

CONSOLIDATED FINANCIAL STATEMENTS

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
for the accounting period of the third quarter of 2025

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

Address: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam

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EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

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REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of EUROPE VIETNAM International Fertilizer Joint Stock Company (hereinafter referred to as "the Company") presents its Report and the Company's Consolidated Financial Statements for the accounting period of the third quarter of 2025.

Company Overview

EUROPE VIETNAM International Fertilizer Joint Stock Company, formerly EUROPE VIETNAM International Fertilizer Limited Company, 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 its charter capital and change its legal representative. 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

Headquarters: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam

Board of Directors and Executive Management**Board of Directors**

Mr. Nguyen Hoang Luan	Chairperson	
Mr. Vo Van Phuoc Que	Commissioner	
Mr. Nguyen Duc Quang	Commissioner	
Mr. Dinh Huynh Thai Tam	Commissioner	
Mr. Nguyen Duc Loc	Commissioner	Appointed on April 25, 2025
Ms. Vo Huynh Trang	Commissioner	Dismissed on April 25, 2025

Board of Directors and Chief Accountant

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

Board of Control

Ms. Nguyen Thi Thu Hien	Prefect
Ms. Luu Thi Cam Hoai	Member
Ms. Nguyen Thi Thu Thao	Member

Legal representative

The legal representative of the Company during the accounting period and up to the date of this report is Mr. Vo Van Phuoc Que - General Director.

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

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Board of Directors ' Responsibility Disclosure for Consolidated Financial Statements

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

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

The Board of Directors of the Company ensures that the accounting records are kept to reflect the financial position of the Company, with honesty and reasonableness at any time and ensure that the Consolidated financial statements comply with 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.

The Board of Directors of the Company undertakes that the Consolidated Financial Statements have fairly and fairly reflected the financial position of the Company as at 30 September 2025, the results of its operations and cash flows for the accounting period of the third quarter of 2025, in accordance with the Vietnamese Accounting Standards, Enterprise Accounting Regime and in compliance with the legal regulations relating to the preparation

On behalf of the Board of Directors



Vo Van Phuoc Que
General Director

Can Tho, Established on October 30, 2025

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

Address: National Highway 1A, Long An B Hamlet, Dong
Phuoc Commune, Can Tho City, Vietnam

Consolidated Financial Statements
for the accounting period of the third quarter of 2025

CONSOLIDATED BALANCE SHEET

As at 30 September 2025

Code	ASSETS	Note	30/09/2025 VND	01/01/2025 VND
100	A. CURRENT ASSETS		207,884,353,223	212,419,056,411
110	I. Cash and cash equivalents	3	23,536,494,533	25,416,539,067
111	1. Cash		23,536,494,533	25,416,539,067
120	II. Short-term financial investments	4	42,849,625,000	7,761,625,000
121	1. Trading securities		42,849,625,000	7,761,625,000
130	III. Short-term receivables		115,770,421,585	123,535,907,476
131	1. Short-term receivables from customers	5	101,903,361,985	122,815,356,916
132	2. Short-term prepayments to suppliers	6	13,421,622,964	170,000,000
136	3. Other short-term receivables	7	445,436,636	550,550,560
140	IV. Inventories	8	22,991,302,854	52,696,130,069
141	1. Inventories		22,991,302,854	52,696,130,069
150	V. Other current assets		2,736,509,251	3,008,854,799
151	1. Short-term prepaid expenses	14	202,412,276	192,976,372
152	2. Deductible VAT		2,534,096,975	2,815,878,427
200	B. NON-CURRENT ASSETS		185,425,280,909	191,387,963,591
220	II. Fixed assets		89,356,487,596	92,268,743,080
221	1. Tangible fixed assets	10	63,301,996,815	63,410,898,280
222	- Historical cost		84,522,682,554	81,803,315,184
223	- Accumulated depreciation		(21,220,685,739)	(18,392,416,904)
224	2. Financial leased assets	11	2,072,470,116	4,315,703,014
225	- Historical cost		3,354,135,615	5,265,505,600
226	- Accumulated depreciation		(1,281,665,499)	(949,802,586)
227	3. Intangible fixed assets	12	23,982,020,665	24,542,141,786
228	- Historical cost		28,677,302,852	28,677,302,852
229	- Accumulated depreciation		(4,695,282,187)	(4,135,161,066)
230	III. Investment property	13	74,936,540,832	77,646,662,826
231	- Historical cost		91,251,885,140	91,251,885,140
232	- Accumulated depreciation		(16,315,344,308)	(13,605,222,314)
240	IV. Long-term assets in process	9	3,073,358,201	3,073,808,201
242	1. Construction-in-progress		3,073,358,201	3,073,808,201
260	VI. Other non-current assets		18,058,894,280	18,398,749,484
261	1. Long-term prepaid expenses	14	18,058,894,280	18,398,749,484
270	TOTAL ASSETS		393,309,634,132	403,807,020,002

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

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Consolidated Financial Statements
for the accounting period of the third quarter of 2025

CONSOLIDATED BALANCE SHEET

As at 30 September 2025
(Cont.)

Code	CAPITAL SOURCES	Note	30/09/2025 VND	01/01/2025 VND
300	C. LIABILITIES		156,523,199,835	176,880,193,121
310	I. Current liabilities		151,290,452,120	172,274,396,744
311	1. Short-term supplier payables	15	13,287,200,047	20,900,075,156
312	2. Short-term advances from customers	16	592,816,000	1,000,000
313	3. Taxes and other obligations to the State Budget	17	544,439,138	755,502,284
314	4. Payables to employees		581,791,029	611,545,830
315	5. Short-term accrued expenses	18	120,891,590	478,186,897
319	6. Other short-term payables	19	422,336,892	312,000,000
320	7. Short-term borrowings and financial leases	20	135,740,977,424	149,216,086,577
330	II. Long-term liabilities		5,232,747,715	4,605,796,377
337	1. Other long-term payables	19	406,931,600	406,931,600
338	2. Long-term borrowings and financial leases	20	4,825,816,115	4,198,864,777
400	D. OWNER'S EQUITY		236,786,434,297	226,926,826,881
410	I. Owner's equity	21	236,786,434,297	226,926,826,881
411	1. Capital		176,799,820,000	176,799,820,000
411a	Ordinary shares with voting rights		176,799,820,000	176,799,820,000
418	2. Investment and development fund		471,167,081	471,167,081
421	3. Undistributed post-tax profits		56,221,444,407	46,394,041,657
421a	Undistributed post-tax profits accumulated by the end of the previous period		46,394,041,657	33,701,370,046
421b	Undistributed post-tax profits of current period		9,827,402,750	12,692,671,611
429	5. Interest of non-controlling shareholders		3,294,002,809	3,261,798,143
440	TOTAL CAPITAL SOURCES		393,309,634,132	403,807,020,002


Bien Thi Chuyen
Preparer


Bien Thi Chuyen
Chief Accountant


Vo Van Phuoc Que
General Director



Can Tho, Established on October 30, 2025

Address: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam

CONSOLIDATED INCOME STATEMENT
for the accounting period of the third quarter of 2025

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EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

Address: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam

Consolidated Financial Statements
for the accounting period of the third quarter of 2025

CONSOLIDATED INCOME STATEMENT
for the accounting period of the third quarter of 2025

Code	ITEMS	Note	Third quarter		Accumulated from the beginning of the year to the end of this period	
			Current year	Previous year	Current year	Previous year
			VND	VND	VND	VND
50	15. Accounting profit before tax		2,073,960,990	3,762,351,632	10,404,046,554	8,476,576,309
51	16. Current corporate income tax expense	31	75,962,643	151,405,634	544,439,138	431,890,558
52	17. Deferred corporate income tax expense		-	-	-	-
60	18. Profit after corporate income tax		1,997,998,347	3,610,945,998	9,859,607,416	8,044,685,751
61	19. Profit after tax of the parent company		1,975,790,931	3,568,568,740	9,827,402,750	7,966,167,031
62	20. Profit after tax of non-controlling shareholders		22,207,416	42,377,258	32,204,666	78,518,720
70	21. Basic earnings per share	32	112	262	556	586

