CÔNG TY CỔ PHẦN PHÂN LÂN NUNG CHẢY VĂN ĐIỂN
Digitally signed by CÔNG TY CỔ PHẦN PHÂN LÂN NUNG CHẢY VĂN ĐIỂN
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Mẫu số 01-A

CTY CP PHÂN LÂN NC VĂN ĐIỂN

Số: 523 /CBTT

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

Hà Nội, ngày 20 tháng 10 năm 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội

Thực hiện quy định tại Khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, CTCP Phân lân nung chảy Văn Điển thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 3 và 9 tháng /năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

1. Tên tổ chức: Công ty Cổ phần Phân Lân nung Chảy Văn Điển

- Mã chứng khoán:VAF
- Địa chỉ:Đường Phan Trọng Tuệ, xã Đại Thanh, TP Hà nội
- Điện thoại liên hệ/Tel:04 36884489 Fax: 04 36884277
- Email: vandienfmp@gmail.com Website: vandienfmp.vn

4. Nội dung thông tin công bố:

- BCTC quý 3&9 tháng /năm 2026

☑ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc);

☐ BCTC hợp nhất (TCNY có công ty con);

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kề toán riêng).

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán .....):

☐ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có ☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2022):

☐ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có ☐ Không

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☑ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có ☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

☐ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có ☐ Không

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày:.../.../20..... tại đường dẫn: https://vandienfmp.vn/bao-cao-tai-chinh

Đại diện tổ chức
Người đại diện theo pháp luật/Người UQCBTT
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

Tài liệu đính kèm:
- BCTC quý 3&9 tháng 2026
- Văn bản giải trình .....

M.S.D.N: 0100108143 - C.T.C.P
CÔNG TY CỔ PHẦN PHÂN LÂN NUNG CHẢY VĂN ĐIỂN
X. ĐẠI THANH - TP HÀ NỘI

TỔNG GIÁM ĐỐC
Văn Hồng Sơn

Reporting entity: Van Dien Fused Magnesium
Address: Phan Trong Tue Street, Dai Thanh Commune, Hanoi City

Form No. B 01 – DN
(According to Circular No. 99/2025/TT-BTC Dated 27/10/ 2025 of the Ministry of Finance)

STATEMENT OF FINANCIAL POSITION

Currency unit: VND

ASSETS	Code	Note	30/9/2026	1/1/2026
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	**100**		**739,529,530,319**	**901,875,420,479**
I. Cash and cash equivalents	**110**		**39,897,901,283**	**415,692,380,770**
1. Cash	111		39,897,901,283	285,167,930,770
2. Cash equivalents	112		-	130,524,450,000
II. Short-term investments	**120**		**236,100,820,000**	**141,108,900,000**
3. Held to maturity investments	123		236,100,820,000	141,108,900,000
III. Short-term receivables	**130**		**27,982,366,154**	**9,526,538,902**
1. Short-term trade receivables	131		5,047,516,954	2,111,596,608
2. Short-term prepayments to suppliers	132		21,274,412,068	4,501,083,693
5. Other short-term receivables	135		3,458,508,385	4,735,929,854
6. Provision for short-term doubtful debts	136		(1,798,071,253)	(1,822,071,253)
IV. Inventories	**140**		**392,077,840,468**	**288,039,463,897**
1. Inventories	141		392,077,840,468	288,039,463,897
VI. Other short-term receivables	**160**		**43,470,602,414**	**47,508,136,910**
1. Short-term prepaid expenses	161		522,710,166	9,961,960,829
2. Deductible VAT	162		42,935,669,162	37,546,176,081
3. Taxes and Receivables from State Budget	163		12,223,086	-
B. NON-CURRENT ASSETS (200 = 210+220+240+250+260)	**200**		**324,331,910,243**	**310,282,736,102**
II. Fixed assets	**220**		**8,265,714,150**	**6,790,519,712**
- The original price	222		190,866,272,883	188,760,445,544
- Accumulated depreciation	223		(183,406,049,287)	(182,971,601,113)
- Historical costs	225		1,529,477,790	1,529,477,790
- Accumulated depreciation	226		(732,159,270)	(540,974,547)
- Historical costs	228		34,672,662,000	34,672,662,000
- Accumulated depreciation	229		(34,664,489,966)	(34,659,489,962)
V. Long-term financial investments	**250**		**37,746,820,174**	**25,140,857,740**
2. Capital Construction in Progress	252		37,746,820,174	25,140,857,740
VII. Other long term assets	**270**		**278,319,375,919**	**278,351,358,650**
1. Long-term deferred costs	271		278,319,375,919	278,351,358,650
TOTAL ASSSETS (280=100+200)	**280**		**1,063,861,440,562**	**1,212,158,156,581**
C. LIABILITIES (300=310+330)	**300**		**294,941,724,835**	**554,527,702,535**
I. Current liabilities	**310**		**294,653,385,493**	**554,066,359,586**
1. Short-term trade payables	311		73,536,557,402	53,411,762,440
2. Short-term prepayments from customers	312		66,774,756,210	98,001,915,344
3. Dividends and profits must be paid	313		133,661,234	131,151,334
4. Taxes and other payables to State budget	314		27,719,705,027	17,824,028,342

ASSETS	Code	Note	30/9/2026	1/1/2026
5. Payables to employees	315		39,223,769,986	57,335,710,256
6. Short-term accrued expenses	316		40,241,611,267	6,671,465,960
10. Other short-term payments	320		8,278,320,909	302,307,944,685
11. Short-term borrowings and finance lease liabilities	321		29,463,619,707	230,671,476
12. Short-term provisions payable	322		-	15,909,658,051
13. Bonus and welfare fund	323		9,281,383,750	2,242,051,698
II. Non-current liabilities	**330**		**288,339,342**	**461,342,949**
9. Long-term borrowings and finance lease liabilities	339		288,339,342	461,342,949
D. OWNER'S EQUITY	**400**		**768,919,715,728**	**657,630,454,046**
1. Contributed capital	411		376,653,480,000	376,653,480,000
- Ordinary shares with voting rights	411a		376,653,480,000	376,653,480,000
8. Development and investment funds	418		180,953,018,054	95,742,960,293
9. Other funds belonging to equity capital	419		3,281,900,000	3,281,900,000
10. Retained earnings	420		208,031,317,674	181,952,113,753
- Retained earnings accumulated to previous period	420a		41,064,946,440	11,531,998,232
- Retained earnings of the current period	420b		166,966,371,234	170,420,115,521
TOTAL RESOURCES (440=300+400)	**440**		**1,063,861,440,562**	**1,212,158,156,581**

Approved, October 19, 2026

PREPARED BY ACCOUNTANT	PERSON IN CHARGE OF ACCOUNTING	GENERAL DIRECTOR
Hoang Thanh Phong	*Nguyen Thi Thuy Duong*	*Van Hong Son*

Reporting entity: Van Dien Fused Magnesium Phosphate Fertilizer Joint Stock Company

Address: Phan Trong Tue Street, Dai Thanh Commune, Hanoi City

Form No. B 02 – DN
(According to Circular No. 99/2025/TT-BTC Dated 27/10/ 2025 of the Ministry of Finance)

STATEMENT OF INCOME

Accounting period from 01 January 2026 to 30 September 2026

Currency unit: VND

ITEM	Code	Note	SECOND QUARTER		Accumulated from the beginning of the year	
			2026	2025	2026	2025
1. Revenue from sales of goods and rendering of services	01		104,949,006,739	295,872,609,362	1,139,574,168,788	1,324,625,991,695
2. Revenue deductions	02		125,402,500	3,616,235,450	399,764,400	3,736,763,700
3. Net revenue from sales of goods and rendering of services (10= 01-02)	10		104,823,604,239	292,256,373,912	1,139,174,404,388	1,320,889,227,995
4. Cost of goods sold	11		60,369,183,667	204,802,837,463	751,445,125,313	1,023,084,813,608
5. Gross profit from sales of goods and rendering of services (20=10 - 11)	20		44,454,420,572	87,453,536,449	387,729,279,075	297,804,414,387
7. Financial income	22		4,159,888,547	5,369,134,611	15,427,239,142	17,092,559,585
8. Financial expense	23		710,934,724	247,106,537	1,568,869,610	1,234,043,227
9. Selling expenses	25		23,125,505,132	40,841,323,377	146,046,435,906	140,327,634,673
10. General and administrative expense	26		(39,612,099,197)	18,673,752,765	46,767,216,692	47,265,449,244
11. Net profit from operating activities {30 = 20 + 21+ 22 - (23 + 25+ 26)}	30		64,389,968,460	33,060,488,381	208,773,996,009	126,069,846,828
12. Other income	31		16,166,000	7,243,169	226,538,823	24,101,683
13. Other expense	32		-	532,253,987	234,021,008	532,784,500
14. Other profit (40 = 31 - 32)	40		16,166,000	(525,010,818)	(7,482,185)	(508,682,817)
15. Total net profit before tax (50 = 30 + 40)	50		64,406,134,460	32,535,477,563	208,766,513,824	125,561,164,011

