

**EUROPE VIETNAM INTERNATIONAL
FERTILIZER JOINT STOCK COMPANY**

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

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STATEMENT OF THE BOARD OF MANAGEMENT

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

COMPANY INFORMATION

Europe Vietnam International Fertilizer Joint Stock Company (referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 6300230407 first issued by the Department of Planning and Investment of Hau Giang Province on 31 July 2013 (now the Department of Finance of Can Tho City). In the course of its operation, the Company has changed its business registration for the 7th (seventh) time, with the Enterprise Registration Certificate re-issued by the Department of Finance of Can Tho City for the 7th (seventh) time on 28 July 2025.

Europe Vietnam International Fertilizer Joint Stock 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

Members of the Board of Directors, the Supervisory Board and the Board of Management 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 of the Board of Directors
Mr. Vo Van Phuoc Que	Member of the Board of Directors
Mr. Nguyen Duc Quang	Member of the Board of Directors
Mr. Dinh Huynh Thai Tam	Member of the Board of Directors
Mr. Nguyen Duc Loc	Member of the Board of Directors

Board of Supervisory

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

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.

EVENTS ARISING AFTER THE END OF THE ACCOUNTING PERIOD

Other than the events already presented in Note 7.2 – "Events after the reporting period", there were no other significant events arising from the accounting closing date for the six-month accounting period ended 30/06/2026 that would require adjustment or disclosure in the notes to the interim financial statements.

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

AUDITOR

International Auditing and Valuation Company Limited has been appointed as the auditor to carry out the review of the Company's reviewed interim separate 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 SEPARATE FINANCIAL STATEMENTS

The Company's Board of Management is responsible for preparing interim separate financial statements which give a true and fair view of the Company's separate financial position, separate results of operations and separate cash flows for the period. In preparing these interim separate 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 separate financial statements;
- prepare the interim separate 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 separate 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 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 for taking reasonable steps for the prevention and detection of fraud and other irregularities and legal regulations relating to the preparation and presentation of the interim separate financial statements.

The Board of Management confirms that it has complied with the above requirements in preparing the interim separate 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 separate financial statements. These interim separate financial statements give a true and fair view of the Company's separate financial position as at 30 June 2026, and of its separate results of operations and separate cash flows for the period then ended, in accordance with Vietnamese accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of the interim separate financial statements.



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

No.: 0306/2026/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 separate financial statements of Europe Vietnam International Fertilizer Joint Stock Company (hereinafter referred to as the "Company"), prepared on 27 August 2026, as set out on pages 05 to page 45, which comprise the interim separate statement of financial position as at 30/06/2026, the interim separate income statement, the interim separate cash flow statement for the six-month accounting period then ended and the accompanying selected notes to the interim separate financial statements as set out therein.

Responsibilities of the Board of Management

The Company's Board of Management is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of interim separate financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of interim separate 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 separate 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 separate financial statements do not give a true and fair view, in all material respects, of the separate financial position of the entity as at 30/06/2026, and of its separate results of operations and separate cash flows for the six-month accounting period then ended, in accordance with Vietnamese accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of interim separate financial statements.



Nguyễn Hữu Hoan

Deputy Director

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

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Hanoi, 27 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	End of period VND	Beginning of year (restated) VND
A. CURRENT ASSETS	100		129,300,319,095	119,698,076,145
I. Cash and Cash equivalents	110	4.1	7,921,578,875	3,407,054,451
1. Cash	111		7,921,578,875	3,407,054,451
III/ Short-term receivables	130		90,700,578,312	74,638,178,304
1. Short-term trade receivables	131	4.2	88,782,750,541	73,944,205,913
2. Short-term advances to suppliers	132	4.3	65,627,771	291,272,391
3. Short-term loans receivable	135	4.4	1,852,200,000	402,700,000
IV/ Inventories	140	4.5	28,638,583,950	38,893,555,532
1. Inventories	141		28,638,583,950	38,893,555,532
VI/ Other short-term assets	160		2,039,577,958	2,759,287,858
1. Short-term deferred expenses	161	4.6	253,193,573	192,175,087
2. Deductible value added tax	162		1,786,384,385	2,567,112,771
B/ LONG -TERM ASSETS	200		199,869,782,270	199,653,751,572
I/ Long-term receivables	210		24,000,000	-
1. Long-term loans receivables	215	4.4	24,000,000	-
III/ Fixed assets	220		60,498,755,607	22,589,347,911
1. Tangible fixed assets	221	4.7	20,317,684,832	20,613,781,240
- Cost	222		34,510,500,608	33,858,580,608
- Accumulated depreciation	223		(14,192,815,776)	(13,244,799,368)
2. Financial leasehold assets	224	4.8	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	4.9	38,289,570,770	-
- Cost	228		38,289,570,770	-
III/ Investment property	240	4.10	21,012,160,135	21,497,797,471
- Cost	241		24,832,830,561	24,832,830,561
- Accumulated depreciation	242		(3,820,670,426)	(3,335,033,090)
IV/ Long-term assets in progress	250		44,793,000	40,040,000,000
1. Construction in progress	252		44,793,000	40,040,000,000
VI/ Long-term financial investments	260	4.11	102,500,000,000	102,500,000,000
1. Investments in subsidiaries	261		102,500,000,000	102,500,000,000
VII/ Other long-term assets	270		15,790,073,528	13,026,606,190
1. Long-term prepaid expenses	271	4.6	15,790,073,528	13,026,606,190
			-	-
TOTAL ASSETS	280		329,170,101,365	319,351,827,717

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

RESOURCES	Code	Note	End of period VND	Beginning of year (restated) VND
C/ LIABILITIES	300		118,090,666,159	114,603,472,983
I/ Current liabilities	310		108,808,111,124	104,741,833,950
1. Short-term trade payables	311	4.12	19,653,987,589	18,465,821,495
2. Short-term advances from customers	312	4.13	763,705,195	783,799,250
3. Taxes and other payables to the State	314	4.16	340,043,632	657,840,195
4. Payables to employees	315		593,033,751	527,213,867
5. Short-term accrued expenses	316	4.14	636,988,960	446,462,460
6. Other short-term payables	320	4.15	104,125,312	-
7. Short-term loans and finance lease liabilities	321	4.17	86,716,226,685	83,860,696,683
II/ Long-term liabilities	330		9,282,555,035	9,861,639,033
1. Other long-term payables	338	4.15	243,431,600	241,431,600
Long-term loans and finance lease liabilities	339	4.17	9,039,123,435	9,620,207,433
D/ OWNERS' EQUITY	400		211,079,435,206	204,748,354,734
I/ Owners' equity	410	4.18	211,079,435,206	204,748,354,734
1. Share 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. Undistributed earnings after tax	420		33,808,448,125	27,477,367,653
- Undistributed profits by the end of prior year	420a		27,477,367,653	15,190,355,868
- Undistributed profits/losses of current year	420b		6,331,080,472	12,287,011,785
TOTAL RESOURCES	440		329,170,101,365	319,351,827,717

