

**NINH BINH PHOSPHATE FERTILIZER  
JOINT STOCK COMPANY**

No: 320/PLNB-CBTT

Re: Disclosure of the Audit Minutes issued by  
the State Audit Office of Vietnam.

**SOCIAL REPUBLIC OF VIETNAM**  
**Independence – Freedom - Happiness**

Ninh Binh, day 13 month 02 year 2026

**EXTRAORDINARY INFORMATION DISCLOSURE**

To: Hanoi Stock Exchange (HNX)

1. Name of Organization: Ninh Binh Phosphate Fertilizer Joint Stock Company

- Stock code : NFC

- Address: Bo Dau Residential Area, Nam Hoa Lu Ward, Ninh Binh Province

- Telephone: 02293.610863 Fax: 02293.610013

- Email: Phan\_lan\_ninh\_binh@yahoo.com

2. Content of Disclosure:

The Audit Minutes on the 2024 Financial Statements and activities related to the management and use of State capital and assets of Ninh Binh Phosphate Fertilizer Joint Stock Company.

3. Date of receiving the Audit Minutes: February 12, 2026

4. This information was disclosed on the Company's website on 13/02/2026 at the following link: <http://niferco.com.vn>

We hereby certify that the information disclosed above is true and we are fully responsible before the law for the content of the disclosed information./.

**Recipients:**

- As above;
- Company Board of Directors;;
- Company Website;
- Archived: Finance and Accounting Dept.

**ORGANIZATION REPRESENTATIVE**  
**PERSON AUTHORIZED TO DISCLOSE INFORMATION**



**Nguyen Ngoc Thuan**



**THE STATE AUDIT OFFICE OF VIETNAM**

**AUDIT MINUTES**

**ON THE FINANCIAL STATEMENTS AND ACTIVITIES RELATED TO  
THE MANAGEMENT AND USE OF STATE CAPITAL AND ASSETS IN  
2024 OF NINH BINH PHOSPHATE FERTILIZER JOINT STOCK  
COMPANY**

**HaNoi, Day      Month 10 Year 2025**

**SOCIAL REPUBLIC OF VIETNAM**  
**Independence – Freedom – Happiness**

**AUDIT MINUTES**  
**AT NINH BINH PHOSPHATE FERTILIZER JOINT STOCK COMPANY**

Pursuant to Decision No. 1390/QD-KTNN dated August 28, 2025, issued by the State Auditor General regarding the audit of Financial Statements and activities related to the management and use of State capital and assets in 2024 of Vietnam Chemical Group; Audit Team No. 05—under the Audit Delegation for Financial Statements and activities related to the management and use of State capital and assets in 2024 of Vietnam Chemical Group, conducted by State Audit Specialized Department VI—performed an audit at Ninh Binh Phosphate Fertilizer Joint Stock Company from October 1, 2025, to October 14, 2025.

Today, on [Date] October 2025, at the Office of Ninh Binh Phosphate Fertilizer Joint Stock Company, we consist of:

**A. State Audit Office of Vietnam (SAV)**

**1. Mr. Dang Tien Cuong**

- Position: Team Leader
- State Auditor Card No.: B0664

**2. Mr. Dau Xuan Hung**

- Position: Auditor
- State Auditor Card No.: C0430

**3. Mr. Nguyen Ngoc Thang**

- Position: Auditor
- State Auditor Card No.: C0417

**4. Mr. Doan Pham Thao**

- Position: Auditor
- State Auditor Card No.: C0396

**B. Representatives of Ninh Binh Phosphate Fertilizer Joint Stock Company**

**1. Mr. Duong Nhu Duc**

- Position: Director

**2. Mr. Nguyen Ngoc Thuan**

- Position: Chief Accountant

We have collectively agreed to establish the Audit Minutes as follows:

**1. Audit content:**

- Capital preservation and development; restructuring, arrangement, innovation, equitization, and divestment of State capital in the enterprise; divestment of State-Owned



Enterprises (SOEs) in other enterprises; and the efficiency of financial investment activities.

- The implementation of financial supervision, performance evaluation, and disclosure of the enterprise's financial information.
- Compliance with anti-corruption laws and regulations on thrift practice and waste combat.
- The fulfillment of responsibilities by the State owner's representative in managing and using State capital invested in the enterprise.
- Land management and usage

Regarding the Audit Topic on the management, use, rearrangement, and settlement of housing and land assets in accordance with Decree No. 167/2017/ND-CP dated December 31, 2017, by the Government on the rearrangement and settlement of public assets, and Decree No. 67/2021/ND-CP dated July 15, 2021, amending and supplementing several articles of Decree No. 167/2017/ND-CP, The key audit contents are determined as follows: implementation shall be carried out in accordance with the Audit Outline for the Specialized Topic issued under Decision No. 376/QĐ-KTNN dated March 14, 2025, by the State Auditor General, specifically including the following contents:

+ The preparation of declaration reports and proposals for the rearrangement and disposal plans for all housing and land properties managed and used by the Parent Company – Vietnam Chemical Group and the audited entities; to consolidate and report to competent authorities for the establishment of rearrangement and disposal plans as prescribed in Clause 2, Article 4 of Decree No. 167/2017/ND-CP (Clause 1, Article 5 of Decree No. 167/2017/ND-CP) based on the dossiers and documents provided by the audited entities.

+ The consolidation work by the audited entities regarding declaration reports and proposals for the rearrangement and disposal plans for housing and land properties currently under their management and use, to report to competent authorities for the establishment of rearrangement and disposal plans in accordance with Clause 2, Article 4 of Decree No. 167/2017/ND-CP.

+ The organization and implementation of housing and land rearrangement and disposal plans after approval for audited entities that have been granted such approval by competent authorities.

- Management of accounts receivable and payable (liabilities), maintenance, and assurance of solvency.

- Fulfillment of obligations to the State Budget.

- Compliance with production norms and material loss norms in manufacturing; management and accounting of production and business costs; and inventory management.

- Compliance with price laws regarding phosphate and NPK fertilizers; commercial activities (advertising, promotions, discounts).