ITEM	Code	Note	SECOND QUARTER		Accumulated from the beginning of the year	
			2026	2025	2026	2025
16. Current corporate income tax expenses	51		13,146,457,884	6,507,175,591	41,800,142,590	25,112,232,802
18. Profit after corporate income tax (60=50 – 51 - 52)	60		51,259,676,576	26,028,301,972	166,966,371,234	100,448,931,209
19. Basic earnings per share	70		1,361	691	4,433	2,667
20. Diluted earnings per share	71					

Approved, October 19, 2026

PREPARED BY ACCOUNTANT	PERSON IN CHARGE OF ACCOUNTING	GENERAL DIRECTOR
Hoang Thanh Phong	*Nguyen Thi Thuy Duong*	*Van Hong Son*

Reporting entity: Van Dien Fused Magnesium Phosphate Fertilizer Joint Stock Company
Address: Phan Trong Tue Street, Dai Thanh Commune, Hanoi City

Form No. B 03 – DN
(According to Circular No. 99/2025/TT-BTC Dated 27/10/ 2025 of the Ministry of Finance)

CASH FLOW STATEMENT

(Theo phương pháp gián tiếp)
(Indirect method)
Accounting period from January 1, 2026 to September 30, 2026

Currency unit: VND

Item	Code	Note	9 months this year	9 months ago
I. Cash flow from business activities				
1. Profit before taxes	***01***		***208,766,513,824***	***125,561,164,011***
2. Adjustments for			***(12,457,950,001)***	***(14,833,298,887)***
- Depreciation of fixed asset and investment property	02		2,142,309,265	2,012,383,917
- Provisions	03		(24,000,000)	0
- Exchange rate gains and losses resulting from the revaluation of monetary items denominated in foreign currencies	04		178,298	(55,241,442)
- Profit and loss from investment and financial activities	05		(14,767,548,406)	(16,790,441,362)
- Borrowing costs	06		191,110,842	0
3. Operating profit before changes in working capital	***08***		***196,308,563,823***	***110,727,865,124***
- Increase/decrease in accounts receivable	09		(23,833,543,419)	(10,685,343,946)
- Increase/decrease in inventory	10		(104,038,376,571)	280,534,037,259
- Increase/decrease in accounts payable (excluding payable loan interest and enterprise income tax)	11		(303,511,752,477)	(166,922,039,563)
- Increase,decrease in deferred expenses	12		9,471,233,394	(263,971,172,365)
- The borrowed amount has been repaid	14		(191,110,842)	0
- Income tax paid	15		(34,288,255,304)	(10,254,680,260)
- Other payment for operating activities	17		(10,972,429,500)	(2,785,175,000)
Net cash flow from operating activities	***20***		***(271,055,670,897)***	***(63,356,508,751)***
II. Cash flow from investment activities				
1. Payment for purchasing, construct fixed assets and other long-term assets	21		(15,911,365,222)	(11,470,922,312)
2. Proceeds from the liquidation or disposal of fixed assets and other long-term assets	22		182,000,000	-
3. Payments to provide loans, to acquire debt instruments of other units	23		(287,530,960,000)	(250,000,000,000)
4. Proceeds from loan recoveries and the resale of debt instruments of other entities	24		192,539,040,000	225,684,860,441

Item	Code	Note	9 months this year	9 months ago
7. Receipts from interests, dividends and earned profits	27		14,585,548,406	17,096,259,585
Net cash flow from investment activitives	*30*		*(96,135,736,816)*	*(18,689,802,286)*
III. Cash flow from financial activities				
3. Cash inflows from borrowings	33		29,232,948,231	
5. Financial lease repayments	35		(173,003,607)	(232,991,373)
6. Cash payments of dividends or profits to owners or shareholders	36		(37,662,838,100)	(37,665,348,000)
Net cash flow from financial activities	*40*		*(8,602,893,476)*	*(37,898,339,373)*
Net cash flow in the period (50=20+30+40)	**50**		**(375,794,301,189)**	**(119,944,650,410)**
Cash and cash equivalents at the beginning of period	**60**		**415,692,380,770**	**399,246,076,091**
The effect of changes in exchange rate	61		(178,298)	55,241,442
Cash on hand and closing amount (70=50+60+61)	**70**		**39,897,901,283**	**279,356,667,123**

Approved, October 19, 2026

PREPARED BY ACCOUNTANT	PERSON IN CHARGE OF	GENERAL DIRECTOR
Hoang Thanh Phong	*Nguyen Thi Thuy Duong*	*Van Hong Son*

Reporting entity: Van Dien Fused Magnesium Phosphate Fertilizer Joint Stock Company

Address: Phan Trong Tue Street, Dai Thanh Commune, Hanoi City

SUMMARY OF TAXES AND OTHER PAYABLES TO THE STATE BUDGET

Accounting period from 01 January 2026 to 30 September 2026

Item	Code	Opening balance (Debit)	Opening balance (Credit)	Payable during the period (Offsetting output VAT against input VAT)	Payable during the period (Incurred based on invoices)	Paid during the period = Cash (Debit)	Closing balance (Debit)	Closing balance (Credit)
I. Value Added Tax payable (VAT payable)	10							
a) Output VAT	11				55,872,810,434			
b) Deductible input VAT	12			52,504,086,587				
c) VAT payable	13				3,351,158,586	3,351,158,586		
2. Export, import duties	30				1,307,426,700	1,307,426,700		
3. Corporate income tax	40		15,882,478,728		41,800,142,590	34,288,255,304		23,394,366,014
4. Personal income tax	50		1,937,426,134		3,617,088,296	5,031,754,355		522,760,075
5. Natural resource tax	60		4,123,480		54,373,440	49,398,960		9,097,960
6. Land and housing tax	70				8,825,000,000	5,031,519,022		3,793,480,978
7. Other taxes	80				36,669,259	48,892,345	(12,223,086)	
TOTAL		-	17,824,028,342		58,991,858,871	49,108,405,272	27,928,841,292	14,590,445,413

Item	Code	Opening balance (Debit)	Opening balance (Credit)	Reduction in creditable VAT resulting from offsetting against output VAT	Increase in the amount of creditable VAT during the period	Reduction in creditable VAT due to a tax refund	Closing balance (Debit)	Closing balance (Credit)
I. Input VAT from production and business activities		9,596,000,844		52,504,086,587	57,872,578,068	-	14,964,492,325	
II. VAT on investment projects		27,950,175,237		-	21,001,600	-	27,971,176,837	
TOTAL		**37,546,176,081**	-	**52,504,086,587**	**57,893,579,668**	-	**42,935,669,162**	-

Approved, October 19, 2026

PREPARED BY ACCOUNTANT	PERSON IN CHARGE OF ACCOUNTING	GENERAL DIRECTOR
Hoang Thanh Phong	*Nguyen Thi Thuy Duong*	*Van Hong Son*

Reporting entity: Van Dien Fused Magnesium Phosphate Fertilizer Joint Stock Company
Address: Phan Trong Tue Street, Dai Thanh Commune, Hanoi City

Form No. B 09 – DN
(According to Circular No. 99/2025/TT-BTC Dated 27/10/ 2025 of the Ministry of Finance)

NOTES TO FINANCIAL STATEMENTS
From date 01/01/2026 to date 30/09/2026

I. Characteristics of the enterprise's operations

Form of ownership: Van Dien Fused Magnesium Phosphate Fertilizer Joint Stock Company is a joint stock company established through the equitization and conversion from a state-owned enterprise pursuant to Decision No. 530/QD-HCVN dated 30 November 2009 issued by the Board of Management of Vietnam National Chemical Group regarding the conversion of Van Dien Fused Magnesium Phosphate Fertilizer Company into a joint stock company. The Company operates under the Enterprise Registration Certificate of a joint stock company, enterprise code No. 0100103143, initially issued by the Hanoi Department of Planning and Investment on 29 December 2009 and amended for the tenth time on 06 August 2025.

