

**EUROPE VIETNAM INTERNATIONAL
FERTILIZER JOINT STOCK COMPANY**

Reviewed interim consolidated financial statements for the
six-month accounting period ended 30 June 2026



CONTENTS

	Page
STATEMENT OF THE BOARD OF MANAGEMENT	1 – 3
INDEPENDENT AUDITOR'S REVIEW REPORT ON INTERIM FINANCIAL INFORMATION	4 – 5
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS	
Interim consolidated statement of financial position	6 – 7
Interim consolidated income statement	8
Interim consolidated cash flow statement	9
Notes to the interim consolidated financial statements	10 – 50

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Europe Vietnam International Fertilizer Joint Stock Company (hereinafter referred to as the "Company") presents its report together with the Company's reviewed interim consolidated financial statements for the six-month accounting period ended 30 June 2026.

COMPANY INFORMATION

Europe Vietnam International Fertilizer Joint Stock Company, formerly Europe Vietnam International Fertilizer Company Limited (referred to as the "Company"), was established and operates under Enterprise Registration Certificate No. 6300230407 dated 31 July 2013 issued by the Department of Planning and Investment of Hau Giang Province. In the course of its operation, the Company has changed its business registration 07 times. The 7th Enterprise Registration Certificate was re-issued by the Department of Finance of Can Tho City on 28 July 2025.

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

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY BOARD AND THE BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

Members of the Board of Directors, the Supervisory Board, the Board of Management and Chief Accountant of the Company during the accounting period and up to the date of this report include:

Board of Directors

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

Supervisory Board

Full name	Position
Ms. Nguyen Thi Thu Hien	Head of the Supervisory Board
Ms. Nguyen Thi Thu Thao	Member of the Supervisory Board
Ms. Luu Thi Cam Hoai	Member of the Supervisory Board

Board of Management and Chief Accountant

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

Legal representative

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

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

EVENTS ARISING AFTER THE END OF THE ACCOUNTING PERIOD

Other than the events already presented in Note 7.2 – "Events after the end of the accounting period ", there were no other significant events arising from the accounting closing date for the six-month accounting period ended 30 June 2026 that would require adjustment or disclosure in the notes to the interim consolidated financial statements.

AUDITOR

International Auditing and Valuation Company Limited has been appointed as the auditor to carry out the review of the Company's interim consolidated financial statements for the six-month accounting period ended 30 June 2026.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Company's Board of Management is responsible for preparing interim consolidated financial statements which give a true and fair view of the Company's consolidated financial position, consolidated results of operations and consolidated cash flows for the period. In preparing these interim consolidated financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements;
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the interim consolidated financial statements so as to minimise errors and fraud.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and its operating status, and which enable the accounting records to comply with the applicable accounting system. The Board of Management is also responsible for safeguarding the assets of the Company and hence has taken appropriate measures to prevent and detect fraud and other irregularities and legal regulations relating to the preparation and presentation of the interim consolidated financial statements.

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

OTHER COMMITMENTS ON INFORMATION DISCLOSURE

The Board of Management confirms that the Company complies with Decree No. 245/2025/ND-CP dated 11/9/2025 of the Government amending and supplementing Decree No. 155/2020/ND-CP dated 31/12/2020 of the Government detailing the implementation of a number of articles of the Law on Securities, and that the Company has not breached its information disclosure obligations under Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance guiding information disclosure on the securities market, as amended and

supplemented by Circular No. 68/2024/TT-BTC dated 18/09/2024, Circular No. 18/2025/TT-BTC dated 26/04/2025 and Circular No. 08/2026/TT-BTC dated 03/02/2026.

APPROVAL OF THE FINANCIAL STATEMENTS

The Board of Management approves the accompanying interim consolidated financial statements. The interim consolidated financial statements give a true and fair view of the Company's consolidated financial position as at 30 June 2026, and of its consolidated results of operations and consolidated cash flows for the accounting period then ended, in accordance with accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of the interim consolidated financial statements.



Vo Van Phuoc Que
General Director
Can Tho, 27 August 2026

No.: 0306.1/2026/BCSX/IAV

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

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

We have reviewed the accompanying interim consolidated financial statements of Europe Vietnam International Fertilizer Joint Stock Company (hereinafter referred to as the "Company"), prepared on 27 August 2026, from page 06 to page 50, comprising the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement, the interim consolidated cash flow statement for the six-month accounting period then ended and the accompanying notes to the interim consolidated financial statements.

Responsibilities of the Board of Management

The Company's Board of Management is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of interim consolidated financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION (continued)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of the entity as at 30 June 2026, and of its consolidated results of operations and consolidated cash flows for the six-month accounting period then ended, in accordance with accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of interim consolidated financial statements.



Nguyen Huu Hoan

Deputy Director

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

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Hanoi, 27 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 06 2026

ASSETS	Code	Note	Ending Balance VND	Beginning Balance VND
A/ SHORT-TERM ASSETS	100		267,372,324,037	243,999,800,284
I. Cash and cash equivalents	110	4.1	18,976,951,700	8,632,540,773
1. Cash	111		18,976,951,700	8,632,540,773
II. Short-term financial investments	120		26,325,225,435	23,825,225,435
1. Trading securities investments	121	4.7	25,825,225,435	23,325,225,435
2. Short-term held-to-maturity investments	123	4.8	500,000,000	500,000,000
III. Short-term receivables	130		163,444,374,335	149,825,414,545
1. Short-term trade receivables	131	4.2	158,032,957,365	148,715,422,154
1. Short-term advances to suppliers	132	4.3	3,419,651,771	707,292,391
2. Other short-term receivables	135	4.4	1,991,765,199	402,700,000
IV. Inventories	140		54,894,764,687	57,624,736,126
1. Inventories	141	4.5	54,894,764,687	57,624,736,126
VI. Other short-term assets	160		3,731,007,880	4,091,883,405
1. Short-term deferred expenses	161	4.6	554,989,589	273,945,735
2. Deductible value added tax	162		3,176,018,291	3,817,937,670
B/ LONG-TERM ASSETS	200		229,298,313,587	225,549,455,981
I. Long-term receivables	210		24,000,000	-
1. Other long-term receivables	215	4.4	24,000,000	-
II. Fixed assets	220		136,408,269,975	92,144,587,833
1. Tangible fixed assets	221	4.9	72,798,877,444	66,371,566,800
- Cost	222		97,684,534,999	88,909,714,999
- Accumulated depreciation	223		(24,885,657,555)	(22,538,148,199)
2. Finance lease assets	224	4.10	1,891,500,005	1,975,566,671
- Cost	225		2,522,000,000	2,522,000,000
- Accumulated depreciation	226		(630,499,995)	(546,433,329)
3. Intangible fixed assets	227	4.11	61,717,892,526	23,797,454,362
- Cost	228		66,966,873,622	28,677,302,852
- Accumulated depreciation	229		(5,248,981,096)	(4,879,848,490)
IV. Investment properties	240	4.12	72,226,418,838	74,033,166,834
- Cost	241		91,251,885,140	91,251,885,140
- Accumulated depreciation	242		(19,025,466,302)	(17,218,718,306)
V. Long-term assets in progress	250		44,793,000	41,460,700,000
1. Construction in progress	252		44,793,000	41,460,700,000
VI. Long-term financial investments	260		-	-
VII. Other long-term assets	270		20,594,831,774	17,911,001,314
1. Long-term deferred expenses	271	4.6	20,594,831,774	17,911,001,314
TOTAL ASSETS	280		496,670,637,624	469,549,256,265

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

RESOURCES	Code	Note	Ending Balance VND	Beginning Balance VND
C/ LIABILITIES	300		244,465,132,292	226,392,775,154
I/ Short-term liabilities	310		233,985,577,257	214,524,136,121
1. Short-term trade payables	311	4.13	42,429,684,315	36,432,453,715
2. Short-term advances from customers	312	4.14	763,705,195	783,799,250
3. Short-term taxes and amounts payable to the State	314	4.17	484,082,251	873,641,419
4. Payables to employees	315		724,092,973	648,682,903
5. Short-term accrued expenses	316	4.16	636,988,960	675,064,727
6. Other short-term payables	320	4.15	128,483,328	-
7. Short-term borrowings and finance lease	321	4.18	188,818,540,235	175,110,494,107
II/ Long-term liabilities	330		10,479,555,035	11,868,639,033
1. Other long-term payables	338	4.15	443,431,600	441,431,600
2. Long-term borrowings and finance lease	339	4.18	10,036,123,435	11,427,207,433
D/ OWNER'S EQUITY	400	4.19	252,205,505,332	243,156,481,111
1. Owner's contributed capital	411		176,799,820,000	176,799,820,000
- Ordinary shares with voting rights	411a		176,799,820,000	176,799,820,000
2. Investment and development fund	418		471,167,081	471,167,081
3. Retained earnings	420		71,514,134,723	62,529,823,448
- Retained earnings/(losses) accumulated to the prior year end	420a		62,529,823,448	46,394,041,657
- Retained earnings/(losses) of the	420b		8,984,311,275	16,135,781,791
4. Non-controlling interest	429		3,420,383,528	3,355,670,582
TOTAL RESOURCES	440		496,670,637,624	469,549,256,265

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Preparer
Bien Thi Chuyen

Chp

Chief Accountant
Bien Thi Chuyen



General Director
Vo Van Phuoc Que
Can Tho City, Vietnam
27 August 2026

INTERIM CONSOLIDATED INCOME STATEMENT

For the six-month accounting period ended 30 June 2026

Items	Code	Note	Current period VND	Previous period VND
1. Gross revenue from goods sold and services rendered	01	5.1	341,012,342,788	381,765,440,453
2. Deductions	02	5.2	-	1,000,000
3. Net revenue from goods sold and services rendered (10=01-02)	10		341,012,342,788	381,764,440,453
4. Cost of goods sold and services rendered	11	5.3	318,928,577,214	364,547,549,991
5. Gross profit/ (losses) from goods sold and services rendered (20=10-11)	20		22,083,765,574	17,216,890,462
6. Gain/(loss) on sale and disposal of investment properties	21		-	-
7. Financial income	22	5.4	20,532,768	88,975,292
8. Financial expenses	23	5.5	7,140,438,014	4,434,110,531
- In which: Interest expense	24		7,140,438,014	4,429,310,531
9. Selling expenses	25	5.6	1,812,346,278	1,376,489,351
10. General and administration expenses	26	5.7	3,571,459,697	2,990,620,314
11. Share of profit in associates	27		-	-
12. Net operating profit/ (losses) {30 = 20+21+(22-23)-(25+26)+27}	30		9,580,054,353	8,504,645,558
13. Other income	31		-	-
14. Other expenses	32	5.8	46,947,881	174,559,994
15. Other profit/ (losses) (40=31-32)	40		(46,947,881)	(174,559,994)
16. Accounting profit/ (losses) before tax	50		9,533,106,472	8,330,085,564
17. Current corporate income tax expense	51	5.9	484,082,251	468,476,495
18. Deferred corporate tax (income)/expense	52		-	-
19. Net profit/ (losses) after corporate income tax (60=50-51-52)	60		9,049,024,221	7,861,609,069
20. Shareholders of the Company	61		8,984,311,275	7,851,611,819
21. Non-controlling interest	62		64,712,946	9,997,250
22. Basic earnings per share	70	5.11	508	444
23. Diluted earnings per share	71	5.11	339	296