Chuyen

Bien Thi Chuyen

Preparer

Can Tho, Established on October 30, 2025

Chuyen

Bien Thi Chuyen

Chief Accountant



Vo Van Phuoc Que

General Director

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

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Consolidated Financial Statements

for the accounting period of the third quarter of 2025

CONSOLIDATED CASH FLOW STATEMENT

for the accounting period of the third quarter of 2025

(Under direct method)

Code	ITEMS	Note	Accumulated from the beginning of the year to the end of this period	
			Current year	Previous year
			VND	VND
	I. Cash flows from operating activities			
01	1. Profit before tax		10,404,046,554	8,476,576,309
	2. Adjustments for:			
02	- Depreciation of fixed assets and investment properties		6,430,374,863	6,383,076,979
05	- Profits, losses from investing activities		(92,100,620)	(174,857,007)
06	- Interest expenses		5,815,861,121	6,952,473,021
08	3. Operating income before changes in working capital		22,558,181,918	21,637,269,302
09	- Increase, decrease in receivables		8,047,267,343	(40,611,136,127)
10	- Increase, decrease in inventories		29,704,827,215	(1,178,575,536)
11	- Increase, decrease in payables (excluding interest payable, corporate income tax payable)		(6,940,477,018)	20,803,964,578
12	- Increase, decrease in prepaid expenses		330,419,300	210,396,345
13	- Increase, decrease in trading securities		(35,088,000,000)	-
14	- Interest paid		(6,173,156,428)	(7,461,595,346)
15	- Corporate income tax paid		(755,502,284)	(471,783,132)
20	Net cash flows from operating activities		11,683,560,046	(7,071,459,916)
	II. Cash flows from investing activities			
21	1. Payment for purchases or construction of fixed assets and other long - term assets		(807,547,385)	(811,563,637)
23	2. Loans to and payments for purchase of debt instruments of other entities		(6,000,000,000)	(14,000,000,000)
24	3. Collections from borrowers and proceeds from disposal of debt instruments of other entities		6,000,000,000	10,000,000,000
27	4. Interests and dividends received		92,100,620	1,083,369,336
30	Net cash flows from investing activities		(715,446,765)	(3,728,194,301)
	III Cash flows from financing activities			
33	1. Drawdown of borrowings		239,555,832,634	214,874,343,042
34	2. Repayments of		(249,990,773,651)	(193,596,686,842)
35	3. Repayments of finance lease		(2,413,216,798)	(894,764,934)
40	Net cash flows from financing activities		(12,848,157,815)	20,382,891,266

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Consolidated Financial Statements

for the accounting period of the third quarter of 2025

CONSOLIDATED CASH FLOW STATEMENT

for the accounting period of the third quarter of 2025

(Under direct method)

Code	ITEMS	Note	Accumulated from the beginning of the year to the end of this period	
			Current year	Previous year
			VND	VND
50	Net cash flows during the year		(1,880,044,534)	9,583,237,049
60	Cash and cash equivalents at the beginning of year		25,416,539,067	10,337,980,916
70	Cash and cash equivalents at the ending of year	3	23,536,494,533	19,921,217,965



Bien Thi Chuyen
Preparer



Bien Thi Chuyen
Chief Accountant




Vo Van Phuoc Que
General Director

Can Tho, Established on October 30, 2025

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

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Phuoc Commune, Can Tho City, Vietnam

Consolidated Financial Statements

for the accounting period of the third quarter of 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the accounting period of the third quarter of 2025

1 . PERFORMANCE FEATURES**Form of capital ownership**

EUROPE VIETNAM International Fertilizer Joint Stock Company, formerly EUROPE VIETNAM International Fertilizer Limited Company, 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 its charter capital and change its legal representative. The 7th change in business registration was issued by the Department of Finance of Can Tho City on July 28, 2025

Headquarters: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam

The Company's registered charter capital is 176,799,820,000 VND, the actual contributed charter capital as of September 30, 2025 is 176,799,820,000 VND; equivalent to 17,679,982 shares, the par value of one share is 10,000 VND.

Business field

Production, trade, services.

Main business lines in the year

The Company's main business activities are: Production and trading of fertilizers, factory leasing.

Normal production and business cycle

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

Corporate Structure

- The Company has subsidiaries whose financial statements are consolidated as of September 30, 2025, including:

<u>Company name</u>	<u>Head office address</u>	<u>Actual capital contribution ratio</u>	<u>Proportion vote</u>	<u>Business Line</u>
Phuc Dien Hau Giang Investment Joint Stock Company	National Highway 61, Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City, Vietnam.	97.62%	97.62%	Fertilizer trading; Rental factory

2 . ACCOUNTING POLICIES AND REGIMES APPLIED AT THE COMPANY**2.1 . Fiscal year and Currency used in accounting**

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

The currency used in accounting is Vietnamese Dong (VND) because revenue and expenditure are mainly made in VND

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY

Address: National Highway 1A, Long An B Hamlet, Dong
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Consolidated Financial Statements
for the accounting period of the third quarter of 2025

2.2 . Accounting Standards And Regimes Applied

Applicable accounting standards and regimes

The Company applies accounting standards, Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC and circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting Financial Statements.

Statement on compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of the Standards and the current Enterprise Accounting Regime being applied.

2.3 . Basis for preparing Consolidated Financial Statements

The Company's consolidated financial statements are prepared on the basis of consolidating the Company's separate financial statements and the financial statements of the subsidiaries controlled by the Company (subsidiaries) prepared for the accounting period from January 1, 2025 to September 30, 2025. Control is achieved when the Company has the power to control the financial and operating policies of the investee companies so as to obtain benefits from their activities.

The financial statements of the subsidiaries are prepared using accounting policies that are consistent with those of the Company. Where necessary, adjustments are made to the financial statements of the subsidiaries to ensure consistency in the accounting policies applied by the Company and its subsidiaries.

The results of operations of subsidiaries acquired or sold during the year are presented in the Consolidated Financial Statements from the date of acquisition or up to the date of sale of the investment in that company.

Significant balances, income and expenses, including unrealized gains or losses arising from intra-group transactions, are eliminated in consolidating the Financial Statements.

Non-controlling interest

Minority interests represent the profits and net assets of a subsidiary not held by the parent company and are presented separately in the Consolidated Income Statement and Consolidated Balance Sheet. Minority interests consist of the amount of the minority interests at the date of the original business combination and the minority interest in changes in equity since the date of the combination. Losses attributable to the minority in excess of the minority interest in the equity of the subsidiary are charged against the Group's interests except to the extent that the minority has a binding obligation and is able to make an additional investment to cover the losses.

2.4 . Financial instruments

Initial notes

Financial assets

The Company's financial assets include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are measured at their purchase price/issuance costs plus other costs directly attributable to the purchase and issuance of the financial assets.

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Financial liabilities

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price plus costs directly related to the issuance of such financial liabilities.

Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

2.5 . Foreign currency transactions

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the actual exchange rate on the transaction date. This actual exchange rate is determined according to the following

- When buying and selling foreign currency: the exchange rate is specified in the foreign currency buying and selling contract between the Company and the commercial bank;
- When contributing capital: is the foreign currency buying rate of the bank where the Company opens an account on the date of capital contribution or When receiving capital contribution: is the foreign currency buying rate of the bank where the Company opens an account to receive capital from investors on the date of capital contribution;
- When recording receivables: is the buying rate of the commercial bank where the Company designates the customer to make payment at the time the transaction occurs;
- When recording payables: is the selling rate of the commercial bank where the Company plans to transact at the time the transaction occurs;
- When purchasing assets or making immediate payments in foreign currency: is the buying rate of the commercial bank where the Company makes the payment.