## **2. Audit scope and limitations**

### **2.1 Audit scope**

- Audit Period: Fiscal year 2024 and other relevant periods before and after;
- Regarding the management, use, rearrangement, and settlement of housing and land assets in accordance with Decree No. 167/2017/ND-CP dated December 31, 2017, by the



Government on the rearrangement and settlement of public assets, and Decree No. 67/2021/ND-CP dated July 15, 2021, amending and supplementing several articles of Decree No. 167/2017/ND-CP: The period of 2018-2024 and other relevant periods before and after.

- Audited Entity: Ninh Binh Phosphate Fertilizer Joint Stock Company.

## 2.2 Audit limitations

Based on Plan No. 408/KH-CNVI dated August 28, 2025, regarding the audit of Financial Statements and activities related to the management and use of State capital and assets in 2024 of Vietnam Chemical Group; and considering objective conditions regarding time, human resources, and to avoid overlaps in inspection, examination, and auditing activities by competent State agencies, the Audit Team establishes the following limitations:

- No audit shall be performed on the Cash Flow Statement; no physical witnessing of the inventory counts of cash, assets, materials, inventories, or work-in-progress products shall be conducted.
- No audit shall be performed on contents that have already been audited or inspected by other audit or inspection authorities to avoid overlap and minimize impact on the business operations of the enterprise.
- Regarding the audit of land management and use: The audit is limited to the legal dossiers of the land; regarding obligations to the State Budget related to land, the audit is performed solely based on notices from the Tax Authority.
- Regarding the Specialized Topic on management, use, rearrangement, and settlement of housing and land under Decree No. 167/2017/ND-CP and Decree No. 67/2021/ND-CP: The audit is limited to examining declaration reports and proposed rearrangement/settlement plans as reported and declared under these Decrees. No audit shall be performed on declaration reports and proposed plans prepared by the direct users prior to the effective date of Decree No. 167/2017/ND-CP (January 01, 2018) and their corresponding approved plans.
- No inspection, reconciliation, or confirmation with third parties shall be conducted; no verification of the truthfulness or reasonableness of price quotes or interest rate offers; no verification or confirmation of the origin, specifications, price, quality, or invoices of input goods, materials, equipment, and services serving business operations. In case of necessity, the Audit Team shall report to the Chief Auditor of State Audit Specialized Department VI to seek opinions from the State Audit Office (SAV) Leadership and shall only proceed upon approval.
- No audit shall be performed on capital construction investment projects for the formation of new fixed assets or the upgrading of existing fixed assets.

The Audit Team only performs procedures for reconciliation, comparison, and analysis of dossiers and documents provided by the audited entity. Consolidated and aggregated figures in the financial statements of non-audited units are aggregated based on the data reported by the enterprise. The audited entity is solely responsible for the legality and authenticity of the dossiers, documents, and data provided to the State Audit Office.

## 3. Audit Basis

- The Law on State Audit, the Law on Enterprises, the Law on Accounting, the Law on Management and Use of State Capital Invested in Production and Business at Enterprises, and other relevant legal documents.

- The system of State Audit Standards, Audit Procedures, and the Regulations on the Organization and Operation of Audit Delegations of the State Audit Office of Vietnam.

This Audit Minutes is established based on audit evidence, minutes of data reconciliation and audit status confirmed by the Auditors, the 2024 Financial Statements of Ninh Binh Phosphate Fertilizer Joint Stock Company prepared on February 22, 2025, and other relevant documents.

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*This audit limitation is primarily due to the following: The Auditors did not witness the contract negotiation and signing process; the actual processes of warehousing, inspection and acceptance, payment, final settlement, construction and repairs, or the provision of goods and services at the time of occurrence; as well as limitations regarding human resources and time.*



## PART ONE

### AUDIT ASSESSMENT AND CONFIRMATION

#### I. AUDIT OF FINANCIAL STATEMENTS

##### 1. Audit of financial statement data

- Audit of the Balance Sheet as of December 31, 2024 (Detailed in the attached Appendix 02a/BBKT-DN);
- Audit of the Income Statement for the year 2024 (Detailed in the attached Appendix 02b/BBKT-DN);
- Audit of the fulfillment of obligations to the State Budget as of December 31, 2024 (Detailed in the attached Appendix 02c/BBKT-DN);

##### 2. Opinions on the truthfulness and fairness of the Financial Statements

**Responsibility of the Audited Entity:** To prepare and present the financial statements truthfully and fairly in accordance with the applicable financial reporting framework (Vietnamese Accounting Standards; Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance guiding the corporate accounting system; Circular No. 53/2016/TT-BTC dated March 21, 2016, by the Ministry of Finance amending several articles of Circular No. 200/2014/TT-BTC; Circular No. 202/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance guiding the methods for preparation and presentation of Consolidated Financial Statements; and other relevant legal regulations); and to implement internal controls that Ninh Binh Phosphate Fertilizer Joint Stock Company determines are necessary to ensure that the preparation and presentation of financial statements are free from material misstatements, whether due to fraud or error.

##### **Confirmation opinions on the truthfulness and fairness of the financial statements:**

The State Audit Office (SAV) performed an audit of the 2024 Financial Statements prepared by Ninh Binh Phosphate Fertilizer Joint Stock Company on February 22, 2025, which had been previously audited by Vietnam Auditing and Valuation Co., Ltd (AVA). In the opinion of the Audit Team, except for the effects of the audit limitations and the findings/shortcomings (as presented in the Audit Minutes), in all material respects, the 2024 Financial Statements of Ninh Binh Phosphate Fertilizer Joint Stock Company reflect truthfully and fairly the financial position at the time of reporting, in accordance with the accounting standards, the applicable accounting regime, and legal regulations relevant to the preparation and presentation of financial statements.

#### II. AUDIT OF COMPLIANCE WITH LAWS, POLICIES, FINANCIAL AND ACCOUNTING REGIMES, AND THE MANAGEMENT AND USE OF STATE CAPITAL, FUNDS, AND ASSETS

##### 1. General Assessment

Ninh Binh Phosphate Fertilizer Joint Stock Company operates its production and business activities in accordance with the Law on Enterprises and regulatory documents governing its scope of operations, Tax Laws, the Law on Accounting, other relevant laws, and the prevailing guiding documents for implementation. Financial management and business accounting are conducted in compliance with the documents and regulations issued by the Vietnam Chemical Group and Ninh Binh Phosphate Fertilizer Joint Stock Company.