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Preparer
Bien Thi Chuyen

Chief Accountant
Bien Thi Chuyen

General Director
Vo Van Phuoc Que
Can Tho City, Vietnam
27 August 2026

INTERIM CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD

For the six-month accounting period ended 30 June 2026

(indirect method)

Items	Code Note	Current Period	Previous Period
I. Cash flows from operating activities			
1. (Losses)/Profit before tax	01	9,533,106,472	8,330,085,564
2. Adjustments for:		-	-
- Depreciation and amortisation of fixed assets	02	4,607,456,624	4,281,932,858
- (Gains)/losses from investing activities	05	(20,532,768)	(88,975,292)
- Interest expense	06	7,140,438,014	4,429,310,531
3. Operating profit/(loss) before changes in working capital	08	21,260,468,342	16,952,353,661
- Change in receivables	09	(13,001,040,411)	(44,300,987,188)
- Change in inventories	10	2,729,971,439	41,527,781,540
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11	6,227,322,943	16,840,035,757
- Change in prepaid expenses	12	(2,964,874,314)	173,596,089
- Change in trading securities	13	(2,500,000,000)	(24,480,000,000)
- Interest paid	14	(7,223,306,781)	(4,344,441,897)
- Corporate income tax paid	15	(873,141,419)	(200,000,000)
Net cash flows from operating activities	20	3,655,399,799	2,168,337,962
II. Cash flows from investing activities			-
1. Acquisition and construction of fixed assets and other long-term assets	21	(5,648,483,770)	-
3. Cash outflow for lending, buying debt instruments of other entities	23	-	(10,400,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	-	10,400,000,000
6. Interest earned, dividends and profits received	27	20,532,768	88,975,292
Net cash flows from investing activities	30	(5,627,951,002)	88,975,292
III. Cash flows from financing activities			
1. Proceeds from borrowings	33 6.1	177,952,313,550	145,264,000,320
2. Repayment of borrowings	34 6.2	(165,383,151,422)	(163,966,386,665)
3. Repayment of obligations under finance leases	35 6.3	(252,199,998)	(596,509,956)
Net cash flows from financing activities	40	12,316,962,130	(19,298,896,301)
Net increase/(decrease) in cash for the period	50	10,344,410,927	(17,041,583,047)
Cash and cash equivalents at the beginning of the period	60	8,632,540,773	25,416,539,067
Cash and cash equivalents at the end of the period	70	18,976,951,700	8,374,956,020

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Preparer
Bien Thi Chuyen

Chief Accountant
Bien Thi Chuyen

General Director
Vo Van Phuoc Que
Can Tho City, Vietnam

27 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month accounting period ended 30 June 2026

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

1. CORPORATE INFORMATION

1.1. Form of capital ownership

Europe Vietnam International Fertilizer Joint Stock Company, formerly Europe Vietnam International Fertilizer Company Limited (referred to as the "Company"), was established and operates under Enterprise Registration Certificate No. 6300230407 dated 31 July 2013 issued by the Department of Planning and Investment of Hau Giang Province. During its operation, the Company has changed its business registration 07 times. The 7th Enterprise Registration Certificate was re-issued by the Department of Finance of Can Tho City on 28 July 2025.

The Company's charter capital under the 7th amended enterprise registration certificate is: VND 176,799,820,000.

The Company's total number of employees as at 30 June 2026 was 88 (31 December 2025: 65).

1.2. Business sector

The Company's business sector is production, trading and services.

1.3. Principal activities

The Company's principal activities are:

- Production and trading of fertilizers;
- Leasing of factories/warehouses;
- Solar power;

1.4. Normal operating cycle

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

1.5. Characteristics of the Company's operations during the period affecting the interim consolidated financial statements

During the six-month accounting period ended 30 June 2026, there were no operations that had a significant effect on the indicators in the Company's interim consolidated financial statements.

1.6. Group Structure

List of direct subsidiaries consolidated:

Name of company	Place of incorporation and operation	Percentage of ownership interest	Percentage of voting rights	Principal activities
Phuc Dien Hau Giang Investment Joint Stock Company	Can Tho	97.62%	97.62%	Trading of fertilizers, leasing of factories/warehouses, Solar power supply

1.7. Statement on the comparability of information in the interim consolidated financial statements

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

2. BASIS OF PREPARATION OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1. Basis of preparation of the interim consolidated financial statements

The accompanying interim consolidated financial statements are expressed in Vietnam Dong (VND), prepared under the historical cost convention and in accordance with accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of interim consolidated financial statements.

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

2.2. Going concern assumption

There is no event that casts significant doubt on the Company's ability to continue as a going concern, and the Company has no intention, nor is it required, to cease operations or to significantly curtail the scale of its operations.

2.3. Accounting period

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

For the 6-month accounting period ended 30 June 2026, the Company prepares the interim consolidated financial statements in accordance with regulations.

2.4. Changes in accounting policies and disclosures

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014.

The Company applied prospectively the relevant requirements of Circular No. 43/2026/TT-BTC from 01 January 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Accounting estimates

The preparation of the interim consolidated financial statements in conformity with accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of interim consolidated financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities and assets and the disclosure of contingent liabilities and assets at the date of the interim consolidated financial statements, as well as the reported amounts of revenues and expenses during the period .

Although these accounting estimates are made based on the Board of Management's best knowledge, actual results may differ from those estimates.

3.2. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and the financial statements of the entities controlled by the Company (the subsidiaries) prepared for the six-month accounting period ended 30 June 2026. Control is achieved when the Company has the ability to govern the financial and operating policies of the investees so as to obtain benefits from their activities.

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

Where necessary, the financial statements of subsidiaries are adjusted to bring their accounting policies in line with those used by the Company and its subsidiaries.

All intra-group transactions and balances are eliminated in full on consolidation.

Non-controlling interests comprise the value of non-controlling interests at the date of the original business combination (details set out below) and the non-controlling interests' share of movements in total equity since the date of combination. Losses arising in a subsidiary are attributed to the non-controlling interests in proportion to their ownership interest, even if this results in the non-controlling interests having a deficit balance in the subsidiary's net assets.

3.3. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit, cash equivalents of the enterprise, and short-term investments with a recovery period of not more than 3 months from the investment date that are readily convertible to known amounts of cash, not subject to use restrictions, and subject to an insignificant risk of changes in value at the end of the accounting period.

3.4. Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the intention and ability to hold to maturity. Held-to-maturity investments comprise: term bank deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is obliged to redeem at a specified future date, and other held-to-maturity investments.

Held-to-maturity investments are recognised from the date of acquisition and are initially measured at cost plus costs directly attributable to the purchase of the investments. Interest income from held-to-maturity investments after the date of acquisition is recognised in the consolidated income statement on an accrual basis. Interest earned prior to the Company's holding is deducted from the cost at the date of acquisition.

Held-to-maturity investments are stated at amortised cost less provision for doubtful debts.

Provision for doubtful debts on held-to-maturity investments is made in accordance with current accounting regulations.

Trading securities

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

Trading securities are initially recognised at cost. Prior to 1 January 2026, cost comprised the purchase price and costs directly attributable to the purchase of the trading securities. From 1 January 2026, cost comprises only the purchase price, and any transaction costs are recognised in the consolidated income statement in the period in which they are incurred. Subsequently, the Board of Management reviews all investments at the end of the accounting period to make provision. Provision for diminution in value of trading securities is made when the carrying amount is higher than the market value of the trading securities. The fair value of shares traded on the Unlisted Public Company Market (UPCoM) is determined by the average reference price over the 30 most recent consecutive trading days prior to the date of the interim consolidated statement of financial position. The difference between the provision made at the end of this accounting period and the provision made at the end of the prior accounting period is recognised as an increase or decrease in financial expense for the accounting period. The provision reversed does not exceed the original carrying amount.

Trading securities are recognised at the point in time the Company obtains ownership rights, specifically as follows:

Listed securities are recognised at the time the order is matched.

All of the Company's trading securities during the period were listed securities and shares traded on the Unlisted Public Company Market (UPCoM).

Gains or losses from the disposal of trading securities are recorded in the interim consolidated income statement. Cost is determined using the moving weighted average method.

3.5. Receivables

Receivables represent amounts recoverable from customers or other debtors. Receivables are stated at their carrying amounts less provision for doubtful debts.

Provision for doubtful debts is made for each doubtful receivable based on the age of overdue debts, the estimated loss that may arise, or in respect of receivables where the debtor is unlikely to be able to settle the debt due to liquidation, bankruptcy or similar difficulties.

3.6. Inventories

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

The cost of inventories is determined on a weighted average basis and accounted for using the perpetual method.

Net realisable value is the estimated selling price less estimated costs necessary to make the sale. Provision for diminution in value of inventories is made in accordance with prevailing accounting regulations. Accordingly, the Company is permitted to make provision for obsolete, damaged, sub-standard inventories, and for cases where the cost of inventories exceeds their net realisable value at the end of the accounting period.

3.7. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of purchased tangible fixed assets comprises its purchase price and all other costs directly attributable to bringing the asset to its working condition for its intended use. For fixed assets formed through capital construction under contractor arrangements or self-construction, cost is the final settlement cost of the construction project in accordance with current construction and investment management regulations, plus other directly attributable costs and registration fees (if any). Where a project has been completed and put into use but the final settlement has not yet been approved, the cost of the fixed asset is recognised based on the provisional cost, being the actual cost incurred in acquiring the asset. The provisional cost will be adjusted to the actual settlement cost approved by the competent authorities.

Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of the assets, in accordance with Circular No. 45/2013/TT-BTC dated 25/04/2013, as amended and supplemented by Circular No. 147/2016/TT-BTC dated 13/10/2016 and Circular No. 28/2017/TT-BTC dated 12/04/2017 on the management, use and depreciation of fixed assets, as follows:

	<u>Number of years</u>
Buildings and structures	05 – 25
Machinery and equipment	05 – 15
Means of transportation and transmission	05 – 10
Other fixed assets	03 – 25

Disposal

Gains or losses arising from the disposal or sale of assets represent the difference between disposal proceeds and the costs of disposal, and are recognised in the interim consolidated income statement.

3.8. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises all costs the Company has incurred to bring the asset to the point where it is ready for its intended use. Costs relating to an intangible fixed asset arising after initial recognition are recognised as production and business expenses of the period unless such costs are attributable to a specific intangible fixed asset and increase the economic benefits from that asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortisation are derecognised and any resulting gain or loss is recognised in income or expense for the period. The Company's intangible fixed assets comprise:

Land use rights

Land use rights comprise all actual costs incurred by the Company directly related to the land used, including: amounts paid to acquire land use rights, costs for compensation, site clearance, ground leveling, registration fees, etc.

The Company's land use rights are located at Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now "Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City") and the address in Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City). Details are presented in Note No. 4.10.

Computer software

Costs relating to computer software programs that are not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs the Company has incurred up to the point the software is brought into use. Computer software is amortised on a straight-line basis over 3 years.

3.9. Fixed assets under finance leases

A lease is classified as a finance lease if substantially all the risks and rewards incidental to ownership of the leased asset are transferred to the lessee. Fixed assets under finance leases are stated at cost less accumulated amortisation. The cost of a finance-leased asset is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments. The discount rate used to calculate the present value of the minimum lease payments for the leased asset is the interest rate implicit in the lease or the rate stated in the lease contract. Where the implicit interest rate cannot be determined, the borrowing interest rate at the inception of the lease is used.

Fixed assets under finance leases are depreciated on a straight-line basis over their estimated useful lives. Where there is no reasonable certainty that the Enterprise will obtain ownership of the leased asset by the end of the lease term, the asset is depreciated over the shorter of the lease term and its estimated useful life. The depreciation periods for the various types of fixed assets under finance leases are as follows:

	<u>Number of years</u>
Machinery and equipment	15

3.10. Investment property

Investment property comprises buildings and structures owned by the Company that are held to earn rentals. Investment property is stated at cost less accumulated depreciation. The cost of investment property is all costs the Company has incurred, or the fair value of the consideration given in exchange, to bring the investment property to the point of completion of purchase or construction.

Subsequent expenditure relating to investment property is recognised as an expense, unless it is probable that such expenditure will enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance, in which case it is capitalised to the cost of the property.

When investment property is sold, the cost and accumulated depreciation are derecognised and any resulting gain or loss is recognised in income or expense for the period.

Transfers to, or from, investment property are made only when the owner ceases to use the property or inventory and begins to lease it out to another party, or when construction is completed, for transfers to investment property; and only when the owner begins to use the property or begins to prepare it for sale, for transfers from investment property to owner-occupied property or inventory. Transfers between investment property and owner-occupied property or inventory do not change the cost or carrying amount of the property at the date of transfer.

Investment property held for lease is depreciated on a straight-line basis over its estimated useful life. The Company's investment property comprises buildings and structures with depreciation periods of 20–50 years.

3.11. Construction in progress

Assets under construction for production, leasing, administrative or other purposes are stated at cost. This cost comprises the costs necessary to bring the asset into existence in accordance with the Company's accounting policies. Depreciation of these assets is applied on the same basis as for other assets, commencing when the asset is ready for its intended use.

3.12. Deferred expenses

Deferred expenses comprise actual expenses already incurred that relate to the results of operations of more than one accounting period. The Company's deferred expenses comprise the following:

Tools and instruments

Tools and instruments already put into use are allocated to expenses on a straight-line basis over a period not exceeding 3 years.

Land lease costs

The value of the land use right for annually cultivated land (area of 55.2 m²) forming part of the overall real estate value at land plot No. 1532, map sheet No. 18, Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City) (total area of 569.2 m², comprising 514 m² of long-term residential land and 55.2 m² of cultivated land) under the Certificate of Land Use Right, House Ownership and Other Assets Attached to Land No. DA002811 issued by the People's Committee of District 12 on 14/12/2020. The above land use right is pledged as collateral for a loan at Saigon Thuong

Tin Commercial Joint Stock Bank – Hang Xanh Branch (now Saigon Treasure Commercial Joint Stock Bank – Hang Xanh Branch (details in Note 4.17.1 (5)).

The value of the land use right paid in a lump sum for land lot No. 288, map sheet No. 25, Long An B Hamlet, Cai Tac Town, Chau Thanh A District, Hau Giang Province (now Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam) under land use right certificate No. CR248466, entry No. CT14247, issued by the Department of Natural Resources and Environment of Hau Giang Province on 19/08/2019. Land use term from 22/01/2019 to 22/01/2069

Land lease costs are amortised over the term of land use, consistent with the lease term under the contract. The above land use right is pledged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch (details in Note 4.17.1 (3)). Land lease costs are amortised gradually to expenses over the lease term.

The value of the land use right at land plot No. 10, map sheet No. 58, My Loi Hamlet, My Hoa Commune, Binh Minh Town, Vinh Long Province (now “My Loi Hamlet, Cai Von Ward, Vinh Long Province, Vietnam”). Area of 2,180 m², being industrial park land with a use term to 08/09/2056.

Other expenses

Other expenses are allocated on a straight-line basis over their estimated useful life.

3.13. Payables and accrued expenses

Payables and accrued expenses are recognised for amounts to be paid in the future for goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables reflect payables of a commercial nature arising from the purchase of goods, services or assets, where the seller is an entity independent of the Company.
- Accrued expenses reflect amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of an invoice, or of adequate accounting records and documentation, as well as amounts payable to employees for leave pay and production and business costs to be accrued. When such costs actually arise, if there is a difference from the amount accrued, the accountant records an additional charge or a reduction of the expense corresponding to the difference.
- Other payables reflect payables that are not of a commercial nature and are not related to the purchase, sale or provision of services.

3.14. Borrowings and finance lease liabilities

Borrowings are monitored by lender, by loan agreement and by repayment term of the loans. Borrowings denominated in foreign currencies are monitored in detail in the original currency.

3.15. Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred, unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 “Borrowing Costs”. Accordingly, borrowing costs that are directly attributable to the acquisition, construction or production

of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset until the asset is ready for its intended use or sale. Income earned on the temporary investment of specific borrowings is deducted from the cost of the related asset. For borrowings specifically used for the construction of tangible fixed assets or investment property, interest is capitalised even where the construction period is less than 12 months.

3.16. Owners' equity

Owners' invested capital is recorded at the actual amount of capital contributed by the shareholders.

3.17. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriation to funds in accordance with the Company's Charter and applicable regulations, and upon approval by the General Meeting of Shareholders.

In distributing profit to shareholders, consideration is given to non-cash items within undistributed profit after tax that may affect cash flow and the ability to pay dividends, such as gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders and the shareholder record date for the dividend entitlement has been fixed.

3.18. Revenue and income recognition

Revenue from sale of goods and finished products

Revenue from the sale of goods and finished products is recognised when all of the following conditions are satisfied:

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

Revenue from financial activities

Interest income

Interest income is recognised on an accrual basis, determined based on the balances of deposit and loan accounts and the actual interest rate for each period.

3.19. Cost of goods sold and services rendered

Cost of goods sold comprises the cost of products, goods and services provided during the period and is recognised consistently with the revenue recognised during the period. Direct material costs in excess of normal levels, labour costs, and fixed production overheads not allocated to the cost of finished goods are recognised immediately as cost of goods sold (net of any compensation received, if any), even when the related products or goods have not yet been determined as sold.

3.20. Financial expenses

Financial expenses reflect financial activity expenses arising during the accounting period, mainly comprising provision for diminution in value of trading securities; provision for losses on investments in other entities; the unwinding of the discount on provisions; borrowing costs; losses on the sale of foreign currencies; and foreign exchange losses.

3.21. Selling expenses

Selling expenses reflect actual expenses incurred in the process of selling goods and rendering services.

3.22. General and administrative expenses

General and administrative expenses reflect actual expenses incurred in the Company's general management, mainly comprising salaries of management staff; social insurance, health insurance, trade union fees and unemployment insurance of management staff; office supplies expenses; depreciation expenses; taxes, fees and charges; provision expenses; outsourced services; and other expenses.

3.23. Taxation

Value added tax

During the period, the fertilizer trading activities are subject to a VAT rate of 5%; warehouse leasing activities are subject to a VAT rate of 10%, and vehicle leasing and solar power sales are subject to a VAT rate of 8%.

Corporate income tax

Corporate income tax comprises current and deferred tax.

Current tax payable is determined based on taxable income for the period. Taxable income differs from net profit before tax presented in the interim consolidated income statement because taxable income excludes items of income or expense that are taxable or deductible in other years (including tax losses carried forward, if any), and further excludes items that are never taxable or deductible.

Deferred tax is determined using the balance sheet method for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their corresponding tax bases. Deferred tax is measured on the basis expected to apply to the recovery or settlement of the carrying amounts of assets and liabilities, using tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profit will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be utilised.

The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time, and the final determination of corporate income tax depends on the results of examination by the competent tax authority.

At the Parent Company

- A preferential tax rate of 10% applies for 15 years, from 2014 (the first year revenue was generated);

- 100% CIT exemption for 4 years from 2017 (the year taxable income was generated);
- 50% reduction in CIT for the following 9 years from 2021.

During the period, the Company is applying a CIT rate of 10% and is entitled to a 50% reduction of the CIT payable.

At Phuc Dien Hau Giang Investment Joint Stock Company – Subsidiary

- A preferential tax rate of 10% applies for 15 years, from 2016;
- 100% CIT exemption for 4 years from 2016;
- 50% reduction in CIT for the following 9 years from 2020.

During the period, the subsidiary is applying a CIT rate of 10% and is entitled to a 50% reduction of the CIT payable.

Other taxes are applied in accordance with the current tax laws of Vietnam.

3.24. Earnings per share

The Company presents basic and diluted earnings per share (EPS) for its ordinary shares. Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company (after deducting the bonus and welfare fund appropriated during the accounting period) by the weighted average number of ordinary shares outstanding during the period. Diluted earnings per share is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares.

3.25. 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. Parties are also considered to be related if they are subject to common control or common significant influence jointly.

In considering each possible related party relationship, attention is directed to the substance of the relationship rather than merely its legal form.

4. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

4.1. Cash and cash equivalents

Cash and cash equivalents held by the enterprise but not restricted in use	Ending balance	Beginning Balance
	VND	VND
Cash on hand	3,312,706,482	1,177,967,279
Demand deposits in banks	15,664,245,218	7,454,573,494
Total	18,976,951,700	8,632,540,773

Details of demand deposit balances at banks are as follows:

	Ending balance VND	Beginning balance VND
Vietnam Joint Stock Commercial Bank for Industry and Trade	14,700,928,244	6,181,347,271
Military Commercial Joint Stock Bank	324,811,287	74,316,821
Saigon Thuong Tin Joint Stock Commercial Bank	581,134,744	695,592,307
Other banks	57,370,943	503,317,095
Total	15,664,245,218	7,454,573,494

4.2. Short-term trade receivables

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Ong Dien Rice Joint Stock Company	15,679,076,186	-	-	-
TDE Trading and Service Joint Stock Company	14,938,080,115	-	11,979,844,350	-
An Phat Agricultural Import Export Company	14,820,337,756	-	6,850,068,988	-
Khanh Phat Trading Import Export Production Company Limited	13,555,260,784	-	5,888,880,423	-
Minh Han Investment Company Limited	9,606,684,789	-	14,307,631,003	-
Ecogreen Agri Vietnam Joint Stock Company	6,998,295,828	-	14,673,680,378	-
Other customers	82,435,221,907	-	95,015,317,012	-
Total	158,032,957,365	-	148,715,422,154	-
Short-term trade receivables from related parties (Refer to Note 7.3)	131,015,900		103,206,500	

4.3. Short-term advances to suppliers

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Chau A Investment Trading and Business Company Limited	2,930,004,000	-	22,000,000	-
Duy Phuong Chemical & Environment Company Limited	360,000,000	-	360,000,000	-
Victory TT Group Joint Stock Company	56,047,680	-	-	-
Other suppliers	73,600,091	-	325,292,391	-
Total	3,419,651,771	-	707,292,391	-

4.4. Other receivables

4.4.1. Other short-term receivables

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Pham Vu Kien (1)	1,600,000,000	-	-	-
Chalease International Financial Leasing Company Limited (2)	252,200,000	-	252,200,000	-
Advances	10,132,699	-	66,500,000	-
Insurance expenses	129,432,500	-	-	-
Deposits for other contracts	-	-	-	-
Other receivables	-	-	60,000,000	-
Total	1,991,765,199	-	402,700,000	-

(1) Deposit under Contract No. 01/2026/HĐĐC/AVG dated 13/01/2026 between Europe Vietnam International Fertilizer Joint Stock Company and Mr. Pham Vu Kien for a deposit of VND 1,600,000,000 to purchase the land use right under DCN: CS61188/DA; area of 187.8 m2 - urban residential land; address: No. 34, Street 1, Hung Phu Residential Area, Quarter 1, Tam Phu Ward, Thu Duc City, Ho Chi Minh City (now Tam Binh Ward, Ho Chi Minh City); transfer price of VND 32,000,000,000 ; the contract appendix extends the contract signing period by 12 months from the deposit date.

(2) Deposit under finance lease contract No. C2208060C2 dated 13/09/2022 for the finance lease of a 3-colour NPK fertilizer mixing line between Europe Vietnam International Fertilizer Joint Stock Company and CHAILEASE International One Member Finance Leasing Company Limited.

4.4.2. Other long-term receivables

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Deposits for other contracts	24,000,000	-	-	-
Total	24,000,000	-	-	-

4.5. Inventories

	Ending Balance		Beginning Balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Raw materials	28,082,686,223	-	38,893,555,532	-
Merchandise goods	26,812,078,464	-	18,731,180,594	-
Total	54,894,764,687	-	57,624,736,126	-

- The value of slow-moving, obsolete inventories as at 30/06/2026 was VND 0.

- The value of inventories pledged as collateral to secure liabilities as at the end of the period VND 0.

4.6. Deferred expenses

4.6.1. Short-term deferred expenses

	Ending Balance VND	Beginning Balance VND
Insurance expenses	533,571,196	242,165,735
Other deferred expense	21,418,393	31,780,000
Total	554,989,589	273,945,735

4.6.2. Long-term deferred expenses

	Ending Balance VND	Beginning Balance VND
Tools and equipments	156,492,275	70,731,045
Land use right rental fee associated with infrastructure (i)	20,235,440,801	17,770,069,364
Other items	202,898,698	70,200,905
Total	20,594,831,774	17,911,001,314

(i) Being the lease payments for land use rights as follows:

- The value of the land use right under the Certificate of Land Use Right, House Ownership and Other Assets Attached to Land of the Company at land plot No. 10, map sheet No. 58, My Loi Hamlet, My Hoa Commune, Binh Minh Town, Vinh Long Province (now My Loi Hamlet, Cai Von Ward, Vinh Long Province). Area of 2,180 m², being industrial park land with a use term to 08/09/2056.

- The value of the land use right paid in a lump sum for land lot No. 288, map sheet No. 25, Long An B Hamlet, Cai Tac Town, Chau Thanh A District, Hau Giang Province, Vietnam (now Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam) under land use right certificate No. CR248466 issued by the Department of Natural Resources and Environment of Hau Giang Province on 19 August 2019. The land use term runs from 22/01/2019 to 22/01/2069. Land lease costs are amortised over a term of 50 years.

This land use rights value is pledged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch.

- The land use rights value of the annual crop land (area of 55.2 m²) is included in the total property value at Land Lot No. 1532, Map Sheet No. 18, Thanh Loc Ward, District 12, Ho Chi Minh City (total area of 569.2 m², comprising 514 m² of long-term residential land and 55.2 m² of annual crop land) according to the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DA002811 issued by the People's Committee of District 12 on 14 December, 2020 (subdivided from Certificate No. CH16242 issued by the People's Committee of District 12 on February 12, 2019). The land use term includes: long-term residential land and other annual crop land until October 28, 2068. Attached to the land is a privately owned Grade IV individual house with a construction area of 128.1 m² and a floor area of 128.1 m².

This land use rights value is currently mortgaged to secure a loan at Sai Gon Tai Loc Commercial Joint Stock Bank – Hang Xanh Branch.

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

4.7. Trading securities

	Ending Balance		Beginning Balance	
	Original Cost VND	Fair Value (iv) VND	Provision VND	Original Cost VND
Total value of shares	25,825,225,435	42,298,030,000	-	23,325,225,435
Vietnam Eco Plastic Technology Joint Stock Company (ECO)	7,761,625,000	17,550,000,000	-	7,761,625,000
TNT Group Joint Stock Company (TNT)	18,063,600,435	24,748,030,000	-	15,563,600,435
Total	25,825,225,435	42,298,030,000	-	23,325,225,435
				37,922,692,000
				Provision VND

(i) The Company has determined the fair value of trading securities based on the closing price of the shares on the stock exchange at the end of the accounting period and the number of shares held by the Company.

4.8. Short-term held-to-maturity investments

	Ending balance		Beginning balance	
	Original Cost VND	Recoverable amount VND	Provision VND	Original Cost VND
Short term	500,000,000	500,000,000	-	500,000,000
Term deposits	500,000,000	500,000,000	-	500,000,000
Military Commercial Joint Stock Bank - Tay Sai Gon Branch	500,000,000	500,000,000	-	500,000,000
Total	500,000,000	500,000,000	-	500,000,000
				Provision VND

This term deposit is pledged as collateral for a loan at Military Commercial Joint Stock Bank – Tay Sai Gon Branch.

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

4.9. Movements of tangible fixed assets

	Buildings and Structures	Machinery and Equipment	Transportation and Transmission Equipment	Other Tangible Fixed Assets	Total
	VND	VND	VND	VND	VND
Cost					
Beginning balance	51,388,557,628	13,279,296,201	5,122,197,236	19,119,663,934	88,909,714,999
Purchases	-	678,300,000	40,000,000	8,056,520,000	8,774,820,000
Reclassification	(42,000,000)	(2,088,847,601)	-	2,130,847,601	-
Ending balance	51,346,557,628	11,868,748,600	5,162,197,236	29,307,031,535	97,684,534,999
Accumulated Depreciation					
Beginning balance	11,019,630,476	5,931,681,143	2,329,997,406	3,256,839,174	22,538,148,199
Depreciation during the period	1,075,115,964	395,290,036	239,490,438	637,612,918	2,347,509,356
Reclassification	-	(180,065,148)	-	180,065,148	-
Ending balance	12,094,746,440	6,146,906,031	2,569,487,844	4,074,517,240	24,885,657,555
NET CARRYING AMOUNT					
Beginning balance	40,368,927,152	7,347,615,058	2,792,199,830	15,862,824,760	66,371,566,800
Ending balance	39,251,811,188	5,721,842,569	2,592,709,392	25,232,514,295	72,798,877,444

The historical cost of tangible fixed assets fully depreciated but still in use at the End of the period is VND 2,779,898,363; (at the Beginning of the year is VND 2,599,898,363).

	Buildings and Structures	Machinery and Equipment	Transportation and Transmission	Other Tangible Fixed Assets	Total
As at Beginning of year	552,200,000	634,062,000	1,413,636,363	-	2,599,898,363
As at End of period	552,200,000	634,062,000	1,593,636,363	-	2,779,898,363

As at the End of the period, tangible fixed assets mortgaged as collateral for loans have a carrying amount of VND 21,943,042,920.

	Buildings and Structures	Machinery and Equipment	Transportation and Transmission	Other Tangible Fixed Assets	Total
Carrying amount at the End of period	21,473,874,674	-	469,168,246	-	21,943,042,920

4.10. Fixed assets under finance leases

	Machinery and Equipment	Total
	VND	VND
Cost		
Beginning balance	2,522,000,000	2,522,000,000
Ending balance	2,522,000,000	2,522,000,000
Accumulated Depreciation		
Beginning balance	546,433,329	546,433,329
Depreciation during the period	84,066,666	84,066,666
Ending balance	630,499,995	630,499,995
NET CARRYING AMOUNT		
Beginning balance	1,975,566,671	1,975,566,671
Ending balance	1,891,500,005	1,891,500,005

4.11. Intangible fixed assets

	Land use rights (*)	Computer software programs	Total
	VND	VND	VND
COST			
Beginning balance	28,584,202,852	93,100,000	28,677,302,852
Purchase	38,289,570,770	-	38,289,570,770
Ending balance	66,873,773,622	93,100,000	66,966,873,622
Accumulated Depreciation			
Beginning balance	4,786,748,490	93,100,000	4,879,848,490
Depreciation during the period	369,132,606	-	369,132,606
Ending balance	5,155,881,096	93,100,000	5,248,981,096
NET CARRYING AMOUNT			
Beginning balance	23,797,454,362	-	23,797,454,362
Ending balance	61,717,892,526	-	61,717,892,526

The net carrying amount of intangible fixed assets pledged as collateral for loans as at 30/06/2026 is VND 61,233,294,867.

