

**AUDITED FINANCIAL STATEMENTS**

*For the financial year ended 31 December 2025*

**HA BAC NITROGENOUS FERTILIZER AND  
CHEMICALS JOINT STOCK COMPANY**



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# HABAC NITROGENOUS FERTILIZER AND CHEMICALS JOINT STOCK COMPANY

## REPORT OF THE BOARD OF MANAGEMENT

For the financial year ended 31 December 2025

The Board of Management of Habac Nitrogenous Fertilizer and Chemicals Joint Stock Company has the honor of submitting this Report together with the audited Financial Statements for the financial year ended 31 December 2025.

### 1. General information about the Company

#### Establishment:

Ha Bac Nitrogenous Fertilizer and Chemicals Joint Stock Company (hereinafter referred to as "the Company") is an enterprise equitized from a 100% state-owned company, which was Habac Nitrogenous Fertilizer and Chemicals One Member Limited Liability Company, from 01 January 2016. The Company operates under the first Business Registration Certificate No. 2400120344 dated 21 December 2006 issued by the Department of Planning and Investment of Bac Giang Province, the 14th amended certificate on 06 November 2024.

#### Form of ownership:

Joint Stock Company

#### The Company's business activities:

Producing and trading chemical products and fertilizers, specifically: Urea fertilizer, NH<sub>3</sub>, CO<sub>2</sub>, industrial gas products, electricity, etc.

**English name:** Habac Nitrogenous Fertilizer and Chemicals Joint Stock Company

**Abbreviation:** HANICHEMCO

**Securities code:** DHB

**Head office:** Tran Nguyen Han Street, Bac Giang Ward, Bac Ninh Province

### 2. Financial position and results of operation

The Company's financial position and the results of its operation during the year are presented in the accompanying financial statements.

### 3. Members of the Board of Directors, the Supervisory Board, Board of Management and Chief Accountant

Members of the Board of Directors, the Supervisory Board, Board of Management and Chief Accountant during the year and at the date of the financial statements include:

#### Board of Directors

Mr.	Nguyen Van Thieu	Chairman
Mr.	Nguyen Van Dung	Member
Mr.	Pham Van Trung	Member
Mr.	Nguyen Dinh Hong	Member
Ms.	Nguyen Tuyen Anh	Member
Mr.	Dang Xuan Thuy	Person in charge of Corporate Governance

#### the Supervisory Board

Mr.	Ha Xuan Han	Head of the Board of Supervisors	Resigned on 25/4/2025
Ms.	Hoang Thi Linh Giang	Head of the Board of Supervisors	Appointed on 25/4/2025
Ms.	Dang Thi Minh Ly	Member	
Mr.	Le Anh Tuan	Member	

#### Board of Management and Chief Accountant

Mr.	Nguyen Van Dung	General Director	
Mr.	Pham Van Trung	Deputy General Director	Re-appointed on 01/12/2025
Mr.	Nguyen Dinh Hong	Deputy General Director	
Mr.	Le Anh Tuan	Chief Accountant	Re-appointed on 22/9/2025



# HABAC NITROGENOUS FERTILIZER AND CHEMICALS JOINT STOCK COMPANY

## REPORT OF THE BOARD OF MANAGEMENT

*For the financial year ended 31 December 2025*

### 4. Legal representatives of the Company during the year and to the date of the financial statements:

Mr. Nguyen Van Dung General Director

### 5. Independent Auditor

MOORE AISG Auditing and Informatics Services Company Limited has been appointed as an independent auditor for the financial year ended 31 December 2025.

### 6. Announcement of responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Financial Statements which give a true and fair view of the financial position of the Company as at 31 December 2025, its results of operation and cash flows for the financial year then ended. In order to prepare these Financial Statements, the Board of Management has considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- Prepared the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.


The Board of Management is responsible for ensuring that proper accounting records are kept and maintained which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Financial Statements are prepared in compliance with the accounting regime stated in Notes to the Financial Statements. The Board of Management is also responsible for safeguarding the Company's assets, and hence taking reasonable steps for the prevention and detection of frauds and other irregularities.

### 7. Commitment

The Board of Management, in their opinion, confirmed that the Financial Statements including the Balance Sheet as at 31 December 2025, the Income Statement, the Cash Flow Statement and accompanying Notes, which expressed a true and fair view of the financial position of the Company as well as its operating results and cash flows for the financial year ended 31 December 2025.

The Financial Statements are prepared in accordance with Vietnamese Accounting Standards and System.

*Bac Ninh, 02 March 2026*

For and on behalf of the Board of Management 



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Nguyen Van Dung  
General Director



**INDEPENDENT AUDITOR'S REPORT**

**To:** **Shareholders, Board of Directors and Board of Management**  
**Habac Nitrogenous Fertilizer and Chemicals Joint Stock Company**

We have audited the accompanying Financial Statements of Habac Nitrogenous Fertilizer and Chemicals Joint Stock Company as prepared on 02 March 2026 from pages 05 to 39, which comprise the Balance Sheet as at 31 December 2025, Income Statement, Cash Flow Statement for the year then ended, and Notes to the Financial Statements.

**Responsibility of the Board of Management**

The Board of Management of the Company is responsible for the preparation and fair presentation of the Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing regulations applicable to the preparation and presentation of the Financial Statements and also for the internal control which the Board of Management considers necessary for the preparation and fair presentation of the Financial Statements that are free from material misstatement, whether due to fraud or error.

**Responsibility of the Auditor**

Our responsibility is to express an opinion on the Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit to obtain reasonable assurance whether the Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including an assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

**Basis for qualified opinion**

- The Company has recognized the original cost and charged depreciation on the fixed assets of the Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project based on the completed project finalization report prepared by the investor on 01 December 2017 while A-B finalization for packages 10, 14, 8, the consulting contract for reviewing construction completion documents, and the approval of the completed project finalization by competent authorities remain incomplete. This has led to the incurrence of payables to foreign contractors and other liabilities (see details in Notes V.3; V.5; V.12; V.16 and VII.1)

Based on the evidence obtained and other alternative audit procedures performed, we have not obtained sufficient appropriate audit evidence to conclude on the existence and completeness of the aforementioned payables, as well as any contingent liabilities that may arise in the future related to the finalization of the project mentioned above.