2. Business lines: Manufacturing and trading of fused magnesium phosphate fertilizer and NPK fertilizers.

3. Business activities.

The principal activities of the Company are as follows:
- Manufacturing and trading of fused magnesium phosphate fertilizer, other types of fertilizers, construction materials and packaging products;
- Exporting fused magnesium phosphate fertilizer and other types of fertilizers;
- Importing fertilizers, raw materials, machinery and equipment serving production and business activities;
- Manufacturing machinery and equipment for fertilizer production;
- Installation of machinery and equipment for fertilizer production;
- Transfer of fertilizer production line technology;
- Construction of civil engineering works for fertilizer production;
- Installation of electrical systems for fertilizer production;
- Installation of water supply and drainage systems for fertilizer production;
- Mechanical processing for fertilizer production;
- Freight transportation by specialized trucks and other motor vehicles.

4. Normal operating cycle:
The normal operating cycle of the Company does not exceed 12 months.
For construction in progress and capital investment activities, the project implementation period may exceed 12 months and shall be accounted for in accordance with prevailing regulations.

5. Characteristics of the Company's operations during the financial year affecting the Financial Statements:
During the financial year 2026, the Company is currently implementing the project for construction of the Van Dien fused magnesium phosphate fertilizer and NPK fertilizer manufacturing plant at Bim Son Industrial Park to facilitate the relocation of the Company from Van Dien ("Relocation Project"), with an estimated total investment of approximately VND 1,489 billion. The implementation of the project has affected the Company's financial position through the increase in construction in progress, investment capital requirements and changes in capital structure. Relevant matters have been reflected and presented in the corresponding items of the Financial Statements.
However, as the project has not yet commenced operations, no related revenue or operating expenses have arisen during the period.

6. Corporate structure:
The Company is a subsidiary of Vietnam National Chemical Group. The Financial Statements of the Company are prepared separately for the purpose of presenting the Company's financial position, results of operations and cash flows in accordance with applicable regulations. The Company has no subsidiaries or associates and is not required to prepare consolidated financial statements.

7. The number of employees as at 30 September 2026 was 380 employees (as at 01 January 2026: 345 employees).

8. Statement on comparability of information presented in the Financial Statements:

The information and figures presented in these Financial Statements have been prepared on a consistent basis in terms of accounting policies, recognition methods and presentation compared with the previous period, thereby ensuring comparability between accounting periods.

9. Explanations of other information presented in the Financial Statements in accordance with relevant laws and regulations, including laws on enterprises and securities laws.

The Company has prepared and presented the Financial Statements in compliance with the prevailing laws and regulations, including but not limited to the Law on Enterprises, the Law on Securities, Vietnamese Accounting Standards and the current corporate accounting regime.

The Company has complied with regulations on information disclosure in accordance with the Law on Securities and relevant guiding documents.

II. Accounting period and accounting currency

1. The Company's annual accounting period begins on 01 January and ends on 31 December each year. The Financial Statements for the first quarter of 2026 were prepared for the accounting period from 01 January 2026 to 30 June 2026.

2. Currency used in accounting

The currency used in the Company's accounting records is the Vietnamese Dong (VND).

III. Standards and Applicable Accounting Policies

1. Applied accounting regime:

The Company applies the Vietnamese Corporate Accounting Regime in accordance with prevailing regulations (based on Circular No. 200/2014/TT-BTC and relevant amendments and supplements). The Financial Statements are prepared and presented in accordance with Form No. B09-DN issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance.

2. Statement of compliance with Vietnamese Accounting Standards and the Accounting Regime:

The Company's Financial Statements have been prepared and presented fairly, in all material respects, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime (based on Circular No. 200/2014/TT-BTC and relevant amendments and supplements) and prevailing legal regulations.

IV. Applied accounting policies, accounting estimates and relevant legal regulations

1. Principles for conversion of Financial Statements prepared in foreign currencies into Vietnamese Dong (in cases where the accounting currency is different from Vietnamese Dong); impacts (if any) arising from the conversion of Financial Statements from foreign currencies into Vietnamese Dong.

The Company uses Vietnamese Dong (VND) as its accounting currency. Transactions arising in foreign currencies are translated into VND at the actual exchange rates prevailing at the transaction dates; monetary items denominated in foreign currencies are retranslated at the exchange rates prevailing at the end of the accounting period. Exchange differences arising are recognized in accordance with prevailing regulations.

As the accounting currency is VND, the Company does not perform any conversion of Financial Statements from foreign currencies into Vietnamese Dong.

2. Exchange rates applied in accounting

The exchange rates applied for accounting of exchange differences arising during the period and for revaluation of monetary items denominated in foreign currencies are the actual transaction exchange rates and weighted average book exchange rates applied by the Company.

The actual transaction exchange rate at the transaction date is the average telegraphic transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions.

The weighted average book exchange rate is determined on the basis of the average value translated into the accounting currency using the actual transaction exchange rates arising during the period.

The commercial bank selected by the Company for applying exchange rates in accounting is the commercial bank with which the Company regularly conducts transactions.

The exchange rate applied for revaluation of monetary items denominated in foreign currencies at the end of the accounting period is the average telegraphic transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions at the end of the accounting period.

3. Principles for determining the effective interest rate used for discounting cash flows:

The effective interest rate is the rate that exactly discounts estimated future cash flows over the expected life of a financial instrument to the initial carrying amount of the financial asset or financial liability. The effective interest rate is used for allocation of finance income or finance costs in accordance with the effective interest method under prevailing regulations.

4. Principles for recognition of cash and cash equivalents:

Cash and cash equivalents include cash on hand, demand deposits at banks and short-term investments with an original maturity of no more than three (03) months from the investment date, which are readily convertible into known amounts of cash and subject to an insignificant risk of changes in value.

Cash balances are recognized at actual amounts incurred. Cash denominated in foreign currencies is translated in accordance with the exchange rate policies stated in the relevant accounting policies.

5. Principles for financial investments

Held-to-maturity investments include term deposits at banks held to maturity for the purpose of earning periodic interest income and other held-to-maturity investments.

Provision for diminution in value of investments is made at the year-end as follows:

- For held-to-maturity investments: based on recoverability assessment, provision for doubtful receivables is made in accordance with applicable laws and regulations.

6. Principles for receivables

Receivables are recognized at historical cost, including receivables from customers, internal receivables and other receivables.
Receivables denominated in foreign currencies are translated into Vietnamese Dong at the actual exchange rates prevailing at the transaction dates; at the end of the accounting period, monetary items denominated in foreign currencies are revalued at exchange rates in accordance with prevailing regulations.

Receivables are classified based on collection terms and counterparties. The Company regularly monitors, reconciles and assesses the recoverability of receivables.
Provision for doubtful debts is made for overdue receivables and receivables not yet due but showing indications of doubtful recoverability. The provision level is determined based on the overdue period, actual recoverability and prevailing regulations.

Uncollectible debts are handled in accordance with prevailing regulations.
The recognition and reversal of provision for doubtful debts are carried out in accordance with prevailing laws and regulations and are recognized in administrative expenses.

7. Principles for inventories

- Recognition principle for inventories:
Inventories are recognized at cost. Where the net realizable value is lower than cost, inventories shall be measured at net realizable value.

- Inventory valuation method:
The cost of inventories is determined using the weighted average method.

- Inventory accounting method:
The Company applies the perpetual inventory system for recording and tracking inventories.

- Provision for decline in value of inventories:
A provision for decline in value of inventories is recognized when the net realizable value is lower than cost.