The actual exchange rate when re-evaluating foreign currency items at the time of preparing Consolidated Financial Statements is determined according to the following principles:

- For items classified as assets, apply the foreign currency buying rate of the commercial bank where the Company regularly conducts transactions;
- For foreign currency deposits: apply the buying rate of the bank where the Company opens the foreign currency account;
- For items classified as liabilities: apply the foreign currency selling rate of the commercial bank where the Company regularly conducts transactions.

All actual exchange rate differences arising during the period and differences due to revaluation of balances of foreign currency items at the end of the period are recorded in the business results of the accounting period. In which, the exchange rate difference profit due to revaluation of balances at the end of the period of foreign currency items is not used to distribute profits or pay dividends.

2.6 . Cash and cash equivalents

Cash includes cash on hand, demand deposits, monetary gold used for value storage purposes, excluding gold classified as inventories used for the purpose of raw materials to produce products or goods for sale.

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

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Consolidated Financial Statements
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2.7 . Business combination and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is the fair value, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer, in exchange for control of the acquiree and any costs directly attributable to the combination. Identifiable assets, liabilities, and contingent liabilities incurred in a business combination are measured at their fair values at the date of the combination.

Goodwill arising from a business combination is initially recognized at cost, which is the difference between the cost of the business combination and the acquirer's share of the fair value of the identifiable assets, liabilities and contingent liabilities recognized. If the cost of the business combination is lower than the fair value of the net assets of the acquiree, the difference is recognized in the consolidated income statement. After initial recognition, goodwill is measured at cost less cumulative amortization. Goodwill is amortized using the straight-line method over its estimated useful life of 10 years. The parent company must periodically assess the impairment of goodwill in its subsidiaries. If there is evidence that the amount of goodwill lost is greater than the annual allocation, the amortization is made according to the amount of goodwill lost in the year of its occurrence.

2.8 . Financial investments

Held-to-maturity investments include: Term bank deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer is required to repurchase at a certain time in the future, loans, etc. held to maturity for the purpose of collecting periodic interest and other held-to-maturity investments.

2.9 . Accounts receivable

Receivables are monitored in detail by receivable term, receivable subject, original currency, and other factors according to the Company's management needs. Receivables are classified as short-term and long-term in the interim consolidated financial statements based on the remaining term of receivables at the reporting date.

Provision for doubtful debts is set aside for the following items: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that have not yet reached maturity but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that have not yet reached maturity but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

2.10 . Inventory

Inventories are initially recorded at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recording. After initial recording, at the time of preparing the Financial Statements, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at net realizable value.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

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Consolidated Financial Statements
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Method for determining the value of unfinished products at the end of the period:

- Work in progress: includes only the cost of main raw materials (or other appropriate cost elements).

The provision for inventory devaluation is made at the end of the period as the difference between the original cost of inventory and the net realizable value.

2.11 . Fixed assets

Tangible fixed assets and intangible fixed assets are initially recorded at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and residual value.

Leased fixed assets are recorded at their original cost at their fair value or the present value of the minimum lease payments (if the fair value is higher than the present value of the minimum lease payments) plus the initial direct costs incurred in connection with the lease (excluding VAT). During use, leased fixed assets are recorded at their original cost, accumulated depreciation and residual value. Leased fixed assets are depreciated using the straight-line method over their estimated useful lives. In cases where it is not certain that the Enterprise will obtain ownership of the asset at the end of the lease term, the fixed assets will be depreciated over the shorter period between the lease term and the estimated useful life. The number of years of depreciation for different types of leased fixed assets is as follows:

- | | | |
|------------------------------------|----|-------|
| - Machinery and equipment | 15 | years |
| - Means of transport, transmission | 10 | years |

Depreciation of tangible fixed assets is provided using the straight-line method with the estimated depreciation period as follows:

- | | | |
|------------------------------------|---------|-------|
| - Houses, buildings | 05 - 25 | years |
| - Machinery and equipment | 05 - 15 | years |
| - Means of transport, transmission | 06 - 10 | years |
| - Other fixed assets | 25 | years |

Land use rights are recorded as intangible fixed assets when the Company is granted a Land Use Rights Certificate. The original cost of land use rights includes all costs directly related to bringing the land into a state ready for use. Land use rights are amortized using the straight-line method based on the land use time.

Software program

Costs relating to computer software programs that are not part of the related hardware are capitalised. The cost of computer software is the total cost incurred by the Company up to the date the software is put into use. Computer software is amortised on a straight-line basis over 3 years.

2.12 . Investment real estate

Investment properties are initially recorded at cost.

For investment real estate for operating lease, it is recorded at original cost, accumulated depreciation and residual value. In which, depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- | | | |
|---------------------|---------|-------|
| - Houses, buildings | 20 - 25 | years |
|---------------------|---------|-------|

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Investment properties are no longer presented in the Consolidated Financial Statements after they have been sold or after the investment properties are no longer used and it is considered that no future economic benefits will be obtained from the disposal of such investment properties. The difference between the net proceeds from the disposal of the assets and the remaining value of the investment properties is recognized in the Consolidated Statement of Business Results in the period of disposal.

Transfers from owner-occupied property or inventories to investment property are made only when there is a change in use, such as when the owner ceases to use the property and begins to lease it to another party or at the end of the construction phase. Transfers from investment property to owner-occupied property or inventories are made only when there is a change in use, such as when the owner begins to use the property or begins to develop it for sale. Transfers from investment property to owner-occupied property or inventories do not change the cost or carrying amount of the property at the date of transfer.

2.13 . Cost of unfinished basic construction

Construction in progress represents fixed assets under purchase and construction that have not been completed as at the balance sheet date and is stated at cost. This includes costs for construction, installation of machinery and equipment and other direct costs.

2.14 . Prepaid expenses

Expenses incurred in relation to the business performance of many accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business costs for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria.

The Company's prepaid expenses include:

Prepaid land costs include prepaid land rent, including amounts related to leased land for which the Company has received a land use right certificate but does not meet the conditions for recognition of intangible fixed assets according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 guiding the management, use and depreciation of fixed assets and other costs incurred in connection with securing the use of leased land. These costs are recognized in the interim separate income statement using the straight-line method over the term of the land lease contract.

Tools and equipment put into use are allocated to expenses using the straight-line method over an allocation period of no more than 03 years.

2.15 . Accounts Payable

Payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs. Payables are classified as short-term and long-term in the interim consolidated financial statements based on the remaining term of the payables at the reporting date.

2.16 . Loans and debts

Loans and liabilities are tracked by each lender, each loan agreement and the repayment period of the loans and financial leases. In case of loans and liabilities in foreign currency, they are tracked in detail by the original currency.

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2.17 . Borrowing costs

Borrowing costs are recorded in production and business expenses in the period when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans serving the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12

2.18 . Costs payable

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid, and other payables such as vacation wages, costs during seasonal production downtime, loan interest payable, etc. are recorded in production and business expenses of the reporting period.

The recording of payable expenses into production and business expenses in the period is carried out according to the principle of matching between revenue and expenses incurred in the period. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and actual expenses will be reversed.

2.19 . Equity

Owner's equity is recorded according to the owner's actual capital contribution.

Other capital under Owner's Equity reflects the business capital formed by supplementing from business results or by being given, donated, sponsored, or revaluation of assets (if allowed to increase or decrease Owner's Investment Capital).

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the Company's profit distribution or loss handling situation. Profit distribution is made when the Company has undistributed profit after tax that does not exceed the undistributed profit after tax on the Consolidated Financial Statements after excluding the impact of profits recorded from bargain purchase transactions. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders and after setting up funds according to the Company's Charter and the provisions of Vietnamese law.

The Company sets aside the following funds from the Company's net profit after corporate income tax upon the proposal of the Board of Directors and approved by shareholders at the Annual General Meeting of Shareholders:

- Development investment fund: This fund is set aside to serve the Company's expansion of operations or in-depth investment.
- Bonus and welfare fund and Executive Board bonus fund: This fund is set aside to reward, encourage materially, bring common benefits and improve welfare for employees and is presented as a liability on the Balance Sheet.

Dividends payable to shareholders are recorded as payable on the Company's Balance Sheet after the dividend announcement by the Company's Board of Directors.

