

**EUROPE VIETNAM INTERNATIONAL
FERTILIZER JOINT STOCK COMPANY**

Reviewed Consolidated interim financial statements
For the six-month period ended 30 June 2025

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Europe Vietnam International Fertilizer Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the reviewed consolidated interim financial statements for the six-month period ended 30 June 2025.

INFORMATION

Europe Vietnam International Fertilizer Joint Stock Company (hereinafter referred to as the "Company") originated from Europe Vietnam International Fertilizer Limited Company was established and operated under Business Registration Certificate No. 6300230407 dated 31 July 2013 issued by the Department of Planning and Investment of Hau Giang Province. During its operations, the Company has been granted 7 amendments to its Enterprise Registration Certificate, with the latest amendment issued by the Department of Finance of Can Tho on 28 July 2025.

The Company's head office is located at: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam.

The principal business activity of the Company is manufacturing and trading of fertilizers; leasing of warehouses.

MEMBERS OF BOARD OF DIRECTORS, BOARD OF SUPERVISION, BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

Members of Board of Directors, Board of Management and Board of Supervision of the Company who held office during the period and to the date of this report are as follows:

Board of Directors

Name	Position	Date of appointment/ resignment
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	Appointed on 25/4/2025
Ms Vo Huynh Trang	Member	Resigned on 25/4/2025

Board of Supervision

Name	Position
Ms Nguyen Thi Thu Hien	Head of The Board of Supervision
Ms Nguyen Thi Thu Thao	Member
Ms Luu Thi Cam Hoai	Member

Board of Management and Chief Accountant

Name	Position
Mr Vo Van Phuoc Que	General Director
Mr Nguyen Duc Quang	Deputy General Director
Ms Bien Thi Chuyen	Chief Accountant

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Vo Van Phuoc Que – General Director.

SUBSEQUENT EVENTS

Other than the events already disclosed in Note No. 7.2 – “Subsequent Events”, the Company has no unusual events occurring since the closing of the accounting books for the six-month period ended June 30, 2025, that need to be adjusted or presented in these Interim Financial Statements.

AUDITOR

International Auditing and Valuation Company Limited has been appointed as the auditor to review the Consolidated interim financial statements for the six-month period ended 30 June 2025 of the Company.

RESPONSIBILITY OF THE BOARD OF MANAGEMENT

The Board of Management of the Company is responsible for preparing the consolidated interim financial statements for the period from 01 January 2025 to 30 June 2025, which give a true and fair view of the financial position of the Company as at 30 June 2025, its results and cash flows for the period then ended. In preparing those financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the Consolidated interim financial statements;
- Prepare the Consolidated interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective system of internal control for the purpose of preparing and presenting a fair Consolidated interim financial statements in order to limit risks and frauds.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities relating to preparing this Consolidated interim financial statements.

The Board of Management confirms that the Company has complied with the above requirements in preparing the Consolidated interim financial statements.

APPROVAL OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The Board of Management approves accompanying Consolidated interim financial statements. Consolidated interim financial statements give a true and fair view of the Consolidated interim financial position of the Company as at 30 June 2025, and of the consolidated interim results of its operations and its consolidated interim cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the Consolidated interim financial statements.

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

COMMITMENTS OF INFORMATION DISCLOSURE

The Board of Management of the Company commits that: The Company has complied with Decree No. 155/2020/ND-CP dated 31/12/2020 of the Government detailing the implementation of a number of articles of the Law on Securities and not violated the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance on guiding the disclosure of information on the stock market. Circular No. 68/2024/TT-BTC dated September 18, 2024 amending and supplementing several Articles of the Circulars regulating securities transactions via the securities trading system; clearing and settlement of securities transactions; activities of securities companies; and information disclosure on the securities market.

For and on behalf of the management,



Vo Van Phuoc Que
General Director
Can Tho, 29 August 2025

No. 2208.1/2025/BCSX/IAV

**REPORT ON REVIEW OF
CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

**To: Shareholders
Board of Directors, Board of Supervision and The Board of Management
Europe Vietnam International Fertilizer Joint Stock Company**

We have reviewed the accompanying consolidated interim financial statements of Europe Vietnam International Fertilizer Joint Stock Company (hereinafter referred to as the "Company") which were prepared on 29 August 2025 as set out on page 06 to 43, including the Consolidated interim Balance Sheet as at 30 June 2025, the Consolidated interim Income Statement and the Consolidated interim Cash Flow Statement for the 6-month period then ended and the Notes thereto.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for preparing and presenting the consolidated interim financial statements in a true and fair view in conformity with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and related legal regulations on the preparation and presentation of the consolidated interim financial statements and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the consolidated interim financial statements that are free from material misstatements, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express a conclusion on this consolidated interim financial information based on the result of our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 (VSRE 2410) – Review of interim financial information performed by the independent auditor of the entity.

A review of the consolidated interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical procedures and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of Company and its subsidiaries as at 30 June 2025 and of their consolidated results of operations and their consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

**REPORT ON REVIEW OF
CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

Other matter

The Consolidated interim financial statements for the six-month period ended 30 June 2024 were reviewed by the auditor of another audit firm, who expressed an unmodified conclusion on these consolidated interim financial statements on 28 August 2024.

The Consolidated financial statements for the financial year ended 31 December 2024 were audited by the auditor of another audit firm, who expressed an unmodified opinion on these consolidated financial statements on 28 March 2025.

The independent auditor's report is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.



Nguyen Huu Hoan
Director

Audit Practising Registration Certificate
No. 2417-2023-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Hanoi, 29 August 2025

CONSOLIDATED INTERIM BALANCE SHEET

As at 30 June 2025

ASSETS	Code	Note	Ending Balance	Beginning Balance
A/ SHORT-TERM ASSETS	100		222,673,011,290	212,419,056,411
I/ Cash and cash equivalents	110	4.1	8,374,956,020	25,416,539,067
1. Cash	111		8,374,956,020	25,416,539,067
II/ Short-term financial investments	120	4.8	32,241,625,000	7,761,625,000
1. Trading securities	121		32,241,625,000	7,761,625,000
III/ Short-term receivables	130		168,385,849,608	123,535,907,476
1. Short-term trade receivables	131	4.2	158,991,731,835	122,815,356,916
2. Short-term advances to suppliers	132	4.3	8,786,253,513	170,000,000
3. Other short-term receivables	136	4.4	607,864,260	550,550,560
IV/ Inventories	140	4.5	11,168,348,529	52,696,130,069
1. Inventories	141		11,168,348,529	52,696,130,069
V/ Other short-term assets	150		2,502,232,133	3,008,854,799
1. Short-term prepaid expenses	151	4.6	235,308,650	192,976,372
2. Value added tax deductibles	152		2,266,923,483	2,815,878,427
B/ LONG-TERM ASSETS	200		186,890,102,366	191,387,963,591
I/ Long-term receivables	210		-	-
II/ Fixed assets	220		89,847,558,218	92,268,743,080
1. Tangible fixed assets	221	4.7	61,586,510,178	63,410,898,280
- Cost	222		81,857,315,184	81,803,315,184
- Accumulated depreciation	223		(20,270,805,006)	(18,392,416,904)
2. Finance lease assets	224	4.9	4,094,461,072	4,315,703,014
- Cost	225		5,265,505,600	5,265,505,600
- Accumulated depreciation	226		(1,171,044,528)	(949,802,586)
3. Intangible fixed assets	227	4.10	24,166,586,968	24,542,141,786
- Cost	228		28,677,302,852	28,677,302,852
- Accumulated amortisation	229		(4,510,715,884)	(4,135,161,066)
III/ Investment properties	230	4.11	75,839,914,830	77,646,662,826
- Cost	231		91,251,885,140	91,251,885,140
- Accumulated depreciation/impairment	232		(15,411,970,310)	(13,605,222,314)
IV/ Long-term assets in progress	240		3,019,808,201	3,073,808,201
1. Construction in progress	242		3,019,808,201	3,073,808,201
V/ Long-term financial investments	250		-	-
VI/ Other long-term assets	260		18,182,821,117	18,398,749,484
1. Long-term prepaid expenses	261	4.6	18,182,821,117	18,398,749,484
TOTAL ASSETS	270		409,563,113,656	403,807,020,002