The cost of intangible fixed assets that are fully depreciated but still in use as at 30/06/2026 is VND 93,100,000.

(*) Detailed notes on the Company's land use rights:

1. Being the land use right on map sheet No. 01, address Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City) under the following Land Use Right Certificates:

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY Form No. B 09a – DN/HN
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

This land use rights value is pledged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch.

2. Being the value of the long-term residential land use right (area of 514 m2) forming part of the overall real estate value at land plot No. 1532, map sheet No. 18, Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City) under the Certificate of Land Use Right, House Ownership and Other Assets Attached to Land No. DA002811 issued by the People's Committee of District 12 on 14/12/2020 (split from Certificate No. CH16242 issued by the People's Committee of District 12 on 12/02/2019).

The value of the above land use right is pledged as collateral for a loan at Saigon Thuong Tin Commercial Joint Stock Bank – Hang Xanh Branch (Now Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch).

4.12. Investment property

	Beginning balance VND	Increase in the period VND	Decrease in the period VND	Ending balance VND
a) Investment properties held for lease				
COST				
Buildings and land use rights	91,251,885,140	-	-	91,251,885,140
	91,251,885,140	-	-	91,251,885,140
ACCUMULATED DEPRECIATION				
Buildings and land use rights	17,218,718,306	1,806,747,996	-	19,025,466,302
	17,218,718,306	1,806,747,996	-	19,025,466,302
NET CARRYING AMOUNT				
Buildings and land use rights	74,033,166,834	(1,806,747,996)	-	72,226,418,838
	74,033,166,834	(1,806,747,996)	-	72,226,418,838

+) Investment property is the capital construction work "Au Viet International Fertilizer Factory" completed at the new warehouse, held for lease, located at Land Lot No. 288, Map Sheet No. 25, Long An B Hamlet, Cai Tac Town, Chau Thanh A District, Hau Giang Province, Vietnam (currently Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam), with a depreciation period of 25 years. This investment property has been mortgaged to secure a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch.

+) Investment property is the Office-tel unit No. B2, 8th Floor, Golden King Project, No. 15 Nguyen Luong Bang, Tan My Ward, Ho Chi Minh City (currently Tan My Ward, Ho Chi Minh City), which is pledged as collateral for a loan at Public Bank Vietnam Limited.

+) Investment property is the construction on land located at Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (currently Thanh Hoa Commune, Can Tho City), which has been mortgaged to secure a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch.

- The net carrying amount of investment properties pledged or mortgaged as collateral for loans as at 30 June 2026 was VND 72,226,418,838 (as at 1 January 2026: VND 74,033,166,834).
- The cost of fully depreciated investment properties still held for lease or capital appreciation as at 30 June 2026 was VND 0 (as at 1 January 2026: VND 0).

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

4.13. Short-term trade payables

	Ending balance	Beginning balance
	VND	VND
Misun Agrico Company Limited	14,382,744,705	-
Gemma Investment Joint Stock Company	7,358,657,554	1,915,436,975
Huynh Phi Company Limited	5,153,226,867	7,332,538,800
Ket Nong Import Export Company Limited	1,342,763,982	3,629,739,366
Nam Viet Hau Giang Company Limited	1,979,046,950	5,369,674,650
Hala Fertilizer Company Limited	1,974,935,311	4,189,058,690
Other suppliers	10,238,308,946	13,996,005,234
Total	42,429,684,315	36,432,453,715

4.14. Short-term advances from customers

	Ending balance	Beginning balance
	Value	Value
	VND	VND
Thien Loc Thang Agriculture Company Limited	518,603,025	-
Mai Linh Fertilizer One Member Company Limited	-	551,302,250
Other advances from customers	245,102,170	232,497,000
Total	763,705,195	783,799,250

4.15. Other payables

4.15.1. Other short-term payables

	Ending balance	Beginning balance
	VND	VND
Social insurance	100,377,600	-
Health insurance	18,067,968	-
Unemployment insurance	8,030,208	-
Other payables	2,007,552	-
Total	128,483,328	-

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

4.15.2. Other long-term payables

	Ending balance VND	Beginning balance VND
Deposits received	443,431,600	441,431,600
Total	443,431,600	441,431,600

4.16. Short-term accrued expenses

	Ending balance VND	Beginning balance VND
Accrued interest expenses	592,195,960	675,064,727
Others	44,793,000	-
Total	636,988,960	675,064,727

4.17. Taxes and amounts receivable from/payable to the State Budget

	Ending balance		During the period		Beginning balance	
	Receivables VND	Payables VND	Amount paid VND	Amount payables VND	Receivables VND	Payables VND
Value added tax	-	-	8,978,211,702	8,978,211,702	-	-
Corporate income tax	-	484,082,251	873,141,419	484,082,251	-	873,141,419
Personal income tax	-	-	861,134,833	861,134,833	-	-
Land and housing tax and land	-	-	3,028,007	3,028,007	-	-
Other taxes	-	-	1,000,000	500,000	-	500,000
Fees, charges, and other amounts	-	-	228,157,868	228,157,868	-	-
Total	-	484,082,251	10,944,673,829	10,555,114,661	-	873,641,419

The Company's tax filings are subject to examination by the tax authorities. As the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts of tax reported in the financial statements may be changed at the decision of the tax authorities.

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

4.18. Borrowings and finance lease liabilities

4.18.1. Short-term borrowings and finance lease liabilities

	Ending balance	During the year		Beginning balance
	Amount VND	Increase VND	Decrease VND	Amount VND
Short-term borrowings	185,952,313,550	177,952,313,550	163,992,067,424	171,992,067,424
<i>Personal loans</i>	30,000,000,000	-	-	30,000,000,000
Nguyen Quang Huy (1)	11,700,000,000	-	-	11,700,000,000
Luu Thi My Hang (2)	18,300,000,000	-	-	18,300,000,000
Bank loans	155,952,313,550	177,952,313,550	163,992,067,424	141,992,067,424
Joint Stock Commercial Bank for Industry and Trade of Vietnam - Hau Giang Branch (3)	149,952,313,550	171,952,313,550	158,999,797,424	136,999,797,424
Military Commercial Joint Stock Bank - Tay Do Branch (4)	-	-	4,492,270,000	4,492,270,000
Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch (5)	5,500,000,000	5,500,000,000	-	-
Military Commercial Joint Stock Bank – Tay Sai Gon Branch (6)	500,000,000	500,000,000	500,000,000	500,000,000
Long-term debt due for repayment	2,782,160,000	1,391,083,998	1,391,083,998	2,782,160,000
Current portion of finance lease liabilities	84,066,685	-	252,199,998	336,266,683
Chaillease International Finance Lease Company Limited (7)	84,066,685	-	252,199,998	336,266,683
Total	188,818,540,235	179,343,397,548	165,635,351,420	175,110,494,107

Details of the Company's short-term borrowings are as follows:

- (1) This is a loan from Mr. Nguyen Quang Huy (an individual) to Europe Vietnam International Fertilizer Joint Stock Company under Contract No. 02/2025/AVG/HĐV-NQH dated 20/11/2025. Loan amount: VND 11,700,000,000. Purpose of loan: to invest in assets serving the Company's production and business activities. Loan term: 6 months. Interest rate: 8.0% per annum; Loan contract extension appendix No. 01/2026/PLHĐV-NQH dated 20/05/2026, under which the 6-month loan term ends on 20/11/2026. Security measure: Fiduciary

**EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**

Form No. B 09a – DN/HN

- (2) This is a loan from Ms. Luu Thi My Hang (an individual) to Europe Vietnam International Fertilizer Joint Stock Company under Contract No. 01/2025/AVG/HEV-LTMH dated 20/11/2025. Loan amount: VND 18,300,000,000. Purpose of loan: to invest in assets serving the Company's production and business activities. Loan term: 6 months. Interest rate: 8.2% per annum; Loan contract extension appendix No. 02/2026/PLHEV-LTMH dated 20/05/2026, under which the 6-month loan term ends on 20/11/2026. Security measure: Fiduciary
- (3) Comprises 2 loans from Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch:
1. This is a loan granted to Europe Vietnam International Fertilizer Joint Stock Company under Contract No. 01/2025-HBCVHM/NHCT821-CTY AU VIET dated 30/09/2025:
 - Credit limit: VND 50,000,000,000;
 - Term of the credit limit: to 30 September 2026;
 - Interest rate: as specifically stated in each loan drawdown agreement;
 - Purpose of the credit: to supplement working capital for trading in fertilizers of all kinds;

The loan is secured by the land use right at plot 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), under land use right certificate No. CR 248466, entry No. CT14247, issued by the Department of Natural Resources and Environment of Hau Giang Province on 19/08/2019, owned by Europe Vietnam International Fertilizer Joint Stock Company. The value of the collateral is VND 72,075,692,000 per collateral valuation certificate No. 010/2025/N06-0679 dated 23/06/2025.
 2. This is a loan granted to Phuc Dien Hau Giang Investment Joint Stock Company under Credit Limit Contract No. 01/2025-HBVHM/NHCT821-CTY PHUC DIEN HAU GIANG dated 20/11/2025:
 - Credit limit: VND 100,000,000,000;
 - Term of the credit limit: from the signing date to 20/11/2026;
 - Interest rate: as specifically stated in each loan drawdown agreement; overdue interest rate equal to 150% of the in-term interest rate;
 - Purpose of use: to supplement working capital;

Collateral under Real Estate Mortgage Contract No. 02/2020/HBBĐ/NHCT821-CTY PHUC DIEN HAU GIANG dated 25/8/2020. Comprising the following collateral assets:

 - Land use right, house ownership right and other assets attached to land No. CV 110726 at land plot No. 1754, map sheet No. 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area comprising: 12,851.4 m2 with a use term to 29/09/2054, 14,797.9 m2 with a use term to 02/08/2056, and 1,000 m2 with a long-term use term; Purpose of use: non-agricultural production land; Entry No.: CT19114, issued by the Department of Natural Resources and Environment of Hau Giang Province on 31/07/2020;
 - Land use right, house ownership right and other assets attached to land No. CV 245743 at land plot No. 1214, map sheet No. 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 293.5 m2 with a use term to 29/09/2054; Purpose of use: non-agricultural production land; Entry No.: CT19190, issued by the Department of Natural Resources and Environment of Hau Giang Province on 12/08/2020;
 - Land use right, house ownership right and other assets attached to land No. CV 245720 at land plot No. 1215, map sheet No. 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 59.0 m2 with a long-term use term; Purpose of use: rural residential land; Entry No.: CT19194, issued by the Department of Natural Resources and Environment of Hau Giang Province on 12/08/2020;
 - Land use right, house ownership right and other assets attached to land No. CV 245718 at land plot No. 1220, map sheet No. 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 300.0 m2 with a

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

- long-term use term; Purpose of use: rural residential land; Entry No.: CT19192, issued by the Department of Natural Resources and Environment of Hau Giang Province on 12/08/2020;
- Land use right, house ownership right and other assets attached to land No. CV 245717 at land plot No. 1206, map sheet No. 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 300.0 m2 with a long-term use term; Purpose of use: rural residential land; Entry No.: CT19191, issued by the Department of Natural Resources and Environment of Hau Giang Province on 12/08/2020;
 - Land use right, house ownership right and other assets attached to land No. CV 245719 at land plot No. 1211, map sheet No. 01; Address: Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City); Area: 300.0 m2 with a long-term use term. Purpose of use: rural residential land; Entry No.: CT19193, issued by the Department of Natural Resources and Environment of Hau Giang Province (now the Department of Agriculture and Environment of Can Tho City) on 12/08/2020.
 - The total value of the collateral is VND 139,542,972,280, owned by Phuc Dien Hau Giang Investment Joint Stock Company, per collateral valuation minutes No. 01/2024-BBĐGL/NHCT821-CTY PHUC-09/2025 dated 30/09/2025.
- (4) This is a loan granted to Europe Vietnam International Fertilizer Joint Stock Company by Military Commercial Joint Stock Bank – Tay Do Branch under Contract No. 263116.24.452.3297/TD dated 17/12/2024.
- Credit limit: VND 60,000,000,000;
 - Term of the credit limit: 12 months;
 - Loan term during the credit facility period: 6 months; detailed according to each disbursement and debt acknowledgment.
 - Interest rate: as specifically stated in each loan drawdown agreement;
 - Purpose of the credit: to serve fertilizer production and trading activities;
- (5) This is a loan granted to Europe Vietnam International Fertilizer Joint Stock Company by Saigon Thuong Tin Commercial Joint Stock Bank – Hang Xanh Branch (now Saigon Treasure Commercial Joint Stock Bank – Hang Xanh Branch) under Credit Contract No. 202630092248 dated 11/05/2026:
- Credit limit: VND 5,500,000,000;
 - Term of the credit limit: 12 months;
 - Interest rate: as specifically stated in each credit document;
 - Purpose of the credit: to supplement working capital
- The loan is secured by: The entire land use rights, ownership of houses and other assets attached to land at Land Lot No. 1532, Map Sheet No. 18, address: Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City) under Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land, serial number DA002811, Certificate Issuance Book No. CH18182 issued by the People's Committee of District 12, Ho Chi Minh City on 14/12/2020, updated with registration changes on 26/11/2025 and 01/04/2026 of Au Viet International Fertilizer Joint Stock Company.

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

- (6) This is a loan from Phuc Dien Hau Giang Company with Military Commercial Joint Stock Bank – Tay Sai Gon Branch under Credit Contract No. 354613.25.275.6001368.TD dated 19/11/2025.
- Credit limit: VND 50,000,000,000;
 - Term of the credit limit: to 11/11/2026;
 - Purpose of the credit: to serve production and business activities;
 - Interest rate: as specified in each loan drawdown agreement.
- Together with: - Mortgage Contract No. 366754.25.275.6001368.BD dated 29/12/2025.
- (7) This is a finance lease liability of Europe Vietnam International Fertilizer Joint Stock Company with CHAILEASE International One Member Finance Leasing Company Limited under the following contract:
- Finance lease contract No. C2208060C2 dated 13/9/2022 for the asset: 3-colour NPK fertilizer mixing line; lease term of 48 months, lease value of VND 2,522,000,000. The initial lease interest rate is 9.18% for a 365-day interest period and 9.05% for a 360-day interest period, thereafter floating and calculated at the standard interest rate plus a margin of 3.07%. Principal and interest under the lease are repaid in 47 instalments.

4.18.2. Long-term borrowings and finance lease liabilities

	Ending balance		During the year		Beginning	
	Amount	VND	Increase	Decrease	Amount	VND
Long-term borrowings	10,036,123,435		-	1,391,083,998	11,427,207,433	
Military Commercial Joint Stock Bank – Tay Do Branch (8)	212,133,337		-	34,399,998	246,533,335	
Saigon Treasure Commercial Joint Stock Bank – Hang Xanh Branch (9)	8,416,662,000		-	500,004,000	8,916,666,000	
Public Bank Vietnam Limited (10)	410,328,098		-	46,680,000	457,008,098	
Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch (11)	997,000,000		-	810,000,000	1,807,000,000	
Total	10,036,123,435		-	1,391,083,998	11,427,207,433	

Details of the Company's borrowings are as follows:

- (8) This is a loan granted to Europe Vietnam International Fertilizer Joint Stock Company by Military Commercial Joint Stock Bank – Tay Do Branch under Credit Contract No. 324428.25.452.32974447.TD dated 05/08/2025.
- Loan amount: VND 344,000,000.
 - Loan term: 60 months from the date of first disbursement.
 - Interest rate: as specified in the debt acknowledgement document for each disbursement.
 - Purpose of loan: to purchase an MG automobile under Vehicle Sale and Purchase Contract No. 292/2025/HĐBH/MGCT dated 05/06/2025.

**EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**

Form No. B 09a – DN/HN

- Mortgage Contract No. 324433.25.452.32974447.BD dated 05/08/2025, the collateral being the asset formed from the loan (automobile with registration plate No. 65A-522.82).

(9)

This is a loan granted to Europe Vietnam International Fertilizer Joint Stock Company by Saigon Thuong Tin Commercial Joint Stock Bank - Hang Xanh Branch (Now Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch) under Credit Contract No. 202529913566 dated 24/11/2025 with a credit limit of VND 10 billion.

- Purpose: investment in fixed assets
- Loan term of 10 years.
- Interest rate: 5.5% per annum for the first 24 months. From month 25 to the end of month 60: base interest rate + margin of 1% per annum. From month 61 to the end of the loan term: base interest rate + margin of 2.6% per annum.
- The loan is secured by the entire real estate formed from the borrowed capital, located at: Land plot No.: 1532; Map sheet No.: 18, address Thanh Loc Ward, District 12, HCMC (now An Phu Dong Ward, HCMC), under the Certificate of Land Use Right, House Ownership and Other Assets Attached to Land No.: DA002811; entry No.: CH18182, issued by the People's Committee of District 12, Ho Chi Minh City on 14/12/2020.

(10)

This is a loan granted to Europe Vietnam International Fertilizer Joint Stock Company by Public Bank Vietnam Limited under Credit Limit Contract No. HCM/000099/18 dated 05 March 2018:

- Credit limit: VND 1,400,000,000;
- Term of the credit limit: 180 months;
- Interest rate: 2.6% per annum + the bank's listed 12-month individual term deposit interest rate in VND, interest paid at maturity;
- Purpose of use: 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 (now Tan My Ward, Ho Chi Minh City), currently used as the Company's representative office and leased out. Principal and interest are repaid monthly in an amount of VND 7,780,000 over 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 a purchase price of VND 2,063,504,239.

(11)

This is a loan from 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 - CTY PHUC DIEN HAU GIANG dated 29/01/2021.

- Credit limit of VND 12,000,000,000 for the purpose of financing/offsetting the cost of investing in a rooftop solar power system at No. 179, National Highway 61, Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City);
- Loan term of 84 months from the date of first disbursement;
- Interest rate: as specified in each debt acknowledgement document.
- Principal and interest are repaid monthly, with monthly principal repayment of VND 135,000,000.
- Collateral: the entire rooftop solar power system of the rooftop repayment project at No. 179, National Highway 61, Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (now Thanh Hoa Commune, Can Tho City) under Movable Property Mortgage Contract No. 01/2021/HBBĐ/NHCT821-DMT-CTY PHUC DIEN dated 29/01/2021, with an asset value of VND 13,376,000,000 per Collateral Revaluation Minutes No. 01/2021/-BBĐGL04/NHCT821-CTY PHUC DIEN dated 30/09/2025. Valuable Papers Pledge Contract No. 01/2021/HBBĐ/NHCT821-PHUC DIEN-TRAI PHIEU dated 23/12/2021, with a collateral value of VND 1,000,000,000, of Mr. Nguyen Hoang Luan. Real Estate Mortgage Contract No. 02/2020/HBBĐ/NHCT821-CTY PHUC DIEN HAU GIANG dated 25/8/2020. The total value of the collateral is VND 139,542,972,280, owned by Phuc Dien Hau Giang Investment Joint Stock Company, per collateral valuation minutes No. 01/2024-BBĐGL/NHCT821-CTY PHUC DIEN dated 30/09/2025.