The results of the sample audit for the year 2024 regarding the management of finance, accounting, capital, funds, and State assets at Ninh Binh Phosphate Fertilizer Joint Stock Company are as follows:



- Ninh Binh Phosphate Fertilizer Joint Stock Company has maintained accounting ledgers to track detailed business transactions as they occur. At the end of the year, an Inventory Committee was established to conduct physical asset counts and send requests (and prepare minutes) for the reconciliation and confirmation of accounts receivable, accounts payable, and bank balances as a basis for preparing the Financial Statements. Accounts receivable and payable have been recorded and tracked in detail by each counterparty. Inventories are recorded in accounting books and tracked with detailed entry and exit records for each item. Fixed assets (FA) are tracked in detail for each asset, and depreciation is charged in accordance with regulations. Revenues, incomes, and expenses have basically been fully recorded and reflected, complying with legal regulations and the internal regulations of Vietnam Chemical Group.
- The Company's payroll plan was assigned by Vietnam Chemical Group under Decision No. 330/QD-HCVN dated December 21, 2023. As of the audit date, the Company's actual salary fund has been approved for final settlement by the Board of Directors (BOD) under Resolution No. 481/NQ-HDQT dated April 2, 2025.

However, the results of the sample audit indicate that the compliance with laws, financial and accounting regimes, and the management and use of State capital, funds, and assets at Ninh Binh Phosphate Fertilizer Joint Stock Company still involve certain limitations and shortcomings, which are presented in detail in Section 2 and the adjusted audit results in the attached Appendices.

## **2. Limitations and Shortcomings**

### **2.1. Financial and Accounting Management**

#### **2.1.1. Current Asset Management**

- **Regarding Accounts Receivable from Customers:** At the end of the year, the Company sent Minutes of Reconciliation and Confirmation of Debt to 75 out of 79 customers, reaching a rate of 95%. There were 4 customers (Note: corrected from "42/79" based on the 75/79 context) to whom the Company did not send confirmation minutes (the reason being that these are bad debts already subject to enforcement decisions by the Civil Judgment Enforcement Bureau of Nho Quan District, Ninh Binh Province). The value of receivables for which the Company sent confirmation minutes and received customer confirmation reached 96% (57,605/59,834 million VND).
- **Bad Debts:** An amount of 2,229 million VND arising from the years 2010 and 2011 (no new bad debts occurred in 2024). The Company had initiated lawsuits, and the court has issued judgments; the Civil Judgment Enforcement Bureau of Nho Quan District, Ninh Binh Province has also issued enforcement decisions upon request. However, as of December 31, 2024, these debts have not yet been recovered. In 2024, the Company worked with the Civil Judgment Enforcement Bureau of Nho Quan District, Ninh Binh Province to expedite the recovery of these bad debts. The specific results are as follows: The Company, the Civil Judgment Enforcement Bureau of Nho Quan District, and the defaulting customers have jointly established minutes regarding the settlement of judgment enforcement.

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*Detailed breakdown of the 04 customers whose debts could not be reconciled (bad debts arising from 2010 and 2011):*

- *Farmers' Union of Nho Quan District, Ninh Binh Province: 1,004 million VND.*
- *Farmers' Union of Nho Quan Town: 599 million VND.*
- *Farmers' Union of Van Phong Commune, Nho Quan District: 260 million VND.*



• *Farmers' Union of Duc Long Commune, Nho Quan District: 365 million VND.*  
*Legal basis for enforcement: Judgment Enforcement Decisions issued upon request No. 444, 445/QĐ-CCTHADS dated June 12, 2019; No. 140/QĐ-CCTHADS dated November 23, 2020; and No. 79/QĐ-CCTHADS dated November 3, 2021*

These bad debts were assessed and commented upon in the Audit Minutes of the Financial Statements and activities related to the management and use of State capital and assets for the year 2019 of Ninh Binh Phosphate Fertilizer Joint Stock Company, issued by the State Audit Office on July 31, 2019.

#### 2.1.2. Non-current Asset Management

The project for repairing, upgrading, supplementing, and replacing the product packaging system of the NPK granulated production line in 2024 met the criteria for recognition as a Fixed Asset (FA). However, Ninh Binh Phosphate Fertilizer Joint Stock Company recorded this as an operating expense in the period, which is inconsistent with Clause 1, Article 7 of Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance, providing guidelines on the management, use, and depreciation of fixed assets. The audit results required adjustments as stated in the numerical data section.

#### 2.1.3. Management of Revenue and Expenses

Certain shortcomings identified during the audit necessitated data adjustments in Appendix 02b/BBKT-DN:

• **Expenses for upgrading and replacing the product packaging system** of the NPK granulated production line: The entity's recording of these as production expenses in the period is inconsistent with Clause 1, Article 7 of Circular No. 45/2013/TT-BTC dated April 25, 2013, by the Ministry of Finance.

• **Consultancy expenses for surveying, designing, and appraisal** of the fire prevention and fighting system for the warehouse renovation project: The entity's recording of these as expenses in the period is incorrect according to Clause 1, Article 46 of Circular No. 200/2014/TT-BTC dated November 22, 2014, and Clause 18, Article 31 of Decree No. 10/2021/ND-CP dated February 09, 2021, by the Government regarding the management of construction investment costs.

• **Failure to allocate transportation costs** to ending inventory as prescribed in Paragraph 6 of Standard No. 01 – General Standard, under Decision No. 165/2002/QĐ-BTC dated December 31, 2002, by the Minister of Finance.

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Minutes on the settlement of judgment enforcement dated May 24, 2024; July 1, 2024; and November 12, 2024

Article 7. Investment in upgrading and repairing fixed assets:

Expenses incurred by the enterprise for upgrading fixed assets (FA) shall be reflected as an increase in the historical cost of such FA and must not be recorded as production or business expenses in the period. (Điều 7. Đầu tư nâng cấp, sửa chữa tài sản cố định: Các chi phí doanh nghiệp chi ra để đầu tư nâng cấp TSCĐ được phản ánh tăng nguyên giá của TSCĐ đó, không được hạch toán vào chi phí SXKD trong kỳ)

Article 46. Account 241 - Construction in Progress:

Accounting principles: b) Costs incurred for construction investment projects include all necessary expenses for new construction, repairs, renovations, expansions, or technical equipment for the works... Construction investment costs include: Construction investment consultancy costs; Other costs. (Điều 46. Tài khoản 241 - Xây dựng cơ bản dở dang: Chi phí thực hiện các dự án đầu tư XDCB là toàn bộ chi phí cần thiết để xây dựng mới hoặc sửa chữa, cải tạo... bao gồm Chi phí tư vấn, chi phí khác)