2.20 . Revenue

Sales revenue

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;

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- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- Revenue is determined with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- Identify the costs associated with a sales transaction.

Service revenue

Service revenue is recognized when all of the following conditions are met:

- Revenue is determined with relative certainty;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Identify the portion of work completed on the Balance Sheet date;
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

The portion of service work completed is determined by the method of assessing completed work.

Financial income

Revenue arising from interest, royalties, dividends, profits distributed and other financial revenue is recorded when both (2) following conditions are satisfied:

- It is probable that economic benefits will flow to the transaction;
- Revenue is determined with relative certainty.

Dividends and profits are recorded when the Company is entitled to receive dividends or profits from capital contributions.

2.21 . Revenue deductions

Sales and service revenue deductions arising during the period include: Trade discounts, sales discounts and sales returns.

Trade discounts, sales discounts, and sales returns arising in the same period as the consumption of products, goods, and services are adjusted to reduce the revenue of the period in which they arise. In cases where products, goods, and services have been consumed in previous periods and revenue deductions arise in the following period, the revenue is recorded as a reduction according to the following principle: if they arise before the issuance of Consolidated Financial Statements, the revenue is recorded as a reduction on the Consolidated Financial Statements of the reporting period (previous period), and if they arise after the issuance of Consolidated Financial Statements, the revenue of the arising period (next period) is recorded as a reduction.

2.22 . Cost of goods sold

Cost of goods sold in the period is recorded in accordance with the revenue generated in the period and ensures compliance with the principle of prudence. Cases of material loss exceeding the norm, costs exceeding the normal norm, lost inventory after deducting the responsibility of the relevant collective or individual, etc. are fully and promptly recorded in the cost of goods sold in the period.

2.23 . Financial costs

Expenses recorded in financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;

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- Losses from liquidation, transfer of short-term securities, transaction costs of selling securities;
- Provision for devaluation of trading securities, provision for loss on investments in other entities, losses arising from selling foreign currency, exchange rate losses, etc.

The above amounts are recorded at the total amount arising in the period without offsetting against financial operating revenue.

2.24 . Corporate income tax

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

Current income tax is the tax that is calculated on taxable income. Taxable income differs from accounting profit 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.

Enterprises enjoy preferential corporate income tax rates due to operating in difficult areas, specifically as follows:

* At the parent company

- Apply a tax rate of 10% for 15 years, starting from 2014 (first year of revenue generation)
- 100% exemption from corporate income tax for 04 years starting from 2017 (taxable income generation)
- 50% reduction in corporate income tax for the next 9 years starting from 2021.

* At Subsidiaries

- Apply a tax rate of 10% for 15 years, starting from 2016
- 100% exemption from corporate income tax for 04 years starting from 2017
- 50% reduction from corporate income tax for the next 9 years starting from 2020.

2.25 . Basic earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of the Company (after adjusting for the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding during the period.

2.26 . Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Company's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries control, are controlled by, or are under common control with the Company, including parent companies, subsidiaries and affiliates;
- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each possible related party relationship for the preparation and presentation of the Consolidated Financial Statements, the Company pays attention to the substance of the relationship rather than its legal form.

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3 . CASH AND CASH EQUIVALENTS

	<u>30/09/2025</u>	<u>01/01/2025</u>
	VND	VND
Cash	6,895,241,384	2,179,264,298
Non-term bank deposits	16,641,253,149	23,237,274,769
	<u>23,536,494,533</u>	<u>25,416,539,067</u>

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4 . FINANCIAL INVESTMENTS

Investing in other entities (*)

	30/09/2025			01/01/2025		
	Original price	Fair value	Preventive	Original price	Fair value	Preventive
	VND	VND	VND	VND	VND	VND
- Total stock value	42,849,625,000	-	-	7,761,625,000	-	-
<i>Vietnam Ecological Plastic Joint</i>	7,761,625,000	-	-	7,761,625,000	-	-
<i>Stock Company (ECO)</i>						
<i>Asia Trading and Business</i>	35,088,000,000	-	-	-	-	-
<i>Investment Joint Stock Company</i>						
	42,849,625,000	-	-	7,761,625,000	-	-

(*) Investment for business purposes and expected to be sold within 12 months.

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5 . SHORT-TERM TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision for bad debts	Value	Provision for bad debts
	VND	VND	VND	VND
Southern Agricultural Products Import-Export Joint Stock Company	16,309,369,660	-	11,093,284,560	-
Bao Long Can Tho Biotechnology Joint Stock Company	9,709,663,592	-	1,382,392,492	-
Sunway Crop Science Joint Stock Company	8,683,330,650	-	4,671,034,150	-
Minh Han Investment Co., Ltd	6,301,734,950	-	1,782,991,000	-
Lam Phong Fertilizer Joint Stock Company	6,086,828,355	-	2,976,877,955	-
Dai Thien Ngan Production Service Trading Co., Ltd	5,080,731,750	-	7,651,468,100	-
Khanh Phat Production Trading Import Export Co., Ltd	4,040,984,073	-	3,880,817,103	-
TDE Trading and Service Joint Stock Company	3,977,782,361	-	7,238,434,000	-
Song Nguu Production Trading Service Co., Ltd	-	-	10,144,176,780	-
Eur Fertilizer Joint Stock Company	1,858,694,710	-	7,472,439,265	-
Amee Investment Co., Ltd	-	-	7,506,155,532	-
Louis Investment Co., Ltd	-	-	4,413,447,900	-
Other receivables from customers	39,854,241,884	-	52,601,838,079	-
	101,903,361,985	-	122,815,356,916	-

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6 . SHORT-TERM SELLER ADVANCE

	30/09/2025		01/01/2025	
	Value	Provision for bad debts	Value	Provision for bad debts
	VND	VND	VND	VND
Hala Fertilizer Co., Ltd.	2,850,679,526	-	-	-
Nam Viet Hau Giang Co., Ltd.	2,443,990,320	-	-	-
Sunrise VN Investment Joint Stock Company	2,187,383,507	-	-	-
Mekong Agricultural Materials Co., Ltd.	1,117,828,508	-	-	-
Phuong Nam Plastic Packaging Co., Ltd.	528,431,958	-	-	-
Duy Phuong Chemical and Environment Co., Ltd.	360,000,000	-	170,000,000	-
Other objects	3,933,309,145	-	-	-
	13,421,622,964	-	170,000,000	-

7 . OTHER SHORT-TERM RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision for bad debts	Value	Provision for bad debts
	VND	VND	VND	VND
Advance	7,141,163	-	-	-
Bet, deposit	438,295,473	-	550,550,560	-
	445,436,636	-	550,550,560	-

8 . INVENTORY

	30/09/2025		01/01/2025	
	Value	Preventive	Value	Preventive
	VND	VND	VND	VND
Raw materials	16,566,471,324	-	32,649,342,514	-
Goods	6,424,831,530	-	20,046,787,555	-
	22,991,302,854	-	52,696,130,069	-

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9 . Long-term assets in process

	Beginning balance	Increase in the period	Decrease in the period	Final balance
	VND	VND	VND	VND
Purchase of fixed assets (*)	1,365,700,000	-	54,000,000	1,311,700,000
Construction in progress (**)	1,708,108,201	53,550,000	-	1,761,658,201
Cộng	3,073,808,201	53,550,000	54,000,000	3,073,358,201

(*) Purchase of machinery at Phuoc Dien Hau Giang Investment Joint Stock Company.

(**) Cost of installing fire protection system at Phuoc Dien Hau Giang Investment Joint Stock Company.