CONSOLIDATED INTERIM BALANCE SHEET (CONT'D)

As at 30 June 2025

RESOURCES	Code	Note	Ending balance	Beginning balance
C/ LIABILITIES	300		174,774,677,706	176,880,193,121
I/ Short-term liabilities	310		171,162,991,323	172,274,396,744
1. Short-term trade payables	311	4.14	37,832,667,780	20,900,075,156
2. Short-term advances from customers	312		28.125.000	1.000.000
3. Taxes and amounts payable to the State budget	313	4.15	1,023,978,779	755,502,284
4. Payables to employees	314		557,533,254	611,545,830
5. Short-term accrued expenses	315	4.12	393,318,263	478,186,897
6. Other short-term payables	319	4.13	416,067,977	312,000,000
7. Short-term borrowings and finance lease liabilities	320	4.16	130,911,300,270	149,216,086,577
II/ Long-term liabilities	330		3,611,686,383	4,605,796,377
1. Other long-term payables	337	4.13	406.931.600	406.931.600
2. Long-term borrowings and finance lease liabilities	338	4.16	3,204,754,783	4,198,864,777
D/ EQUITY	400	4.17	234,788,435,950	226,926,826,881
I/ Owner's equity	410		234,788,435,950	226,926,826,881
1. Owner's contributed capital	411		176,799,820,000	176,799,820,000
- Ordinary shares with voting rights	411a		176,799,820,000	176,799,820,000
2. Investment and development fund	418		471,167,081	471,167,081
3. Retained earnings	421		54,245,653,476	46,394,041,657
- Retained earnings/(losses) accumulated to the prior year end	421a		46,394,041,657	33,701,370,046
- Retained earnings/(losses) of the current year	421b		7,851,611,819	12,692,671,611
4. Non-controlling interest	429		3,271,795,393	3,261,798,143
II/ Other resources and funds	430		-	-
TOTAL RESOURCES	440		409,563,113,656	403,807,020,002

Preparer
Nguyen Khai Van

Chief Accountant
Bien Thi Chuyen

General Director
Vo Van Phuoc Que
Can Tho, Viet Nam
29 August 2025

CONSOLIDATED INTERIM STATEMENT OF INCOME
For the six-month period ended 30 June 2025

Items	Code	Note	Current Period VND	Previous Period VND
1. Gross revenue from goods sold and services rendered	01	5.1	381,765,440,453	312,991,821,097
2. Deductions	02		1,000,000	-
3. Net revenue from goods sold and services rendered (10=01-02)	10		381,764,440,453	312,991,821,097
4. Cost of goods sold and services rendered	11	5.2	364,547,549,991	299,477,962,856
5. Gross profit/ (losses) from goods sold and services rendered (20=10-11)	20		17,216,890,462	13,513,858,241
6. Financial income	21	5.3	88,975,292	161,895,557
7. Financial expenses	22	5.4	4,434,110,531	4,810,808,102
- In which: Interest expense	23		4,429,310,531	4,810,808,102
8. Share of profit in associates	24		-	-
9. Selling expenses	25	5.5	1,376,489,351	912,820,819
10. General and administration expenses	26	5.6	2,990,620,314	3,141,835,129
11. Net operating profit/ (losses) (30=20+(21-22)-(25+26))	30		8,504,645,558	4,810,289,748
12. Other income	31	5.7	-	18,550,000
13. Other expenses	32	5.8	174,559,994	115,615,071
14. Other profit/ (losses) (40=31-32)	40		(174,559,994)	(97,065,071)
15. Accounting profit/ (losses) before tax	50		8,330,085,564	4,713,224,677
16. Current corporate income tax expense	51	5.9	468,476,495	280,484,924
17. Deferred corporate tax (income)/expense	52		-	-
18. Net profit/ (losses) after corporate income tax (60=50-51-52)	60		7,861,609,069	4,432,739,753
Shareholders of the Company	61		7,851,611,819	4,396,598,291
Non-controlling interest	62		9,997,250	36,141,462
19. Basic earnings per share (*)	70	5.10	444	323
20. Diluted earnings per share (*)	71	5.10	296	323



Preparer
Nguyen Khai Van



Chief Accountant
Bien Thi Chuyen



General Director
Vo Van Phuoc Que
Can Tho, Viet Nam
29 August 2025

CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2025

(Indirect method)

Items	Code Note	Current Period	Previous Period
I. Cash flows from operating activities			
1. (Losses)/Profit before tax	01	8,330,085,564	4,713,224,677
2. Adjustments for:			
- Depreciation and amortisation of fixed assets	02	4,281,932,858	4,294,027,798
- (Gains)/losses from investing activities	05	(88,975,292)	(161,895,557)
- Interest expense	06	4,429,310,531	4,810,808,102
3. Operating profit/(loss) before changes in working capital	08	16,952,353,661	13,656,165,020
- Change in receivables	09	(44,300,987,188)	(30,403,231,180)
- Change in inventories	10	41,527,781,540	(9,842,665,020)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11	16,840,035,757	19,111,095,498
- Change in prepaid expenses	12	173,596,089	78,588,034
- Change in trading securities	13	(24,480,000,000)	-
- Interest paid	14	(4,344,441,897)	(5,057,054,955)
- Corporate income tax paid	15	(200,000,000)	(471,783,132)
Net cash flows from operating activities	20	2,168,337,962	(12,928,885,735)
II. Cash flows from investing activities			
1. Cash outflow for lending, buying debt instruments of other entities	23	(10,400,000,000)	-
2. Cash recovered from lending, selling debt instruments of other entities	24	10,400,000,000	10,000,000,000
5. Interest earned, dividends and profits received	27	88,975,292	161,895,557
Net cash flows from investing activities	30	88,975,292	10,161,895,557

CONSOLIDATED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2025

(Indirect method)

Unit: VND

Items	Code	Note	Current Period	Previous period
III. Cash flows from financing activities				
1. Proceeds from borrowings	33	6.1	145,264,000,320	150,684,977,857
2. Repayment of borrowings	34	6.2	(163,966,386,665)	(148,987,364,642)
3. Repayment of obligations under finance leases	35	6.3	(596,509,956)	(596,509,956)
IV. Net cash flows from financing activities	40		(19,298,896,301)	1,101,103,259
Net increase/(decrease) in cash for the period	50		(17,041,583,047)	(1,665,886,919)
Cash and cash equivalents at the beginning of the period	60		25,416,539,067	10,337,980,916
Cash and cash equivalents at the end of the period	70		8,374,956,020	8,672,093,997



Preparer
Nguyen Khai Van



Chief Accountant
Bien Thi Chuyen



General Director
Vo Van Phuoc Que
Can Tho, Viet Nam
29 August 2025

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

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

1. CORPORATE INFORMATION

1.1. Ownership structure

Europe Vietnam International Fertilizer Joint Stock Company (hereinafter referred to as the "Company") originated from Europe Vietnam International Fertilizer Limited Company was established and operated under Business Registration Certificate No. 6300230407 dated 31 July 2013 issued by the Department of Planning and Investment of Hau Giang Province. During its operations, the Company has been granted 7 amendments to its Enterprise Registration Certificate, with the latest amendment issued by the Department of Finance of Can Tho on 28 July 2025.

The charter capital of the Company as stated in the 7th amendment to the Business Registration Certificate is VND 176,799,820,000, equivalent to 17,679,982 shares, with a par value of VND 10,000 per share.

The total number of the Company's employees as at 30 June 2025 is 80 (31 December 2024: 72).

1.2. Business lines

The business lines of the Company is manufacturing, trading, and services.

1.3. Principal activities

- Manufacturing and trading of fertilizers;
- Leasing of warehouses;
- Solar power business.

1.4. Normal business cycle

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

1.5. Nature of operations during the period affecting the Consolidated interim financial statements

There were no significant activities during the six-month period ended June 30, 2025, that materially affected the Company's interim financial statement indicators.

1.6. The Company's structure

The list of subsidiaries:

Company	Place of incorporation and operation	Economic interest	Percentage of voting rights	Principle activities
Phuc Dien Hau Giang Investment Jointstock Company	Can Tho	97.62%	97.62%	Trading of fertilizers; Leasing of warehouses

1.7. Disclosure of information comparability in the Consolidated interim financial statements

The Consolidated interim financial statements prepared by the Company ensure the comparability of information.