Article 31. Construction investment consultancy costs:



*Construction investment consultancy tasks include: a) Establishing survey tasks and technical solutions; designing tasks; performing construction surveys and survey supervision; preparing Pre-feasibility Study Reports (if any), Investment Policy Proposal Reports (if any), Feasibility Study Reports, or Construction Investment Economic-Technical Reports. (Điều 31. Chi phí tư vấn đầu tư xây dựng: Lập nhiệm vụ, phương án kỹ thuật khảo sát, thiết kế; thực hiện khảo sát, giám sát; lập Báo cáo nghiên cứu tiền khả thi, khả thi hoặc Báo cáo kinh tế - kỹ thuật)*

#### 2.1.4. Fulfillment of Obligations to the State Budget

- The audit adjustments to revenue and expenses led to an increase in taxable income, resulting in an additional Corporate Income Tax (CIT) payable of **911 million VND**.

### 2.2. Management and Use of State Capital, Funds, and Assets

#### 2.2.1. Management of Cash and Cash Equivalents:

- In 2024, the Internal Spending Regulation issued under Decision No. 948/QĐ-HĐQT dated August 2, 2023, by the Board of Directors had not been amended or supplemented to include provisions on non-cash payments, as required by Clause 1, Article 17 and Clause 1, Article 18 of Decree No. 52/2024/ND-CP dated May 15, 2024, of the Government on non-cash payments.
- The Company has not yet issued a regulation on the management of idle funds as prescribed in Point 1.2, Clause 2, Article 27 of the Company's Charter on Organization and Operation, which was approved by the General Meeting of Shareholders on April 26, 2022.

#### 2.2.2. Inventory Management:

- The Company has not yet issued regulations on the management of consigned warehouses during the inventory process, as required by Article 11, Chapter IV of the Sales Regulation issued under Decision No. 949/QĐ-HĐQT dated August 2, 2023, by the Board of Directors.

### 3. Other Audit Contents

**3.1. Management and Use of Land** Regarding the thematic audit on the management, use, rearrangement, and settlement of housing and land assets in accordance with Decree No. 167/2017/ND-CP dated December 31, 2017, by the Government on the rearrangement and settlement of public assets, and Decree No. 67/2021/ND-CP dated July 15, 2021, amending and supplementing several articles of Decree No. 167/2017/ND-CP (Details in the attached Appendices 2.1, 2.2, and 2.3/BBKT-DN).

- Based on the records and documents provided by the audited entity, the Company has prepared declaration reports and proposed plans for the rearrangement and settlement of all its housing and land facilities; it has also reported to the competent authorities to establish rearrangement and settlement plans as prescribed in Clause 2, Article 4 of Decree No. 167/2017/ND-CP.
- The Company has consolidated the declaration reports and proposed rearrangement and settlement plans for the housing and land facilities under its management and use to report to the competent authorities for the formulation of plans as prescribed in Clause 2, Article 4 of Decree No. 167/2017/ND-CP.

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*including expenses of the current period that generate revenue, as well as expenses from prior periods or accrued expenses that are related to the revenue of the current period.*

*Regarding Payment Services (Decree 52/2024/ND-CP):*

- *Payment services via customer's payment accounts, including: a) Providing payment instruments; b) Performing payment services: checks, payment orders, authorized payment orders, collection orders, authorized collection orders, bank cards, wire transfers, collection services, and payment services; c) Other payment services performed in accordance with the regulations of the State Bank of Vietnam.*



- *Payment services not via customer's payment accounts, including: a) Performing payment services: wire transfers, collection services, and payment services; b) Other payment services not via accounts performed in accordance with the regulations of the State Bank of Vietnam.*

*Regarding the Company's Charter and Internal Management:*

- *Article 27: Powers and Obligations of the Board of Directors: 1.2) To decide on the organizational structure and internal management regulations of the Company...*
- *Article 11: The Board of Directors assigns the Company Director to issue regulations on the management of consigned warehouses and to organize the implementation to ensure the safety of goods, preventing damage or loss during the storage process.*

- **Implementation of rearrangement and settlement:** The Company has implemented the plans for the rearrangement and settlement of housing and land facilities following approval from the competent authorities for the audited units.

- **Legal Dossiers:** All housing and land facilities managed and used by the Company have complete legal documentation as prescribed by law, such as Land Lease Decisions, Land Use Right (LUR) Certificates, and Land Lease Contracts.

- **Financial Obligations:** The Company has declared and paid land rents, land levies, and other obligations to the State Budget in accordance with notices from the competent State agencies.

### *3.2. Compliance with Price Laws for Phosphate and NPK Fertilizer Products and Commercial Activities (Advertising, Promotions, Discounts)*

In 2024, the Company submitted Price Declaration Dispatches No. 56/CV-PL dated January 9, 2024, and No. 615/CV-PL dated April 23, 2024, to the Price Management Department – Ministry of Finance, and Dispatch No. 1724/CV-PL dated November 5, 2024, to the Ministry of Agriculture and Rural Development. These documents served to notify adjustments to the selling prices of NPK fertilizer products effective from January 15, 2024, May 1, 2024, and November 12, 2024, respectively, in accordance with regulations.

### *3.3. Compliance with Internal Regulations on Procurement of Goods, Materials, Raw Materials, and Outsourced Services to Ensure Continuity of Production and Business Operations*

Ninh Binh Phosphate Fertilizer JSC organized the procurement of goods, materials, and outsourced services to ensure continuous production and business activities, basically complying with the "Regulation on Procurement of Materials, Goods, and Services" issued under Decision No. 535/QD-HDQT dated April 2, 2021, by the Company's Board of Directors. Based on a sample audit of several procurement contracts, the planning for supplier selection, negotiation, contract signing, and inspection/payment processes fundamentally complied with the Company's regulations.

### *3.4. Compliance with Production Norms and Material Loss Norms; Management and Accounting of Production Costs and Inventory*

In 2024, pursuant to Resolution No. 191/NQ-HDQT of the Board of Directors, the Director of Ninh Binh Phosphate Fertilizer JSC issued Decision No. 263/QD-PLNB dated February 22, 2024, regarding the main raw material and fuel consumption norms for fused phosphate fertilizer products in 2024. Review of the implementation of production norms, material loss norms, and cost accounting shows that in 2024, the Company operated in accordance with the regulations issued by the Board of Directors and the Director.