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10 . TANGIBLE FIXED ASSETS

	Houses, buildings	Machinery and equipment	Means of transport, transmission	Other fixed assets (*)	Total
	VND	VND	VND	VND	VND
Original price					
Beginning balance	51,346,557,628	11,613,188,000	2,373,036,363	16,470,533,193	81,803,315,184
- Purchase during the period	-	-	753,127,273	-	753,127,273
- Increase due to acquisition of financial leased fixed assets	-	-	1,966,240,097	-	1,966,240,097
Ending balance	51,346,557,628	11,613,188,000	5,092,403,733	16,470,533,193	84,522,682,554
Accumulated depreciation					
Beginning balance	8,869,398,548	5,114,424,903	1,825,131,213	2,583,462,240	18,392,416,904
- Depreciation during the period	1,612,673,946	591,751,912	129,726,984	494,115,993	2,828,268,835
Ending balance	10,482,072,494	5,706,176,815	1,954,858,197	3,077,578,233	21,220,685,739
Remaining value					
Beginning balance	42,477,159,080	6,498,763,097	547,905,150	13,887,070,953	63,410,898,280
Ending balance	40,864,485,134	5,907,011,185	3,137,545,536	13,392,954,960	63,301,996,815

(*) Other fixed assets are Solar power systems

In there:

- As of September 30, 2025, the remaining value of tangible fixed assets being used as collateral for loans at commercial banks is VND 29,512,351,855.
- Original cost of fixed assets at the end of the period fully depreciated but still in use: VND 2,599,898,363.

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11 . FINANCIAL LEASE FIXED ASSETS

	Machinery and equipment	Means of transport, transmission	Total
	VND	VND	VND
Original price			
Beginning balance	2,522,000,000	2,743,505,600	5,265,505,600
- Other increases	-	54,870,112	54,870,112
- Increase due to acquisition of financial leased fixed assets	-	(1,966,240,097)	(1,966,240,097)
Ending balance	2,522,000,000	832,135,615	3,354,135,615
Accumulated depreciation			
Beginning balance	378,299,997	571,502,589	949,802,586
- Depreciation during the period	126,099,999	205,762,914	331,862,913
Ending balance	504,399,996	777,265,503	1,281,665,499
Remaining value			
Beginning balance	2,143,700,003	2,172,003,011	4,315,703,014
Ending balance	2,017,600,004	54,870,112	2,072,470,116

12 . INTANGIBLE FIXED ASSETS

	Land use rights value (*)	Software Program	Total
	VND	VND	VND
Original price			
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 during the period	553,698,909	6,422,212	560,121,121
Ending balance	4,602,182,187	93,100,000	4,695,282,187
Remaining value			
Beginning balance	24,535,719,574	6,422,212	24,542,141,786
Ending balance	23,982,020,665	-	23,982,020,665

In there:

- Remaining value at the end of the year of intangible fixed assets used as collateral for loans: VND 23,982,020,665.
- Original cost of fully depreciated but still in use intangible fixed assets at the end of the year: VND 93,100,000.

(*) Land use rights belong to map sheet No. 01, address Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City") according to the following Land Use Rights Certificates:

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Certificate number	Land plot number	Area (m2)	Expiry date	Intended use	Land use rights value
CV110726	1754	12.851,4m2	29/09/2054	Commercial service land	12,285,114,090
CV110726	1754	14.797,9m2	02/08/2056	Commercial service land	14,145,843,240
CV110726	1754	1.000m2	long term	Commercial service land	955,935,858
CV245717	1206	300m2	long term	Rural residential land	286,780,758
CV245718	1220	300m2	long term	Rural residential land	286,780,758
CV245719	1211	300m2	long term	Rural residential land	286,780,758
CV245720	1215	59m2	long term	Rural residential land	56,400,216
		293,5m2		Non-agricultural production	280,567,174
CV245743	1214		29/09/2054		
Total					28,584,202,852

13 . INVESTMENT REAL ESTATE

	Original price	Accumulated depreciation	Remaining value
Beginning balance	91,251,885,140	(13,605,222,314)	77,646,662,826
Increase during the period	-	-	-
Decrease during the period	-	-	-
- Depreciation during the period	-	(2,710,121,994)	(2,710,121,994)
Ending balance	91,251,885,140	(16,315,344,308)	74,936,540,832

The remaining value of the investment property is VND 54,340,085,690 which is being mortgaged to secure the loan at Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch, Public Bank Vietnam Limited.

14 . PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term prepaid expenses		
Insurance costs	146,394,776	122,476,372
Other short-term prepaid expenses	56,017,500	70,500,000
	202,412,276	192,976,372
b) Long-term prepaid expenses		
Tools and equipment	66,107,838	106,902,030
Cost of product conformity certification	47,071,244	63,487,506
Land rental cost (*)	17,884,642,010	18,228,359,948
Other costs	61,073,188	-
	18,058,894,280	18,398,749,484

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(*) Is the value of land use rights leased for one-time payment at:

- Land plot No. 288, map sheet No. 25, 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. CR248466 issued by the Department of Natural Resources and Environment of Hau Giang Province. Land use term until January 22, 2069. The value of the above land use right is being mortgaged to secure a loan at the Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch. Land rental costs are gradually allocated to expenses with an allocation period of 50 years.

- Land plot No. 10, map sheet No. 58, address My Loi Hamlet, My Hoa Commune, Binh Minh Town, Vinh Long Province (now Cai Von Ward, Vinh Long Province) with an area of 2,180m². Industrial Park land has a term of use until September 8, 2056.

15 . SHORT-TERM PAYABLES

	30/09/2025		01/01/2025	
	Value	Number of debtors	Value	Number of debtors
	VND	VND	VND	VND
Hien Phan Long An Trading Co., Ltd	1,799,190,291	1,799,190,291	-	-
Chau Nhat Quang Company Limited	2,570,000,000	2,570,000,000	-	-
Hala Fertilizer Co., Ltd.	-	-	3,068,947,460	3,068,947,460
Nam Viet Hau Giang Company Limited	4,145,157,750	4,145,157,750	2,760,090,300	2,760,090,300
Thien Hoa Fertilizer Joint Stock Company	107,070,300	107,070,300	2,456,853,000	2,456,853,000
Sunrise VN Investment Joint Stock Company	1,603,768,425	1,603,768,425	3,485,889,757	3,485,889,757
Payable to other entities	3,062,013,281	3,062,013,281	9,128,294,639	9,128,294,639
	13,287,200,047	13,287,200,047	20,900,075,156	20,900,075,156

16 . SHORT TERM ADVANCED PAYMENT BUYER

	30/09/2025	01/01/2025
	VND	VND
Mai Linh Fertilizer Company Limited	312,761,500	-
Other objects	280,054,500	1,000,000
	592,816,000	1,000,000

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17 . TAXES AND OTHER PAYABLES TO THE STATE

	Beginning of year receivables	Amount payable at the beginning of the year	Amount payable during the period	Amount actually paid during the period	Ending receivables	Amount payable at the end of the period
	VND	VND	VND	VND	VND	VND
Corporate Income Tax	-	755,502,284	544,439,138	755,502,284	-	544,439,138
Real Estate Tax, Land Rent	-	-	3,028,007	3,028,007	-	-
Environmental protection tax	-	-	2,500,000	2,500,000	-	-
Fees, charges and other amounts payable	-	-	20,772,720	20,772,720	-	-
	-	755,502,284	570,739,865	781,803,011	-	544,439,138

The Company's tax returns are subject to review by the tax authorities. Since the application of tax laws and regulations to various types of transactions can be subject to varying interpretations, the tax amounts shown on the Separate Financial Statements may be subject to change at the discretion of the tax authorities.

Enterprises enjoy preferential corporate income tax rates due to operating in difficult areas, specifically as follows:

* At the parent company

- Apply a tax rate of 10% for 15 years, starting from 2014 (first year of revenue generation)
- 100% exemption from corporate income tax for 04 years starting from 2017 (taxable income generation)
- 50% reduction in corporate income tax for the next 9 years starting from 2021."

* At Subsidiaries

- Apply a tax rate of 10% for 15 years, starting from 2016
- 100% exemption from corporate income tax for 04 years starting from 2016
- 50% reduction from corporate income tax for the next 9 years starting from 2020."