2. ACCOUNTING CONVENTION FOR CONSOLIDATED INTERIM FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1. Accounting convention

The accompanying financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to preparing and representing Consolidated interim financial statement.

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

2.2. Going concern

There have been no events that cast significant doubt on its ability to continue as a going concern. The company neither intends nor is forced to cease operations, or significantly scale back its operations.

2.3. Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Estimates

The preparation of Consolidated interim financial statements in conformity with Vietnamese Accounting Enterprise Standards and legal regulations relating to Consolidated interim financial statements requires The Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the Consolidated interim financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

3.2. Basis of consolidation

The consolidated financial statements include the Company's financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 30 June each period. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the consolidated statement of income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity

since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

3.3. Cash and cash equivalents

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

3.4. Financial investments

Trading securities

Trading securities are securities held by the Company for trading purposes.

Trading securities are initially recognized at cost, including the purchase price and any directly attributable transaction costs. Subsequently, the Board of Management reviews and assesses the carrying value of these investments to make provisions at the end of the accounting period. Provision for impairment of trading securities is recognized when the carrying amount exceeds the market value of these trading securities. The fair value is determined based on market prices of listed shares or shares traded on the Unlisted Public Company Market (UPCoM), using the average market price over the 30 consecutive trading days prior to the reporting date for interim financial statements. The difference between the provision established at the end of the current accounting period and the provision recognized at the end of the previous accounting period is recorded as an increase or decrease in finance expenses for the current accounting period. The reversal of the provision shall not exceed the original carrying amount.

The recognition date of trading securities is the date on which the Company obtains ownership, specifically:

Listed securities are recognized at the matching date; and

Unlisted securities are recognized at the date of legal ownership transfer in accordance with legal regulations.

Gains or losses from disposal, transfer of trading securities are recorded in the interim financial statements as part of operating results. The cost is determined using the weighted average method.

3.5. Receivables

Receivables represent the amounts being recoverable from customers or others and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for each outstanding amount based on overdue days, or based on the estimated loss that may arise, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.6. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Inventories are calculated using the weighted average method and accounted for using the perpetual inventory system.

Net realisable value is the estimated selling price less the estimated costs to complete the product and the estimated costs of marketing, selling, and distribution incurred.

The provision for inventory follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values at the end of the accounting period.

3.7. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for their intended use. The costs of tangible fixed assets formed from construction investment by contractual mode or self-construction or self-generating process are the settled costs of the invested construction projects in accordance with the prevailing State's regulations on investment and construction management, directly-related expenses and registration fee (if any). In the event the construction project has been completed and put into use but the settled costs thereof have not been approved, the cost of tangible fixed assets is recognised at the estimated cost based on the actual cost incurred. The estimated cost will be adjusted according to the settled costs approved by competent authorities.

Depreciation is calculated on a straight-line basis over their estimated useful lives complying with Circular No. 45/2013/TT-BTC dated 25/4/2013 which is amended and supplemented a number of articles by Circular No. 147/2016/TT-BTC dated October 13, 2016 and 28/2017/TTBTC dated April 12, 2017 guiding the management regime, use and depreciation of fixed assets. The estimated useful lives of each asset class are as follows:

	<u>Years</u>
Buildings and structures	05 – 25
Machineries and equipments	05 – 15
Means of transportation, transmission	05 – 10
Others	06 – 25

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the Consolidated interim statement of income.

3.8. Intangible assets

Intangible fixed assets are stated at cost less accumulated depreciation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Cost incurred after the initial recognition are recognized as production and business expenses in the period unless these costs are directly attributable to a specific intangible asset and increase economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated depreciation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the year. The Company's intangible fixed assets include:

Land use rights

The land use right reflects all the actual expenses related to the used land such as expenses to obtain the land use right, expenses for house removal and land clearance, expenses on ground levelling, registration fees, etc

Company has the land use right at Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province, Vietnam (currently being Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho). Details in Note No. 4.10.

Computer software

The buying expenses of computer software which are not an integral part of related hardware are capitalized. Initial cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is amortized in line with the straight-line method in 3 years.

3.9. Finance lease fixed assets

Leases are classified as finance leases if the lessee retains substantially all the risks and rewards of ownership. Leased assets are stated at cost less accumulated depreciation. The cost of leased assets is the lower of the fair value of the leased asset at the inception 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 is the interest rate implicit in the lease or the interest rate stated in the lease. If the interest rate implicit in the lease cannot be determined, the borrowing rate at the inception of the lease is used.

Leased fixed assets are depreciated using the straight-line method over their estimated useful lives. In cases where it is not certain that the Company will obtain ownership of the asset at the end of the lease term, the fixed assets are depreciated over the shorter of the lease term and the estimated useful life. The depreciation years for different types of leased fixed assets are as follows:

	<u>Years</u>
Machineries and equipments	15
Means of transportation, transmission	10

3.10. Investment properties

Investment properties including buildings and structures under control of the company are used to earn rental. Investment properties are determined by their historical costs less accumulated depreciation. Historical cost of investment properties includes all the expenses paid by the company or the fair value of other consideration given to acquire the assets at the time of its acquisition or construction.

Subsequent expenditures related to investment properties are recognized as expenses, unless it is probable that such expenditures will result in future economic benefits to the investment properties beyond those originally assessed, in which case they are capitalized as part of the carrying amount.

When the investment properties are sold, its historical cost and accumulated depreciation are write off, the any profit or loss arisen are posted into the income or the expenses.

The transfer from properties owners or inventory using a real estate investment only when owners cease using the properties and begin operating lease to another party or at the end of the construction phase. The transfer from investment properties to properties owners or inventory used only when the owner began to use this asset or initiated for the purpose of sale. The transfer from investment properties to properties for owner's using or inventories do not change the cost or value of the properties remaining at the date of conversion.

Investment properties are depreciated in accordance with the straight-line method over their estimated useful live. Investment properties of the Company including buildings and structures are depreciated in 20 – 50 years.

3.11. Construction in progress

Construction in progress represents directly related costs (including interest expenses related in accordance with the Company's accounting policy) to assets in construction progress, machinery and equipment being installed for production, rental and management purposes as well as expenses related to the repair of fixed assets in progress. These assets are recorded at cost and not depreciated.

3.12. Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

Tools and equipment

The tools and equipment have been put into use and are amortized to expense under the straight-line method to time allocation not exceeding 03 years.

Land lease expenses

The value of the land use right with one-off rental payment at Land Lot No. 288, Map Sheet No. 25, Long An B Hamlet, Cai Tac Town, Chau Thanh A District, Hau Giang Province (currently "Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam"), pursuant to the Land Use Right Certificate No. 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 above-mentioned land use right is pledged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch (Details are presented in Note ...). The land rental expense is allocated gradually to expenses over the remaining lease term.

The value of the land use right at Land Lot No. 10, Map Sheet No. 58, located at My Loi Hamlet, My Hoa Commune, Binh Minh Town, Vinh Long Province (currently being "My Loi Hamlet, Cai Von Ward, Vinh Long Province, Vietnam"). The land area of 2,180 m² is industrial land with a land use term until September 8, 2056.

3.13. Payables and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- Accrued expenses reflect the payables for goods and services received from the seller or provided for the buyer but not yet paid due to the lack of receipts or supporting documents and payables also reflect the number of payable to employees on vacation wages, production, and business costs that must accrue. When these costs are actually incurred, if there is a difference compared to the amount previously accrued, the accounting department must adjust the expenses accordingly by increasing or decreasing the correspondingly different amount
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

3.14. Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

3.15. Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary

investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.16. Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

3.17. Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and a record date has been set to determine eligible shareholders.

3.18. Revenue and earnings

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

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

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

3.19. Cost of goods sold and service rendered

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

3.20. General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; taxes, fees, and charges; provision expenses; outside services and other expenses.

3.21. Taxation

Value-added tax

For fertilizer business activities during the period: VAT exemptions (untill 30/6/2025).

Others: 10%, 8%.

Corporate income tax

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations. Enterprises enjoy preferential corporate income tax rates due to operating in difficult areas, Specifically as follows:

** Europe Viet Nam International Fertilizer Joint Stock Company*

- Apply a tax rate of 10% for 15 years, starting from 2014 (first year of revenue generation).
- Exemption from corporate income tax for 04 years from 2017 (taxable income arising).
- 50% reduction in corporate income tax for the next 9 years from 2021.