### *3.5. Compliance with Anti-Corruption Laws and Laws on Thrift Practice and Waste Combat.*

- **Compliance with Anti-Corruption Laws:**

Following Official Dispatch No. 43-CV/KTDU dated February 9, 2023, of the Inspection Commission of the Vietnam Chemical Group's Party Committee regarding the reporting of results of inspection, supervision, and anti-corruption and anti-negativity efforts, as well as guiding dispatches on the implementation of anti-corruption and anti-negativity programs/plans; the Company has developed and issued its own anti-corruption and anti-negativity



programs/plans in strict accordance with the Group's guiding documents. On November 20, 2024, the Company reported its implementation results via Report No. 592-BC/DU to the Party Committee of Vietnam Chemical Group. According to the Company's report, in 2024,

Economic Contract No. 01/2024/HDKT/TN-PLNB dated January 24, 2024; Sales Contract No. 301/HDMB-PL dated May 14, 2024; Goods Purchase Agreement No. 03/RD-APT dated January 05, 2024; Coal Purchase Agreement for 2024, No. 305/HD/TKV-PLNB dated December 29, 2023.

- Compliance with Laws on Thrift Practice and Waste Combat:

Implementing Official Dispatch No. 2173/HCVN-TCKT dated December 12, 2024, regarding the report on results of thrift practice and waste combat for 2024, along with guiding documents on statistical indicators for thrift practice and waste combat and the Company's registration sent to Vietnam Chemical Group. On December 31, 2024, the Company issued Report No. 2124/BC-PLNB on the results of thrift practice and waste combat for 2024. Accordingly, the Company has fulfilled all registered thrift practice and waste combat indicators for 2024 as committed to Vietnam Chemical Group. According to the Company's report, in 2024, no acts of wastefulness causing asset loss occurred that resulted in disciplinary action against the Company.

*3.6. Capital preservation and development; restructuring, rearrangement, innovation, equitization, and divestment of State capital in enterprises; divestment of State-Owned Enterprises (SOEs) in other enterprises; and the efficiency of financial investment activities.*

According to the reports for 2024 and subsequent years, the Company has not yet established any policy for restructuring or divesting State-owned capital.

*3.7. Implementation of financial supervision, performance evaluation, and disclosure of financial information of the enterprise.*

In compliance with Dispatch No. 133/HCVN-TCKT dated February 4, 2025, of Vietnam Chemical Group regarding the implementation of financial and accounting matters, the Company issued Report No. 264/BC-PLNB dated February 28, 2025, on the financial management status of Ninh Binh Phosphate Fertilizer JSC in 2024. Accordingly, the Company reported on the following contents: analysis and assessment of the current state and operational efficiency of the enterprise; disclosure of the enterprise's financial information; and attached schedules regarding the investment capital status, fulfillment of obligations to the State Budget, and the evaluation of operational efficiency and enterprise classification for 2024... sent to Vietnam Chemical Group as prescribed.

In 2024, the Company was classified as a **Grade B (Type B)** enterprise according to Decision No. 312/QD-HCVN dated August 7, 2025, issued by Vietnam Chemical Group.

*3.8. Performance of the responsibilities of the State owner's representative in managing and using State capital invested in the enterprise.*

Implementation of the regulations on remuneration, allowances, and bonuses for Representatives and part-time Supervisors at other enterprises of Vietnam Chemical Group (issued under Decision No. 48/QD-HCVN) and the Regulation on Capital Representatives of Vietnam Chemical Group (issued under Decision No. 219/QD-HCVN dated November 21, 2022):

Accordingly, the Capital Representatives of the Group at Ninh Binh Phosphate Fertilizer JSC reported to Vietnam Chemical Group via Report No. 264/BC-PLNB dated February 28, 2025, regarding the financial management status of the Company in 2024. Additionally, Official Dispatch No. 263/CV-TCKT dated February 28, 2025, was submitted to the Group for the review and approval of the Company's 2024 Financial



Statements and the proposed 2024 profit distribution plan. On April 15, 2025, Vietnam Chemical Group issued Dispatch No. 695/HCVN-TCKT to the Group's Capital Representatives, approving the 2024 Financial Statements and the profit distribution plan of Ninh Binh Phosphate Fertilizer JSC. Based on this approval, the Company proceeded to vote on and adopt the 2024 Financial Statements in accordance with regulations.

### III. AUDIT OF ECONOMY, EFFICIENCY, AND EFFECTIVENESS IN THE MANAGEMENT AND USE OF STATE CAPITAL, FUNDS, AND ASSETS.

#### 1. General Evaluation

- Net revenue from sales and service provision for 2024, post-audit, reached 914,853 million VND, an increase of 187,804 million VND compared to 2023, representing a growth rate of 25.83%.
- Accounting profit before tax for 2024, post-audit, was 60,462 million VND, an increase of 25,425 million VND compared to 2023, equivalent to a growth of 72.57%.
- Solvency indicators:
  - + Current ratio (Total Assets / Total Liabilities): 2.76 times
  - + Quick ratio / Current solvency ratio (Current Assets / Current Liabilities): 2.69 times

#### 2. Financial status, preservation and development of State capital

In 2024, Ninh Binh Phosphate Fertilizer JSC operated profitably, ensuring the preservation and development of its capital.

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## PART TWO

### OPINIONS OF THE AUDITED ENTITY

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This Minutes shall serve as the basis for preparing the Notice of Audit Results at Ninh Binh Phosphate Fertilizer JSC, consisting of .... pages, from page 1 to page .... The Appendices No. 02a/BBKT-DN, 02b/BBKT-DN, 02c/BBKT-DN, 2.1/BBKT-DN, 2.2/BBKT-DN, 2.3/BBKT-DN, and 03/BBKT-DN are integral parts hereof. This Minutes is prepared in 04 originals of equal validity: 02 originals shall be kept by the State Audit Office of Vietnam (SAV) and 02 originals by Ninh Binh Phosphate Fertilizer JSC.