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Preparer
Bien Thi Chuyen

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Chief Accountant
Bien Thi Chuyen



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

INTERIM SEPARATE INCOME STATEMENT
For the six-month accounting period ended 30 June 2026

Items	Code	Note	This period VND	Previous period VND
1. Gross sales of goods and services	01	5.1	178,267,591,060	198,160,193,236
2. Deductions	02	5.2	-	1,000,000
3. Net sales of goods and services (10 = 01-02)	10		178,267,591,060	198,159,193,236
4. Cost of goods sold	11	5.3	164,065,941,632	185,744,165,274
5. Gross profit from sales of goods and services (20 = 10-11)	20		14,201,649,428	12,415,027,962
6. Gain/(loss) from sale and disposal of investment properties	21		-	-
7. Financial income	22	5.4	4,155,442	65,802,928
8. Financial expenses	23	5.5	3,791,980,643	1,714,788,638
In which: Interest expense	24		3,791,980,643	1,714,788,638
9. Selling expenses	25	5.6	952,352,507	665,948,128
10. General and administration expenses	26	5.7	2,762,189,749	2,327,904,672
11. Net operating profit (30 = 20+21+22-(23+25+26))	30		6,699,281,971	7,772,189,452
12. Other income	31		-	-
13. Other expenses	32	5.8	28,157,868	45,989,805
14. Profit from other activities (40 = 31-32)	40		(28,157,868)	(45,989,805)
15. Total accounting profit before tax (50 = 30+40)	50		6,671,124,103	7,726,199,647
16. Current corporate income tax expense	51	5.9	340,043,631	388,609,472
17. Deferred corporate income tax expense	52		-	-
18. Net profit after corporate income tax (60 = 50-51-52)	60		6,331,080,472	7,337,590,175

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Preparer
Bien Thi Chuyen

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Chief Accountant
Bien Thi Chuyen



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

INTERIM SEPARATE CASH FLOW STATEMENT

For the six-month accounting period ended 30 June 2026
(indirect method)

	Items	Code	Note	This period VND	Previous period VND
I.	Cash flows from operating activities				
1.	Profit before tax	01		6,671,124,103	7,726,199,647
2.	Adjustments for:				
-	Depreciation and amortisation of fixed assets	02		1,517,720,410	1,501,816,288
-	(Gains)/losses from investing activities	05		(4,155,442)	(65,802,928)
-	Interest expense	06		3,791,980,643	1,714,788,638
3.	Operating profit before changes in working capital	08		11,976,669,714	10,877,001,645
-	Change in receivables	09		(14,647,831,428)	(24,754,110,755)
-	Change in inventories	10		10,254,971,582	23,342,761,809
-	Change in payables (excluding accrued loan interest and corporate income tax payable)	11		3,392,606,271	(1,527,422,730)
-	Change in prepaid expenses	12		(2,824,485,824)	79,051,975
-	Interest paid	14		(3,646,247,143)	(1,771,266,694)
-	Corporate income tax paid	15		(657,840,194)	(100,000,000)
	Net cash flows from operating activities	20		3,847,842,978	6,146,015,250
II.	Cash flows from investing activities				
1.	Acquisition and construction of fixed assets and other long-term assets	21		(1,611,920,000)	-
2.	Payments for granting loans, purchasing debt instruments of other entities	23		-	(4,400,000,000)
3.	Receipts from collecting loans, sales of debt instruments of other entities	24		-	4,400,000,000
4.	Receipts of interests, dividends and share of profits	27		4,155,442	65,802,928
	Net cash flows from investing activities	30		(1,607,764,558)	65,802,928

INTERIM SEPARATE CASH FLOW STATEMENT (CONTINUED)

*For the six-month accounting period ended 30 June 2026
(indirect method)*

Items	Code	Note	This period VND	Previous period VND
III. Cash flows from financing activities				
1. Proceeds from borrowings	33	6.1	55,470,000,000	56,106,180,000
2. Repayment of borrowings	34	6.1	(52,943,353,998)	(73,456,680,000)
3. Payments for finance lease liabilities	35	6.1	(252,199,998)	(596,509,956)
Net cash flows from financing activities	40		2,274,446,004	(17,947,009,956)
Net cash flows during the period	50		4,514,524,424	(11,735,191,778)
Cash and cash equivalents at the beginning of the period	60		3,407,054,451	17,574,780,444
Cash and cash equivalents at the end of the period	70		7,921,578,875	5,839,588,666

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Preparer
Bien Thi Chuyen

Chuyen

Chief Accountant
Bien Thi Chuyen



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

SELECTED NOTES TO THE INTERIM SEPARATE 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 separate financial statements.

1. CORPORATE INFORMATION

1.1. Form of capital ownership

Europe Vietnam International Fertilizer Joint Stock Company (referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 6300230407 first issued by the Department of Planning and Investment of Hau Giang Province on 31 July 2013 (now the Department of Finance of Can Tho City). In the course of its operation, the Company has changed its business registration for the 7th (seventh) time, with the Enterprise Registration Certificate re-issued by the Department of Finance of Can Tho City for the 7th (seventh) time on 28 July 2025.

Europe Vietnam International Fertilizer Joint Stock Company has its head office located at: National Highway 1A, Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam

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 71 (31 December 2025: 65).

1.2. Business sector

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

1.3. Principal activities

The Company's principal activities are:

- Production and trading of fertilizers;
- Leasing of factories/warehouses.

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 separate financial statements

During the six-month accounting period ended 30/06/2026, there were no operations that had a significant effect on the indicators in the Company's interim separate financial statements.

1.6. Corporate structure

As at 30 June 2026, the Company had 01 (one) subsidiary as follows:

Name of company	Place of incorporation and operation	Percentage of ownership interest	Percentage of voting rights	Principal activities
Phuc Dien Hau Giang Investment Joint Stok 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 separate financial statements

The figures presented in the interim separate financial statements for the six-month accounting period ended 30/06/2026 are comparable with the corresponding figures of the prior period. Certain comparative figures have also been reclassified to conform with the requirements of Circular 99 relating to the presentation of financial statements (details in Appendix 02: Comparative figures restated in accordance with Circular 99)

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

2.1. Basis of preparation of the interim separate financial statements

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

The accompanying interim separate financial statements are not intended to present the separate financial position, separate results of operations and separate 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. Fiscal year

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

2.4. For the six-month accounting period ended 30/06/2026, the Company has prepared its interim financial statements in accordance with the applicable regulations

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99"). Circular 99 replaces the previous guidance on the Enterprise Accounting System under Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and the circulars amending and supplementing Circular 200. Circular 99 takes effect from 1 January 2026 and applies to annual accounting periods beginning on or after 1 January 2026.