During the period, the company is applying a corporate income tax rate of 10% and is entitled to a 50% reduction in the payable corporate income tax

** Phuc Dien Hau Giang Investment Jointstock Company*

- Apply a tax rate of 10% for 15 years, starting from 2016.
- Exemption from corporate income tax for 04 years from 2016.
- 50% reduction in corporate income tax for the next 9 years from 2020.

During the period, the company is applying a corporate income tax rate of 10% and is entitled to a 50% reduction in the payable corporate income tax.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

3.22. Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL DISCLOSURES FOR ITEMS PRESENTED IN THE INTERIM STATEMENT OF CONSOLIDATED INTERIM BALANCE SHEET

4.1. Cash and cash equivalents

	Ending balance VND	Beginning Balance VND
Cash on hand	3,085,823,391	2,179,264,298
Demand deposits in banks	5,289,132,629	23,237,274,769
Total	8,374,956,020	25,416,539,067

4.2. Short-term Trade Receivables

	Ending Balance VND	Opening Balance VND
Lam Phong Fertilizer., JSC	13,263,582,355	2,976,877,955
Southern Agricultural Import Export & Investment., JSC	16,309,369,660	11,093,284,560
Song Nguu Services Trading Production Single-member Co., Ltd	-	10,144,176,780
Khanh Phat Import Export Trading Producing Co., Ltd	5,462,594,103	3,880,817,103
Bao Long Can Tho Bio-Technology., JSC	10,049,663,592	1,382,392,492
Louis Investment Limited Liability Company	6,749,722,400	4,413,447,900
Ame Investment Liability Company	7,037,756,532	7,506,155,532
Eur Fertilizer Corporation	4,058,694,710	11,905,884,465
Others	96,060,348,483	69,512,320,129
Total:	158,991,731,835	122,815,356,916

4.3. Short-term Advances to supplies

	Ending Balance VND	Beginning Balance VND
Hala Fertilizer Limited Liability Company	2,000,000,000	-
Huynh Phi Limited Liability Company	2,000,000,000	-
Mekong Agricultural Materials Company Limited	907,753,513	-
Duy Phuong Chemical & Environmental Co., Ltd	360,000,000	170,000,000
Nam Viet Hau Giang Single-member Co., Ltd	2,000,000,000	-
Sunrise VN Investment., JSC	1,000,000,000	-
	518,500,000	-
Total	8,786,253,513	170,000,000

4.4. Other short-term receivables

	Ending Balance VND	Beginning Balance VND
Advances to employees	2,576,700	-
Deposits	550,550,560	550,550,560
Others	54,737,000	-
Total	607,864,260	550,550,560

4.5. Inventories

	Ending Balance		Beginning Balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	9,306,580,705	-	32,649,342,514	-
Merchandises	1,861,767,824	-	20,046,787,555	-
Total	11,168,348,529	-	52,696,130,069	-

4.6. Prepaid expenses

4.6.1. Short-term prepaid expenses

	Ending Balance VND	Beginning Balance VND
Insurance expenses	147,786,567	122,476,372
Other items	87,522,083	70,500,000
Total	235,308,650	192,976,372

4.6.2. Long-term prepaid expenses

	Ending Balance VND	Beginning Balance VND
Tools and instruments for future use	83,918,502	106,902,030
Land lease	17,999,214,656	18,228,359,948
Other items	99,687,959	63,487,506
Total	18,182,821,117	18,398,749,484

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(*) This represents the one-off payments of rental of 02 land lots allocated over the remaining lease terms (Details in Note 3.12).

4.7. Increase and decrease of tangible fixed assets

	Buildings and Structures		Machinery and Equipment		Means of transportation and transmission		Others		Total	
	VND		VND		VND		VND		VND	
Cost										
Beginning balance	51,388,557,628		11,571,188,000		2,373,036,363		16,470,533,193		81,803,315,184	
Purchasing during the period	-		54,000,000		-		-		54,000,000	
Ending balance	51,388,557,628		11,625,188,000		2,373,036,363		16,470,533,193		81,857,315,184	
Accumulated Depreciation										
Beginning balance	8,869,398,548		5,062,498,381		1,877,057,735		2,583,462,240		18,392,416,904	
Depreciation during the period	1,075,115,964		403,101,472		70,760,004		329,410,662		1,878,388,102	
Ending balance	9,944,514,512		5,465,599,853		1,947,817,739		2,912,872,902		20,270,805,006	
NET CARRYING AMOUNT										
Beginning balance	42,519,159,080		6,508,689,619		495,978,628		13,887,070,953		63,410,898,280	
Ending balance	41,444,043,116		6,159,588,147		425,218,624		13,557,660,291		61,586,510,178	

- The residual value of tangible fixed assets pledged or mortgaged as collateral for loans as of June 30, 2025 is VND 27,027,218,531 (01/01/2025 is VND 27,746,761,295).

- The original cost of tangible fixed assets that have been fully depreciated but are still in use as of June 30, 2025 is VND 2,599,898,363 (01/01/2025 is VND 2,350,198,363).

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4.8. Financial Investments

4.8.1. Trading securities

	Ending Balance			Beginning Balance	
	Original Cost VND	Provision VND	Fair Value (i) VND	Original Cost VND	Fair Value (i) VND
Total value of shares	32,241,625,000	-	12,500,000,000	7,761,625,000	7,750,000,000
Viet Nam Eco Plastic., JSC	7,761,625,000	-	12,500,000,000	7,761,625,000	7,750,000,000
Asia Trading and Business Investment., JSC (*)	24,480,000,000	-	(**)		
Total	32,241,625,000	-	12,500,000,000	7,761,625,000	7,750,000,000

(i) The fair value of Viet Nam Eco Plastic Technology Joint Stock Company shares (500,000 shares) as of June 30, 2025 (December 31, 2024: 500,000 shares) is determined based on the closing price on the last trading day of the reporting period, which was VND 25,000 per share.

(*) This represents an investment in Asia Trading And Business Investment Joint Stock Company. As at June 30, 2025, the Company held 2,400,000 shares. Board of Directors' Resolution No. 0606/2025/NQ-HDQT/PHG dated 06/6/2025 approved to invest in Asia Trading And Business Investment Joint Stock Company and the Company intends to sell it within 12 months and holds it for trading purposes.

(**) Asia Trading And Business Investment Joint Stock Company is not a public or listed company; therefore, the Company has not determined the fair value of this financial investment because the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not provide specific guidance on fair value measurement.

4.9. Increase and decrease of finance lease fixed assets

	Machinery and Equipment	Means of transportation and transmission	Total
	VND	VND	VND
COST			
Beginning balance	2,522,000,000	2,743,505,600	5,265,505,600
Ending balance	2,522,000,000	2,743,505,600	5,265,505,600
ACCUMULATED DEPRECIATION			
Beginning balance	378,299,997	571,502,589	949,802,586
Depreciation in the period	84,066,666	137,175,276	221,241,942
Ending balance	462,366,663	708,677,865	1,171,044,528
NET CARRYING AMOUNT			
Beginning balance	2,143,700,003	2,172,003,011	4,315,703,014
Ending balance	2,059,633,337	2,034,827,735	4,094,461,072

As at June 30, 2025, under finance lease contracts, the Company has 01 fertilizer mixing line and 02 passenger cars. At the end of the lease terms of each contract, the Company has the option to purchase these fixed assets as specified in the finance lease contracts.

4.10. Increase and decrease of intangible fixed assets

	Land use right (*)	Computer software	Total
	VND	VND	VND
COST			
Beginning balance	28,584,202,852	93,100,000	28,677,302,852
Ending balance	28,584,202,852	93,100,000	28,677,302,852
ACCUMULATED DEPRECIATION			
Beginning balance	4,048,483,278	86,677,788	4,135,161,066
Depreciation in the period	369,132,606	6,422,212	375,554,818
Ending balance	4,417,615,884	93,100,000	4,510,715,884
NET CARRYING AMOUNT			
Beginning balance	24,535,719,574	6,422,212	24,542,141,786
Ending balance	24,166,586,968	-	24,166,586,968

- The residual value of intangible fixed assets pledged or mortgaged as collateral for loans as of June 30, 2025 is VND 24,166,586,968 (01/01/2025 is VND 24,535,719,574).