The provision is determined based on the difference between the cost and the net realizable value of each type of inventory in accordance with prevailing regulations.

- Allocation basis for raw materials and supplies:
Raw materials and supplies are allocated to production and business expenses based on actual consumption levels and technical norms established by the Company.

- Accounting policies related to inventories for contracts with significant risks:
Due to the seasonal nature of fertilizer manufacturing and trading activities and fluctuations in raw material prices, the Company may be exposed to risks of inventory devaluation.

The Company regularly monitors market price movements, consumption status, and inventory quality to assess net realizable value. Where the net realizable value is lower than cost, the Company makes a provision for decline in value of inventories in accordance with prevailing regulations.

The provision is determined based on each type of inventory, its marketability, and the estimated selling price in the market at the reporting date of the financial statements.

8. Principles and depreciation of tangible fixed assets (including perennial crops for periodic yield and working livestock), intangible fixed assets, finance lease assets, and investment property

(1) Tangible fixed assets

Tangible fixed assets are recognized at historical cost, which includes the purchase price and all directly attributable costs necessary to bring the asset to a condition ready for intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Depreciation periods are determined in accordance with applicable regulations and the Company's actual usage conditions.

(2) Intangible fixed assets

Intangible fixed assets are recognized at cost and amortized on a straight-line basis over their estimated useful lives.

The amortization period is determined in accordance with applicable regulations and the expected economic benefits to be derived.

(3) Finance lease fixed assets

Finance lease assets are recognized as assets of the Company at the commencement of the lease term at cost, being the lower of the fair value of the leased asset or the present value of the minimum lease payments.

Finance lease assets are depreciated on a straight-line basis over the shorter of the lease term or the asset's useful life.

Lease liabilities arising from finance lease contracts are recognized as payables. Lease payments are allocated between finance charges and reduction of the principal obligation using the effective interest method.

(4) Investment property

The Company does not hold any investment property.

9. Principles for biological assets

The Company does not have any biological assets.

10. Principles for business cooperation contracts
The Company does not enter into any business cooperation contracts.

11. Principles for prepaid expenses
Prepaid expenses are recognized at cost and are gradually allocated to production and business expenses over the period in which the related economic benefits are realized.
The allocation period is determined based on the nature of each type of expense.

12. Principles for trade payables
Trade payables are recognized at cost.
Payables denominated in foreign currencies are translated at the actual exchange rate at the date of transaction. At the end of the reporting period, foreign currency monetary items are revalued in accordance with prevailing regulations.
The Company performs periodic reconciliation of payables with suppliers.

13. Principles for dividends and profit payables
Dividends and profit payables are recognized when a resolution on profit distribution is approved by the competent authority. Profit distribution is carried out in accordance with prevailing regulations and the Company's Charter.

14. Principles for accrued expenses
Accrued expenses are recognized for costs that have been incurred but for which invoices or supporting documents are not yet available at the date of preparation of the financial statements.
Accrued expenses are reasonably estimated and recognized in production and business expenses for the period.

15. Principles for deferred revenue
Deferred revenue represents amounts received in advance from customers for which revenue recognition criteria have not yet been satisfied.
Deferred revenue is recognized and systematically allocated to revenue over time in accordance with the timing and conditions for revenue recognition as stipulated by applicable regulations.

16. Principles for provisions
Provisions are recognized when the Company has a present obligation arising from past events, when it is probable that an outflow of economic benefits will be required to settle the obligation, and when a reliable estimate of the obligation can be made.
Provisions are measured based on a reasonable estimate of the expenditure required to settle the obligation at the reporting date.

17. Principles for deferred corporate income tax
Deferred corporate income tax is determined based on temporary differences between the carrying amounts of assets and liabilities and their respective tax bases.
Deferred tax liabilities are recognized for all taxable temporary differences; deferred tax assets are recognized when it is probable that sufficient future taxable profits will be available against which deductible temporary differences can be utilized.
The Company recognizes and measures deferred corporate income tax in accordance with applicable regulations.

18. Principles for borrowings and finance lease liabilities
Borrowings and finance lease liabilities are recognized at the actual amount received.
Borrowings and finance lease liabilities denominated in foreign currencies are translated at the actual exchange rate at the date of transaction; at the end of the reporting period, they are revalued in accordance with prevailing regulations.
Borrowing costs are recognized in accordance with applicable regulations and the Company's accounting policies.

19. Principles for recognition and capitalization of borrowing costs
Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets under construction are capitalized into the cost of those assets.

20. Principles for convertible bonds
The Company does not have any convertible bonds.

21. Principles for recognizing equity:

- Principles for recognition of owner's contributed capital, share premium, convertible bond options, and other owner's equity:
Owner's contributed capital is recognized at the amount of actual capital contributed.
Share premium and other components of owner's equity (if any) are recognized in accordance with applicable regulations.

- Principles for revaluation differences of assets:
Revaluation differences of assets are recognized in accordance with decisions of competent authorities and applicable regulations.

- Principles for exchange differences:
Exchange differences arising are recognized in financial income or financial expenses in the period in accordance with applicable regulations.

- Principles for retained earnings:
Retained earnings after tax are determined based on the results of business operations after deducting corporate income tax and are allocated in accordance with resolutions of the competent authority.

22. Principles and methods for recognition of revenue and other income:

- Revenue from sale of goods and provision of services

+ Revenue from sale of goods: Revenue from sale of goods is recognized when the Company has transferred substantially all risks and rewards of ownership of the goods to the buyer, no longer retains managerial control over the goods as an owner, revenue can be measured reliably, and it is probable that economic benefits will flow to the Company from the transaction.

+ Revenue from provision of services: Revenue from provision of services is recognized based on the stage of completion of the services at the reporting date of the financial statements.

+ Revenue from construction contracts: The Company does not generate revenue from construction contracts.

+ Revenue from sale of real estate (including tourist apartments, officetel units, or similar products): The Company does not engage in real estate business activities or hold investment property.

- Financial income:

Financial income includes interest income from bank deposits, interest from loans (if any), foreign exchange gains, and other financial income. It is recognized when it arises.

- Other income:
Other income includes proceeds from disposal or sale of assets, recovery of written-off receivables, and other income items as prescribed, and is recognized when incurred

23. Principles for revenue deductions
Revenue deductions include trade discounts, sales discounts, and sales returns. These are recognized when they arise and are matched with the related revenue in the period.

25. Principles for financial expenses
Financial expenses include interest expenses, foreign exchange losses, and other financial costs. Borrowing costs are recognized in accordance with the accounting policies stated above; other financial expenses are recognized when incurred.

26. Principles for selling expenses and general and administrative expenses
Selling expenses and general and administrative expenses are recognized when incurred.

27. Principles for disposal and liquidation of fixed assets and investment property
When fixed assets are disposed of or sold, their cost and accumulated depreciation are derecognized. The difference between the disposal proceeds and the carrying amount of the asset is recognized as other income or other expenses in accordance with applicable regulations.

28. Principles and methods for recognition of current corporate income tax expense (including additional corporate income tax under global minimum tax regulations) and deferred corporate income tax expense.
Current corporate income tax expense is determined based on taxable income and the applicable corporate income tax rate in accordance with prevailing regulations.
The Company has not incurred any obligations related to additional corporate income tax under global minimum tax regulations.

29. Other Principles and methods
Other accounting policies applied by the Company are in accordance with Vietnamese Accounting Standards, the Enterprise Accounting Regime, and other applicable legal regulations.

V. Supplementary information to items presented in the Statement of Financial Position

1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not subject to any restrictions on use.	As at 30 September 2026	As at 01 January 2026
- Cash	1,411,310	982,200,978
- Demand deposits	39,896,489,973	284,185,729,792
- Cash equivalents	-	130,000,000,000
Total	**39,897,901,283**	**415,167,930,770**

2. Financial investments

Item	As at 30 September 2026			As at 01 January 2026		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Short - term						
interest on deposits	6,100,820,000.000	4,622,340,000		1,633,350,000	1,633,350,000	
Term deposits	230,000,000,000	230,000,000,000	-	140,000,000,000	140,000,000,000	-
Total	**236,100,820,000**	**234,622,340,000**	-	**141,633,350,000**	**141,633,350,000**	-

As of September 30, 2026, financial investments consist of 6-month term deposits with a total value of VND 230,000,000,000, bearing interest rates ranging from 7.8% to 8% per annum.