The Company has applied the relevant requirements of Circular 99 prospectively from 1 January 2026, except as otherwise provided by Circular 99.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Accounting estimates

The preparation of the interim separate financial statements in conformity with Vietnamese accounting standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations relating to the preparation and presentation of interim separate 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 separate financial statements, as well as the reported amounts of revenues and expenses during the accounting 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. Foreign currency transactions

Transactions in currencies other than VND during the period are translated into VND at the actual exchange rates ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, other than demand deposits, are translated into VND at the average buying and selling transfer rates of the commercial bank where the Company regularly transacts. Balances of foreign currency demand deposits are translated at the average buying and selling transfer rate at the end of the accounting period of the commercial bank where the Company maintains its deposit account.

All foreign exchange differences are recorded in the separate income statement.

3.3. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits at banks and short-term investments with an original maturity or recovery term of not more than 3 months from the date of investment, which are readily convertible into known amounts of cash, are subject to an insignificant risk of change in value on conversion into cash and are not restricted as to use.

3.4. Financial investments

Investments in subsidiaries

Subsidiaries are entities controlled by the Company. 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.

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, an allocation of 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 obsolete, damaged, sub-standard inventories, and for inventories whose cost exceeds net realisable value, is made in accordance with prevailing accounting regulations 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 any directly attributable costs of bringing the asset to its working condition for its intended use. The cost of self-constructed assets or assets constructed under contract includes the cost of construction, being the actual construction costs, plus other directly attributable costs, and registration fees (if any) in accordance with the current construction and investment management regulations. Where a construction 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

3.8. 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 recognised at cost at the inception of the lease. The cost of a finance-leased asset is determined at the fair value of the leased asset or, if lower, the present value of the minimum lease payments. The discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in the lease. Where the implicit interest rate cannot be determined, the Company uses its incremental borrowing rate at the inception of the lease.

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 Company 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 fixed assets under finance leases are as follows:

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

3.9. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The initial cost of an intangible fixed asset comprises all expenditure incurred by the Company to bring the asset to its working condition for its intended use. Subsequent expenditure relating to an intangible

SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS**(continued)**

fixed asset after its initial recognition is recognized as an operating expense in the period in which it is incurred, unless such expenditure is directly attributable to a specific intangible fixed asset and increases the economic benefits expected to be derived from the asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are written off, and any gain or loss resulting from its disposal is recognized in income or expenses during the year. The Company's intangible fixed assets comprise:

Land Use Rights

Definite-term land use rights are stated at cost less accumulated amortization. The initial cost of land use rights comprises the purchase price and all directly attributable costs of acquiring the land use rights. Amortization is calculated on a straight-line basis over the remaining validity period of the land use right certificate.

Indefinite-term land use rights are stated at cost and are not amortized.

The Company's land use rights are located at Tam Vu 1 Hamlet, Thanh Hoa Commune, Phung Hiep District, Hau Giang Province (currently "Tam Vu 1 Hamlet, Thanh Hoa Commune, Can Tho City") and Thanh Loc Ward, District 12, Ho Chi Minh City (currently An Phu Dong Ward, Ho Chi Minh City). Details are presented in Note 4.9.

3.10. Investment property

Investment property comprises buildings and structures owned by the Company that are held to earn rentals. Investment property is classified based on its initial cost recognised.

The cost of investment property is all costs incurred by the Company, or the fair value of consideration given, to complete an investment property so as to bring future economic benefits from leasing or trading in real estate.

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.

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 there is a change in use. Where an investment property is transferred to owner-occupied property, the Company records the cost of the property at its net carrying amount at the date of transfer. Where an owner-occupied property is transferred to investment property, the Company records the cost of the property at its net carrying amount at the date of transfer.

Investment property 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. Prepaid expenses

Prepaid expenses comprise actual expenses already incurred that relate to the results of operations of more than one accounting period. The Company's prepaid 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 annual agricultural land use rights (area of 55.2 m²) is included in the total value of the Real Estate at Land Lot No. 1532, Map Sheet No. 18, Thanh Loc Ward, District 12, Ho Chi Minh City (total area of 569.2 m², including 514 m² of residential land with permanent duration and 55.2 m² of agricultural land), under Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DA002811 issued by the District 12 People's Committee on 14/12/2020. The aforementioned land use rights are mortgaged to secure a loan at Saigon Thuong Tin Commercial Joint Stock Bank – Hang Xanh Branch (now Saigon Treasure Commercial Joint Stock Bank – Hang Xanh Branch (Details are presented in Note No. 4.17.1 (5)).

The value of the land use rights for lump-sum prepaid leased land at 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 Certificate of Land Use Rights No. CR248466, Certificate Issuance Book 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).

The land lease expenses are allocated throughout the land use term, matching the land lease duration specified in the contract. The aforementioned land use rights are mortgaged to secure a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch (Details are presented in Note No. 4.17.1 (3)). Land lease expenses are gradually allocated to expenses over the lease term.

3.12. 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 or sale of goods or the provision of services.

3.13. Borrowings and finance lease liabilities

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

3.14. 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 fixed assets or investment property, interest is capitalised even where the construction period is less than 12 months.

3.15. Owners' equity

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

3.16. 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.

3.17. 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; and
- the costs incurred, or to be incurred, in respect of the transaction can be measured reliably.

Revenue from rendering of services

Revenue from the rendering of services is recognised when the outcome of the transaction can be measured reliably. Where a service is provided over more than one period, revenue is recognised in

the period based on the results of the work performed as at the date of the statement of financial position for that period. The outcome of a service transaction can be measured reliably when all of the following conditions are satisfied:

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

3.18. 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.

3.19. 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.

3.20. Selling expenses

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

3.21. 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.

3.22. Taxation

Corporate income tax for the year comprises current and deferred tax. It is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is also recognised directly in equity.

Current tax is the expected tax payable, calculated on taxable income for the period using tax rates enacted at the end of the annual accounting period, plus any adjustment to tax payable in respect of previous years.

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

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.

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

Value added tax

During the period, a 5% VAT rate applies to fertilizer trading activities, 10% to warehouse leasing activities, and 8% to vehicle rental activities.

Corporate income tax

- 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 first 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.

3.23. 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.