- The original cost of intangible fixed assets that have been fully depreciated but are still in use as of June 30, 2025 is VND 49,750,000 (01/01/2025 is VND 49,750,000).

(*) As at 30 June 2025, all land use rights are under Map No. 01, located in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (currently being Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho) according to the following Certificate of Land Use Rights:

No	Number of land plots	Acreage (m2)	Expiry date	Purpose	Value
CV110726	1754	12,851.4	29/9/2054	Commercial service land	12,285,114,091
CV110726	1754	14,797.9	02/8/2056	Commercial service land	14,145,843,240
CV110726	1754	1,000.0	Long-term	Commercial service land	955,935,858
CV245717	1206	300.0	Long-term	Rural residential land	286,780,758
CV245718	1220	300.0	Long-term	Rural residential land	286,780,758
CV245719	1211	300.0	Long-term	Rural residential land	286,780,758
CV245720	1215	59.0	Long-term	Rural residential land	56,400,216
CV245743	1214	293.5	29/9/2054	Non-agricultural production land	280,567,174
Total					28,584,202,852

As of June 30, 2025, all of the aforementioned land use rights are being used to secure a long-term loan of Asia Trading And Business Investment Joint Stock Company, under Real Estate Mortgage Contract No. 02/2020/HĐBĐ/NHBBĐ/NHCT821-CTY PHUC DIEN, signed on August 25, 2020, between Phuc Dien Hau Giang Investment Jointstock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch Branch.

4.11. Investment properties

	Beginning balance VND	Increases VND	Decreases VND	Ending balance VND
a) Rental investment properties				
COST				
Buildings and land use rights	91,251,885,140	-	-	91,251,885,140
	91,251,885,140	-	-	91,251,885,140
ACCUMULATED DEPRECIATION				
Buildings and land use rights	(13,605,222,314)	(1,806,747,996)	-	(15,411,970,310)
	(13,605,222,314)	(1,806,747,996)	-	(15,411,970,310)
NET CARRYING AMOUNT				
Buildings and land use rights	77,646,662,826	(1,806,747,996)	-	75,839,914,830
	77,646,662,826	(1,806,747,996)	-	75,839,914,830

The residual value of investment properties pledged or mortgaged as collateral for loans as of June 30, 2025 is VND 20,320,043,953 (01/01/2025 is VND 56,309,288,352).

As of June 30, 2025, the Company and its Subsidiaries have not performed fair value measurement for the all investment properties due to insufficient market information availability and the absence of a suitable valuation firm retained to facilitate the fair value determination.

4.12. Accrued expenses

	Ending balance <i>VND</i>	Beginning balance <i>VND</i>
Interest expenses from loans	393,318,263	478,186,897
	393,318,263	478,186,897

4.13. Other payables

4.13.1. Other short-term payables

	Ending balance <i>VND</i>	Beginning balance <i>VND</i>
Social insurance	80,610,460	-
Health insurance	14,509,881	-
Unemployment insurance	6,448,835	-
Remuneration	312,000,000	312,000,000
Others	2,498,801	-
Total	416,067,977	312,000,000
Related parties (Details in Note No. 7.3)	312,000,000	312,000,000

4.13.2. Other long-term payables

	Ending balance <i>VND</i>	Beginning balance <i>VND</i>
Long-term received deposits	406,931,600	406,931,600
	406,931,600	406,931,600

(*) This represents a customer deposit for a long-term warehouse rental.

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4.14. Short-term trade payables

	Ending balance		Beginning balance	
	Value	Amount within payment capacity	Value	Amount within payment capacity
	VND	VND	VND	VND
Nam Viet Hau Giang Single-member Co., Ltd	4,626,949,000	4,626,949,000	2,760,090,300	2,760,090,300
Biogreen., JSC	6,958,509,536	6,958,509,536	1,991,158,000	1,991,158,000
Thien Hoa Fertilizer., JSC	825,778,000	825,778,000	2,456,853,000	2,456,853,000
Hala Fertilizer Co., Ltd	897,399,000	897,399,000	3,068,947,460	3,068,947,460
Sunrise Vn Investment., JSC	2,280,111,500	2,280,111,500	3,485,889,757	3,485,889,757
Duc Tin HG Trading And Service Co., Ltd	13,858,081,972	13,858,081,972	-	-
Gemma Vn Investment., JSC	4,364,343,200	4,364,343,200	-	-
Others	4,021,495,572	4,021,495,572	7,137,136,639	7,137,136,639
Total	37,832,667,780	37,832,667,780	20,900,075,156	20,900,075,156

4.15. Taxes and amounts receivable from/ payable to the State

	Ending balance		Incurred during the period		Beginning balance	
	Receivables	Payables	Amount paid	Amount payables	Receivables	Payables
	VND	VND	VND	VND	VND	VND
Value - added - tax	-	-	626,311,699	626,311,699	-	-
Corporate income tax	-	1,023,978,779	200,000,000	468,476,495	-	755,502,284
Land and housing tax and land	-	-	3,028,007	3,028,007	-	-
Environmental protection tax	-	-	2,500,000	2,500,000	-	-
Others	-	-	8,000,000	8,000,000	-	-
Total	-	1,023,978,779	839,839,706	1,108,316,201	-	755,502,284

The Company's tax finalization will be subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted in different ways, the amount of tax presented in the interim financial statements may be subject to change based on the

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decision of the tax authorities.

4.16. Borrowings and finance lease

4.16.1. Short-term borrowings and finance lease

	Ending balance		During the period		Beginning balance	
	Amount	Amount within payment capacity	Increase	Decrease	Amount	Amount within payment capacity
	VND	VND	VND	VND	VND	VND
Short-term borrowings	128,464,000,320	128,464,000,320	145,264,000,320	163,109,706,665	146,309,706,665	146,309,706,665
Vietnam Public Jointstock Commercial Bank - Phu Nhuan Branch	-	-	11,200,000,000	22,385,000,000	11,185,000,000	11,185,000,000
VietNam Joint stock Commercial Bank For Industry and trade - Hau Giang Branch (1)	125,464,000,320	125,464,000,320	131,064,000,320	140,624,706,665	135,024,706,665	135,024,706,665
Vietnam Maritime Commercial Jointstock Bank - Can Tho Branch (2)	3,000,000,000	3,000,000,000	3,000,000,000	100,000,000	100,000,000	100,000,000
Current portion of long-term borrowings	1,713,360,000	1,713,360,000	856,680,000	856,680,000	1,713,360,000	1,713,360,000
Public Bank Vietnam Limited (3)	93,360,000	93,360,000	46,680,000	46,680,000	93,360,000	93,360,000
VietNam Joint stock Commercial Bank For Industry and Trade - Hau Giang Branch (4)	1,620,000,000	1,620,000,000	810,000,000	810,000,000	1,620,000,000	1,620,000,000
Current portion of long-term finance lease liabilities	733,939,950	733,939,950	252,199,998	596,509,956	1,193,019,912	1,193,019,912
Chailease International leasing Company Limited	733,939,950	733,939,950	252,199,998	596,509,956	1,193,019,912	1,193,019,912
Total	130,911,300,270	130,911,300,270	146,372,880,318	164,562,896,621	149,216,086,577	149,216,086,577

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4.16.2. Long-term borrowings finance lease

	Ending balance		During the period		Beginning balance	
	Amount VND	Amount within payment capacity VND	Increase VND	Decrease VND	Reclassification VND	Amount VND
Long-term borrowings	3,120,688,098	3,120,688,098	-	3,819,580,000	-	3,977,368,098
Public Bank Vietnam Limited (3)	503,688,098	503,688,098	-	46,680,000	-	550,368,098
VietNam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch (4)	2,617,000,000	2,617,000,000	-	3,772,900,000	-	3,427,000,000
Finance Lease Liability	84,066,685	84,066,685	-	252,199,998	114,770,004	221,496,679
Chaillease International Leasing company limited (5)	84,066,685	84,066,685	-	252,199,998	114,770,004	221,496,679
Total	3,204,754,783	3,204,754,783	-	4,071,779,998	114,770,004	4,198,864,777

(1) This is a bank loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch under the following agreements:

➤ Credit limit contract No. 01/2024-HĐCVHM/NHCT821-CTY AU VIET, signed on August 26, 2024:

- The loan limit is VND 50,000,000,000;
- Credit limit duration until August 26, 2025;
- The interest rate is specified in each loan agreement;
- The purpose of the loan is to supplement working capital for fertilizer trading.
- The loan's collateral is the land use rights for Plot No. 288, Map No. 25, located in Long Giang B Hamlet, Cai Tac Town, Chau Thanh A District, Hau Giang Province, under Certificate of Land Use Rights No. CR 248466, registered under GCN: CT14247, issued by the Department of Natural Resources and Environment of Hau Giang Province on August 19, 2019, owned by Eurpope Viet Nam International Fertilizer Joint Stock Company. The mortgaged asset's valuation is VND 70,005,000,000, as per collateral asset valuation agreement No. 02/2024-BBĐGL/NHCT821-CTY AU VIET dated July 31, 2024.