**Auditor's qualified opinion**

Statements give a true and fair view, in all material respects, on the financial position of Habac Nitrogenous Fertilizer and Chemicals Joint Stock Company as at 31 December 2025 as well as its operating results and cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime and other relevant statutory requirements related to preparation and presentation of the Financial Statements.

**Emphasis of matter**

As stated in Note V.9, the Company has temporarily recognized original cost and charged depreciation on the tangible fixed assets of the Ha Bac Fertilizer Plant Renovation and Expansion Project based on the completed project finalization report prepared by the investor dated 01 December 2017.

As stated in Notes IV.8 and V.11, the Company has recognized deferred depreciation expenses for the years 2017, 2018, and 2019 under Long-term prepaid expenses - Code 261 on the Balance Sheet as at 31 December 2025.

*Ho Chi Minh City, 02 March 2026*

**MOORE AISC Auditing and Informatics Services Co., Ltd**



**NGUYEN THI PHUONG**

**Deputy Branch Director**

Audit Practising Registration

Certificate No. 4945-2024-005-1



**PHAN CONG VAN**

**Auditor**

Audit Practising Registration Certificate

No. 5298-2026-005-1



## BALANCE SHEET

As at 31 December 2025

Unit: VND

ASSETS		Code	Notes	31/12/2025	01/01/2025
<b>A. CURRENT ASSETS</b>					
I.	Cash and cash equivalents	110	V.1	390,360,146,994	371,815,496,069
	1. Cash	111		390,360,146,994	371,815,496,069
II.	Short-term financial investments	120	V.2	75,519,000,000	48,000,000,000
	1. Held-to-maturity investments	123		75,519,000,000	48,000,000,000
III.	Short-term receivables	130		344,834,210,235	247,334,172,387
	1. Short-term trade receivables	131	V.3	268,479,033,176	194,518,231,831
	2. Short-term prepayments to suppliers	132	V.4	61,175,690,070	37,973,043,906
	3. Other short-term receivables	136	V.5	20,389,824,051	20,053,233,712
	4. Provision for short-term doubtful receivables	137	V.5	(5,210,337,062)	(5,210,337,062)
IV.	Inventories	140	V.7	556,653,711,592	539,114,396,425
	1. Inventories	141		556,653,711,592	539,114,396,425
V.	Other current assets	150	V.11a	113,270,883,238	74,390,388,925
	1. Short-term prepaid expenses	151		3,716,671,501	5,677,546,358
	2. Deductible value added tax	152		109,538,498,885	68,712,842,567
	3. Taxes and other receivables from the State	153	V.14	15,712,852	0
B.	LONG-TERM ASSETS	200		4,305,513,119,152	4,967,010,492,705
I.	Long-term receivables	210		740,804,017,963	740,804,017,963
	1. Other long-term receivables	216	V.5	740,804,017,963	740,804,017,963
II.	Fixed assets	220		3,016,638,299,306	3,544,838,254,694
	1. Tangible fixed assets	221	V.9	3,016,638,299,306	3,544,838,254,694
	- Cost	222		9,821,292,724,065	9,842,734,235,963
	- Accumulated depreciation	223		(6,804,654,424,759)	(6,297,895,981,269)
	2. Intangible fixed assets	227	V.10	13,226,611,293	13,226,611,293
	- Cost	228		13,226,611,293	13,226,611,293
	- Accumulated amortization	229		(13,226,611,293)	(13,226,611,293)
III.	Long-term assets in progress	240	V.8	70,956,549,360	92,343,894,458
	1. Long-term work in progress	241		33,552,540	33,552,540
	2. Construction in progress	242		70,922,996,820	92,310,341,918
V.	Long-term financial investments	250	V.2	13,218,878,465	13,218,878,465
	1. Investments in joint ventures, associates	252		9,662,812,368	9,662,812,368
	2. Equity investments in other entities	253		3,556,066,097	3,556,066,097
VI.	Other long-term assets	260		463,895,374,058	575,805,447,125
	1. Long-term prepaid expenses	261	V.11b	463,895,374,058	575,805,447,125
<b>TOTAL ASSETS</b>		270		5,786,151,071,211	6,247,664,946,511



BALANCE SHEET

As at 31 December 2025

Unit: VND

RESOURCES

Code	Notes	31/12/2025	01/01/2025
300		5,154,508,639,439	5,629,212,667,649
310		1,203,122,872,920	1,173,591,345,018
311	V.12	566,654,037,556	386,144,351,853
312	V.13	46,666,957,669	117,549,295,214
313	V.14	1,964,163,899	500,166,207
314		49,105,573,258	45,049,252,495
315	V.15	11,943,131,967	576,813,743
319	V.16a	242,748,713,591	208,448,097,686
320	V.17a	283,980,150,466	415,263,223,306
322		60,144,514	60,144,514
330		3,951,385,766,519	4,455,621,322,631
337	V.16b	1,956,052,316,519	2,085,715,122,631
338	V.17b	1,995,333,450,000	2,369,906,200,000
400	V.19	631,642,431,772	618,452,278,862
410		631,642,431,772	618,452,278,862
411		2,722,000,000,000	2,722,000,000,000
411a		2,722,000,000,000	2,722,000,000,000
421		2,722,000,000,000	2,722,000,000,000
421a		(2,101,212,153,271)	(2,110,393,137,744)
421b		10,854,585,043	6,845,416,606
440		5,786,151,071,211	6,247,664,946,511

TOTAL RESOURCES

current period  
- Undistributed profit after tax in the  
accumulated to the end of the previous period

1. Owners' equity  
1. Owners' contributed capital  
- Common shares with voting rights  
2. Undistributed profit after tax