3. Short term trade receivables

	As at 30 September 2026		As at 01 January 2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Others parties				
- Khai Huyen Trading and Services Co., Ltd	3,104,295,660	-	-	-
- Hoang Van Dinh	861,995,200	(861,995,200)	885,995,200	(885,995,200)
- Others	1,081,226,094	(936,076,053)	1,225,601,408	(936,076,053)
	5,047,516,954	**(1,798,071,253)**	**2,111,596,608**	**(1,822,071,253)**

4. Short-term prepayments to suppliers

	As at 30 September 2026		As at 01 January 2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties				
- Chemical Industry Engineering Joint Stock Company	1,858,919,050	-	969,824,215	-
Others parties				
- Vietnam National Coal and Mineral Industries Holding Corporation Limited	12,197,288,750	-	1,134,765,097	-
- Others	7,218,204,268	-	2,396,494,381	-
	21,274,412,068	**-**	**4,501,083,693**	**-**

5. Other short-term receivables

	As at 30 September 2026		As at 01 January 2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Advances	521,862,934	-	242,971,147	-
- Deposit, collateral	192,000,000	-	192,000,000	-
- Others	2,744,645,451	-	4,300,958,707	-
	3,458,508,385	**-**	**4,735,929,854**	**-**

6. Doubtful debts

	As at 30 September 2026		As at 01 January 2026	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered				
- Hoang Van Dinh	861,995,200	861,995,200	885,995,200	885,995,200
- Economic and Social Committee of the Thai Nguyen Provincial Farmers' Association	351,831,332	-	351,831,332	-
- Binh Duong Agriculture Materials Joint Stock Company (*)	377,625,324	-	377,625,324	-
- Others	206,619,397	-	206,619,397	-
	1,798,071,253	**861,995,200**	**1,822,071,253**	**885,995,200**

At the end of the reporting period, the total value of accounts receivable that were past due or showed signs of being difficult to recover amounted to VND 1,798,071,253—a slight decrease from the beginning of the year (VND 1,822,071,253). The estimated recoverable value is VND 861,995,200, equivalent to approximately 47.94% of the original value, indicating a relatively high risk regarding the recoverability of these debts.

The bad debts are primarily concentrated among a few major debtors, including:
* Mr. Hoang Van Dinh: VND 861,995,200 (representing the largest share, with its recoverability assessed accordingly);
* The Socio-Economic Committee of the Thai Nguyen Provincial Farmers' Association: VND 351,831,332;
* Binh Duong Agricultural Materials Joint Stock Company: VND 377,625,324.
Additionally, there are two other clients with outstanding bad debts dating back to 2016; however, as each accounts for less than 10% of the total bad debt, they are not detailed here (Viet Trung Trading Joint Stock Company owes VND 100,482,623, and T&H Co., Ltd. owes VND 106,136,774—both debts originated in 2016).

(*) The Company has initiated legal proceedings against Binh Duong Agricultural Materials Joint Stock Company at the People's Court of Binh Duong Province. According to Judgment No. 13/2017/KDTM-PT dated May 26, 2017, the People's Court of Binh Duong Province ruled that Binh Duong Agricultural Materials Joint Stock Company must make payment to the Company. Van Dien Fused Magnesium Phosphate has an outstanding principal balance of 546,977,261 VND, with accrued interest amounting to 1,053,020,316 VND. Despite having repaid a portion of the principal, Binh Duong Agricultural Materials Joint Stock Company has yet to settle the remaining principal balance or the accrued interest owed to the company

7. Inventories

	As at 30 September 2026		As at 01 January 2026	
	Value	Provision	Value	Provision
	VND		VND	VND
- Raw material	113,934,408,977	-	139,434,895,587	-
- Tools, supplies	771,175,315	-	800,223,621	-
-Work in process	23,528,272,403	-	26,583,112,225	-
- Finished goods	71,556,223,054	-	41,700,510,812	-
- Goods	91,687,571	-	126,528,954	-
- Goods on consignment	182,196,073,148	-	79,394,192,698	-
	392,077,840,468	-	**288,039,463,897**	-

Allocation basis for raw materials and supplies:
Raw material and supplies costs are allocated based on standard consumption norms and actual production output during the period, in line with the Company's continuous production characteristics.

At the end of the period, inventories of the Company mainly consist of raw materials, supplies, and finished goods used for production and business activities, in line with the seasonal characteristics of the fertilizer industry.
Some packaging materials have been stored for a long period due to changes in packaging designs and specifications over different periods. These materials remain in good condition and are utilized internally in production to optimize costs; however, their consumption may be extended over time.
The Company regularly conducts physical inventory counts and assesses the usability of inventories. Based on this assessment, at the end of the period, the Company determined that there are no impaired or unusable inventories requiring a provision for impairment. Accordingly, no provision for inventory devaluation has been recognized for these materials, as they are still planned for use in production and business activities.

8. Long-term asset in progress

	As at 30 September 2026	As at 01 January 2026
	Value	Value
Construction in progress	VND	VND
- Periodic maintenance and repairs	12,206,497,767	-
- Upgrading and renovating the fire protection system.	567,944,667	431,000,000
- Van Dien Fertilizer Plant Project for fused phosphate fertilizer and NPK production in Thanh Hoa Province (*)	24,709,857,740	24,709,857,740
- Other expenses	262,520,000	-
	37,746,820,174	**25,140,857,740**

(*) Van Dien Fertilizer Plant Project for fused phosphate fertilizer and NPK production, approved under Investment Registration Certificate No. 26221000137 dated 16 January 2013 and ratified by Resolution No. 01/QĐ-ĐHĐCĐ dated 08 April 2015 of the General Meeting of Shareholders, with the following details:
+ Construction location: Area B, Bim Son Industrial Park, Thanh Hoa Province;
+ Purpose of investment: Production of fused phosphate fertilizer and NPK fertilizer;
+ Total investment capital: VND 1,291,619,455,265;
+ Project implementation schedule: Initially expected to commence in Q4/2015 and be completed in Q2/2018. The Annual General Meeting of Shareholders dated 27 April 2019 approved the extension of the project implementation schedule.

Project progress as at the reporting date:
+ The project has completed site leveling works and has been temporarily suspended due to issues arising with HUD 4 Investment and Construction Joint Stock Company (the entity that subleased land to the Company for project implementation). HUD 4 entered into the land lease contract prior to obtaining the competent authority's Land Use Right Certificate (specifically, the land lease contract was signed on 31 May 2013, while the Land Use Right Certificate was only issued to HUD 4 on 06 February 2018).
+ Due to the above issues, the Company has initiated legal proceedings against HUD 4 Investment and Construction Joint Stock Company and has won the case at the People's Court of Bim Son Town (now Bim Son Ward), Thanh Hoa Province. The Company has also received a partial compensation payment from HUD 4.

+ As at 31 May 2023, the Company received Decision No. 135/QĐ-BQLKKTNS&KCN dated 18 May 2023 issued by the Management Board of Nghi Son Economic Zone and Industrial Parks of Thanh Hoa Province on the termination of the investment project; and Decision No. 140/QĐ-BQLKKTNS&KCN dated 18 May 2023 on the withdrawal of the Investment Registration Certificate.
+ Under Resolution No. 01/NQ-ĐHĐCĐ dated 22 April 2025 of the Annual General Meeting of Shareholders, the Company's General Meeting of Shareholders approved the cessation of implementation, finalization, and liquidation of the Van Dien Fertilizer Plant Project for fused phosphate fertilizer and NPK production in Thanh Hoa, under Investment Certificate No. 26221000137 dated 16 January 2013.
For construction-in-progress costs related to this project, the Company is currently reviewing all expenditures to assess potential impairment and determine appropriate remediation measures.