➤ **Loan contract No. 01/2024-HĐVHM/NHCT821-CTY PHUC DIEN HAU GIANG, signed on October 7, 2024:**

- The loan limit is VND 100,000,000,000;
- Credit limit duration until October 7, 2025;
- The interest rate is specified in each loan agreement, with an overdue interest rate equal to 150% of the regular interest rate
- The purpose of the loan is to supplement working capital.
- The loan's collateral is secured under Real Estate Mortgage Contract No. 02/2020/HĐBĐ/NHCT821-CTY PHUC DIEN HAU GIANG, signed on August 25, 2020, which includes the following secured assets:
 - ✓ Land use rights, ownership of houses, and other assets attached to the land, Certificate No. CV 110726, for Plot No. 1754, Map No. 01, located in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province. The total area includes 12,851.4 m² (land use term until September 29, 2054), 14,797.9 m² (land use term until August 2, 2056), and 1,000 m² (permanent land use). The purpose of use is non-agricultural production premises. Certificate registered under GCN: 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 No. CV 245743, for Plot No. 1214, Map No. 01, located in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province. The total area includes 293.5 m² (land use term until September 29, 2054). The purpose of use is non-agricultural production premises. Certificate registered under GCN: 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 No. CV 245720, for Plot No. 1215, Map No. 01, located in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province. The total area includes 59.0 m² (permanent land use). The purpose of use is rural residential land. Certificate registered under GCN: 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 No. CV 245718, for Plot No. 1220, Map No. 01, located in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province. The total area includes 300.0 m² (permanent land use). The purpose of use is rural residential land. Certificate registered under GCN: 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 No. CV 245717, for Plot No. 1206, Map No. 01, located in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province. The total area includes 300.0 m² (permanent land use). The purpose of use is rural residential land. Certificate registered under GCN: 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 No. CV 245719, for Plot No. 1211, Map No. 01, located in Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province. The total area includes 300.0 m² (permanent land use). The purpose of use is rural residential land. Certificate registered under GCN: CT19193, issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020. The total value of the mortgaged assets is VND 139,882,853,800,

owned by Phuc Dien Hau Giang Joint Stock Company, as per collateral valuation report No. 01/2024-BBĐGL/NHCT821-CTY PHUC-05/2024, dated May 15, 2024.

(2) This is a bank loan from Vietnam Maritime Commercial Joint Stock Bank - Can Tho Branch under contract No. 112-0030652.20167/2024/HĐTD, signed on December 10, 2024.

- The loan limit is VND 6,600,000,000;
- Credit limit duration of 12 months;
- The interest rate is specified in each loan agreement;
- The purpose of the loan is to supplement working capital for fertilizer production and business activities.
- The loan is secured by land use rights and assets attached to the land for Plot No. 63, Map No. 13, located in the residential area of Fico Investment and Building Materials Trading Joint Stock Company, Bui Huu Nghia Ward, Binh Thuy District, Can Tho City. This property is owned by Mr. Nguyen Thanh Lap and Mrs. Pham Tran Dan Thanh, under Certificate of Land Use Rights, Home Ownership, and Other Assets Attached to the Land No. CG 821060, registered under GCN: CS02762, issued by the Department of Natural Resources and Environment of Can Tho City on March 10, 2017. The mortgaged asset's valuation is VND 6,383,000,000, as per the land and property mortgage contract No. 1012/2024/HĐTC, signed on December 10, 2024, and the land and house evaluation report, signed on December 10, 2024.

(3) This is a loan from Public Bank Vietnam Limited under the limit contract No. HCM/000099/18 dated March 5, 2018

- Limit of VND 1,400,000,000.
- The limit maintenance period is 180 months from the date of signing
- The loan interest rate is 2.6%/year + the interest rate of 12-month personal term deposits in VND, with interest paid at the end of the term listed at the bank.
- The purpose of use is to finance/refund 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, currently used as the representative office of the Company. The principal and interest are paid periodically every month in an amount of VND 7,780,000 within 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, No. 15 Nguyen Luong Bang, Tan Phu ward, District 7, Ho Chi Minh City with a purchase price of VND 2,063,504,239.

(4) This is a loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch under credit contract No. 01/2021 HDCVDAT/NHCT821 PHUC DIEN HAU GIANG CTY dated January 29, 2021.

- The loan limit is 12,000,000,000 VND
- The purpose of paying/offsetting the investment cost of the rooftop solar power system at No. 179, National Highway 61, Tam Vu 1 Hamlet, Thach Hoa Commune, Phung Hiep District, Hau Giang Province;
- The loan term is 84 months from the first disbursement date;

- The interest rate is specified on each debt receipt. The principal and interest are paid monthly, of which the principal payable for each period is 135,000,000 VND. The collateral is:
 - ✓ The entire rooftop solar power system under the rooftop solar power project located at No. 179, National Highway 61, Tam Vu 1 Hamlet, Thach Hoa Commune, Phung Hiep District, Hau Giang Province, is pledged as collateral under Movable Property Mortgage Contract No. 01/2021/HDBD/NHCT821-DMT-CTY PHUC DIEN dated January 29, 2021. The value of the pledged asset is VND 14,027,163,871 according to the reassessment report of secured assets No. 01/2021-BBDGL03/NHCT821-CTY PHUC DIEN dated August 10, 2024.
 - ✓ Real Estate Mortgage Contract No. 02/2020/HBBB/NHCT821-CTY PHUC DIEN HAU GIANG dated August 25, 2020. The total value of the pledged asset is VND 139,882,853,800, owned by Phuc Dien Hau Giang Joint Stock Company, according to the asset valuation report No. 01/2024-BBDGL/NHCT821-CTY PHUC DIEN dated May 15, 2024.
 - ✓ Secured Paper Collateral Contract No. 01/2021/HBBB/NHCT821-PHUC DIEN-TRAI PHIEU dated December 23, 2021, with a pledged asset value of VND 1,000,000,000 belonging to Mr. Nguyen Hoang Luan.

(5) This is a financial leasing debt with CHAILEASE International Leasing Company Limited under the following contracts:

- Financial lease contract No. C2208060C2 dated September 13, 2022 for the asset: 3-color NPK fertilizer mixing line; Lease term 48 months, lease value 2,522,000,000 VND. The initial lease interest rate is 9.18% for the interest period of 365 days and 9.05% for the interest period of 360 days, then it will float and be calculated at the standard interest rate plus a margin of 3.07%. The lease debt is paid with interest and principal in 47 installments.
- Financial lease contract No. B2207325C1 dated July 19, 2022, Amendment No. 1 Financial lease contract No. B2207325C1 dated November 18, 2022 for the assets: Mercedes Benz passenger car with license plate number 50 LD-195.57 and Vinfast passenger car with license plate number 50 LD-200.46; Lease term 36 months, lease value 2,743,505,600 VND. The initial lease interest rate is 9.8% for the interest calculation period of 365 days and 9.67% for the interest calculation period of 360 days, then it will float and be calculated at the standard interest rate plus a margin of 2.67%. The lease debt is paid with interest and principal in 35 installments.