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18 . SHORT-TERM ACCRUED EXPENSES

- Interest expense payable	30/09/2025	01/01/2025
	VND	VND
	120,891,590	478,186,897
	120,891,590	478,186,897

19 . OTHER PAYABLES

a) Short term	30/09/2025	01/01/2025
<i>Payable to other entities and individuals</i>	VND	VND
- Social insurance	88,203,564	-
- Health insurance	15,323,483	-
- Unemployment and occupational accident insurance	6,809,845	-
<i>Payable to related parties</i>		
- Board of Directors and Supervisory Board remuneration	312,000,000	312,000,000
	422,336,892	312,000,000
b) Long term		
- Receive deposit, bet	406,931,600	406,931,600
	406,931,600	406,931,600

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20 . LOANS AND FINANCE LEASES

	01/01/2025		During the period		30/09/2025	
	Value	Number of debtors	Increase	Reduce	Value	Number of debtors
	VND	VND	VND	VND	VND	VND
a) Short-term loans	146,309,706,665	146,309,706,665	237,393,797,744	248,367,526,985	135,335,977,424	135,335,977,424
- Vietnam Joint Stock Commercial Bank for Industry and Trade – Phu Nhuan	11,185,000,000	11,185,000,000	11,200,000,000	22,385,000,000	-	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang	135,024,706,665	135,024,706,665	219,193,797,744	222,882,526,985	131,335,977,424	131,335,977,424
- Military Commercial Joint Stock Bank - Tay Do Branch (2)	-	-	1,000,000,000	-	1,000,000,000	1,000,000,000
- Vietnam Maritime Commercial Joint Stock Bank - Can Tho Branch (3)	100,000,000	100,000,000	6,000,000,000	3,100,000,000	3,000,000,000	3,000,000,000
Long-term loans and financial leases	2,906,379,912	2,906,379,912	1,607,974,890	4,109,354,802	405,000,000	405,000,000
- Long-term loan due	1,713,360,000	1,713,360,000	116,700,000	1,425,060,000	405,000,000	405,000,000
- Financial lease debt due for payment	1,193,019,912	1,193,019,912	1,491,274,890	2,684,294,802	-	-
	149,216,086,577	149,216,086,577	239,001,772,634	252,476,881,787	135,740,977,424	135,740,977,424
b) Long-term loans and financial leases						
- Public Bank Vietnam Limited (4)	550,368,098	550,368,098	210,060,000	186,720,000	573,708,098	573,708,098
- Military Commercial Joint Stock Bank - Can Tho Branch (5)	-	-	344,000,000	11,466,666	332,533,334	332,533,334
- Long-term financial leasing debt - Chailease International Leasing Company Limited Ho Chi Minh City	221,496,679	221,496,679	2,684,294,802	2,413,216,798	492,574,683	492,574,683
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch (7)	3,427,000,000	3,427,000,000	-	-	3,427,000,000	3,427,000,000
	4,198,864,777	4,198,864,777	3,238,354,802	2,611,403,464	4,825,816,115	4,825,816,115

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a/ Details regarding short term loans:

(1) Includes the following loans:

- Loan of EUROPE VIETNAM International Fertilizer Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch under credit limit contract No. 01/2025-HDCVHM/NHCT821-CTY AU VIET dated September 30, 2025. Loan limit is 50,000,000,000 VND. Limit maintenance period until September 30, 2026, loan interest rate is the adjusted interest rate specified on each Debt Receipt. Purpose of use is to supplement working capital for fertilizer business activities. The loan is secured by land use rights at plot 288, map sheet number 25, address 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 Rights Certificate No. CR 248466, GCN issuance registration number CT14247, issued by the Department of Natural Resources and Environment of Hau Giang Province on August 19, 2019. The value of the asset is VND 86,349,000,000 according to the valuation certificate dated June 23, 2025 of Century Valuation Joint Stock Company - Branch in Ho Chi Minh City.
- Loan of Phuc Dien Hau Giang Investment Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch according to Loan Limit Contract No. 01/2024-HDCVHM/NHCT821-CTY PHUC DIEN signed on October 7, 2024. Loan limit is 100,000,000,000 VND. Limit maintenance period is from the date of signing to October 7, 2025. Loan interest rate is specifically stated in each debt acknowledgment contract, overdue interest rate is 150% of the interest rate in term. Purpose of use is to supplement working capital for business. Collateral includes:

Real Estate Mortgage Contract No. 02/2020/HDBĐ/NHCT821-CTY PHUC DIEN HAU GIANG dated August 25, 2020. The total value of the mortgaged assets is 131,885,515,275 VND, owned by Phuc Dien Hau Giang Joint Stock Company according to the collateral valuation record No. 01/2022-BBĐGL/NHCT821-CTY PHUC-05/2023 dated May 11, 2023. Including the following collateral assets:

- + Land use rights, house ownership rights and other assets attached to land No. CV 110726 belonging to land plot No. 1754, map sheet No. 01; Address: Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City"); Area includes: 12,851.4 m2 with term of use until September 29, 2054, 14,797.9 m2 with term of use until August 2, 2056 and 1,000 m2 with long-term term of use; Purpose of use is non-agricultural production land; Certificate of land use right registration number: CT19114 issued by the Department of Natural Resources and Environment of Hau Giang Province on July 31, 2020.
- + Land use rights, house ownership rights and other assets attached to land No. CV 245743 belonging to land plot No. 1214, map sheet No. 01; Address: Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City"); Area includes: 293.5 m2, term of use until September 29, 2054; Purpose of use is non-agricultural production land; Certificate of land use right registration number: CT19190 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020.
- + Land use rights, house ownership rights and other assets attached to land No. CV 245720 belonging to land plot No. 1215, map sheet No. 01; Address: Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City"); Area includes: 59.0 m2 long-term use period; Purpose of use is residential land in rural areas; Certificate of Land Use Right Registration No.: CT19194 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020.
- + Land use rights, house ownership rights and other assets attached to land No. CV 245718 belonging to land plot No. 1220, map sheet No. 01; Address: Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City"); Area includes: 300.0 m2 long-term use period; Purpose of use is residential land in rural areas; Certificate of Land Use Right Registration No.: CT19192 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020.

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- + Land use rights, house ownership rights and other assets attached to land No. CV 245717 belonging to land plot No. 1206, map sheet No. 01; Address: Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City"); Area includes: 300.0 m2 long-term use period; Purpose of use is residential land in rural areas; Certificate of Land Use Right Registration No.: CT19191 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020.
- + Land use rights, house ownership rights and other assets attached to land No. CV 245719 belonging to land plot No. 1211, map sheet No. 01; Address: Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City"); Area includes: 300.0 m2 long-term use period; Purpose of use is residential land in rural areas; Certificate of Land Use Right Registration No.: CT19193 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 12, 2020.

(2) This is a loan from EUROPE VIETNAM International Fertilizer Joint Stock Company and Military Commercial Joint Stock Bank - Tay Do Branch under Credit Contract No. 263116.24.452.32974447.TD dated December 17, 2024. The credit limit value is: 60 billion VND. The credit limit is maintained until November 14, 2025. The purpose of the credit is to serve the fertilizer production and trading activities of the Customer. Interest rate according to each debt acknowledgment contract. Attached are: - Mortgage contract No. 199430.24.452.32974447.BD dated June 28, 2024.