D. OWNERS' EQUITY

1. Other long-term payables  
2. Long-term borrowings and finance lease liabilities  
II. Long-term liabilities  
8. Bonus and welfare fund  
7. Short-term borrowings and finance lease liabilities  
6. Other short-term payables  
5. Short-term accrued expenses  
4. Payables to employees  
3. Taxes and payables to the State  
2. Short-term advances from customers  
1. Short-term trade payables

C. LIABILITIES

1. Current liabilities

Nguyen Thi Hong Nhung

Preparer

Bac Ninh, 02 March 2026

Le Anh Tuan  
Chief Accountant

Nguyen Van Dung  
General Director



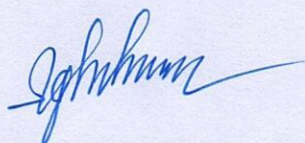


## INCOME STATEMENT


For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
1. Revenue from goods sold and services rendered	01	VI.1	4,351,995,843,532	4,439,477,098,072
2. Revenue deductions	02		21,505,000,000	0
3. Net revenue from goods sold and services rendered	10		4,330,490,843,532	4,439,477,098,072
4. Cost of goods sold	11	VI.2	3,845,579,863,734	4,161,818,996,381
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		484,910,979,798	277,658,101,691
6. Financial income	21	VI.3	13,070,088,554	26,898,387,016
7. Financial expenses	22	VI.4	218,474,194,472	272,936,421,195
<i>In which: Interest expenses</i>	23		173,664,833,428	203,307,955,862
8. Selling expenses	25	VI.5a	86,004,391,200	86,347,980,481
9. General and administrative expenses	26	VI.5b	141,169,466,182	135,824,364,153
10. Net profit from operating activities (30 = 20 + (21 - 22) - (25 + 26))	30		52,333,016,498	(190,552,277,122)
11. Other income	31	VI.6	9,493,604,236	248,982,692,225
12. Other expenses	32	VI.7	50,972,035,691	51,584,998,497
13. Other profit (40 = 31 - 32)	40		(41,478,431,455)	197,397,693,728
14. Total accounting profit before tax (50 = 30 + 40)	50		10,854,585,043	6,845,416,606
15. Current Corporate income tax expense	51	VI.9	0	0
16. Profit after Corporate income tax (60 = 50 - 51 - 52)	60		10,854,585,043	6,845,416,606
17. Basic earnings per share	70	VI.10	39.88	25.15



Nguyen Thi Hong Nhung  
Preparer  
Bac Ninh, 02 March 2026



Le Anh Tuan  
Chief Accountant



Nguyen Van Dung  
General Director



**CASH FLOW STATEMENT**

(Under indirect method)

For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Profit before tax	01		10,854,585,043	6,845,416,606
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02	V.9,10	627,879,254,036	626,674,030,149
- Provisions	03		0	(134,000,000)
- Gains/losses from foreign exchange differences upon revaluation of monetary items in foreign currencies	04		43,587,789,612	67,667,275,146
- Gains/losses from investing activities	05		(10,620,046,684)	(6,879,249,927)
- Interest expense	06	VI.4	173,664,833,428	203,307,955,862
3. Profit from operating activities before changes in working capital	08		845,366,415,435	897,481,427,836
- Increase (-)/ decrease (+) in receivables	09		(146,280,019,058)	(76,945,856,939)
- Increase (-)/ decrease (+) in inventories	10		(17,539,315,167)	67,302,323,406
- Increase (+)/ decrease (-) in payables (Other than interest payable, income tax payable)	11		182,676,778,296	(420,259,550,735)
- Increase (-)/ decrease (+) in prepaid expenses	12		30,290,597,335	(1,360,767,775)
- Interest expense paid	14		(303,653,849,171)	(203,668,168,862)
- Other payments from operating activities	17		0	(4,331,318)
Net cash flows from operating activities	20		590,860,607,670	262,545,075,613
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Purchase and construction of fixed assets and other long-term assets	21		(13,963,698,062)	(45,500,014,919)
2. Proceeds from disposals of fixed assets and other long-term assets	22		7,362,558,922	232,933,333
3. Loans granted, purchases of debt instruments of other entities	23		(251,730,000,000)	(30,000,000,000)
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		224,211,000,000	0
5. Proceeds from loan interest, dividends and profit received	27		3,537,852,017	6,248,371,388
Net cash flows from investing activities	30		(30,582,287,123)	(69,018,710,198)




**CASH FLOW STATEMENT**

(Under indirect method)

For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Proceeds from borrowings	33		1,697,224,476,235	1,890,182,696,271
2. Repayments of principal	34		(2,242,409,549,075)	(2,034,721,862,012)
Net cash flows from financing activities	40		(545,185,072,840)	(144,539,165,741)
Net cash flows in the year (50 = 20+ 30 + 40)	50		15,093,247,707	48,987,199,674
Cash and cash equivalents at the beginning of the year	60		371,815,496,069	321,675,669,771
Effect of exchange rate fluctuations	61		3,451,403,218	1,152,626,624
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	V.1	390,360,146,994	371,815,496,069



Nguyen Thi Hong Nhung  
Preparer  
Bac Ninh, 02 March 2026



Le Anh Tuan  
Chief Accountant




Nguyen Van Dung  
General Director



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***I. BUSINESS HIGHLIGHTS****1. Establishment:**

Ha Bac Nitrogenous Fertilizer and Chemicals Joint Stock Company (hereinafter referred to as "the Company") is an enterprise equitized from a 100% state-owned company, which was Habac Nitrogenous Fertilizer and Chemicals One Member Limited Liability Company, from 01 January 2016. The Company operates under the first Business Registration Certificate No. 2400120344 dated 21 December 2006 issued by the Department of Planning and Investment of Bac Giang Province, the 14th amended certificate on 06 November 2024.

**Form of ownership:**

Joint Stock Company

**2. Business sector:**

The Company's business sector is industrial production.

**3. Business lines**

Producing and trading chemical products and fertilizers, specifically: Urea fertilizer, NH<sub>3</sub>, CO<sub>2</sub>, industrial gas products, electricity, etc.