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4.17. Owner's equity

4.17.1. Movement in owner's equity

	Owner's capital	Development investment fund	Undistributed profit after tax	Non-controlling interests	Total
	VND	VND	VND	VND	VND
Beginning balance of the	136,000,000,000	471,167,081	74,501,190,046	3,152,668,033	214,125,025,160
- Increase from profit	40,799,820,000	-	(40,799,820,000)	-	-
- Profit during the year	-	-	12,692,671,611	109,130,110	12,801,801,721
Ending balance of the	176,799,820,000	471,167,081	46,394,041,657	3,261,798,143	226,926,826,881
Beginning balance of the	176,799,820,000	471,167,081	46,394,041,657	3,261,798,143	226,926,826,881
- Profit during the period	-	-	7,851,611,819	9,997,250	7,861,609,069
Ending balance of the current	176,799,820,000	471,167,081	54,245,653,476	3,271,795,393	234,788,435,950

4.17.2. Details of owner's equity

	Ending balance		Beginning balance	
	Value	Percentage	Value	Percentage
	VND	%	VND	%
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%
Others	89,049,820,000	50,37%	89,049,820,000	50,37%
Total	176,799,820,000	100,00%	176,799,820,000	100,00%

4.17.3. Transactions with owners in their capacity as owners, and distribution of dividends and profit

	Current period VND	Previous period VND
Owner's equity contributions		
Beginning balance	176,799,820,000	136,000,000,000
Increasing during the period	-	-
Decreasing during the period	-	-
Ending balance	176,799,820,000	136,000,000,000

4.17.4. Shares

	Ending balance Shares	Beginning balance Shares
Issued shares	17,679,982	17,679,982
Ordinary shares	17,679,982	17,679,982
Preference shares	-	-
Treasury shares	-	-
Ordinary shares	-	-
Preference shares	-	-
Shares in circulation	17,679,982	17,679,982
Ordinary shares	17,679,982	17,679,982
Preference shares	-	-
<i>Par value per outstanding share: VND 10,000 per share</i>		

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED INTERIM INCOME STATEMENT

5.1. Gross revenue from goods sold and services rendered

	Current period VND	Previous period VND
Revenue from merchandise and finished goods	374,911,586,063	307,346,166,929
Revenue from services rendered	6,853,854,390	5,645,654,168
	381,765,440,453	312,991,821,097

5.2. Cost of goods sold and services rendered

	Current period VND	Previous period VND
Cost of merchandise and finished goods	359,756,179,876	296,388,741,254
Cost of services rendered	4,791,370,115	3,089,221,602
Total	364,547,549,991	299,477,962,856

5.3. Financial income

	Current period VND	Previous period VND
Bank interest	88,975,292	161,895,557
Total	88,975,292	161,895,557

5.4. Financial expenses

	Current period VND	Previous period VND
Interest expense	4,429,310,531	4,810,808,102
Others	4,800,000	-
Total	4,434,110,531	4,810,808,102

5.5. Selling expenses

	Current period VND	Previous period VND
Staff cost	726,027,053	584,247,282
Fixed asset depreciation expenses	16,875,000	-
External services expenses	632,891,975	327,970,631
Others	695,323	602,906
Total	1,376,489,351	912,820,819

5.6. General and administration expenses

	Current period VND	Previous period VND
Staff costs	2,295,352,220	2,124,936,993
Material expenses	140,990,981	-
Office supplies	92,348,300	176,495,176
Fixed asset depreciation expenses	167,086,090	231,585,794
Taxes, charges and fees	13,528,007	15,673,730
External services expenses	171,398,598	593,143,436
Others	109,916,118	-
Total	2,990,620,314	3,141,835,129

5.7. Other income

	Current preiod VND	Previous period VND
Others	-	18,550,000
Total	-	18,550,000

5.8. Other expenses

	Current preiod VND	Previous period VND
Administrative fine	13,129,487	-
Penalty on late payment, taxes	110,968,919	33,418,101
Non-deductible expenses	50,461,588	82,196,970
Total	174,559,994	115,615,071

5.9. Current corporate income tax expense

	Current preiod VND	Previous period VND
Total profit/(losses) before tax	8,330,085,564	4,713,224,677
Increases	1,039,444,330	896,473,789
- Non-deductible expenses	1,039,444,330	896,473,789
Taxable profit for corporate income tax purposes	9,369,529,894	5,609,698,466
Tax rate	10%	10%
Corporate Income Tax	936,952,989	560,969,847
Corporate income tax exemptions and reductions	(468,476,494)	(280,484,923)
Total	468,476,495	280,484,924

5.10. Basic earnings per share

	Current preiod VND	Previous period VND
Net profit/(losses) after corporate income tax	7,851,611,819	4,396,598,292
Profit/(losses) attributable to ordinary shareholders	7,851,611,819	4,396,598,292
Weighted average ordinary shares outstanding (shares)	17,679,982	13,600,000
Basic earnings per share	444	323
Ordinary shares expected to be issued (*)	8,839,991	-
Diluted earnings per share	296	323

(*) Details in Note No 7.2

5.11. Production and business expenses by element

	Current period VND	Previous period VND
Raw materials and supplies expenses	48,656,852,523	77,904,813,003
Staff costs	4,230,624,491	4,166,351,026
Depreciation of fixed assets	4,281,932,858	4,294,027,798
Cost of outsourced services	2,136,999,738	992,962,472
Others	670,413,623	184,504,013
	59,976,823,233	87,542,658,312

6. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN THE CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

6.1. Proceeds from borrowings during the year

	Current period VND	Previous period VND
Proceeds from borrowings under normal contractual terms	145,264,000,320	150,684,977,857
	145,264,000,320	150,684,977,857

6.2. Repayments of borrowings during the year

	Current period VND	Previous period VND
Repayments of borrowings under normal contractual terms	163,966,386,665	148,987,364,642
	163,966,386,665	148,987,364,642

6.3. Repayments of finance lease liabilities

	Current period VND	Previous period VND
Repayments of finance lease liabilities	596,509,956	596,509,956
	596,509,956	596,509,956

7. OTHER INFORMATION

7.1. Commitments and Guarantees

Phuc Dien Hau Giang Investment Joint Stock Company (the "Subsidiary") is currently having pledge agreements of its investment property as collateral for the loan of Asia Trading And Business Investment Joint Stock Company. For details, refer to Note 4.10.

Apart from the aforementioned collateral arrangement, the Company did not undertake any commitments or provide guarantees to third parties.

7.2. Subsequent events

1) On 25 April 2025, the Resolution of the 2025 Annual General Meeting of Shareholders approved the plan to issue additional shares to the public, together with the Proposal No. 03/2025/TTr-HĐQT/AVG of the Board of Directors.

On 15 July 2025, the Resolution of the 2025 Extraordinary General Meeting of Shareholders approved:

- ✓ The amendment to the plan for offering additional shares to the public, together with the Proposal No. 04/2025/TTr-HĐQT/AVG of the Board of Directors:

Details of the Issuance Plan

Number of shares expected to be offered	: Up to 8,839,991 shares;
Par value	: 10,000 VND/share;
Total expected offering value	: Up to 88,399,910,000 VND;
Offering method	: Additional public offering of Shares;
Right exercise ratio	: 2:1 (at the record date, for every 02 rights, shareholders are entitled to purchase 01 newly issued share).

Details of the proposed use of proceeds in order of priority are as follows:

No	Description	Estimated amount (VND)
1	Investment in the acquisition of assets (land/house) to establish a representative office/branch in Ho Chi Minh City, and the purchase of other assets serving business and production activities.	30,000,000,000
2	Repayment of borrowings to enhance capital autonomy and reduce financial pressure on the Company.	30,000,000,000
3	Supplementation of working capital to serve the Company's business and production activities.	28,399,910,000
	Total	88,399,910,000

- ✓ Approved the new plan for issuing shares to pay the 2024 dividend, together with the Proposal No. 05/2025/TTr-HĐQT/AVG of the Board of Directors:

Number of shares expected to be issued as dividend	: 4,508,395 shares;
Par value	: 10,000 VND/share;
Expected issued timing	: After the Company completes the public offering of additional shares and upon approval by the State Securities Commission;
Offering method	: Issuing shares to pay the 2024 dividend;
Right exercise ratio	: 100:17 (for every 100 existing shares held, shareholders will receive 17 new shares).