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
(continued)

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

4.1. Cash and cash equivalents

Cash and cash equivalents held by the enterprise but not restricted in use	End of period VND	Beginning of year VND
Cash on hand	1,768,367,234	254,083,000
Demand deposits (*)	6,153,211,641	3,152,971,451
	7,921,578,875	3,407,054,451
(*) Details of bank deposit balances are as follows:		
Bank name	30/06/2026 VND	01/01/2026 VND
Vietnam Joint Stock Commercial Bank for Industry and Trade	5,229,727,870	1,906,653,203
Saigon Treasure Commercial Joint Stock Bank	569,603,594	693,468,732
Military Commercial Joint Stock Bank	313,935,385	69,614,321
Other banks	39,944,792	483,235,195
	6,153,211,641	3,152,971,451

4.2. Short-term trade receivables

	End of period		Beginning of year	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
A Chau Construction Technical Services Company Limited	2,453,310,325	-	4,775,352,000	-
An Phat Agricultural Import Export Company Limited	7,755,881,328	-	6,850,068,988	-
Ecogreen Agri Vietnam Joint Stock Company	4,150,739,195	-	6,962,956,495	-
Ong Dien Rice Joint Stock Company	5,344,671,150	-	-	-
Khanh Phat Production Trading Import Export Company Limited	6,488,936,261	-	5,888,880,423	-
Lam Phong Fertilizer Joint Stock Company	6,450,300,930	-	4,729,090,905	-
Minh Han Investment Company Limited	6,927,495,524	-	5,152,182,903	-
Southern Agricultural Products Import Export Joint Stock Company	2,853,615,600	-	9,507,615,600	-
TDE Trading and Services Joint Stock Company	7,577,616,115	-	5,953,981,900	-
Other customers	38,780,184,113	-	24,124,076,699	-
	88,782,750,541	-	73,944,205,913	-
Other short-term receivables from related parties (details in Note 7.3)	131,015,900	-	103,206,500	-

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
(continued)

4.3. Short-term advances to suppliers

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Tan Duc Manufacturing - Trading - Service Company Limited	-	-	273,245,964	-
Victory TT Group Joint Stock	56,047,680	-	-	-
Other suppliers	9,580,091	-	18,026,427	-
	65,627,771	-	291,272,391	-

4.4. Other receivables

	End of period		Beginning of year	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term	1,852,200,000	-	402,700,000	-
Deposits and collateral				
Pham Vu Kien (1)	1,600,000,000	-	-	-
Chailease International Leasing Company Limited (2)	252,200,000	-	252,200,000	-
Deposits for other contracts	-	-	24,000,000	-
Advances	-	-	66,500,000	-
Other receivables	-	-	60,000,000	-
b) Long-term	24,000,000	-	-	-
Deposits for other contracts	24,000,000	-	-	-
	1,876,200,000	-	402,700,000	-

(1) Deposit under Deposit Contract No. 01/2026/HĐĐC/AVG dated January 13, 2026 between Au Viet International Fertilizer Joint Stock Company and Mr. Pham Vu Kien regarding a deposit of VND 1,600,000,000 for the purchase of land use rights under Certificate No. 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 (currently Tam Binh Ward, Ho Chi Minh City); Transfer price of VND 32,000,000,000; Contract addendum extending the contract signing period by 12 months from the deposit date.

(2) Deposit under Financial Lease Contract No. C2208060C2 dated September 13, 2022 for the financial lease of the 3-color NPK fertilizer mixing production line between Au Viet International Fertilizer Joint Stock Company and Chailease International Leasing Company Limited.

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
(continued)

4.5. Inventories

	End of period		Beginning of year	
	Cost VND	Provison VND	Cost VND	Provison VND
Raw materials	26,636,605,312	-	38,893,555,532	-
Merchandise	2,001,978,638	-	-	-
	28,638,583,950	-	38,893,555,532	-

The value of obsolete, damaged, or degraded inventories with no marketability at the end of the period is VND 0.

The value of inventories pledged or mortgaged to secure payables at the end of the period is VND 0.

4.6. Prepaid expenses

	End of period VND	Beginning of year VND
a) Short-term	253,193,573	192,175,087
Insurance expenses	235,125,473	162,145,087
Other expenses	18,068,100	30,030,000
b) Long-term	15,790,073,528	13,026,606,190
Tools and supplies	156,492,275	70,731,045
Land use rights in Cai Tac (*)	12,736,165,826	12,885,674,240
Land use rights in District 12 (**)	2,694,516,729	-
Other expenses	202,898,698	70,200,905
	16,043,267,101	13,218,781,277

(*) Represents the value of land use rights under a one-off rental payment arrangement at Plot No. 288, Map No. 25, Long An B Hamlet, Cai Tac Town, Chau Thanh District, Hau Giang Province, Vietnam (currently Long An B Hamlet, Dong Phuoc Commune, Can Tho City, Vietnam) under Land Use Rights Certificate No. CR248466 issued by the Department of Natural Resources and Environment of Hau Giang Province on August 19, 2019. The land lease period is from January 22, 2019 to January 22, 2069. The land rental expense is allocated to expenses over an allocation period of 50 years.

The above land use rights are mortgaged as collateral for the Company's loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hau Giang Branch.

(**) Represents the value of annual crop land use rights (area of 55.2 m² within the total property value at Plot No. 1532, Map No. 18, Thanh Loc Ward, District 12, Ho Chi Minh City (total area of 569.2m², including 514m² of residential land for long-term use and 55.2m² of annual crop land) under 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 December 14, 2020 (partitioned from Certificate No. CH16242 issued by the People's Committee of District 12 on February 12, 2019). Land use period: long-term for residential land; until October 28, 2068 for other annual crop land. Located on the land is an individual house with a construction area of 128.1m², a floor area of 128.1m², Grade IV, under private ownership.

The above land use rights are mortgaged as collateral for a loan at Sai Gon Tai Loc Commercial Joint Stock Bank – Hang Xanh Branch (or Saigon Thuong Tin Joint Stock Commercial Bank – Hang Xanh Branch).

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

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4.7. Movements of tangible fixed assets

	Buildings and structures VND	Machineries and equipments VND	Office equipments VND	Others (*) VND	Total VND
COST					
Beginning balance	17,921,875,372	11,084,508,000	4,852,197,236	-	33,858,580,608
Increasing during the year	-	-	40,000,000	611,920,000	651,920,000
- <i>Purchasing</i>	-	-	40,000,000	611,920,000	651,920,000
Ending balance	17,921,875,372	11,084,508,000	4,892,197,236	611,920,000	34,510,500,608
ACCUMULATED DEPRECIATION					
Beginning balance	5,220,636,447	5,786,592,037	2,237,570,884	-	13,244,799,368
Increasing during the year	355,573,200	366,428,214	222,615,438	3,399,556	948,016,408
Decreasing during the year	355,573,200	366,428,214	222,615,438	3,399,556	948,016,408
Ending balance	5,576,209,647	6,153,020,251	2,460,186,322	3,399,556	14,192,815,776
NET CARRYING AMOUNT					
Beginning balance	12,701,238,925	5,297,915,963	2,614,626,352	-	20,613,781,240
Ending balance	12,345,665,725	4,931,487,749	2,432,010,914	608,520,444	20,317,684,832

(*) Other fixed assets represent the Company's solar power system.