9. Increase and decrease in tangible fixed assets

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	59,020,079,940	85,877,806,196	42,265,258,114	1,597,301,294	188,760,445,544
Purchase		954,059,259	2,342,592,593	320,851,851	3,617,503,703
Liquidation			(1,511,676,364)		(1,511,676,364)
Ending balance	59,020,079,940	86,627,806,196	41,660,063,231	1,745,745,738	190,866,272,883
Accumulated depreciation					
Beginning balance	59,020,079,940	83,136,607,585	39,446,861,475	1,368,052,113	182,971,601,113
Depreciation		942,004,714	949,761,739	54,358,085	1,946,124,538
Depreciation			(1,511,676,364)		(1,511,676,364)
Ending balance	59,020,079,940	84,078,612,299	38,884,946,850	1,422,410,198	183,406,049,287
Net carrying amount					
As at 01 January 2026	-	2,741,198,611	2,818,396,639	229,249,181	5,788,844,431
As at 30 June 2026	-	**2,549,193,897**	**2,775,116,381**	**323,335,540**	**7,460,223,596**

- Fully depreciated fixed assets still in use at year-end: As of the end of the period, the Company has certain tangible fixed assets that have been fully depreciated but are still in use for production and business operations (e.g., buildings, structures, and transportation vehicles).

- Fixed assets awaiting disposal at year-end: As of the end of the period, the Company has certain tangible fixed assets undergoing liquidation procedures in accordance with regulations, primarily transportation vehicles (motor cars).

10. Increase and decrease in intangible fixed assets

	Patent copyright	Accounting software	Total
	VND	VND	VND
Historical cost			
Beginning balance	**34,193,162,000**	**479,500,000**	**34,672,662,000**
Ending balance of the period	**34,193,162,000**	**479,500,000**	**34,672,662,000**
Accumulated depreciation			
Beginning balance	**34,193,162,000**	**466,327,962**	**34,659,489,962**
Depreciation	-	5,000,004	5,000,004
Ending balance of the period	**34,193,162,000**	**471,327,966**	**34,664,489,966**
Net carrying amount			
As at 01 January 2026	-	13,172,038	13,172,038
As at 30 June 2026	-	**8,172,034**	**8,172,034**

- Carrying amount of intangible fixed assets used as collateral for borrowings at period-end: As of the end of the period, the Company did not use any intangible fixed assets as collateral or pledge to secure borrowings.

- Fully amortized intangible fixed assets still in use:

The Company has intangible fixed assets that have been fully amortized but are still being used in production and business operations, specifically as follows:

(*) Patent rights recorded as an increase in 2009 (at the time of enterprise equitization, when the enterprise value was determined), including:

+ Invention Patent No. 1991 granted by the Industrial Property Office under the Ministry of Science, Technology and Environment, entitled "Blast furnace for producing sintered phosphate fertilizer". Patent holder: Van Dien Phosphate Fertilizer Company; Inventors: Bui Quang Lanh and Nguyen Van Viet. Granted on 12 April 2001, effective for 20 years from the date of grant.

+ Utility Solution Patent No. 265 granted by the Industrial Property Office under the Ministry of Science, Technology and Environment, entitled "Equipment and method for screening, washing and classifying raw materials". Patent holder: Van Dien Phosphate Fertilizer Company; Inventors: Bui Quang Lanh and Nguyen Van Viet. Granted on 09 August 2001, effective for 10 years from the date of grant.

11. Increase and decrease in finance lease assets

	Transportation equipment	Total
	VND	VND
Historical cost		
Beginning balance	**1,529,477,790**	**1,529,477,790**
Purchase	-	-
Ending balance of the period	**1,529,477,790**	**1,529,477,790**
Accumulated depreciation		
Beginning balance	**540,974,547**	**540,974,547**
Depreciation	191,184,723	191,184,723
Ending balance of the period	**668,431,029**	**732,159,270**
Net carrying amount		
As at 01 January 2026	988,503,243	988,503,243
As at 30 June 2026	**861,046,761**	**861,046,761**

12. Prepaid expenses

	As at 30 September 2026	As at 01 January 2026
	VND	VND
a) Short-term		
- Transportation, warehousing rental, and loading/unloading expenses	-	9,377,493,700
- Insurance expenses, vehicle inspection fees, and road usage fees	193,924,380	25,452,682
- Others	328,785,786	559,014,447
	522,710,166	**9,961,960,829**

	As at 30 September 2026	As at 01 January 2026
b) Long-term	VND	VND
- Tools and supplies	1,300,021,641	1,311,306,490
- Printing cylinder for packaging bags	512,615,523	515,217,194
- Relocation project of the fused phosphate fertilizer and NPK production plant to Bim Son (Investment Registration Certificate issued in 2025) (*)	276,492,082,266	276,492,082,266
- Others	14,656,489	32,752,700
	278,319,375,919	**278,351,358,650**

(*) Based on Decision No. 02/QĐ-HĐQT dated 22 April 2025 of the General Meeting of Shareholders approving the policy to continue the investment in the relocation of the Company. Accordingly, the Company has entered into Contract No. 04/2025/HĐTĐ/HUD4-VADFCO dated 04 August 2025 with HUD4 Investment and Construction Joint Stock Company regarding the sublease of land associated with technical infrastructure at Lot CN7, Zone B – Bim Son Industrial Park, Thanh Hoa Province, for the implementation of the Van Dien fused phosphate fertilizer and NPK fertilizer plant project (serving the relocation of the Company from Van Dien), in accordance with Investment Registration Certificate No. 106666775 dated 23 July 2025 issued by the Management Board of Nghi Son Economic Zone. Land rental expenses will be allocated to expenses starting from the time the Van Dien fused phosphate fertilizer and NPK production plant becomes operational.

13. Borrowings and finance lease liabilities

Item	As at 01 January 2026	During the period		As at 30 September 2026
		Increase	Decrease	
a) Short-term borrowings and finance lease liabilities				
- Joint Stock Commercial Bank for Investment and Development of Vietnam (1)	-	29,232,948,231	-	29,232,948,231
- Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade (2)	230,671,476	173,003,607	173,003,607	230,671,476
b) Long-term borrowings and finance lease liabilities				
- Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade	461,342,949	-	173,003,607	288,339,342
Total	**692,014,425**	**29,405,951,838**	**346,007,214**	**29,751,959,049**

Detailed information relating to finance lease liabilities:

(1) Overdraft Facility Agreement No. 01/2026/147099/HĐTC dated September 28, 2026, between the Company and the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV):
+ Credit limit: VND 160 billion;
+ Purpose of the loan: To meet working capital requirements for production and business activities;
+ Contract term: From August 28, 2026, to February 2027;
+ Interest rate: 8% per annum;
+ Outstanding principal balance as of September 30, 2026: VND 29,232,948,231.

(2) Finance lease liability with VietinBank Financial Leasing Company Limited (a one-member limited liability company of VietinBank) under Finance Lease Contract No. 02.159/2023/TSC-CTTC dated 05 December 2023 for the lease of one Toyota Camry 2.5Q passenger car, with a lease term of 60 months. The interest rate is subject to adjustment in accordance with notifications issued by the lessor.

14. Short-term Trade Payables

	As at 30 September 2026		As at 01 January 2026	
	Value	Amount can be paid	Value	Amount can be paid
	VND	VND	VND	VND
Related parties				
- Hoang Ngan Company Limited	14,456,719,080	14,456,719,080	4,909,342,779	4,909,342,779
- Vietnam Apatit Limited Company	3,515,757,821	3,515,757,821	3,594,392,393	3,594,392,393
- Ninh Binh Phosphate Fertilizer Joint Stock Company	7,398,789,050	7,398,789,050	-	-
Others parties				
- Long Binh Logistics Co.,Ltd	11,702,049,372	11,702,049,372	1,727,321,988	1,727,321,988
- Dai Huu Joint Stock Company	5,866,472,412	5,866,472,412	6,751,652,400	6,751,652,400
- Dien Loc Phat Agricultural Materials Co., Ltd.	-	-	7,187,457,550	7,187,457,550
- Others	30,596,769,667	30,596,769,667	29,241,595,330	29,241,595,330
	73,536,557,402	**73,536,557,402**	**53,411,762,440**	**53,411,762,440**