**English name:** Habac Nitrogenous Fertilizer and Chemicals Joint Stock Company

**Abbreviation:** HANICHEMCO

**Securities code:** DHB

**Head office:** Tran Nguyen Han Street, Bac Giang Ward, Bac Ninh Province

**4. Normal operating cycle**

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from 01 January and ending on 31 December annually.

**5. The Company's operations in the financial year affecting the Financial Statements:**

None.

**6. Total employees as at 31 December 2025: 1,217 persons.**

*(As at 31 December 2024: 1,263 persons)*

**7. Enterprise's structure**

List of joint ventures and associates

As at 31 December 2025, the Company has one (01) associate as follows:

<i>Name and address</i>	<i>Principal business activity</i>	<i>Capital contribution ratio</i>	<i>Ownership ratio</i>	<i>Voting rights ratio</i>
Habac Liquefied Gas Joint Stock Company	Production and trading of CO <sub>2</sub>	36.00%	36.00%	36.00%

**8. Disclosure on the comparability of information in the Financial Statements:**

The selection of figures and information needs to be presented in the Financial Statements based on the principles of comparability among corresponding accounting periods.

**II. ACCOUNTING PERIOD AND REPORTING CURRENCY****1. Financial year**

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

**2. Currency unit used in accounting**

Vietnamese Dong (VND) is used as a currency unit for accounting records.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***III. APPLIED ACCOUNTING STANDARDS AND REGIME****1. Applied accounting regime**

The Company applies the Vietnamese Corporate Accounting Regime as guided in Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 by the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

**2. Disclosure of compliance with Vietnamese Accounting Standards and Regime**

We conducted our accounting, preparation, and presentation of the Financial Statements in accordance with Vietnamese Accounting Standards and System and other relevant statutory regulations. The Financial Statements give a true and fair view of the financial position of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the Financial Statements complies with the material principles in Vietnamese Accounting Standard No. 21 - "Presentation of the financial statements".

**IV. APPLIED ACCOUNTING POLICIES****1. Types of exchange rates applied in accounting**

The Company converts foreign currencies into Vietnam Dong based on actual exchange rates and book rates.

**Principles for determining actual exchange rates**

All transactions denominated in foreign currencies that arise during the period (trading foreign currencies, capital contribution or receipt of contributed capital, recording receivables and payables, purchasing assets or expenses immediately paid by foreign currencies) are converted at the actual exchange rates ruling as of the transaction dates.

Closing balance of monetary items (cash, cash equivalents, payables and receivables, except for prepayments to suppliers, advances from customers, pre-paid expenses, deposits and unearned income) denominated in foreign currencies should be revalued at the actual rate ruling at the balance sheet date.

**Principles for determining book rates**

When recovering receivables, deposits, collaterals or payments for payables in foreign currencies, the Company uses specific identification book rate.

When making payments in foreign currencies, the Company uses a moving weighted average rate.

**2. Principles for recording cash and cash equivalents**

Cash includes cash on hand, demand deposits.

**Cash equivalents** comprise term deposits, short-term investments with an original maturity of three months or less since investment date, high liquidity and are able to convert to a known amount of cash and subject to an insignificant risk of changes in value.

**3. Principles for accounting financial investments****Principles for accounting held-to-maturity investments**

Held-to-maturity investments include term deposits.

Held-to-maturity investments are initially recognized at cost, including the purchase price and costs associated with the acquisition of the investments. After initial recognition, if provisions for doubtful debts have not been made as required by law, these investments are evaluated at their recoverable values. When there is firm evidence that part or all of the investment may not be recovered, the loss is recognized as financial expenses during the year and a decrease in the investment value.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***3. Principles for accounting financial investments (continued)****Principles of recording financial investments in subsidiaries, joint ventures, associates**

The investments in subsidiaries are recognized when the Company holds more than 50% of voting rights and has the power to govern the financial and operating policies in order to obtain economic benefits from the subsidiaries' operation. When the Company ceases to control the subsidiaries, the investment in the subsidiaries will be written down.

The investment in joint ventures is recorded when the Company holds joint control over these entities' financial and operating policies. When the Company ceases to control these entities, the investment will be written down.

The investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of those companies and has considerable influence over their decisions on the financial and operating policies.

Investments in subsidiaries, joint ventures, associates are initially recognized at cost and will not be adjusted thereafter for changes in investors' share of net assets of the investee. The original cost comprises purchase cost and directly attributable expenses to the investment. In a case where the investment is a non-monetary investment, the investment fee is recognized under the fair value of these assets at the date of occurrence.

Provision for loss of investments in subsidiaries, joint ventures, and associates is made when the investee suffers from loss leading to possible loss of capital of investor or the value of the investments is impaired. The basis for making provisions is based on the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without subsidiaries).

**4. Principles for recording trade receivables and other receivables**

**Principle for recording receivables:** At cost less provision for doubtful debts.

The classification of the receivables as trade receivables, internal receivables and other receivables depends on the nature of the transaction or relationship between the company and the debtor.

**Method of making provision for doubtful receivables:** Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away, etc.

**5. Principles for recording inventories:**

**Principle of recording inventories:** Inventories are stated at cost less (-) the provision for the devaluation and provision for obsolete and deteriorated inventories.

**The costs of inventories are determined as follows:**

- Raw materials, tools and instruments: consist of purchase cost, transportation cost and other directly attributable costs in bringing the inventories to their present location and condition.
- Finished products: include the costs of raw materials, direct labor, and related manufacturing overheads, which are collected based on the actual costs incurred for each production stage.
- Work in progress: includes the cost of direct raw materials, direct labor, and manufacturing overheads incurred during the production process.