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

4.19. Owners' equity

4.19.1. Statement of changes in owners' equity

	Owner's capital	Development investment fund	Undistributed profit after tax	Non-controlling interests	Total
	VND	VND	VND	VND	VND
Beginning balance at 01/01/2025	176,799,820,000	471,167,081	46,394,041,657	3,261,798,143	226,926,826,881
- Profit during the period	-	-	7,851,611,819	9,997,250	7,861,609,069
Ending balance at 30/06/2025	176,799,820,000	471,167,081	54,245,653,476	3,271,795,393	234,788,435,950
Beginning balance at 01/01/2026	176,799,820,000	471,167,081	62,529,823,448	3,355,670,582	243,156,481,111
- Profit during the period	-	-	8,984,311,275	64,712,946	9,049,024,221
Ending balance at 30/06/2026	176,799,820,000	471,167,081	71,514,134,723	3,420,383,528	252,205,505,332

4.19.2. Details of owners' contributed capital

	Ending balance		Beginning balance	
	Value VND	Percentage %	Value VND	Percentage %
Mr. Nguyen Hoang Luan	67,600,000,000	38,23%	67,600,000,000	38,23%
Mr. Vo Van Phuoc Que	20,150,000,000	11,40%	20,150,000,000	11,40%
Others	89,049,820,000	50,37%	89,049,820,000	50,37%
Total	176,799,820,000	100,0%	176,799,820,000	100,0%

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY Form No. B 09a – DN/HN
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

4.19.3. Transactions in capital with owners and distribution of dividends, profit sharing

	Ending balance VND	Beginning balance VND
Owner's equity contributions		
Beginning balance	176,799,820,000	176,799,820,000
Increasing during the year	-	-
Decreasing during the year	-	-
Ending balance	176,799,820,000	176,799,820,000

4.19.4. Shares

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

4.20. Profit distribution

	Current period VND	Previous period VND
Undistributed earnings at the beginning of the year	62,529,823,448	46,394,041,657
Profit from operating activities during the period	8,984,311,275	7,851,611,819
Profit available for dividend distribution and fund appropriation during the period	71,514,134,723	54,245,653,476
Undistributed profit	71,514,134,723	54,245,653,476

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

5.1. Revenue from sale of goods and rendering of services

	Current period VND	Previous period VND
Revenue from sale of finished goods	330,478,841,418	374,911,586,063
Revenue from rendering of service	10,533,501,370	6,853,854,390
	341,012,342,788	381,765,440,453
Revenue arising during the year with related parties (Details are presented in Note No. 7.3)	1,010,969,400	-

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY Form No. B 09a – DN/HN
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

5.2. Deductions from revenue

	Current period VND	Current period VND
Sales allowances	-	1,000,000
	-	1,000,000

5.3. Cost of goods sold

	Current period VND	Previous period VND
Cost of merchandise and finished goods sold	313,933,103,708	359,756,179,876
Cost of services rendered	4,967,511,878	4,791,370,115
Expense items exceeding normal capacity	27,961,628	-
Total	318,928,577,214	364,547,549,991

5.4. Revenue from financial activities

	Current period VND	Previous period VND
Interest income from deposits and loans	20,532,768	88,975,292
Total	20,532,768	88,975,292

5.5. Financial expenses

	Current year VND	Previous period VND
Interest expense	7,140,438,014	4,429,310,531
Other financial expenses	-	4,800,000
Total	7,140,438,014	4,434,110,531

5.6. Selling expenses

	Current period VND	Previous period VND
Staff costs	844,016,781	726,027,053
Materials and packaging costs	31,677,959	-
Tools and supplies expenses	16,389,388	-
Depreciation of fixed assets	16,875,000	16,875,000
Outside service expenses	893,240,324	632,891,975
Other cash expenses	10,146,826	695,323
Total	1,812,346,278	1,376,489,351

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY Form No. B 09a – DN/HN
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

5.7. General and administrative expenses

	Current year VND	Previous period VND
Management staff costs	2,690,811,448	2,295,352,220
Office materials expenses	174,760,969	140,990,981
Office supplies expenses	51,745,658	92,348,300
Depreciation of fixed assets	190,633,494	167,086,090
Taxes, fees and charges	3,528,007	13,528,007
Outside service expenses	361,503,899	171,398,598
Other cash expenses	98,476,222	109,916,118
Total	3,571,459,697	2,990,620,314

5.8. Other expenses

	Current period VND	Previous period VND
Administrative violation fines	-	13,129,487
Late payment penalties for taxes and insurance	28,157,881	110,968,919
Others	18,790,000	50,461,588
Total	46,947,881	174,559,994

5.9. Current corporate income tax expense

	Current period VND	Previous period VND
Total profit/(losses) before tax	9,533,106,472	8,330,085,564
Additions	148,538,546	1,039,444,330
- Non-deductible expenses	148,538,546	1,039,444,330
Taxable profit for corporate income tax purposes	9,681,645,018	9,369,529,894
Tax rate	10%	10%
Corporate Income Tax	968,164,502	936,952,989
Corporate income tax exemptions and reductions	484,082,251	468,476,494
Income tax expense based on current year taxable income	484,082,251	468,476,495

5.10. Production and business costs by nature

	Current period VND	Previous period VND
Raw materials and supplies expenses	78,565,462,195	48,656,852,523
Cost of merchandise goods (*)	233,106,659,917	308,937,836,423
Labour costs	5,309,273,507	4,230,624,491
Depreciation of fixed assets	4,607,456,623	4,281,932,858
Cost of outsourced services	2,611,379,892	2,136,999,738
Others	112,151,055	670,413,623
Total	324,312,383,189	368,914,659,656

(*) The cost of merchandise goods for the prior period has been restated to conform with Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance providing guidance on the corporate accounting system.

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY Form No. B 09a – DN/HN
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

5.11. Basic earnings per share

	Current period VND	Previous period VND
Net profit/(losses) after corporate income tax	8,984,311,275	7,851,611,819
Adjustments to accounting profit for determining profit or loss attributable to holders of ordinary shares	-	-
Profit/(losses) attributable to ordinary shareholders	8,984,311,275	7,851,611,819
Weighted average number of ordinary shares in circulation during the period (shares)	17,679,982	17,679,982
Basic earnings per share	508	444
Ordinary shares expected to be additionally issued (*)	8,839,991	8,839,991
Diluted earnings per share	339	296

(*) Details in Note 7.2.

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED CASH FLOW STATEMENT

6.1. Actual proceeds from borrowings during the period

	Current period VND	Previous period VND
Proceeds from borrowings under normal contractual terms	177,952,313,550	145,264,000,320
	177,952,313,550	145,264,000,320

6.2. Actual repayments of loan principal during the period

	Current period VND	Previous period VND
Repayments of borrowings under normal contractual terms	165,383,151,422	163,966,386,665
	165,383,151,422	163,966,386,665

6.3. Repayments of finance lease liabilities

	Current period VND	Previous period VND
Repayments of finance lease liabilities	252,199,998	596,509,956
	252,199,998	596,509,956

7. OTHER INFORMATION

7.1. Commitments and guarantees

Operating lease commitments

The Company as lessee:

As at 30 June 2026, Europe Vietnam International Fertilizer Joint Stock Company (AVG) had a land use right lease contract for a term of 20 years from 01/04/2026. The Company is required to pay a minimum lease under this non-cancellable lease of VND 179,892,000 per year.

Guarantees

During this period, the Company did not provide any commitments or guarantees to any third party.

7.2. Events after the end of the accounting period

- On 27/07/2026, Board of Directors' Resolution No. 14/2026/NQ-HĐQT/AVG approved the implementation of the plan for a further public offering of shares:

Details of the issuance plan:

Expected number of shares : Maximum of 8,839,991 shares;
to be offered
Par value : VND 10,000/share;
Total expected value of : VND 88,399,910,000;
shares to be offered
Charter capital after the : VND 265,199,730,000;
offering
Form of offering : Further public offering of shares;
Rights exercise ratio : 2:1 (as at the record date for exercising rights, every 02 rights
entitle the holder to purchase 01 additional newly issued share).

- On 27/07/2026, Board of Directors' Resolution No. 13/2026/NQ-HĐQT/AVG approved the detailed plan for the use of proceeds from the further public offering of shares, as follows:

Plan for utilization of proceeds

No.	Content	Estimated amount to be used (VND)
1	Investment in purchasing property (land/house) to open a representative office/branch in Ho Chi Minh City	30,000,000,000
2	Payment of bank loans to improve capital autonomy and reduce financial pressure on the Company	30,000,000,000
3	Payment of personal loans to reduce financial pressure, avoid interest rate risks, and enhance the Company's solvency	28,399,910,000
	Total	88,399,910,000

- On 27/07/2026, Board of Directors' Resolution No. 15/2026/NQ-HĐQT/AVG approved the escrow account to receive share subscription proceeds and the details of the registration dossier for the further public offering of shares to be submitted to the State Securities Commission.

7.3. Transactions and balances with related parties

Related parties of the Company comprise: key management personnel, individuals related to key management personnel, and other related parties.

7.3.1. Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise: members of the Board of Directors, the Supervisory Board, the Board of Management and the Chief Accountant. Individuals related to key management personnel are close family members of key management personnel.

List of key management personnel

Key management personnel and related individuals	Relationship
Mr. Nguyen Hoang Luan	Chairman
Mr. Vo Van Phuoc Que	Member of the Board of Directors, concurrently General Director
Mr. Nguyen Duc Quang	Member of the Board of Directors, concurrently Deputy General Director
Mr. Dinh Huynh Thai Tam	Member
Mr. Nguyen Duc Loc	Member
Ms. Nguyen Thi Thu Hien	Head of the Supervisory Board
Ms. Nguyen Thi Thu Thao	Member of the Supervisory Board
Ms. Luu Thi Cam Hoai	Member of the Supervisory Board
Ms. Bien Thi Chuyen	Chief Accountant
Mr. Nguyen Thanh Lap	Younger brother of Mr. Nguyen Hoang Luan

Remuneration of key management personnel

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

Salaries	Position	This period VND	Previous period VND
Mr. Nguyen Hoang Luan	Chairman of the Board of Directors	94,292,668	61,528,846
Mr. Vo Van Phuoc Que	Member of the Board of Directors cum General Director	88,138,582	67,759,615
Mr. Nguyen Duc Loc	Member of the Board of Directors	57,014,000	-
Ms. Nguyen Thi Thu Hien	Head of Board of Supervisory	73,933,426	-
Ms. Nguyen Thi Thu Thao	Member of Board of Supervisory	64,516,302	-
Ms. Bien Thi Chuyen	Chief Accountant	101,161,472	92,325,676
		479,056,450	221,614,137

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY Form No. B 09a – DN/HN
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Remuneration	Position	This period VND	Previous period VND
Mr. Nguyen Hoang Luan	Chairman of the Board of Directors	36,000,000	-
Mr. Vo Van Phuoc Que	Member of the Board of Directors cum General Director	18,000,000	-
Mr. Nguyen Duc Quang	Member of the Board of Directors cum Deputy General Director	18,000,000	-
Mr. Dinh Huynh Thai Tam	Member of the Board of Directors	18,000,000	-
Mr. Nguyen Duc Loc	Member of the Board of Directors	18,000,000	-
Ms. Nguyen Thi Thu Hien	Head of Board of Supervisory	24,000,000	-
Ms. Nguyen Thi Thu Thao	Member of Board of Supervisory	12,000,000	-
Ms. Luu Thi Cam Hoai	Member of Board of Supervisory	12,000,000	-
		156,000,000	-

Transactions with key management personnel and individuals related to key management personnel

The assets owned by Mr. Nguyen Hoang Luan – being bonds – are pledged by the subsidiary as collateral at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch. For details, please refer to Note 4.18.2 (11).