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: VND 2,599,898,363).

	Buildings and structures	Machineries and equipments	Office equipments	Others (*)	Total
At the beginning of the year	552,200,000	634,062,000	1,413,636,363	-	2,599,898,363
At the end of the period	552,200,000	634,062,000	1,593,636,363	-	2,779,898,363
At the end of the period, the net book value of tangible fixed assets mortgaged to secure loans is VND 12,866,760,492.					
Net book value at the end of the period	12,397,592,246	-	469,168,246	-	12,866,760,492

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
(continued)

4.8. Fixed assets under finance leases

	Machinery and equipment VND	Total VND
HISTORICAL COST		
Balance at the beginning of the year	2,522,000,000	2,522,000,000
Balance at the end of the period	2,522,000,000	2,522,000,000
ACCUMULATED DEPRECIATION		
Balance at the beginning of the year	546,433,329	546,433,329
Increase during the period	84,066,666	84,066,666
- Depreciation for the period	84,066,666	84,066,666
Balance at the end of the period	630,499,995	630,499,995
NET BOOK VALUE		
At the beginning of the year	1,975,566,671	1,975,566,671
At the end of the period	1,891,500,005	1,891,500,005

4.9. Intangible fixed assets

	Land use rights (*) VND	Total VND
COST		
Beginning balance	-	-
- Purchasing	38,289,570,770	38,289,570,770
Ending balance	38,289,570,770	38,289,570,770
ACCUMULATED DEPRECIATION		
Beginning balance	-	-
Ending balance	-	-
NET CARRYING AMOUNT		
Beginning balance	-	-
Ending balance	38,289,570,770	38,289,570,770

(*) Land use right of 514 m2 of long-term residential land at Thanh Loc Ward, District 12, Ho Chi Minh City (now An Phu Dong Ward, Ho Chi Minh City); Land Use Right Certificate No. DA 002811 issued on 14 December 2020 (the use right was transferred to the Company on 01/04/2026).

The carrying value of the above land use right is pledged as collateral for a loan at Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch

The net carrying amount of intangible fixed assets pledged as collateral for loans as at 30/06/2026 is VND 38,289,570,770

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

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4.10. Investment property

	INVESTMENT PROPERTIES HELD FOR LEASE		Beginning of year		Increase in the period		Decrease in the period		End of period	
			VND		VND		VND		VND	
Cost										
Buildings and land use rights			24,832,830,561		-		-		24,832,830,561	
			24,832,830,561		-		-		24,832,830,561	
Accumulated Depreciation										
Buildings and land use rights			(3,335,033,090)		(485,637,336)		-		(3,820,670,426)	
			(3,335,033,090)		(485,637,336)		-		(3,820,670,426)	
Net Carrying Amount										
Buildings and land use rights			21,497,797,471		-		-		21,012,160,135	
			21,497,797,471		-		-		21,012,160,135	

- 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.

- The net carrying amount of investment properties pledged or mortgaged as collateral for loans as at 30 June 2026 was VND 21,012,160,135 (as at 1 January 2026: VND 21,497,797,473).

- The cost of fully depreciated investment properties still held for lease as at 30 June 2026 was VND 0 (as at 1 January 2026: VND 0).

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

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
(continued)

4.11. Long-term financial investments

	Ending Balance			Beginning Balance		
	Cost	Recoverable value	Provision	Cost	Recoverable value	Provision
	VND	VND	VND	VND	VND	VND
Investments in subsidiaries						
Phuc Dien Hau Giang Investment Joint Stock Company (1)	102,500,000,000	(i)	-	102,500,000,000	(i)	-
Cộng	102,500,000,000		-	102,500,000,000		

(i) Phuc Dien Hau Giang Investment Joint Stock Company is not a public or listed company; therefore, the Company has not yet determined the recoverable value of this financial investment, as Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System do not provide specific guidance on determining recoverable value.

(1) Represents the investment in Phuc Dien Hau Giang Investment Joint Stock Company under Business Registration Certificate No. 6300229987, first registered on July 18, 2013, with the 7th amendment issued by the Department of Finance of Can Tho City on August 15, 2025; charter capital: VND 105,000,000,000 – equivalent to 10,500,000 shares. Investment value: VND 102,500,000,000, equivalent to 10,250,000 shares, representing an ownership interest and voting ratio of 97.62%.

4.12. Short-term trade payables

	End of period VND	Beginning of year VND
Thien Hoa Fertilizer Joint Stock Company	1,195,044,380	3,963,521,650
Ket Nong Import Export Limited Company	1,342,763,982	3,629,739,366
Hien Phan Long An Trading Limited Company	1,172,535,286	2,316,002,600
Huynh Phi Limited Company	2,572,367,419	1,479,130,600
Nam Viet Hau Giang Limited Company	1,186,911,000	487,220,000
Gemma Investment Joint Stock Company	6,116,053,910	133,928,950
Biogreen Joint Stock Company	1,166,016,248	-
Other parties	4,902,295,364	6,456,278,329
The amount of overdue debt that has not been paid	-	-
	19,653,987,589	18,465,821,495

4.13. Short-term advances from customers

	Ending Balance VND	Beginning Balance VND
Thien Loc Thang Agriculture Company Limited	518,603,025	-
Mai Linh Fertilizer One Member Company Limited	-	551,302,250
Other parties	245,102,170	232,497,000
The amount of overdue debt that has not been paid	-	-
	763,705,195	783,799,250

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(continued)

4.14. Short-term accrued expenses

	Ending Balance VND	Beginning Balance VND
Accrued loan interest expenses payable	592,195,960	446,462,460
Accrued land rental payable to Mr. Nguyen Thanh Lap	44,793,000	-
The amount of overdue debt that has not been paid	-	-
	636,988,960	446,462,460
	-	-
Accrued expenses payable to related parties (details in Note 7.3)	44,793,000	-

4.15. Other payables

	Ending Balance VND	Beginning Balance VND
a) Short-term	104,125,312	-
Social insurance, Health insurance...	104,125,312	-
b) Long-term	243,431,600	241,431,600
Deposits received	243,431,600	241,431,600
c) The amount of overdue debt that has not been paid	-	-
	347,556,912	241,431,600

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

	Ending Balance		Movement in the year			Beginning Balance	
	Receivable	Payable	Paid	Amount payable		Receivable	Payable
	VND	VND				VND	VND
VAT on domestic sales	-	-	8,978,211,702	8,978,211,702		-	-
Corporate income tax	-	340,043,632	657,840,194	340,043,631		-	657,840,195
Personal income tax	-	-	861,134,833	861,134,833		-	-
Housing and land tax, land rental fee	-	-	3,028,007	3,028,007		-	-
Other taxes	-	-	500,000	500,000		-	-
Fees, charges and other payables	-	-	228,157,868	228,157,868		-	-
	-	340,043,632	10,728,872,604	10,411,076,041		-	657,840,195

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 interim separate financial statements may be changed at the decision of the tax authorities.