**Method of calculating inventory' value:** Weighted average cost

**Accounting for the inventories:** Perpetual inventory method

**Method of making provision for the devaluation of inventories:** Provision for the devaluation of inventories is made when the net realizable value of inventories is lower than their original cost. Net realizable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for the devaluation of inventories is the difference between the cost of inventories greater than their net realizable value. Provision for the devaluation of inventories is made for each inventory with the cost greater than the net realizable value.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***6. Principles for recording and depreciating fixed assets****6.1 Principles for recording tangible fixed assets**

Tangible fixed assets are stated at the original cost less accumulated depreciation. The original cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred after initial recognition are only capitalized if they generate future economic benefits from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the period.

When the assets are sold or disposed of, their original costs and the accumulated depreciation which have been written off, and any gain or loss from the disposal of assets are recorded as income or expense during the period.

Determination of original cost in each case:

*Tangible fixed assets purchased*

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (less (-) trade discounts or reduction), taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operations, specialists and other direct costs.

The original cost of fixed assets formed from capital construction under the mode of tendering shall be the finalization price of the construction project, other relevant fees plus registration fee (if any).

Fixed assets are buildings, and structures attached to land use rights, the value of land use rights is computed separately and recorded as intangible fixed assets.

**6.2 Principles for recording intangible fixed assets:**

**Intangible fixed assets** are stated at the original cost less accumulated amortization. The original cost of an intangible fixed asset comprises all costs incurred by the enterprise to acquire that asset from the date of its operation as expected.

Determination of original cost in each case:

*Computer software*

Computer software includes all expenses the company incurred to obtain software for use.

**6.3 Method of depreciating fixed assets**

Fixed assets are depreciated on straight-line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

*Estimated useful lives of the fixed assets are as follows:*

<i>Factories and structures</i>	5 - 25 years
<i>Machinery and equipment</i>	5 - 15 years
<i>Means of transportation</i>	6 years
<i>Intangible fixed assets</i>	3 - 8 years

Based on Notice No. 947/HCVN-TCKT dated 24 May 2017 of Vietnam Chemical Group, specifically as follows:

- In 2017, the Company depreciated fixed assets by 40% under the straight-line method;
- In 2018 and 2019, the Company depreciated fixed assets by 50% under the straight-line method.

The company records the deferred depreciation costs in the "Long-term prepaid expenses" on the Balance Sheet.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***7. Principles for recording construction in progress**

Construction in progress is recorded at cost. This cost includes all costs necessary to newly purchase fixed assets, build or repair, renovate, expand or re-equip technical works such as construction costs; equipment costs; compensation, support and resettlement costs; project management costs; construction investment consulting costs and other costs.

This cost is carried forward to increase asset value when the project is completed, the assets are handed over and put into a ready-to-use state.

**8. Principles for recording prepaid expenses**

The Company's prepaid expenses are all expenses incurred but related to the operating result of several accounting periods. The Company's prepaid expenses include the following expenses: Insurance costs (fire and explosion insurance, car insurance, property insurance, etc.); tools and instruments; fixed asset repair costs; prepaid land rental fee; business advantages; deferred depreciation costs, etc.

Method of allocating prepaid expenses: The determination and allocation of prepaid expenses into the operating cost of each period is on a straight-line basis. Based on the nature and level of each expense, the term of allocation is defined as follows: short-term prepaid expenses should be allocated within 12 months; Long-term prepaid expenses should be allocated from 12 months to 36 months. Particularly, business advantages upon equitization are allocated for 10 years; depreciation costs will be suspended for 2 years (for assets with the remaining useful life less than or equal to 2 years) and allocated according to the remaining useful life (for assets with remaining useful life over 2 years).

**9. Principles for recording liabilities**

Liabilities are recorded at the original cost and not lower than the payment obligation.

The Company classifies liabilities into trade payables, internal payables and other payables depending on the nature of transactions and the relationship between the Company and debtors.

Liabilities must be recorded in detail according to the payment schedule, creditor, original currency (including the revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies) and other factors as per the Company's management

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable will be immediately recorded under prudent principles.

**10. Principles for recording borrowings**

Borrowings are total amounts the Company owes to banks, organizations, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Borrowings are monitored in detail for each creditor, loan agreement and borrowed asset.

**11. Principles of recording and capitalizing borrowing costs:**

**Principles for recording borrowing costs:** Loan interest and other costs incurred in direct relation to borrowings of an enterprise are recognized as a business and production cost in the period, except where these costs incurred from the borrowings directly related to the construction investment or production of uncompleted assets are computed in these assets' value (capitalized) when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

**The capitalization rate is used to determine the borrowing costs capitalized during the period:** In the case of joint borrowings involving construction investment purposes or the production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined based on the capitalization rate for the weighted average accumulated costs incurred for the construction investment or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of the loans outstanding during the period. Borrowing costs capitalized must not exceed the total borrowing costs incurred during that period.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***12. Principles for recording accrued expenses**

Accrued expenses include loan interest expenses... incurred during the reporting period but have not yet been paid out. These expenses are recorded based on reasonable estimates of the amounts payable under contracts, and agreements,...

**13. Principles for recording provisions for payables:**

**Provisions for payables are only recognized when the following conditions are met:** the Company has a present obligation (legal or constructive) as a result of past events; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; And value of the obligation can be estimated reliably.

**The amount recognized as a provision for payables** should be the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

Provision for payables includes provisions for periodic repair and maintenance of fixed assets (as per technical requirements).

**14. Principles for recording owners' equity****Principles for recording owners' contributed capital:**

The owner's contributed capital is the amount that is initially contributed by members and supplemented from the shareholders. The owners' equity will be recorded at the actually contributed capital by cash or assets in the early establishment period or additional mobilization to expand the operation.

**Principles for recording undistributed profit:**

Undistributed profit after tax is recorded at the profit (loss) from the Company's result of operation after deducting (- the current corporate income tax expense and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous years.

The distribution of profits is based on the Company's charter and approved by the Annual General Shareholders' Meeting.