Key management personnel and related	Content	This period VND	Previous period VND
Mr. Nguyen Thanh Lap	Accrued land rental fee payable	44,793,000	-
		44,793,000	-

Balances with key management personnel and individuals related to key management personnel

Key management personnel and related	Content	End of period VND	Beginning of year VND
Mr. Nguyen Hoang Luan	Salary + Remuneration	52,850,000	72,000,000
Mr. Vo Van Phuoc Que	Salary + Remuneration	33,750,000	36,000,000
Mr. Nguyen Duc Quang	Remuneration	18,000,000	36,000,000
Mr. Dinh Huynh Thai Tam	Remuneration	18,000,000	36,000,000
Mr. Nguyen Duc Loc	Salary + Remuneration	28,166,000	24,000,000
Ms. Nguyen Thi Thu Hien	Salary + Remuneration	36,782,813	48,000,000
Ms. Nguyen Thi Thu Thao	Salary + Remuneration	23,697,539	24,000,000
Ms. Luu Thi Cam Hoai	Remuneration	12,000,000	24,000,000
Ms. Bien Thi Chuyen	Salary	16,590,000	-
Ms. Vo Huynh Trang	Remuneration	-	12,000,000
		239,836,352	312,000,000

Payables to individuals related to key management personnel	Content	End of period VND	Beginning of year VND
Payables			
Mr. Nguyen Thanh Lap	Land lease payables	44,793,000	-
		44,793,000	-

7.3.2. Transactions and balances with other related parties

Other related parties of the Company comprise: enterprises and individuals that directly or indirectly have the right to control the Company or are controlled by the Company, or are under common control with the Company, including the parent company and other companies within the same group.

List of other related parties

Other related parties	Address	Relationship
Phuc Dien Hau Giang Investment Joint Stock Company	Can Tho	Subsidiary
Sun Mekong Agriculture Limited Company	Can Tho	Entity in which a related person of the General Director is a capital contributor cum
Super Fertilizer Limited Company	Can Tho	Related entity in which Mr. Vo Van Phuoc Que acts as Director

Transactions with other related parties

Other related parties	Content	This period VND	Previous period VND
Sun Mekong Agriculture Company Limited	Revenue from sale of goods and finished goods	1,010,969,400	-
		1,010,969,400	-

Short-term receivable and payable balances with other related parties

Other related parties	Content	Ending Balance VND	Beginning Balance VND
Sun Mekong Agriculture Company Limited	Short-term trade accounts receivable	131,015,900	103,206,500
		131,015,900	103,206,500

7.4. Segment information

Segment information is presented based on the Company's primary segment, which is classified by business sector.

Information on business segments

The Company has the following business activities:

- Fertilizer production and trading activities;
- Asset leasing activities;

- Solar power business activities.

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

Segments by geographical area

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

7.5. Comparative information

The comparative figures in the interim consolidated statement of financial position are the figures from the Company's consolidated financial statements for the accounting period ended 31/12/2025, audited by International Auditing and Valuation Company Limited. The comparative figures in the interim consolidated income statement and the interim consolidated cash flow statement are the figures from the Company's interim consolidated financial statements for the six-month accounting period ended 30/06/2025, reviewed by International Auditing and Valuation Company Limited.

As presented in Note 2.4, from 1 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC dated 20/04/2026 prospectively. Certain comparative figures have also been reclassified to conform with the requirements of Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC dated 20/04/2026 relating to the presentation of consolidated financial statements, as presented in Appendix 02.



Preparer
Bien Thi Chuyen



Chief Accountant
Bien Thi Chuyen



General Director
Vo Van Phuoc Que
Can Tho City, Vietnam
27 August 2026

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
APPENDIX 01: SEGMENT INFORMATION BY BUSINESS SECTOR

Form No. B 09a – DN/HN

Information on business results, fixed assets and other long-term assets by business segment of the Company and its subsidiary is as follows:

	Fertilizer manufacturing and trading segment	Warehouse leasing service segment	Solar power supply segment	Total
Current period				
Net revenue from sales and rendering of services to external customers	330,478,841,418	5,581,979,143	4,951,522,227	341,012,342,788
Net revenue from sales of goods and services rendered between segments	-	-	-	-
Total net revenue from sales of goods and services rendered	330,478,841,418	5,581,979,143	4,951,522,227	341,012,342,788
Segment expense	(313,961,065,336)	(3,272,886,372)	(1,694,625,506)	(318,928,577,214)
Segment results	16,517,776,082	2,309,092,771	3,256,896,721	22,083,765,574
Unallocated expenses				(5,383,805,975)
Profit from operating activities				16,699,959,599
Financial income				20,532,768
Financial expenses				(7,140,438,014)
Other income				-
Other expenses				(46,947,881)
Current corporate income tax expense				(484,082,251)
Net profit/ (losses) after corporate income tax	2,071,724,762	-	6,775,000,000	8,846,724,762
Total expenditures incurred for the acquisition of property, plant and equipment and other non-current assets	909,055,176	3,112,803,360	530,391,803	4,552,250,339
Total depreciation and amortization of long-term prepaid expenses				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

APPENDIX 01: SEGMENT INFORMATION BY BUSINESS SECTOR

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
APPENDIX 01: SEGMENT INFORMATION BY BUSINESS SECTOR

Assets and liabilities by business segment of the Company and its subsidiaries are as follows:

	Fertilizer manufacturing and trading segment	Warehouse leasing service segment	Solar power supply segment	Total
Beginning of year				
Direct segment assets	149,925,695,745	75,822,893,243	15,862,824,760	241,611,413,748
Allocated segment assets				-
Unallocated assets				227,937,842,517
Total assets				469,549,256,265
Current period				
Direct segment liabilities	175,118,282,103	-	-	175,118,282,103
Allocated segment liabilities	-	-	-	-
Unallocated liabilities				51,274,493,051
Total liabilities				226,392,775,154
Beginning of year				
Direct segment assets	223,302,508,336	124,560,907,945	22,015,580,885	369,878,997,166
Allocated segment assets				126,791,640,458
Total assets				496,670,637,624
Current period				
Direct segment liabilities	232,558,989,425	410,328,098	-	232,969,317,523
Allocated segment liabilities				11,495,814,769
Total liabilities				244,465,132,292

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

Certain indicators have been restated to conform with Circular No. 99/2025/TT-BTC dated 27/10/2025, for comparison with the figures for this period.

Consolidated Balance Sheet at 31/12/2025 (Audited)

Adjustments under Circular No. 99/2025/TT-BTC

No.	Item	Code	Amount	No.	Item	Code	Amount	Different
ASSETS								
1	Other short-term receivables	136	402,700,000	1	Other short-term receivables	135	402,700,000	-
2	Other short-term assets	150	4,091,883,405	2	Other short-term assets	160	4,091,883,405	-
3	Short-term prepaid expenses	151	273,945,735	3	Short-term deferred expenses	161	273,945,735	-
4	Deductible VAT	152	3,817,937,670	4	Deductible VAT	162	3,817,937,670	-
5	Investment property	230	74,033,166,834	5	Investment property	240	74,033,166,834	-
6	Cost	231	91,251,885,140	6	Cost	241	91,251,885,140	-
7	- Accumulated depreciation (*)	232	(17,218,718,306)	7	- Accumulated depreciation (*)	242	(17,218,718,306)	-
8	Long-term work in progress	240	41,460,700,000	8	Long-term work in progress	250	41,460,700,000	-
9	Construction in progress	242	41,460,700,000	9	Construction in progress	252	41,460,700,000	-
10	Other long-term assets	260	17,911,001,314	10	Other long-term assets	270	17,911,001,314	-
11	Long-term prepaid expenses	261	17,911,001,314	11	Long-term deferred expenses	271	17,911,001,314	-
12	TOTAL ASSETS	270	469,549,256,265	12	TOTAL ASSETS	280	469,549,256,265	-
RESOURCES								
1	Taxes and other payables to the State	313	873,641,419	1	Short-term taxes and other payables to the State	314	873,641,419	-
2	Payables to employees	314	648,682,903	2	Payables to employees	315	648,682,903	-
3	Short-term accrued expenses	315	675,064,727	3	Short-term accrued expenses	316	675,064,727	-
4	Short-term borrowings and finance lease	320	175,110,494,107	4	Short-term borrowings and finance lease	321	175,110,494,107	-
5	Other long-term payables	337	441,431,600	5	Other long-term payables	338	441,431,600	-
6	Long-term borrowings and finance lease	338	11,427,207,433	6	Long-term borrowings and finance lease I	339	11,427,207,433	-
7	Undistributed post-tax profit	421	62,529,823,448	7	Undistributed post-tax profit	420	62,529,823,448	-
8	Accumulated undistributed post-tax profit UP To the end of the Prior	421a	62,529,823,448	8	Accumulated undistributed post-tax profit UP To the end of the Prior	420a	62,529,823,448	-
9	Undistributed post-tax profit of the Current period	421b	16,135,781,791	9	Undistributed post-tax profit of the Current period	420b	16,135,781,791	-
LIABILITIES AND OWNER'S EQUITY								

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form No. B 09a – DN/HN

Consolidated Income Statement at 30/06/2025 (Reviewed)

Adjustments under Circular No. 99/2025/TT-BTC

No.	Item	Code	Amount	No.	Item	Code	Amount	Different
1	Financial income	21	88,975,292	1	Financial income	22	88,975,292	-
2	Finance expenses	22	4,434,110,531	2	Finance expenses	23	4,434,110,531	-
3	- Of which: Interest expense	23	4,429,310,531	3	- Of which: Interest expense	24	4,429,310,531	-
4	Net operating profit {30 = 20 + (21-22) - (24+25)}	30	8,504,645,558	4	Net operating profit {30 = 20 + 21 + (22-23) - (25+26) + 27}	30	8,504,645,558	-

Consolidated Cash Flow at 30/06/2025 (Reviewed)

Adjustments under Circular No. 99/2025/TT-BTC

No.	Item	Code	Amount	No.	Item	Code	Amount	Different
1	Gain/loss from investing activities	5	(88,975,292)	1	Gain/loss from investing and financial activities	5	(88,975,292)	-
2	Interest expense	6	4,429,310,531	2	Interest expense	6	4,429,310,531	-
3	Increase/decrease in prepaid expenses	12	173,596,089	3	Increase/decrease in defferd expenses	12	173,596,089	-
4	Loan Interest paid	14	(4,344,441,897)	4	Interest paid	14	(4,344,441,897)	-

Chuyen

Chuyen



Preparer
Bien Thi Chuyen

Chief Accountant
Bien Thi Chuyen

General Director
Vo Van Phuoc Que
Can Tho City, Vietnam
27 August 2026