15. Short-term prepayments from customers

	As at 30 September 2026		As at 01 January 2026	
	Value	Amount can be paid	Value	Amount can be paid
	VND	VND	VND	VND
Related parties				
- Hoang Ngan Company Limited	17,322,996,590	17,322,996,590	3,641,155,350	3,641,155,350
- South Chemicals Import - Export Joint Stock Company	19,384,170,750	19,384,170,750	2,585,055,000	2,585,055,000
Others parties				
- Da Nang Agrcultural Materials Joint Stock Company N0II	14,264,807,250	14,264,807,250	70,404,100	70,404,100
- Danacam Company Limited	3,183,898,622	3,183,898,622	2,339,870,750	2,339,870,750
- Ngoc Vy One-Member Limited Liability Company	5,714,914,800	5,714,914,800	80,151,050	80,151,050
- Dong Hung Service And Trade Company Limited	-	-	28,835,459,605	28,835,459,605
- Others	6,903,968,198	6,903,968,198	60,449,819,489	60,449,819,489
	66,774,756,210	**66,774,756,210**	**98,001,915,344**	**98,001,915,344**

16. Tax and Other Payables to the State Budget

Item	Amount payable at beginning of period	Amount payable during the period	Amount actually paid during the period	Amount payable at end of period
1. Value added tax	-	3,351,158,586	3,351,158,586	-
2. Export, import duties	-	1,307,426,700	1,307,426,700	-
3. Corporate income tax	15,882,478,728	41,800,142,590	34,288,255,304	23,394,366,014
4. Personal income tax	1,937,426,134	3,617,088,296	5,031,754,355	522,760,075
5. Natural resource tax	4,123,480	54,373,440	49,398,960	9,097,960
6. Land and housing tax	-	8,825,000,000	5,031,519,022	3,793,480,978
7. Environmental protection tax and other taxes/fees	-	36,669,259	48,892,345	- 12,223,086
Total	**17,824,028,342**	**58,991,858,871**	**49,108,405,272**	**27,707,481,941**

17. Short-term Accrued Expenses

	As at 30 September 2026	As at 01 January 2026
	VND	VND
- Provision for market investment expenses	11,344,736,696	
- Provision for major repairs and routine maintenance expenses	22,932,585,347	-
- Collaborator remuneration	5,964,289,224	6,671,465,960
	40,241,611,267	**6,671,465,960**

18. Other short-term payments

	As at 30 September 2026	As at 01 January 2026
	VND	VND
- Trade union fund	1,151,008,325	1,430,026,717
- Payables to agents for purchase deposits	3,359,112,210	297,119,029,852
- Others	3,768,200,374	1,847,544,442
	8,278,320,909	**302,439,096,019**

19. Dividends and profit payable

Item	As at 30 September 2026	As at 01 January 2026
Dividends and profit payable (*)	133,661,234	131,151,334

(*) At the end of the period, the Company's liabilities regarding dividends and profits consist of the following:
+ Dividends payable from prior years: 131,151,334 VND. The Company has duly notified shareholders of the payment in accordance with regulations; however, some shareholders have yet to collect their dividends. The Company will continue to track these amounts and process payments as and when the shareholders come to collect them, in compliance with regulations.
+ Cash dividends payable for 2025: 2,509,900 VND, representing the remaining balance that has not yet been collected by shareholders.

20. Provision payable

Item	Beginning of period	Increased	Decreased	End of period
a) Short- term				
Allocate funds for major repairs.	15,909,658,051	24,709,857,740	40,619,515,791	-
Total	**15,909,658,051**	**24,709,857,740**	**40,619,515,791**	-

21. Owner's Equity

a) Statement of changes in equity

Item	Contributed capital	Investment and development funds	Other owner's equity	Retained earnings	Total
Beginning balance of previous	**376,653,480,000**	**77,474,441,928**	**3,281,900,000**	**73,822,745,719**	**531,232,567,647**
Profit for previous period	-	-	-	170,420,115,521	170,420,115,521
Profit distribution	-	18,268,518,365	-	(62,290,747,487)	(44,022,229,122)
Ending balance of previous	**376,653,480,000**	**95,742,960,293**	**3,281,900,000**	**181,952,113,753**	**657,630,454,046**
Beginning balance of current	**376,653,480,000**	**95,742,960,293**	**3,281,900,000**	**181,952,113,753**	**657,630,454,046**
Profit for current period	-	-	-	166,966,371,234	**166,966,371,234**
Profit distribution	-	85,210,057,761	-	(140,887,167,313)	**(55,677,109,552)**
Ending balance of this period	**376,653,480,000**	**180,953,018,054**	**3,281,900,000**	**208,031,317,674**	**768,919,715,728**

b) Details of owner's invested capital

Item	As at 30 September 2026	As at 01 January 2026
Parent company's contributed capital	**252,568,870,000**	**252,568,870,000**
+ Vietnam National Chemical Group	252,568,870,000	252,568,870,000
Other contributed capital	**124,084,610,000**	**124,084,610,000**
+ Hoang Ngan Company Limited	92,155,970,000	92,155,970,000
+ Others	31,928,640,000	31,928,640,000
Total	**376,653,480,000**	**376,653,480,000**

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

Item	As at 30 September 2026	As at 01 January 2026
Owner's contributed capital		
+ Opening contributed capital	376,653,480,000	376,653,480,000
+ Increase in contributed capital during the period	-	-
+ Decrease in contributed capital during the period	-	-
+ Closing contributed capital	**376,653,480,000**	**376,653,480,000**
Dividends and profit distributed	-	-

d) Share

Item	As at 30 September 2026	As at 01 January 2026
- Number of shares registered for issuance	37,665,348	37,665,348
- Number of shares offered to the public	37,665,348	37,665,348
+ Ordinary shares	*37,665,348*	*37,665,348*
+ Preference shares (classified as equity instruments)		
- Number of treasury shares repurchased (treasury shares / shares reacquired by the Company)		
+ Ordinary shares		
+ Preference shares (classified as equity instruments)		
- Number of shares outstanding	37,665,348	37,665,348
+ Ordinary shares	*37,665,348*	*37,665,348*
+ Preference shares (classified as equity instruments)	-	-

- Par value of outstanding shares: VND 10,000.

đ) Dividends and profits

- According to Resolution No. 01/NQ-ĐHĐCĐ dated June 28, 2026, of the 2026 Annual General Meeting of Shareholders, the Company will distribute profits for 2025 as follows:

- Allocation to the Investment and Development Fund: VND 85,210,057,761;

- Allocation to the Reward and Welfare Fund: VND 17,042,011,552;

- Allocation to the Management Bonus Fund: VND 969,750,000;

- Cash dividend at a rate of 10% of par value: VND 37,665,348,000;

- Stock dividend at a rate of 10%: VND 37,665,340,000.

22. Items not presented in the statement of financial position

a) a) Leased assets

The Company enters into warehouse lease agreements in various localities (renewed annually) for the purpose of storing goods. Under these contracts, the Company is required to pay monthly warehouse rental fees in accordance with the agreed unit rates.

The Company enters into a land lease agreement in Dai Thanh Commune, Thanh Tri District, Hanoi City for the purpose of producing phosphate fertilizer. The leased land area is 85,000 m² with a lease term of 12 months. Under these contracts, the Company is required to pay annual land rental fees until the contract maturity date in accordance with prevailing State regulations.