**REPRESENTATIVES OF THE AUDITED ENTITY**

**DIRECTOR**

**(Signed)**

**Duong Nhu Duc**

**CHIEF ACCOUNTANT**

**(Signed)**

**Nguyen Ngoc Thuan**

**AUDIT TEAM LEADER**

**(Signed)**

**Dong Tien Co**

*SAV Auditor Card No. B0664*



HEAD OF THE  
AUDIT DELEGATION  
(Signed)

Nguyen Dinh Son  
SAV Auditor Card No. A0047

Appendix No. 02a/BBKT-DN

BALANCE SHEET AS AT DECEMBER 31, 2024Unit: VND

Items (Chỉ tiêu)	Code (MS)	Reported Amount (Số báo cáo)	Audit Amount (Số kiểm toán)	Variance (Chênh lệch)
ASSETS (TÀI SẢN)	A	1	2	3=2-1
A - CURRENT ASSETS	100	341,311,146,403	345,111,146,403	3,800,000,000
I. Cash and cash equivalents	110	89,566,413,589	89,566,413,589	-
1. Cash	111	20,066,413,589	20,066,413,589	-
2. Cash equivalents	112	69,500,000,000	69,500,000,000	-

Items (Chỉ tiêu)	Code (MS)	Reported Amount (Số báo cáo)	Audit Amount (Số kiểm toán)	Variance (Chênh lệch)
<b>II. Short-term financial investments</b>	<b>120</b>	-	-	-
1. Trading securities	121	-	-	-
2. Provision for devaluation of trading securities (*)	122	-	-	-
3. Held-to-maturity investments	123	-	-	-
<b>III. Short-term receivables</b>	<b>130</b>	<b>59,564,369,902</b>	<b>59,564,369,902</b>	-
1. Short-term trade receivables	131	59,834,995,151	59,834,995,151	-
2. Short-term advances to suppliers	132	776,813,789	776,813,789	-
3. Short-term internal receivables	133	-	-	-
4. Receivables according to progress of construction contracts	134	-	-	-
5. Short-term loan receivables	135	-	-	-
6. Other short-term receivables	136	1,181,810,312	1,181,810,312	-
7. Provision for doubtful short-term debts (*)	137	(2,229,249,350)	(2,229,249,350)	-



Items (Chỉ tiêu)	Code (MS)	Reported Amount (Số báo cáo)	Audit Amount (Số kiểm toán)	Variance (Chênh lệch)
8. Assets awaiting resolution	139	-	-	-
<b>IV. Inventories</b>	<b>140</b>	<b>192,103,180,312</b>	<b>195,903,180,312</b>	<b>3,800,000,000</b>
1. Inventories	141	192,103,180,312	195,903,180,312	3,800,000,000
2. Provision for devaluation of inventories (*)	149	-	-	-
<b>V. Other current assets</b>	<b>150</b>	<b>77,182,600</b>	<b>77,182,600</b>	<b>-</b>
1. Short-term prepaid expenses	151	49,840,150	49,840,150	-
2. Deductible VAT	152	-	-	-
3. Taxes and other receivables from the State	153	27,342,450	27,342,450	-
4. Government bond repo transactions	154	-	-	-
5. Other short-term assets	155	-	-	-
<b>B - NON-CURRENT ASSETS</b>	<b>200</b>	<b>7,590,078,806</b>	<b>8,348,416,943</b>	<b>758,338,137</b>
<b>I. Long-term receivables</b>	<b>210</b>	<b>12,000,000</b>	<b>12,000,000</b>	<b>-</b>
1. Long-term trade receivables	211	12,000,000	12,000,000	-
2. Long-term advances to suppliers	212	-	-	-

Items (Chỉ tiêu)	Code (MS)	Reported Amount (Số báo cáo)	Audit Amount (Số kiểm toán)	Variance (Chênh lệch)
3. Working capital at sub-units	213	-	-	-

4. Long-term internal receivables	214	-	-	-
5. Long-term loan receivables	215	-	-	-
6. Other long-term receivables	216	12,000,000	12,000,000	-
7. Provision for doubtful long-term debts (*)	219	-	-	-
<b>II. Fixed assets</b>	<b>220</b>	<b>7,105,627,536</b>	<b>7,631,765,673</b>	<b>526,138,137</b>
<b>1. Tangible fixed assets</b>	<b>221</b>	<b>7,038,371,829</b>	<b>7,564,509,966</b>	<b>526,138,137</b>
- Historical cost	222	87,990,279,758	88,524,219,758	533,940,000
- Accumulated depreciation (*)	223	(80,951,907,929)	(80,959,709,792)	(7,801,863)
<b>2. Finance lease fixed assets</b>	<b>224</b>	-	-	-
- Historical cost	225	-	-	-
- Accumulated depreciation (*)	226	-	-	-
<b>3. Intangible fixed assets</b>	<b>227</b>	<b>67,255,707</b>	<b>67,255,707</b>	-
- Historical cost	228	325,000,000	325,000,000	-
- Accumulated amortization (*)	229	(257,744,293)	(257,744,293)	-
<b>III. Investment</b>	<b>230</b>	-	-	-



<b>properties</b>				
- Historical cost	231	-	-	-
- Accumulated depreciation (*)	232	-	-	-
<b>IV. Long-term assets in progress</b>	<b>240</b>	-	<b>232,200,000</b>	<b>232,200,000</b>
1. Long-term work in progress	241	-	-	-
2. Construction in progress	242	-	232,200,000	232,200,000
<b>V. Long-term financial investments</b>	<b>250</b>	-	-	-
1. Investments in subsidiaries	251	-	-	-
2. Investments in joint ventures, associates	252	-	-	-
3. Equity investments in other entities	253	-	-	-
4. Provision for long-term financial investments (*)	254	-	-	-
5. Held-to-maturity investments	255	-	-	-
<b>VI. Other non-current assets</b>	<b>260</b>	<b>472,451,270</b>	<b>472,451,270</b>	-
1. Long-term prepaid expenses	261	472,451,270	472,451,270	-
2. Deferred tax assets	262	-	-	-
3. Long-term equipment, materials, spare parts	263	-	-	-
4. Other long-term assets	268	-	-	-