2) On August 2, 2025, Phuc Dien Hau Giang Investment Joint Stock Company and Hong Ha Agriculture and Forestry Joint Stock Company signed Addendum No. 0208/2025/PL-HDCNCP to adjust the official transfer value after both parties had agreed to determine the transfer price which is appropriate with the market price, resulting in the carrying amount of the investment in trading securities as of the date of issuance of the financial statements being VND 35,088,000,000.

7.3. Transactions and balances with related parties

The related parties with the Company include key management members, the individuals involved with key management members and other related parties.

7.3.1. Transactions and balances with key management members, the individuals involved with key management members.

Key management members include members of The Board of Directors and the Executive Board (The Board of Management, Head of the Board of Supervision, Chief Accountant). Individuals associated with key management members are close members in the family of key management members.

Income of key management members:

Income to the Company's Board of Directors, Board of Supervision, Board of Management during the period was as follows:

		Current period		Previous period	
		Salary remuneration		Salary remuneration	
		VND	VND	VND	VND
Nguyen Hoang Luan	Chairman of the Board of Directors	61,528,846	-	51,764,615	-
Vo Van Phuoc Que	Member of the Board of Directors, General Director	67,759,615	-	58,159,236	-
Nguyen Duc Quang	Member of the Board of Directors, Deputy General Director	53,330,000	-	49,971,515	-
Bien Thi Chuyen	Chief Accountant	92,325,676	-	72,707,746	-
Total		274,944,137	-	232,603,112	-

Transactions with key members of management and individuals related to key members of management.

The property owned by Mr. Nguyen Thanh Lap - younger brother of Mr. Nguyen Hoang Luan is the land use right that the company is mortgaging to secure loans at Vietnam Maritime Commercial Joint Stock Bank, details in Note No.4.16 (2).

The value of bonds owned by Mr. Nguyen Hoang Luan is VND 1,000,000,000 being currently pledged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade. Details in Note No. 4.16 (4).

Balances with key management members and individuals associated with key management members.

As at the end of the period, the Company had balances with key management members and individuals associated with key management members as follows:

Other short-term payables	Description	Ending balance VND	Beginning balance VND
Nguyen Hoang Luan	Remuneration	72,000,000	72,000,000
Vo Van Phuoc Que	Remuneration	36,000,000	36,000,000
Vo Huynh Trang	Remuneration	12,000,000	12,000,000
Nguyen Duc Loc	Remuneration	24,000,000	24,000,000
Dinh Huynh Thai Tam	Remuneration	36,000,000	36,000,000
Nguyen Duc Quang	Remuneration	36,000,000	36,000,000
Nguyen Thi Thu Hien	Remuneration	48,000,000	48,000,000
Nguyen Thi Thu Thao	Remuneration	24,000,000	24,000,000
Luu Thi Cam Hoai	Remuneration	24,000,000	24,000,000
		312,000,000	312,000,000

7.3.2. Transactions and Balances with Other Related Parties

Other related parties to the Company include: Enterprises and individuals who have the direct or indirect power to control the Company, are subject to the Company's control, are under the same common control as the Company, including the parent company and other companies within the same group.

Transactions with Other Related Parties

During this reporting period, the Company did not engage in any transactions with related parties

Short-term receivable and payable balances with other related parties

As of the end of this reporting period, the Company has no balances with other related parties.

7.4. Information of Department**Information on business lines:**

The Company has the following activities:

- Manufacturing and trading of fertilizers;
- Leasing of assets;
- Solar power business;

Information on business performance, fixed assets, other long-term assets, and the value of significant non-cash expenses by business segment of the Company is presented in Appendix 01.

Information on business lines

All of the Company's activities during the period took place solely within the territory of Vietnam.

7.5. Comparative figures

The comparative figures are those presented in the consolidated financial statements for the fiscal year ended at December 31, 2024, and the consolidated interim financial statements for the six-month period ending June 30, 2024, which have been audited and reviewed by Nhan Tam Viet Auditing Company Limited.



Preparer
Nguyen Khai Van



Chief Accountant
Bien Thi Chuyen



General Director
Vo Van Phuoc Que
Can Tho, Viet Nam
29 August 2025

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)
APPENDIX NO. 1: INFORMATION OF DEPARTMENT BASED ON BUSINESS LINES

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The information on the business results, fixed assets, and other long-term assets of the business segment by industry of the Company and its subsidiaries is as follows:

current period	Manufacturing and trading of fertilizers	Leasing of assets	Solar power business	Deductions	Total
Net revenue from sales of goods and services rendered to external customers	374,910,586,063	5,187,833,619	1,666,020,771	-	381,764,440,453
Net revenue from sales of goods and services rendered between segments	-	-	-	-	-
Total net revenue from sales of goods and services rendered	374,910,586,063	5,187,833,619	1,666,020,771	-	381,764,440,453
expenses by segment	(360,006,183,549)	(4,211,955,780)	(329,410,662)	-	(364,547,549,991)
segment results	14,904,402,514	975,877,839	1,336,610,109	-	17,216,890,462
unallocated expenses					(4,367,109,665)
profit from operating activities					12,849,780,797
financial income					88,975,292
financial expenses					(4,434,110,531)
other income					-
other expenses					(174,559,994)
current corporate income tax expense					(468,476,495)
deferred corporate income tax expense					-
Net profit/ (losses) after corporate income tax					7,861,609,069
Total expenditures incurred for the acquisition of property, plant and equipment and other non-current assets	88,421,000	-	-	-	88,421,000
Total depreciation and amortization of long-term prepaid expenses	2,450,123,567	1,806,747,996	329,410,662	-	4,586,282,225
Total value of significant non-cash expenses (excluding depreciation and amortization of long-term prepaid expenses)	-	-	-	-	-

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)
APPENDIX NO. 1: INFORMATION OF DEPARTMENT BASED ON BUSINESS LINES

Form B 09 – DN/HN

	Manufacturing and trading of fertilizers	Leasing of assets	Solar power business	Deductions	Total
Previous period					
Net revenue from sales of goods and services rendered to external customers	307,346,166,929	4,864,452,450	781,201,718	-	312,991,821,097
Net revenue from sales of goods and services rendered between segments	-	-			-
Total net revenue from sales of goods and services rendered	307,346,166,929	4,864,452,450	781,201,718	-	312,991,821,097
Expenses by segment	(296,388,741,254)	(2,763,781,602)	(325,440,000)		(299,477,962,856)
Segment results	10,957,425,675	2,100,670,848	455,761,718	-	13,513,858,241
Unallocated expenses					(4,054,655,948)
Profit from operating activities					9,459,202,293
Financial income					161,895,557
Financial expenses					(4,810,808,102)
Other income					18,550,000
Other expenses					(115,615,071)
Current corporate income tax expense					(280,484,924)
Deferred corporate income tax expense					-
Net profit/ (losses) after corporate income tax					4,432,739,753
Total expenditures incurred for the acquisition of property, plant and equipment and other non-current assets	14,990,000				14,990,000
Total depreciation and amortization of long-term prepaid expenses	2,410,280,294	1,805,430,354	325,440,000	-	4,541,150,648
Total value of significant non-cash expenses (excluding depreciation and amortization of long-term prepaid expenses)	-	-	-	-	-

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)
APPENDIX NO. 1: INFORMATION OF DEPARTMENT BASED ON BUSINESS LINES

Form B 09 – DN/HN

The assets and liabilities of the business segment by business lines of the Company and its subsidiaries are as follows:

	Manufacturing and trading of fertilizers	Leasing of assets	Solar power business	Deductions	Total
Beginning Balance					
Segment assets	120,919,287,035	79,542,732,707	14,678,043,871	-	215,140,063,613
Allocated segment assets					
Unallocated assets	-	-	-	-	-
Total assets					188,666,956,389
					403,807,020,002
Segment liabilities	149,216,086,577		-	-	149,216,086,577
Allocated segment liabilities					
Unallocated liabilities	-	-	-	-	-
Total liabilities					27,664,106,544
					176,880,193,121
Ending Balance					
Segment assets	156,558,959,445	77,906,982,324	13,673,365,187	-	248,139,306,956
Allocated segment assets					
Unallocated assets	-	-	-	-	-
Total assets					161,423,806,700
					409,563,113,656
Segment liabilities	130,995,366,955		-	-	130,995,366,955
Allocated segment liabilities					
Unallocated liabilities	-	-	-	-	-
Total liabilities					43,779,310,751
					174,774,677,706

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