The Company enters into a land lease agreement at Lot CN7, Zone B – Bim Son Industrial Park, Thanh Hoa Province, for the purpose of investing in the Van Dien fused phosphate fertilizer and NPK fertilizer manufacturing plant project. The leased land area is 225,421.1 m² with a lease term of 33 months. Under these contracts, the Company is required to pay annual land rental fees until the contract maturity date in accordance with prevailing State regulations.

b) Foreign currencies:	**As at 30 September 2026**	**As at 01 January 2026**
USD	566.570	112,270.150

VII. Supplementary information on items presented in the Statement of Profit or Loss

1. Total revenue from sales of goods and rendering of services

Item	The first 9 months of 2026	The first 9 months of 2025
a) Revenue		
- Revenue from sale of goods	1,139,574,168,788	1,324,625,991,695
Total	**1,034,625,162,049**	**1,324,625,991,695**
b) Revenue from related parties		
- South Chemicals Import - Export Joint Stock Company	109,811,607,000	140,778,489,100
- Hoang Ngan Company Limited	287,263,115,290	100,289,299,242
Total	**397,074,722,290**	**241,067,788,342**

2. Revenue deductions

Item	The first 9 months of 2026	The first 9 months of 2025
- Sales returns (returned goods revenue)	399,764,400	3,736,763,700
Total	**399,764,400**	**3,736,763,700**

3. Cost of goods sold

Item	The first 9 months of 2026	The first 9 months of 2025
- Cost of goods sold	751,445,125,313	1,023,084,813,608
Total	**751,445,125,313**	**1,023,084,813,608**

4. Financial income

Item	The first 9 months of 2026	The first 9 months of 2025
- Interest income, interest from loans	14,585,548,406	16,786,741,362
- Unrealized gain from foreign exchange difference	118,721,636	250,576,781
- Payment discount received	722,969,100	-
- Others	-	55,241,442
Total	**15,427,239,142**	**17,092,559,585**

5. Financial expense

Item	The first 9 months of 2026	The first 9 months of 2025
- Borrowing costs, interest on purchase deposits	191,110,842	233,559,027
- Payment discount	1,300,369,000	-
- Others	-	895,477,000
- Exchange rate losses incurred during the period	77,211,470	105,007,200
- Unrealized loss from foreign exchange difference	178,298	-
Total	**1,568,869,610**	**1,234,043,227**

6. Other income

Item	The first 9 months of 2026	The first 9 months of 2025
- Other income	226,538,823	24,102,143
Total	**226,538,823**	**24,102,143**

7. Other expense

Item	The first 9 months of 2026	The first 9 months of 2025
- Other expense	234,021,008	532,784,500
Total	**234,021,008**	**532,784,500**

8. General and administrative expense and Selling expenses

Item	The first 9 months of 2026	The first 9 months of 2025
a) General and administrative expense	**46,767,216,692**	**47,265,449,244**
Labour expenses	27,843,730,732	32,762,602,979
Raw materials	830,525,994	1,733,484,474
Depreciation and amortisation	259,348,567	252,337,916
Reversal of provisions	(24,000,000)	(27,000,000)
Tax, Charge, Fee	8,946,333,817	4,186,069,830
Expenses from external services	4,883,857,478	2,900,688,199
Other expenses by cash	4,027,420,104	5,457,265,846
b) Selling expenses	**146,046,435,906**	**140,327,634,673**
Labour expenses	6,025,756,378	8,221,700,744
Raw materials	5,852,999,707	1,718,346,192
Depreciation and amortisation	93,270,996	112,945,796
Expenses from external services	118,176,615,549	108,280,552,848
Other expenses by cash	15,897,793,276	21,994,089,093

9. Business and Production Cost by Items

Item	The first 9 months of 2026	The first 9 months of 2025
Raw materials	777,283,255,162	666,290,697,627
Labour expenses	111,238,863,326	125,163,524,964
Depreciation and amortisation	2,142,309,265	2,012,383,917
Reversal of provisions	(24,000,000)	(27,000,000)
Expenses from external services	124,943,890,416	111,963,840,456
Other expenses by cash	58,277,212,612	52,830,978,209
Increase/decrease in production and business costs and finished goods	- 129,602,752,870	252,443,472,352
Total	**944,258,777,911**	**1,210,677,897,525**

10. Current Corporate Income Tax Expenses

Item	The first 9 months of 2026	The first 9 months of 2025
- Total profit before tax	208,766,513,824	125,561,164,011
- Tax rate	20%	20%
Current corporate income tax expense	41,800,142,590	25,112,232,802
Corporate income tax payable at the end of the period:	**41,800,142,590**	**25,112,232,802**

VIII. Supplementary information on items presented in the Statement of Cash Flows

1. Cash inflows from borrowings during the period:	The first 9 months of 2026	The first 9 months of 2025
- Proceeds from borrowings under ordinary loan agreements	29,232,948,231	100,000,000,000

2. Amount of principal actually repaid during the period:	The first 9 months of 2026	The first 9 months of 2025
- Repayment of principal of borrowings under ordinary loan agreements	173,003,607	232,991,373

IX. Other information

1. Events occurring after the end of the accounting period

No material events occurred after the end of the financial year that require adjustment or disclosure in these financial statements.

2. Information on related parties

Related parties	Relation
Vietnam National Chemical Group	Parent company
Hoang Ngan Company Limited	Significant influence shareholder
South Chemicals Import - Export Joint Stock Company	Associate companies of the parent company
Chemical Industry Engineering Joint Stock Company	Associate companies of the parent company
Vietnam Apatit Limited Company	Same parent company
Ninh Binh Phosphate Fertilizer Joint Stock Company	Same parent company
Chemical Science and Technology Information Center	Same parent company
Members of the Board of Management, the Board of General Directors, and the Supervisory Board	

In addition to the information with related parties presented in the above Notes, during the period, the Company has transactions with related parties as follows:

	The first 9 months of 2026	The first 9 months of 2025
	VND	VND
Revenue from sales of goods and rendering of services	**397,074,722,290**	**241,067,788,342**
Hoang Ngan Company Limited	287,263,115,290	100,289,299,242
South Chemicals Import - Export Joint Stock Company	109,811,607,000	140,778,489,100
Purchases	**190,580,176,096**	**147,002,727,341**
Vietnam Apatit Limited Company	124,675,862,286	147,002,727,341
Ninh Binh Phosphate Fertilizer Joint Stock Company	65,904,313,810	-
Financial income – cash discounts received	**722,969,100**	-
Ninh Binh Phosphate Fertilizer Joint Stock Company	722,969,100	-
Financial costs	**787,990,000**	-
South Chemicals Import - Export Joint Stock Company	233,100,000	-
Hoang Ngan Company Limited	554,890,000	-
Selling expenses	**43,545,359,000**	**46,480,749,500**
Hoang Ngan Company Limited	43,545,359,000	46,281,609,500
South Chemicals Import - Export Joint Stock Company	-	116,640,000
Chemical Science and Technology Information Center	-	82,500,000

Transactions with related parties are as follows:

Manager's income

	Position	The first 9 months of 2026
Remuneration of key management persons		**172,800,000**
- Phung Ngoc Bo	Chairman	67,500,000
- Nguyen Ngoc Thach	Member	52,650,000
- Le Thi Thu Phuong	Member (Appointed November 14, 2025)	52,650,000
Remuneration of members of the Supervisory Board		**525,343,801**
- Nguyen Thi Mach	Head of the Supervisory Board	431,293,801
- Nguyen Thi Son	Member	44,550,000
- Nguyen Xuan Long	Member (Appointed on April 23, 2024)	49,500,000
Salaries and bonuses from the salary fund (net amount) of the General Director and other managers		**2,659,462,931**
- Van Hong Son	General Director, Member of the Board of Management	825,435,286
- Tran Thang	Vice General Director, Member of the Board of Management	475,639,808
- Nghiem Duc Toan	Vice General Director (Appointed on September 18, 2024)	456,263,279
- Pham Quang Trung	Vice General Director	483,710,482
- Nguyen Thi Sen	Chief Accountant	418,414,076

Apart from the related party transactions disclosed above, other related parties did not have any transactions during the year and had no outstanding balances as at the end of the financial year with the Company.

3. Segment reporting

*** Under business fields:**

Item	Fused phosphate fertilizer	NPK fertilizers of all types	Other products	Total
Net revenue	958,864,359,070	178,737,969,511	1,572,075,807	1,139,174,404,388
Cost of goods sold	603,455,376,247	149,594,070,240	(1,604,321,174)	751,445,125,313
Gross profit	355,408,982,823	29,143,899,271	3,176,396,981	387,729,279,075

*** Under geographical areas:**

Item	North	Central Vietnam – Tay Nguyen – Southern Vietnam	Export	Total
Net revenue	374,848,190,488	739,503,303,600	24,822,910,300	1,139,174,404,388

4. Comparative Figures

The comparative figures are taken from the financial statements as of September 30, 2025, which were audited by AASC Auditing Firm Co., Ltd.

Approved, October 19, 2026

PREPARED BY ACCOUNTANT	PERSON IN CHARGE OF ACCOUNTING	GENERAL DIRECTOR
Hoang Thanh Phong	Nguyen Thi Thuy Duong	Van Hong Son