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

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4.17. Borrowings and finance lease liabilities
4.17.1. Short-term borrowings and finance lease liabilities

	Beginning of year	During the period		Ending Balance
	Carrying amount VND	Increase VND	Decrease VND	Reclassification VND
Personal loans	30,000,000,000	-	-	-
Nguyen Quang Huy (1)	11,700,000,000	-	-	-
Luu Thi My Hang (2)	18,300,000,000	-	-	-
Bank loans	52,362,270,000	55,470,000,000	52,362,270,000	-
Joint Stock Commercial Bank for Industry and Trade of Vietnam - Hau Giang Branch (3)	47,870,000,000	49,970,000,000	47,870,000,000	-
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	-	-
Current portion of long-term loans	1,162,160,000	-	581,083,998	581,083,998
Current portion of long-term finance lease liabilities	336,266,683	-	252,199,998	-
Chaille International Leasing Company Limited (6)	336,266,683	-	252,199,998	-
Total short-term borrowings and finance lease liabilities	83,860,696,683	55,470,000,000	53,195,553,996	581,083,998
				86,716,226,685

- (1) This is a loan from Mr. Nguyen Quang Huy (an individual) 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
- (2) This is a loan from Ms. Luu Thi My Hang (an individual) under Contract No. 01/2025/AVG/HĐV-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/PLHĐV-LTMH dated 20/05/2026, under which the 6-month loan term ends on 20/11/2026. Security measure: Fiduciary
- (3) This is a loan from Vietnam Joint Stock Commercial Bank for Industry and Trade -- Hau Giang Branch under Credit Limit Contract No. 01/2025-HĐCVHM/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.

(4) This is a loan from 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 from Saigon Treasury Commercial Joint Stock Bank – Hang Xanh Branch (Before Saigon Thuong Tin Commercial Joint Stock Bank) 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: All land use rights, ownership of residential housing, and other assets attached to land at Land Lot No. 1532, Map Sheet No. 18, located at: Thanh Loc Ward, District 12, Ho Chi Minh City (currently An Phu Dong Ward, Ho Chi Minh City) under the Certificate of Land Use Rights, Ownership of Residential Housing and Other Assets Attached to Land No. DA002811, Register Book No. CH18182, issued by the People's Committee of District 12, Ho Chi Minh City on December 14, 2020, and updated with changes on November 26, 2025 and April 01, 2026, owned by Au Viet International Fertilizer Company.

(6) This is a finance lease liability 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.

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4.17.2. Long-term borrowings and finance lease liabilities

	Beginning of year	During the period		End of period	
	Carrying amount VND	Increase VND	Decrease VND	Reclassification VND	Carrying amount VND
Bank loans	9,620,207,433	-	-	(581,083,998)	9,039,123,435
Military Commercial Joint Stock Bank - Tay Do Branch (7)	-	-	-	-	-
Saigon Treasure Commercial Joint Stock Bank - Hang Xanh Branch (8)	246,533,335	-	-	(34,399,998)	212,133,337
Public Bank Vietnam Limited (9)	8,916,666,000	-	-	(500,004,000)	8,416,662,000
	457,008,098	-	-	(46,680,000)	410,328,098
Total long-term borrowings and finance lease liabilities	9,620,207,433	-	-	(581,083,998)	9,039,123,435

- (7) This is a loan from Military Commercial Joint Stock Bank – Tay Do Branch under Credit Contract No. 324428.25.452.32974447.TD dated 05/08/2025.
- 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.
 - 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).
- (8) This is a loan from Saigon Treasury Commercial Joint Stock Bank - Hang Xanh Branch (before Saigon Thuong Tin Commercial Joint Stock Bank) under Credit Contract No. 202529913566 dated 24/11/2025 with a credit limit of VND 10 billion; for the purpose of investing 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 (as listed at sacombank.com.vn) + 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, 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; entry No.: CH18182, issued by the People's Committee of District 12, Ho Chi Minh City on 14/12/2020.
- (9) This is a loan from 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.

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
(continued)

4.18. Owners' equity

4.18.1. Statement of changes in owners' equity

	Share capital	Investment development fund	Retained profits	Total
	VND	VND	VND	VND
Previous period's beginning balance	176,799,820,000	471,167,081	15,190,355,868	192,461,342,949
Increase in the period	-	-	12,287,011,785	12,287,011,785
- Profit for the period	-	-	12,287,011,785	12,287,011,785
Previous period's ending balance	176,799,820,000	471,167,081	27,477,367,653	204,748,354,734
Current period's beginning balance	176,799,820,000	471,167,081	27,477,367,653	204,748,354,734
Increase in the period	-	-	6,331,080,472	6,331,080,472
- Profit for the period	-	-	6,331,080,472	6,331,080,472
Current period's ending balance	176,799,820,000	471,167,081	33,808,448,125	211,079,435,206

4.18.2. Details of owners' contributed capital

	End of period		Beginning of year	
	Amount of capital contribution	Ratio	Amount of capital contribution	Ratio
	VND	%	VND	%
Mr. Nguyen Hoang Luan	67,600,000,000	38,23%	67,600,000,000	38,23%
Mr. Vo Van Phuoc Que	20,150,000,000	11,40%	20,150,000,000	11,40%
Other shareholders	89,049,820,000	50,37%	89,049,820,000	50,37%
Total	176,799,820,000	100%	176,799,820,000	100%

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

	This period VND	Previous period VND
Share capital		
Beginning balance	176,799,820,000	176,799,820,000
Increasing in the period	-	-
Decreasing in the period	-	-
Ending balance	176,799,820,000	176,799,820,000
Dividends or distributed profits	-	-

