debts	95,380,741,436	93,480,904,116	95,380,741,436	93,480,904,116
Payment to the seller	13,301,666,920	18,465,821,495	13,301,666,920	18,465,821,495
Other payables	1,259,524,153	973,676,327	1,259,524,153	973,676,327
Add	**109,941,932,509**	**112,920,401,938**	**109,941,932,509**	**112,920,401,938**

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	86,922,694,003	177,733,335	8,280,314,098	95,380,741,436
Payment to the seller	13,301,666,920	-	-	13,301,666,920
Other payables	1,259,524,153	-	-	1,259,524,153
Add	**101,483,885,076**	**177,733,335**	**8,280,314,098**	**109,941,932,509**
Beginning balance				
Loans and debts	83,860,696,683	246,533,335	9,373,674,098	93,480,904,116
Payment to the seller	18,465,821,495	-	-	18,465,821,495
Other payables	973,676,327	-	-	973,676,327
Add	**103,300,194,505**	**246,533,335**	**9,373,674,098**	**112,920,401,938**

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 separate financial statements.

8. Comparative data

The comparative figures are the audited separate financial statements for the fiscal year ended December 31, 2025, and the separate 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