<b>V. GOODWILL</b>	<b>270</b>	-	-	-
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>	<b>348,901,225,209</b>	<b>353,459,563,346</b>	<b>4,558,338,137</b>
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<b>RESOURCES</b>				
<b>C - LIABILITIES</b>	<b>300</b>	<b>127,216,698,712</b>	<b>128,128,366,339</b>	<b>911,667,627</b>
<b>I. Current liabilities</b>	<b>310</b>	<b>127,216,698,712</b>	<b>128,128,366,339</b>	<b>911,667,627</b>
1. Short-term trade payables	311	16,287,012,483	16,287,012,483	-
1. Short-term trade payables	311	16,287,012,483	16,287,012,483	-
2. Short-term advances from customers	312	77,998,924,879	77,998,924,879	-
3. Statutory obligations (Taxes and payables to State)	313	2,700,167,262	3,611,834,889	911,667,627
4. Payables to employees	314	25,709,265,058	25,709,265,058	-
5. Short-term accrued expenses	315	3,652,290,148	3,652,290,148	-
6. Short-term internal payables	316	-	-	-
7. Payables according to progress of construction contracts	317	-	-	-
8. Short-term unearned revenue	318	-	-	-
9. Other short-term payables	319	315,832,950	315,832,950	-
10. Short-term borrowings and finance lease liabilities	320	-	-	-



11. Provision for short-term payables	321	-	-	-
12. Bonus and welfare fund	322	553,205,932	553,205,932	-
13. Price stabilization fund	323	-	-	-
14. Government bond repo transactions	324	-	-	-
II. Non-current liabilities	330	-	-	-
1. Long-term trade payables	331	-	-	-
2. Long-term advances from customers	332	-	-	-
3. Long-term accrued expenses	333	-	-	-
4. Inter-company payables on operating capital	334	-	-	-
5. Long-term internal payables	335	-	-	-
6. Long-term unearned revenue	336	-	-	-
7. Other long-term payables	337	-	-	-
8. Long-term borrowings and finance lease liabilities	338	-	-	-
9. Convertible bonds	339	-	-	-
10. Preferred shares (as liabilities)	340	-	-	-
11. Deferred tax liabilities	341	-	-	-

12. Provision for long-term payables	342	-	-	-
13. Science and technology development fund	343	-	-	-
D - OWNER'S EQUITY	400	221,684,526,497	225,331,197,007	3,646,670,510
I. Owner's equity	410	221,684,526,497	225,331,197,007	3,646,670,510
1. Owner's contributed capital	411	157,312,600,000	157,312,600,000	-
- Ordinary shares with voting rights	411a	157,312,600,000	157,312,600,000	-
- Preferred shares	411b	-	-	-
2. Share premium	412	-	-	-
3. Options to convert bonds into shares	413	-	-	-
4. Other capital of owners	414	881,911,314	881,911,314	-
5. Treasury shares (*)	415	-	-	-
6. Asset revaluation differences	416	-	-	-
7. Foreign exchange rate differences	417	-	-	-
8. Investment and development fund	418	17,567,948,154	17,567,948,154	-
9. Enterprise reorganization assistance fund	419	-	-	-
10. Other funds belonging to owner's equity	420	-	-	-
11. Undistributed post-tax profits	421	45,922,067,029	49,568,737,539	3,646,670,510



- Undistributed post-tax profits accumulated to the end of previous period	421a	1,189,466,464	1,189,466,464	-
- Undistributed post-tax profit of the current period	421b	44,732,600,565	48,379,271,075	3,646,670,510
12. Construction investment capital	422	-	-	-
II. Budgets and other funds	430	-	-	-
C. NON-CONTROLLING INTERESTS	470	-	-	-
TOTAL RESOURCES (440 = 300 + 400)	440	348,901,225,209	353,459,563,346	4,558,338,137

#### REASONS FOR VARIANCES

#### **I. ASSETS INCREASE: 4,558,338,137 VND**

##### **1. Increase in Inventories: 3,800,000,000 VND**

- Reason: The Company had not allocated transportation costs for the ending inventory in accordance with Section 6, Standard No. 01 – General Standards under Decision No. 165/2002/QĐ-BTC dated December 31, 2002, by the Minister of Finance.

##### **2. Increase in Historical Cost of Tangible Fixed Assets: 533,940,000 VND**

- Reason: Costs for repairing, upgrading, and replacing the NPK packaging system were incorrectly recorded as production costs in the current period. Per Clause 1, Article 7 of Circular 45/2013/TT-BTC dated April 25, 2013, these must be capitalized as fixed assets.

##### **3. Increase in Accumulated Depreciation: 7,801,863 VND**

- Reason: Additional depreciation expense corresponding to the capitalized packaging system mentioned above.

##### **4. Increase in Construction in Progress: 232,200,000 VND**

- Reason: Consulting fees for survey and design, as well as the appraisal of the fire prevention and fighting system for the warehouse renovation project, were incorrectly recorded as current period expenses. This violates Clause 1, Article 46 of Circular 200/2014/TT-BTC; Corporate Accounting Guidelines; and Clause 1, Article 31 of Decree No. 10/2021/ND-CP dated February 9, 2021, on investment cost management.

**RESOURCES INCREASE: 4,558,338,137 VND**

**1.Increase in Statutory Obligations (Taxes): 911,667,627 VND**

- Reason: Adjustments to revenue and expenses led to an increase in taxable profit and Corporate Income Tax (CIT).

**2.Increase in Undistributed Post-tax Profits: 3,646,670,510 VND**

- Reason: Due to the changes in audit results mentioned above.

Appendix No. 02b/BBKT-DN

**INCOME STATEMENT FOR THE YEAR 2024**

Unit: VND

No.	Items	Code	Reported Amount	Audit Amount	Variance
1	Revenue from sales and service provision	01	914,853,215,175	914,853,215,175	-
2	Revenue deductions	02	472,184,250	472,184,250	-
3	Net revenue from sales and service provision	10	914,381,030,925	914,381,030,925	-
4	Cost of goods sold	11	762,761,125,753	762,002,787,616	(758,338,137)
5	Gross profit from sales and service provision	20	151,619,905,172	152,378,243,309	758,338,137
6	Financial income	21	1,452,604,936	1,452,604,936	-
7	Financial expenses	22	3,660,892,233	3,660,892,233	-
	- In which:	23	108,341,343	108,341,343	-