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4.18.4. Shares

	Ending Balance	Beginning Balance
	Share	Share
Number of shares registered to be issued	17,679,982	17,679,982
Number of shares issued to the public	17,679,982	17,679,982
- Ordinary shares	17,679,982	17,679,982
- Preferred shares	-	-
Number of outstanding shares	17,679,982	17,679,982
- Ordinary shares	17,679,982	17,679,982
- Preferred shares	-	-
Par value of outstanding shares: 10.000 VND per share	-	-

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

5.1. Revenue from sale of goods and rendering of services

	This period VND	Previous period VND
Revenue from sale of goods and finished goods	176,906,992,498	196,880,752,905
Revenue from property leasing services	1,360,598,562	1,279,440,331
	178,267,591,060	198,160,193,236
Revenue incurred during the period with related parties (details in Note 7.3)	1,010,969,400	-

5.2. Deductions from revenue

	This period VND	Previous period VND
Sale deductions	-	1,000,000
	-	1,000,000

5.3. Cost of goods sold

	This period VND	Previous period VND
Cost of goods and finished goods sold	163,275,404,224	184,985,297,059
Cost of property leasing services	762,575,780	758,868,215
Expenses in excess of normal capacity	27,961,628	-
	164,065,941,632	185,744,165,274

5.4. Revenue from financial activities

	This period VND	Previous period VND
Interest income from deposits and loans	4,155,442	65,802,928
	4,155,442	65,802,928

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5.5. Financial expenses

	This period VND	Previous period VND
Interest expenses	3,791,980,643	1,714,788,638
	3,791,980,643	1,714,788,638

5.6. Selling expenses

	This period VND	Previous period VND
Staff costs	361,520,513	311,789,853
Materials and packaging costs	31,677,959	-
Tools and supplies expenses	12,660,435	-
Outside service expenses	537,234,341	354,158,275
Other cash expenses	9,259,259	-
	952,352,507	665,948,128

5.7. General and administrative expenses

	This period VND	Previous period VND
Administrative staff costs	2,112,681,176	1,816,619,839
Management materials costs	22,230,000	27,906,756
Office supplies expenses	51,745,658	72,858,301
Depreciation of fixed assets	163,455,438	133,485,822
Taxes, fees and charges	3,528,007	9,528,007
Outside service expenses	311,327,248	159,505,947
Other cash expenses	97,222,222	108,000,000
	2,762,189,749	2,327,904,672

5.8. Other expenses

	This period VND	Previous period VND
Late payment penalties	28,157,868	528,217
Others	-	45,461,588
	28,157,868	45,989,805

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5.9. Current corporate income tax expense

	This period VND	Previous period VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current year (i)	340.043.631	388,609,472
Adjustments for corporate income tax expenses of prior periods into current period current corporate income tax expense	-	-
Total current corporate income tax expense	340.043.631	388,609,472

(i) The current corporate income tax expense for the year was computed as follows:

	For the 6-month period ended	
	This period VND	Previous period VND
Total accounting profit before tax	6.671.124.103	7.726.199.647
Adjustments increase	129.748.533	45.989.805
- Non-deductible expenses	28.157.868	45.989.805
- Non-deductible interest expense	101.590.665	-
Adjustments decrease	-	-
Loss carried forward from prior periods	-	-
Taxable income	6.800.872.636	7.772.189.452
Tax rate	10%	10%
Corporate income tax	680.087.264	777.218.945
Corporate income tax exemption, reduction	340.043.632	388.609.473
Corporate income tax expense based on taxable income of current period	340.043.631	388.609.472
Total corporate income tax payable	340.043.631	388.609.472

5.10. Production and business costs by nature

	This period VND	Previous period VND
Cost of merchandise goods (*)	82,448,960,433	134,581,035,051
Raw materials and supplies expenses	78,409,202,273	48,256,374,579
Labor costs	4,248,646,967	3,347,026,419
Depreciation of fixed assets	1,517,720,410	1,501,816,288
Taxes, fees, and charges	3,528,007	-
Outside service expenses	1,045,944,317	744,651,920
Other cash expenses	106,481,481	386,984,600
	167,780,483,888	188,817,888,857

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

6.1. Actual proceeds from borrowings during the period / Actual repayments of loan principal during the period

	This period VND	Previous period VND
a) Actual proceeds from borrowings during the period		
Proceeds from borrowings under normal loan contracts	55,470,000,000	56,106,180,00
b) Actual repayments of loan principal during the period		
Repayments of loan principal under normal loan contracts	53,195,553,996	74,053,189,95

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 payment under this non-cancellable lease of VND 179,892,000 per year.

Guarantees

During the 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 to be offered : Maximum of 8,839,991 shares;
Par value : VND 10,000/share;
Total expected value of shares to be offered : VND 88,399,910,000;
Charter capital after the offering : VND 265,199,730,000;
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 and the Board of Management. Individuals related to key management personnel are close family members of key management personnel.

List of key management personnel

Key management personnel	Relationship
Mr. Nguyen Hoang Luan	Chairman of the Board of Directors
Mr. Vo Van Phuoc Que	Member of the Board of Directors cum General Director
Mr. Dinh Huynh Thai Tam	Member of the Board of Directors
Mr. Nguyen Duc Loc	Member of the Board of Directors
Bà Nguyễn Thị Thu Hiền	Head of Supervisory Board
Ms. Nguyen Thi Thu Thao	Member of Board of Supervisory
Ms. Luu Thi Cam Hoai	Member of Board of Supervisory
Mr. Nguyen Duc Quang	Member of the Board of Directors cum Deputy General Director
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:

	This period VND	Previous period VND
Salaries	479,056,450	221,614,137
Remunerations	138,000,000	-
	617,056,450	221,614,137

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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

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.

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	-

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SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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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	Cuối kỳ VND	Đầu năm 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

Information on business segments

The Company has the following business activities:

- Fertilizer production and trading activities;
- Asset leasing 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 separate statement of financial position are the figures from the Company's separate financial statements for the financial year ended 31/12/2025, audited by International Auditing and Valuation Company Limited; the comparative figures in the interim separate income statement and the interim separate cash flow statement are the figures from the Company's interim separate 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 99 prospectively. Certain comparative figures have also been reclassified to conform with the requirements of Circular 99 relating to the presentation of financial statements (details in Appendix 02: Comparative figures restated in accordance with Circular 99)



Preparer
Bien Thi Chuyen



Chief Accountant
Bien Thi Chuyen



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

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Information on business results, fixed assets and other long-term assets, and significant non-cash expenses by business segment of the Company is as follows:

Current period	Fertilizer manufacturing and trading segment	Warehouse leasing service segment	Total
Net revenue from sales and rendering of services to external customers	176,906,992,498	1,360,598,562	178,267,591,060
Net revenue from sales of goods and services rendered between segments	-	-	-
Total net revenue from sales of goods and services rendered	176,906,992,498	1,360,598,562	178,267,591,060
Cost of goods sold and services rendered	(163,303,365,852)	(762,575,780)	(164,065,941,632)
Segment results	13,603,626,646	598,022,782	14,201,649,428
Unallocated expenses			(3,714,542,256)
Profit from operating activities			10,487,107,172
Financial income			4,155,442
Financial expenses			(3,791,980,643)
Other income			-
Other expenses			(28,157,868)
Current corporate income tax expense			(340,043,631)
Net profit/ (losses) after corporate income tax			6,331,080,472
Total expenditures incurred for the acquisition of property, plant and equipment and other non-current assets	723,824,762	-	723,824,762
Total depreciation and amortization of long-term prepaid expenses	855,912,164	655,635,780	1,511,547,944

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
APPENDIX 01: SEGMENT INFORMATION

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	Fertilizer manufacturing and trading segment	Warehouse leasing service segment	Total
Previous period			
Net revenue from sales and rendering of services to external customers	196,879,752,905	1,279,440,331	198,159,193,236
Net revenue from sales of goods and services rendered between segments	-	-	-
Total net revenue from sales of goods and services rendered	196,879,752,905	1,279,440,331	198,159,193,236
Cost of goods sold and services rendered	(184,985,297,059)	(758,868,215)	(185,744,165,274)
Segment results	11,894,455,846	520,572,116	12,415,027,962
Unallocated expenses			(2,993,852,800)
Profit from operating activities			9,421,175,162
Financial income			65,802,928
Financial expenses			(1,714,788,638)
Other income			-
Other expenses			(45,989,805)
Current corporate income tax expense			(388,609,472)
Net profit/ (losses) after corporate income tax	88,421,000	-	7,337,590,175
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	1,231,322,679	485,637,336	1,716,960,015

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
APPENDIX 01: SEGMENT INFORMATION

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

	Fertilizer manufacturing and trading segment	Warehouse leasing service segment	Total
Previous period			
Direct segment assets	135,427,109,356	21,497,797,471	156,924,906,827
Allocated segment assets	-	-	-
Unallocated assets			162,426,920,890
Total assets			319,351,827,717
Current period			
Direct segment liabilities	112,179,543,159	-	112,179,543,159
Allocated segment liabilities	-	-	-
Unallocated liabilities			2,423,929,824
Total liabilities			114,603,472,983
Current period			
Segment assets	126,107,376,106	23,014,138,775	149,121,514,881
Allocated segment assets	-	-	-
Unallocated assets			180,048,586,484
Total assets			329,170,101,365
Current period			
Segment liabilities	106,552,919,927	410,328,098	106,963,248,025
Allocated segment liabilities	-	-	-
Unallocated liabilities			11,127,418,134
Total liabilities			118,090,666,159

SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
APPENDIX 02: COMPARATIVE FIGURES RESTATED IN ACCORDANCE WITH CIRCULAR 99

Balance Sheet at 31/12/2025 (Audited)**Statement of financial position at 30/06/2026 (reviewed)**

Item	Code	Amount	Item	Code	Amount
ASSETS					
Other short-term receivables	136	402,700,000	Other short-term receivables	135	402,700,000
Other current assets	150	2,759,287,858	Other short-term assets	160	2,759,287,858
Short-term prepaid expenses	151	192,175,087	Short-term deferred expenses	161	192,175,087
Deductible VAT	152	2,567,112,771	Deductible value added tax	162	2,567,112,771
Investment properties	230	21,497,797,471	Investment property	240	21,497,797,471
- Cost	231	24,832,830,561	- Cost	241	24,832,830,561
- Accumulated depreciation (*)	232	(3,335,033,090)	- Accumulated depreciation	242	(3,335,033,090)
Long-term assets in progress	240	40,040,000,000	Long-term assets in progress	250	40,040,000,000
Construction in progress	242	40,040,000,000	Construction in progress	252	40,040,000,000
Long-term financial investments	250	102,500,000,000	Long-term financial investments	260	102,500,000,000
Investments in subsidiaries	251	102,500,000,000	Investments in subsidiaries	261	102,500,000,000
Other long-term assets	260	13,026,606,190	Other long-term assets	270	13,026,606,190
Long-term prepaid expenses	261	13,026,606,190	Long-term prepaid expenses	271	13,026,606,190
TOTAL ASSETS	270	319,351,827,717	TOTAL ASSETS	280	319,351,827,717
RESOURCES					
Taxes and payables to the State	313	657,840,195	Taxes and other payables to the State	314	657,840,195
Payables to employees	314	527,213,867	Payables to employees	315	527,213,867
Short-term accrued expenses	315	446,462,460	Short-term accrued expenses	316	446,462,460
Other short-term payables	319	-	Other short-term payables	320	-
Short-term borrowings and finance lease liabilities	320	83,860,696,683	Short-term loans and finance lease liabilities	321	83,860,696,683
Other long-term payables	337	241,431,600	Other long-term payables	338	241,431,600
Long-term borrowings and finance lease liabilities	338	9,620,207,433	Long-term loans and finance lease liabilities	339	9,620,207,433
Undistributed earnings after tax	421	27,477,367,653	Undistributed earnings after tax	420	27,477,367,653
- Undistributed earnings accumulated to the end of prior year	421a	15,190,355,868	Undistributed profits by the end of prior year	420a	15,190,355,868
- Undistributed earnings of the current year	421b	12,287,011,785	Undistributed profits/losses of current year	420b	12,287,011,785

EUROPE VIETNAM INTERNATIONAL FERTILIZER JOINT STOCK COMPANY
SELECTED NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
APPENDIX 02: COMPARATIVE FIGURES RESTATED IN ACCORDANCE WITH CIRCULAR 99

Form No. B 09a - DN

Interim reviewed report for the 6-month period ended 30/06/2025

No.	Item	Code	Amount (VND)
6	Financial income	21	65,802,928
7	Financial expenses	22	1,714,788,638
8	- In which: Interest expense	23	1,714,788,638
11	Net operating profit (30=20+(21-22)-(25+26))	30	7,772,189,452

Interim reviewed report for the 6-month period ended 30/06/2026

	Restated under TT99	Code	Amount (VND)
Financial income		22	65,802,928
Financial expenses		23	1,714,788,638
- In which: Interest expense		24	1,714,788,638
Net operating profit (30=20+(21-22)-(25+26))		30	7,772,189,452

Chuyen

Preparer
Bien Thi Chuyen

Chuyen

Chief Accountant
Bien Thi Chuyen



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