(3) This is a loan from EUROPE VIETNAM International Fertilizer Joint Stock Company and Vietnam Maritime Commercial Joint Stock Bank - Can Tho Branch under Contract No. 112-0030652.20167/2024/HDTD dated December 10, 2024. Loan limit: VND 6,600,000,000. The term of the credit limit is 12 months. The interest rate is specified in each debt acknowledgment contract. The purpose of the credit is to supplement working capital for fertilizer production and business activities. The loan is secured by the Land Use Rights and assets attached to the land at plot No. 63, map sheet No. 13 at the residential area of Fico Construction Materials Investment and Trading Joint Stock Company, Bui Huu Nghia Ward, Binh Thuy District, Can Tho City (now Binh Thuy Ward, Can Tho City) owned by Mr. Nguyen Thanh Lap and Ms. Pham Tran Dan Thanh according to the Certificate of Land Use Rights, House Ownership Rights and Other Assets Attached to Land CG 821060, Certificate Registration Number: CS02762 issued by the Department of Natural Resources and Environment of Can Tho City on March 10, 2017. The value of the mortgaged property is 6,383,000,000 VND according to the Mortgage Contract for Land Use Rights and Property Attached to Land No. 1012/2024/HDTC signed on December 10, 2024 and the land valuation record signed on December 10, 2024.

b/ Details regarding long-term loans:

(4) This is a loan of EUROPE VIETNAM International Fertilizer Joint Stock Company with Public Bank Vietnam Limited under the limit contract No. HCM/000099/18 dated March 5, 2018 with a 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/reimburse 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 being used as the Company's representative office. The principal and interest are paid monthly in the 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 (now Tan My ward, Ho Chi Minh City) with the purchase price of VND 2,063,504,239.

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(5) This is a loan from EUROPE VIETNAM International Fertilizer Joint Stock Company and Military Commercial Joint Stock Bank - Tay Do Branch under Credit Contract No. 324428.25.452.32974447.TD dated August 5, 2025 between EUROPE VIETNAM International Fertilizer Joint Stock Company and the Bank. Loan amount: VND 344,000,000. Loan term: 60 months from the first disbursement date. Loan purpose: to purchase an MG car according to car sales contract No. 292/2025/HDBH/MGCT signed on June 5, 2025. Mortgage contract No. 324433.25.452.32974447.BD dated August 5, 2025 is the property of a car with license plate number 65A-522.82.

(6) 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 calculation period of 365 days and 9.05% for the interest calculation 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 interest and principal in 47 installments.
- Financial leasing contract No. B2207325C1 dated July 19, 2022, Amendment No. 1 of Financial leasing contract No. B2207325C1 dated November 18, 2022 for the assets: Mercedes Benz passenger car with license plate 50LD-195.57 and Vinfast passenger car with license plate 50LD-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.

(7) Loan of Phuc Dien Hau Giang Investment Joint Stock Company with Vietnam Joint Stock Commercial Bank for Industry and Trade - Hau Giang Branch under credit contract No. 01/2021 - HDCVDADT/NHCT821 - PHUC DIEN HAU GIANG Company dated January 29, 2021. The loan limit is 12,000,000,000 VND for the purpose of paying/offsetting the investment cost of the rooftop solar power system at No. 179, National Highway 61, Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City"), 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 periodically every month, in which the principal to be paid for each period is 135,000,000 VND. The collateral is:

- The entire rooftop solar power system belongs to the rooftop solar power project at No. 179, National Highway 61, Hamlet Tam Vu 1, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Thanh Hoa Commune, Can Tho City") according to the real estate mortgage contract No. 01/2021/HDBD/NHCT821-DMT-CTY PHUC DIEN dated January 29, 2021, the value of the property is VND 14,027,163,871 according to the Minutes of revaluation of secured assets No. 01/2021-BBĐGL03/NHCT821-CTY PHUC DIEN dated August 10, 2024.
- Real Estate Mortgage Contract No. 02/2020/HDBĐ/NHCT821-CTY PHUC DIEN HAU GIANG dated August 25, 2020. The total value of the mortgaged property is 139,882,853,800 VND, owned by Phuc Dien Hau Giang Joint Stock Company according to the collateral valuation record No. 01/2024-BBĐGL/NHCT821-CTY PHUC-05/2024 dated May 15, 2024.
- Mortgage contract of valuable papers 01/2021/HDBĐ/NHCT821- PHUC DIEN - TRAI PHIÊU dated December 23, 2021, the value of the mortgaged property is 1,000,000,000 VND owned by Mr. Nguyen Hoang Luan.

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21 . EQUITY

a) Equity Fluctuation Reconciliation Table

	Owner's equity	Development Investment Fund	Retained earnings	Interest of non- controlling shareholders	Total
	VND	VND	VND	VND	VND
2024					
Balance as of 01/01/2024	136,000,000,000	471,167,081	74,501,190,045	3,152,668,033	214,125,025,159
Profit in 2024	-	-	12,692,671,611	109,130,111	12,801,801,722
Capital increase from profits	40,799,820,000	-	(40,799,820,000)	-	-
Balance as of December 31, 2024	176,799,820,000	471,167,081	46,394,041,656	3,261,798,144	226,926,826,881
for the accounting period of the third quarter of 2025					
Balance as of 01/01/2025	176,799,820,000	471,167,081	46,394,041,656	3,261,798,144	226,926,826,881
Profit for this period	-	-	9,827,402,750	32,204,666	9,859,607,416
Other increases/decreases	-	-	1	(1)	-
Balance as of 30 September 2025	176,799,820,000	471,167,081	56,221,444,407	3,294,002,809	236,786,434,297

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b) Owner's capital investment details

	Proportion	Ending balance	Proportion	Beginning balance
	(%)	VND	(%)	VND
Mr. Nguyen Hoang Luan	38.23%	67,600,000,000	38.23%	67,600,000,000
Mr. Vo Van Phuoc Que	11.40%	20,150,000,000	11.40%	20,150,000,000
Other shareholders	50.37%	89,049,820,000	50.37%	89,049,820,000
	100%	176,799,820,000	100%	176,799,820,000

c) Capital transactions with owners and distribution of dividends and profits

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Owner's capital investment details	176,799,820,000	136,000,000,000
- Beginning capital contribution	176,799,820,000	136,000,000,000
- Ending capital contribution	176,799,820,000	136,000,000,000
- Dividends and profits payable at the beginning of the year	-	-

d) Stocks

	30/09/2025	01/01/2025
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 outstanding	17,679,982	17,679,982
- Common stock	17,679,982	17,679,982
Outstanding share price (VND)	10,000	10,000

e) Funds

	30/09/2025	01/01/2025
	VND	VND
Investment and development fund	471,167,081	471,167,081
	471,167,081	471,167,081

22 . TOTAL SALES AND SERVICE REVENUE

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Revenue from sales of goods and finished products	464,971,456,618	438,672,368,144
Service revenue	10,633,069,312	8,590,584,114
	475,604,525,930	447,262,952,258

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	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Sales discount	1,000,000	-
	1,000,000	-

24 . COST OF GOODS SOLD

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Cost of goods sold, finished products	446,097,662,335	420,563,711,049
Cost of service provision	6,216,610,884	5,735,877,668
	452,314,273,219	426,299,588,717

25 . FINANCIAL INCOME

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Deposit interest, loan interest	92,100,620	174,857,007
	92,100,620	174,857,007

26 . FINANCIAL EXPENSES

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Interest expense	5,820,661,121	6,952,473,021
	5,820,661,121	6,952,473,021

27 . SELLING EXPENSES

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Employee costs	1,031,244,662	945,936,719
Fixed asset depreciation costs	25,312,500	-
Outsourcing service costs	882,090,355	482,560,132
Other costs	2,538,868	8,940,308
	1,941,186,385	1,437,437,159

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	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Employee costs	3,249,660,144	2,829,439,354
Fixed asset depreciation costs	257,983,507	315,377,234
Taxes, fees and charges	13,528,007	15,673,730
Outsourcing service costs	792,725,068	631,686,513
Other costs	417,281,089	336,872,377
	4,731,177,815	4,129,049,208

29 . OTHER INCOME

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Security deposit for breach of contract	-	18,000,000
Other income	454,750	550,000
	454,750	18,550,000

30 . OTHER EXPENSES

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Depreciation of fixed assets	17,393,184	69,319,706
Tax and social insurance penalties	145,805,314	91,915,145
Other expenses	321,537,708	-
	484,736,206	161,234,851

31 . CURRENT CORPORATE INCOME TAX EXPENSES

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Total accounting profit before tax	10,404,046,554	8,476,576,309
Incremental adjustments	484,736,206	161,234,851
- <i>Invalid expense</i>	484,736,206	161,234,851
Adjustments for reduction	-	-
Income subject to corporate income tax	10,888,782,760	8,637,811,160
Corporate income tax rate	10%	10%
Corporate income tax at tax rate	1,088,878,276	863,781,116
Corporate income tax exemption and reduction	(544,439,138)	(431,890,558)
Current corporate income tax	544,439,138	431,890,558