No.	Items	Code	Reported Amount	Audit Amount	Variance
	<i>Interest expense</i>				
8	<b>Selling expenses</b>	24	63,299,920,135	59,499,920,135	(3,800,000,000)
9	<b>General and administrative expenses</b>	25	34,930,769,499	34,930,769,499	-
10	<b>Net operating profit</b>	30	51,180,928,241	55,739,266,378	4,558,338,137
11	<b>Other income</b>	31	4,739,549,652	4,739,549,652	-
12	<b>Other expenses</b>	32	16,701,164	16,701,164	-
13	<b>Other profit</b>	40	4,722,848,488	4,722,848,488	-
14	<b>Total accounting profit before tax</b>	50	55,903,776,729	60,462,114,866	4,558,338,137
15	<b>Current corporate income tax expense</b>	51	11,171,176,164	12,082,843,791	911,667,627
16	<b>Deferred corporate income tax expense</b>	52	-	-	-
17	<b>Net profit after corporate income tax</b>	60	44,732,600,565	48,379,271,075	3,646,670,510
18	<b>Basic earnings per share (*)</b>	70	2,844	2,844	-

#### REASONS FOR VARIANCES IN INCOME STATEMENT:

Reasons for variances:

1. Decrease in Cost of Goods Sold

758,338,137 d

<b>1. Decrease in Cost of Goods Sold</b>	<b>758,338,137 đ</b>
<b>* Increase:</b>	<b>7,801,863 đ</b>
- Due to increased depreciation corresponding to the packaging system as a fixed asset.	7,801,863 đ
<b>* Decrease:</b>	<b>766,140,000 đ</b>
- Due to the costs of repairing, upgrading, and replacing the product packaging system of the NPK production line being recorded as current period production costs instead of being capitalized as per Clause 1, Article 7 of Circular 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance.	533,940,000 đ
- Due to consulting fees for surveying, design documentation, and appraisal of the fire prevention and fighting system for the warehouse renovation and repair project being recorded as current period costs instead of being capitalized as per Clause 1, Article 46 of Circular No. 200/2014/TT-BTC dated November 22, 2014, Guidelines for Enterprise Accounting, and Clause 1, Article 31 of Decree No. 10/2021/ND-CP dated February 9, 2021, of the Government on investment cost management.	232,200,000 đ
<b>2. Decrease in Selling Expenses</b>	<b>3,800,000,000 đ</b>
- Due to the Company's failure to allocate transportation costs for the ending inventory as prescribed in Section 6, Standard No. 01 – General Standards according to Decision No. 165/2002/QĐ-BTC dated December 31, 2002, of the Minister of Finance.	3,800,000,000 đ
<b>3. Increase in Current Corporate Income Tax Expense</b>	<b>911,667,627 đ</b>
- Due to changes in revenue and expenses.	911,667,627 đ
<b>4. Increase in Total Net Profit After Tax</b>	<b>3,646,670,510 đ</b>
- Due to changes in audit results.	3,646,670,510 đ

Appendix No. 02c/BBKT-DN

**PERFORMANCE OF OBLIGATIONS TO THE STATE BUDGET AS AT  
31/12/2024**Unit: VND

**1. Taxes and other receivables from the State**

Items	Reported Amount	Audit Amount	Variance
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Items	Reported Amount	Audit Amount	Variance
<b>A</b>	<b>1</b>	<b>2</b>	<b>3=2-1</b>
<b>I. Taxes</b>	<b>27,342,450</b>	<b>27,342,450</b>	<b>-</b>
1. Value Added Tax (VAT)	-	-	-
2. Special Consumption Tax	-	-	-
3. Export-Import Duty	-	-	-
4. Corporate Income Tax (CIT)	-	-	-
5. Personal Income Tax (PIT)	-	-	-
6. Natural Resources Tax	27,342,450	27,342,450	-
7. Land tax and land rent	-	-	-
8. Other taxes	-	-	-
9. Fees, charges, and other statutory obligations	-	-	-
<b>II. Other receivables</b>	<b>-</b>	<b>-</b>	<b>-</b>
1. Surcharges	-	-	-
2. Fees and charges	-	-	-
3. Other items	-	-	-
Total = I + II	27,342,450	27,342,450	-
<b>III. Deferred income tax assets</b>	<b>-</b>	<b>-</b>	<b>-</b>

## 2. Taxes and other payables to the State

Items	Reported Amount	Audit Amount	Variance
<b>A</b>	<b>1</b>	<b>2</b>	<b>3=2-1</b>
<b>I. Taxes</b>	<b>2,700,167,262</b>	<b>3,611,834,889</b>	<b>911,667,627</b>

Items	Reported Amount	Audit Amount	Variance
1. Value Added Tax (VAT)	409,602,127	409,602,127	-
2. Special Consumption Tax	-	-	-
3. Export-Import Duty	-	-	-
4. Corporate Income Tax (CIT)	2,167,946,466	3,079,614,093	911,667,627
5. Personal Income Tax (PIT)	122,618,669	122,618,669	-
6. Natural Resources Tax	-	-	-
7. Land tax and land rent	-	-	-
8. Other taxes	-	-	-
9. Fees, charges, and other payables	-	-	-
<b>II. Other payables</b>	-	-	-
1. Surcharges	-	-	-
2. Fees and charges	-	-	-
3. Other items	-	-	-
<b>Total = I + II</b>	<b>2,700,167,262</b>	<b>3,611,834,889</b>	<b>911,667,627</b>
<b>III. Deferred income tax payables</b>	-	-	-

\* Reasons for variances: 911.667.627 đ

**TAXES AND OTHER PAYABLES TO THE STATE INCREASED: 911,667,627 VND**

**1. Corporate income tax increased: 911,667,627 VND**

- - Due to changes in revenue and expenses (increased profit leads to increased CIT): 911,667,627 VND



**EXPLANATION OF AUDIT RESULTS FOR STATE BUDGET REVENUE IN  
2024 NINH BINH PHOSPHATE FERTILIZER JOINT STOCK COMPANY**

*Unit: VND*

No.	Entity/Items	Tax Code	Amount	Explanation of reasons	Notes
<b>I</b>	<b>Corporate Income Tax (CIT)</b>		<b>911,667,627</b>		
1	Ninh Binh Phosphate Fertilizer JSC	2700224471	911,667,627	Due to changes in revenue and expenses (increased profit leads to increased CIT)	
	<b>Total</b>		<b>911,667,627</b>		