**15. Principles and methods for recording revenues and other income****Principles and methods for recording revenue from goods sold**

Revenue from the sale of goods should be recognized when all five (5) following conditions have been satisfied: 1. The enterprise has transferred to the buyer the significant risks and rewards of ownership of the goods; 2. The enterprise retains neither continuing managerial involvement as an owner nor effective control over the goods sold; 3. The amount of revenue can be measured reliably; When the contract specifies that buyers are entitled to return products, goods they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have right to return products, goods (except for changing to other goods, services) 4. The economic benefits associated with the transaction has flown or will flow to the enterprise; 5. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

**Principles and methods for recording revenue from services rendered**

Revenue from a service rendered is recognized when the transaction results can be measured reliably. In a case where the services are rendered in several periods, the revenue will be recorded by the part of completed works at the end of the period. Revenue from services rendered is recognized when all four (4) of the following conditions are satisfied simultaneously: 1. The revenue is determined firmly. When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have the right to return the service; 2. The economic benefits associated with the transaction have flown or will flow from the supply of the provided service; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably. If the contract result cannot be determined reliably, revenue will only be recognized at the recoverable amounts of the recognized costs.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***15. Principles and methods for recording revenues and other income (continued)****Principles and methods for recording financial income**

Financial income reflects income from interest, distributed dividends and profits, and other financial income (foreign change gains), etc.

Revenue from interest, royalties, distributed dividends and profit is recognized when both of the two following conditions are satisfied: 1. It is possible to obtain benefits from the transaction; 2. Revenue is determined with relative certainty.

- Interest income is recognized based on the time and actual interest rates in each period.
- Royalties are recognized on an accrual basis in accordance with agreements.
- Dividends and profits distributed are recorded when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from capital contributions.

When an amount that has been recorded as an income becomes irrecoverable, such an irrecoverable or uncertainly recoverable amount must be recorded as an expense incurred in the period, but not recorded as an income decrease.

**16. Principles and methods of recording cost of goods sold**

Cost of goods sold reflects the cost of products, services, sold during the period and other costs recorded in cost of goods sold or recorded as reductions in cost of goods sold in the reporting period. The cost of goods sold is recorded at the date the transaction incurs or is likely to incur in the future regardless of whether payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on the matching principle. Expenses exceeding normal consumption levels are recorded immediately to the cost of goods sold on a prudent principle.

**17. Principles and methods for recording financial expenses**

**Financial expenses include:** Lending and borrowing costs; Provision for impairment of financial investments, losses from selling foreign currencies, Foreign exchange losses and other financial expenses.

Financial expenses are recorded in detail for each expense incurred in the period and determined reliably when there is reliable evidence of these expenses.

**18. Principles and methods for recording current Corporate income tax expense**

Corporate income tax expense includes current corporate income tax and deferred corporate income tax incurred in the year, which sets a basis for determining operating results after tax in the current fiscal year.

Current Corporate tax expense is the tax payable on the taxable income and tax rate enacted in the current year.

The tax payables to the State budget will be finalized with the tax authority. The difference between the tax payables recorded in the book and the tax amounts under finalization will be adjusted upon official finalization with the tax authority.

**19. Principles for recording basic earnings per share**

Earnings Per Share (EPS) is calculated by dividing the profit or loss attributable to common shareholders, after deducting the Bonus and Welfare Fund established during the period, by the weighted-average number of common shares outstanding during that period.

Diluted EPS is calculated by dividing profit or loss after tax attributable to common shareholders (after adjusting for dividends on preferred convertible shares) by the weighted average number of common shares outstanding during the period and the weighted average number of the common shares will be issued in the case where all dilutive potential common shares are converted into common shares.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***20. Financial instruments****Initial recognition:****Financial assets**

According to Circular No. 210/2009/TT-BTC dated 06 November 2009 (Circular No. 210) by the Ministry of Finance, financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial assets which are stated at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these assets at the date of initial recognition.

At the date of initial recognition, financial assets are recognized at cost plus directly related transaction costs.

Financial assets of the Company comprise cash, short-term deposits, trade receivables and other receivables, listed and unlisted financial instruments and derivative financial instruments.

**Financial liabilities**

Financial liabilities under Circular 210, for financial statement disclosure purposes, are appropriately classified into financial liabilities recognized through the Income Statement and financial liabilities measured at amortized cost. The Company determines the classification of financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at cost plus directly related transaction costs.

Financial liabilities of the Company comprise trade payables, other payables, borrowings and liabilities and derivative financial instruments.

**Value after initial recognition**

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

**Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice versa and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

**21. Related parties**

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are under control of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel such as Board of Directors, Board of Management and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

**22. Presentation of assets, revenue and results of operation by segment**

Business segment includes segment based on business sector and on geographical area.

A business segment is a distinguishable component of the Company engaged in production or in providing an individual product or service or a group of related products or services and that is subject to risks and rewards that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company engaged in production or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

Because the company's operations primarily focus on producing and trading fertilizers in Bac Ninh province, the company does not prepare segment reports by geographical area and business sector.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## V. ADDITIONAL INFORMATION FOR ITEMS IN THE INTERIM BALANCE SHEET

1. Cash and cash equivalents	31/12/2025	01/01/2025
<b>Cash</b>	<b>390,360,146,994</b>	<b>371,815,496,069</b>
Cash on hand	927,649,802	3,725,588,904
Demand deposits	389,432,497,192	368,089,907,165
a. Demand deposits in Vietnamese Dong	145,603,549,077	124,777,657,363
<i>Vietnam Maritime Commercial Bank (MSB) - Bac Giang Branch</i>	34,390,605,075	21,200,365,843
<i>Asia Commercial Bank (ACB)</i>	28,829,459,415	123,024,788
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade (Vietinbank) - Bac Giang Branch</i>	26,693,228,341	79,544,148,778
<i>Bank for Investment and Development of Vietnam (BIDV) - Kinh Bac Branch</i>	22,181,210,344	2,007,306,287
<i>BIDV - Bac Giang Branch</i>	15,719,850,584	92,329,620
<i>Vietinbank - Tay Ho Branch</i>	8,338,200	20,167,403,466
<i>Other banks</i>	17,780,857,118	1,643,078,581
b. Demand deposits in foreign currency (USD)	243,828,948,115	242,448,679,476
<i>ACB - Hoang Cau Branch</i>	78,289,728,414	0
<i>Vietinbank - Bac Giang Branch</i>	59,471,177,991	242,341,481,358
<i>MSB - Bac Giang Branch</i>	27,936,002,250	0
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam (VCB)- Tay Ho Branch</i>	26,200,379,960	104,673,118
<i>BIDV - Kinh Bac Branch</i>	26,095,000,000	0
<i>Cathay United Bank - Ho Chi Minh City Branch</i>	25,834,050,000	0
<i>Other banks</i>	2,609,500	2,525,000
<b>Total</b>	<b>390,360,146,994</b>	<b>371,815,496,069</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 2. Financial investments