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32 . BASIC EARNINGS PER SHARE

The calculation of basic earnings per share attributable to the Company's ordinary shareholders is based on the following data:

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Profit after tax	9,827,402,750	7,966,167,031
Earnings attributable to common stock	9,827,402,750	7,966,167,031
Average common shares outstanding during the period	17,679,982	13,600,000
Basic earnings per share	556	586

33 . FINANCIAL INSTRUMENTS

The Company's financial instruments include:

	Book value			
	30/09/2025		01/01/2025	
	Original price VND	Preventive VND	Original price VND	Original price VND
Financial assets				
Cash and cash equivalents	23,536,494,533	-	25,416,539,067	-
Trade receivables, other receivables	102,348,798,621	-	123,365,907,476	-
Short-term investment	42,849,625,000	-	7,761,625,000	-
	168,734,918,154	-	156,544,071,543	-

	Book value	
	30/09/2025	01/01/2025
	VND	VND
Financial liabilities		
Loans and debts	140,566,793,539	153,414,951,354
Trade payables, other payables	14,116,468,539	21,619,006,756
Costs payable	120,891,590	478,186,897
	154,804,153,668	175,512,145,007

Financial assets and financial liabilities have not been revalued at fair value as at the balance sheet date because Circular 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance for the assessment and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful debts and provisions for impairment of securities investments as detailed in the relevant Notes.

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Financial risk management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has established a control system to ensure an appropriate balance between the cost of risk incurred and the cost of risk management. The Company's Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

The Company's business operations will be primarily exposed to risks from changes in prices, exchange rates and interest rates.

Price risk:

The Company is exposed to equity price risks arising from short-term and long-term equity investments due to uncertainty about the future price of the investment shares. Long-term equity investments are held for long-term strategic purposes, and at the end of the accounting period the Company has no plans to sell these investments.

	1 year or less	Over 1 year to 5	Over 5 years	Add
	VND	years VND	VND	VND
As of September 30, 2025				
Short-term investment	42,849,625,000	-	-	42,849,625,000
	<u>42,849,625,000</u>	<u>-</u>	<u>-</u>	<u>42,849,625,000</u>
As of January 1, 2025				
Short-term investment	7,761,625,000	-	-	7,761,625,000
	<u>7,761,625,000</u>	<u>-</u>	<u>-</u>	<u>7,761,625,000</u>

Exchange rate risk:

The Company is exposed to exchange rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument with changes in foreign exchange rates when the Company's borrowings, revenues and expenses are denominated in currencies other than Vietnamese Dong.

Interest rate risk:

The Company is exposed to interest rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument due to changes in market interest rates when the Company has time or non-term deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable to the Company's purposes.

Credit risk

Credit risk is the risk that a party to a financial instrument or contract will not meet its obligations, leading to a financial loss for the Company. The Company is exposed to credit risks from its operating activities (primarily trade receivables) and financing activities (including bank deposits, loans and other financial instruments).

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	1 year or less	Over 1 year to 5	Over 5 years	Add
	VND	years VND	VND	VND
As of September 30, 2025				
Cash and cash equivalents	23,536,494,533	-	-	23,536,494,533
Trade receivables, other receivables	102,348,798,621	-	-	102,348,798,621
	125,885,293,154	-	-	125,885,293,154
As of January 1, 2025				
Cash and cash equivalents	25,416,539,067	-	-	25,416,539,067
Trade receivables, other receivables	123,365,907,476	-	-	123,365,907,476
	148,782,446,543	-	-	148,782,446,543

Liquidity risk

Liquidity risk is the risk that the Company will have difficulty in fulfilling its financial obligations due to lack of capital. The Company's liquidity risk arises mainly from the fact that financial assets and financial liabilities have different maturities.

The payment terms of financial liabilities based on contractually expected payments (based on cash flows of principal) are as follows:

	1 year or less	Over 1 year to 5	Over 5 years	Add
	VND	years VND	VND	VND
As of September 30, 2025				
Loans and debts	135,740,977,424	4,825,816,115	-	140,566,793,539
Trade payables, other payables	13,709,536,939	406,931,600	-	14,116,468,539
Costs payable	120,891,590	-	-	120,891,590
	149,571,405,953	5,232,747,715	-	154,804,153,668
As of January 1, 2025				
Loans and debts	149,216,086,577	4,198,864,777	-	153,414,951,354
Trade payables, other payables	21,212,075,156	406,931,600	-	21,619,006,756
Costs payable	478,186,897	-	-	478,186,897
	170,906,348,630	4,605,796,377	-	175,512,145,007

The Company believes that the concentration of risk with respect to debt repayment is low. The Company is able to repay its debts when due from cash flows from operations and proceeds from maturing financial assets.

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34 . EVENTS OCCURRING AFTER THE BALANCE SHEET DATE

There have been no material events occurring after the reporting date that require adjustment to or disclosure in these Separate Financial Statements.

35 . DEPARTMENT REPORT**By business sector**

	Fertilizer production and trading VND	Property Leasing and Solar Power VND	Total VND
Net revenue from sales and services to outside	464,970,456,618	10,633,069,312	475,603,525,930
Total net revenue from sales and services	464,970,456,618	10,633,069,312	475,603,525,930
Cost of goods sold by department	446,097,662,335	6,216,610,884	452,314,273,219
Gross profit	18,872,794,283	4,416,458,428	23,289,252,711
Unallocated costs			6,677,164,200
Profit from business operations			16,612,088,511
Financial revenue			92,100,620
Financial costs			5,815,861,121
Other income			454,750
Other costs			484,736,206
Current corporate income tax expense			544,439,138
Profit after corporate income tax			9,859,607,416

By geographic area

The Company's business activities during the period took place in the territory of Vietnam, accordingly the Company did not prepare segment reports by geographical area.

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The list and relationship between the related parties and the Company are as follows:

<u>Related party</u>	<u>Relationship</u>
Phuc Dien Hau Giang Investment Joint Stock Company	Subsidiary
Chairman and members of the Board of Directors	
Members of the Board of Directors	
Members of the Board of Supervisors	
Chief Accountant	

The assets owned by Mr. Nguyen Hoang Luan are used as collateral for the company's and its subsidiaries' loans at banks, details in Note 20.

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 - Can Tho Branch, details in Note No. 20.

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Transactions with other related parties are as follows:

	Accumulated from the beginning of the year to the end of this period	
	Current year	Previous year
	VND	VND
Income of key management members		
Mr. Nguyen Hoang Luan	98,932,692	136,399,231
Mr. Vo Van Phuoc Que	105,163,462	119,428,466
Mr. Nguyen Duc Quang	-	27,000,000
Mr. Dinh Huynh Thai Tam	-	15,000,000
Mr. Nguyen Duc Loc	-	-
Board of Supervisors' Income and Remuneration		
Mrs. Nguyen Thi Thu Hien	103,315,258	68,186,212
Ms. Luu Thi Cam Hoai	-	10,000,000
Ms. Nguyen Thi Thu Thao	84,401,271	91,371,015
Chief Accountant		
Ms. Bien Thi Chuyen	138,317,185	116,401,267

37 . COMPARATIVE DATA

The comparative figures on the Consolidated Balance Sheet and corresponding notes are the figures of the audited Consolidated Financial Statements for the fiscal year ending December 31, 2024. The figures on the Consolidated Income Statement, Consolidated Cash Flow Statement and corresponding notes are the figures of the Consolidated Financial Statements for the accounting period of the third quarter of 2024 and accumulated from January 1, 2024 to September 30, 2024 prepared by the company.

 Bien Thi Chuyen Preparer	 Bien Thi Chuyen Chief Accountant	 Vo Van Phuoc Que General Director
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Can Tho, Established on October 30, 2025