## a. Short-term financial statements

	31/12/2025		01/01/2025	
	Cost	Book value	Cost	Book value
a1. Short-term	75,519,000,000	75,519,000,000	48,000,000,000	48,000,000,000
- Term deposits (*)	75,519,000,000	75,519,000,000	48,000,000,000	48,000,000,000
<b>Total</b>	<b>75,519,000,000</b>	<b>75,519,000,000</b>	<b>48,000,000,000</b>	<b>48,000,000,000</b>

(\*) Term deposits in detail as of 31 December 2025

Contract No.	Balance	Term	Interest rate	Maturity date
<b>Vietinbank - Bac Giang Branch</b>				
HĐTGT080425-01/HĐTGT/MSB-DHB (*)	25,173,000,000	12 months	0.00%	08/04/2026
HĐTGT080425-02/HĐTGT/MSB-DHB (*)	25,173,000,000	12 months	0.00%	08/04/2026
<b>MSB - Bac Giang Branch</b>				
112-00039698.04716/HĐCCTG (**)	25,173,000,000	12 months	0.00%	24/10/2026
<b>Total</b>	<b>75,519,000,000</b>			

(\*) Deposit contracts at Vietinbank - Bac Giang Branch are used as collateral to issue guarantees and open Letters of credit.

(\*\*) Deposit contracts at MSB - Bac Giang Branch are used as collateral to issue guarantees and open Letters of Credit.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 2. Financial investments (continued)

## b. Equity investments in other entities

	31/12/2025			01/01/2025		
	Cost	Fair value (*)	Provision	Cost	Fair value	Provision
- Investments in joint ventures, associates	9,662,812,368		0	9,662,812,368		0
Habac Liquefied Gas Joint Stock Company	9,662,812,368		0	9,662,812,368		0
- Other investments	3,556,066,097	4,928,000,000	0	3,556,066,097	5,320,000,000	0
Ha Bac Hung Phat Chemical Joint Stock Company	3,556,066,097	4,928,000,000	0	3,556,066,097	5,320,000,000	0
<b>Total</b>	<b>13,218,878,465</b>	<b>4,928,000,000</b>	<b>0</b>	<b>13,218,878,465</b>	<b>5,320,000,000</b>	<b>0</b>

(\*) The fair value of Ha Bac Hung Phat Chemical Joint Stock Company was determined based on the average reference price of VND 12,320 per share for the 30 consecutive trading days preceding the date of the financial statements on UPCOM, as quoted by the Vietnam Exchange.

(\*) The fair value of the investment in Habac Liquefied Gas Joint Stock Company has not been determined because Vietnamese Accounting Standards and Vietnamese Corporate Accounting Regime do not have specific guidance on determining fair value.

**Associate - Habac Liquefied Gas Joint Stock Company**

- Habac Liquefied Gas Joint Stock Company operates under the first Business Registration Certificate No. 2400742955 dated 30 October 2014 issued by the Department of Planning and Investment of Bac Giang Province. As at 31 December 2025, the Company recorded an investment of 864,906 shares in the associate, equivalent to VND 9,662,812,368 or 36% of its charter capital. The operations of the associate during the period are the production and trading of CO2. Transactions with the associate arising during the period: Sales of water, CO2. (Details in Note VII.2).

**Other investments - Ha Bac Hung Phat Chemical Joint Stock Company**

Ha Bac Hung Phat Chemical Joint Stock Company operates under first Business Registration Certificate No. 2400395807 dated 01 February 2008 issued by the Department of Planning and Investment of Bac Giang Province. As at 31 December 2025, the Company recorded an investment in Ha Bac Hung Phat Chemical Joint Stock Company of 400,000 shares, equivalent to VND 3,556,066,097 or 4.76% of its charter capital. The business activities of Ha Bac Hung Phat Chemical Joint Stock Company during the year are the production and trading of H2O2.

Transactions with joint ventures and affiliated companies during the year:

Habac Liquefied Gas Joint Stock Company

Selling goods

Dividend received

	Year 2025	Year 2024
	4,345,944,500	9,340,474,270
	2,594,718,000	5,189,436,000

These notes are an integral part of the financial statements



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

3. Trade receivables	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
<b>a. Short-term</b>	<b>268,479,033,176</b>	<b>0</b>	<b>194,518,231,831</b>	<b>0</b>
Wuhuan Engineering Co., Ltd - Project Management Office in Bac Giang (*)	54,084,783,360	0	54,084,783,360	0
Ha Anh Export Import Joint Stock Company	71,052,361,640	0	0	0
SAMSUNG C AND T SINGAPORE PTE LTD	34,445,400,000	0	49,868,750,000	0
Ha Bac Hung Phat Chemical Joint Stock Company	28,241,550,888	0	5,450,582,788	0
Bac Giang Fertilizer Export Import Joint Stock Company	21,215,777,952	0	0	0
Thanh Son General Trading and Service Company Limited	0	0	33,427,000,000	0
Others	59,439,159,336	0	51,687,115,683	0
<b>Total</b>	<b>268,479,033,176</b>	<b>0</b>	<b>194,518,231,831</b>	<b>0</b>
<b>b. Trade receivables from related parties</b>				
Habac Liquefied Gas Joint Stock Company	1,175,602,594	0	902,310,017	0
<b>Total</b>	<b>1,175,602,594</b>	<b>0</b>	<b>902,310,017</b>	<b>0</b>

(\*) This is receivable from the contractor related to the trial operation of fixed assets of Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project.

All trade receivables are pledged under short-term loan contract No. 01/2025-HDCVHM/NHCT280-DHB dated 28 July 2025 of Vietinbank - Bac Giang Branch.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

4. Prepayments to suppliers	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
<b>a. Short-term</b>	<b>61,175,690,070</b>	<b>0</b>	<b>37,973,043,906</b>	<b>0</b>
Yueyang Dongtian Petrochemical Co., Ltd, China	57,708,945,741	0	26,367,604,217	0
Hong Phuc Material and Equipment Co., Ltd	0	0	6,167,604,000	0
Chan Hung Trading Technical Services Joint Stock Company	1,030,000,000	0	0	0
Others	2,436,744,329	0	5,437,835,689	0
<b>Total</b>	<b>61,175,690,070</b>	<b>0</b>	<b>37,973,043,906</b>	<b>0</b>
<b>5. Other receivables</b>	<b>31/12/2025</b>		<b>01/01/2025</b>	
	<b>Value</b>	<b>Provision</b>	<b>Value</b>	<b>Provision</b>
<b>a. Short-term</b>	<b>20,389,824,051</b>	<b>(5,210,337,062)</b>	<b>20,053,233,712</b>	<b>(5,210,337,062)</b>
Constrexim-MECO Joint Stock Company - Advance payment for site clearance of the resettlement project.	5,210,337,062	(5,210,337,062)	5,210,337,062	(5,210,337,062)
Other receivables related Fertilizer Plant Renovation and Expansion Project	4,654,692,143	0	4,654,692,143	0
Receivables for adjusting compensation costs for pipeline 390,395	2,701,391,102	0	2,701,391,102	0
Others	7,823,403,744	0	7,486,813,405	0
<b>b. Long-term</b>	<b>740,804,017,963</b>	<b>0</b>	<b>740,804,017,963</b>	<b>0</b>
Receivable from EPC contractor, package 8 - Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project (*)	740,804,017,963	0	740,804,017,963	0
<b>Total</b>	<b>761,193,842,014</b>	<b>(5,210,337,062)</b>	<b>760,857,251,675</b>	<b>(5,210,337,062)</b>

(\*): Adjustment to decrease the original cost of fixed assets of Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project (See Note V.9)



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 6. Bad debts

	31/12/2025			01/01/2025		
	Cost	Provision	Recoverable amount	Cost	Provision	Recoverable amount
- Total value of receivables, loans that are overdue or not overdue but unlikely to be recovered	5,210,337,062	(5,210,337,062)	0	5,344,337,062	(5,344,337,062)	0
<i>Constrexim-MECO Joint Stock Company -Advance payment for site clearance of the resettlement project.</i>	5,210,337,062	(5,210,337,062)	0	5,210,337,062	(5,210,337,062)	0



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

7. Inventories	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Raw materials	493,735,176,901	0	519,918,637,465	0
Tools, instruments	450,067,448	0	469,867,445	0
Work in progress	23,247,476,401	0	15,964,483,881	0
Finished products	39,220,990,842	0	2,761,407,634	0
<b>Total</b>	<b>556,653,711,592</b>	<b>0</b>	<b>539,114,396,425</b>	<b>0</b>

All inventories are pledged under short-term loan contract No. 01/2025/HĐCVHM/NHCT280-ĐHB dated 28 July 2025 of Vietinbank - Bac Giang Branch.

8. Long-term assets in progress	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
a. Long-term work in progress	33,552,540	0	33,552,540	0
- Research to implement CA topic	33,552,540	0	33,552,540	0
b. Construction in progress	70,922,996,820	0	92,310,341,918	0
- Resettlement project (*)	70,873,660,448	0	70,873,660,448	0
- 130 tons/h steam boiler investment project- Thermal Workshop	11,310,909	0	11,310,909	0
- Limestone grinding system investment project - Thermal workshop	10,987,963	0	10,987,963	0
Urea loading Robot System Investment Project (02 Robots)	27,037,500	0	0	0
- Major repair costs of fixed assets	0	0	21,414,382,598	0
<b>Total</b>	<b>70,956,549,360</b>	<b>0</b>	<b>92,343,894,458</b>	<b>0</b>

(\*) The project is being undertaken by the Ha Bac Nitrogenous Fertilizer and Chemicals Joint Stock Company, with a total investment of 87 billion Vietnamese Dong. The capital source is collected from land use fees when allocating land for resettlement but the Company advanced for implementation. The project is located in Tho Xuong Ward, Bac Giang City, Bac Giang Province (now Bac Ninh Province), and aims to resettle people affected by Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project. As of now, the project has been basically completed and is awaiting final settlement.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 9. Tangible fixed assets

Items	Buildings, structures	Machinery, equipment	Means of transportation	Total
<b>Original cost (*)</b>				
Opening balance	2,040,519,490,653	7,766,148,013,924	36,066,731,386	9,842,734,235,963
Complete construction	2,695,473,583	11,268,224,479	0	13,963,698,062
Other increase (**)	3744454413	0	0	3,744,454,413
Disposals, resales	0	(37,227,883,421)	(1,921,780,952)	(39,149,664,373)
Closing balance	2,046,959,418,649	7,740,188,354,982	34,144,950,434	9,821,292,724,065
<b>Accumulated depreciation</b>				
Opening balance	987,870,501,012	5,283,170,189,962	26,855,290,295	6,297,895,981,269
Depreciated for the year	70,464,766,659	473,891,659,784	1,551,681,420	545,908,107,863
Disposals, resales	0	(37,227,883,421)	(1,921,780,952)	(39,149,664,373)
Closing balance	1,058,335,267,671	5,719,833,966,325	26,485,190,763	6,804,654,424,759
<b>Net book value</b>				
Opening balance	1,052,648,989,641	2,482,977,823,962	9,211,441,091	3,544,838,254,694
Closing balance	988,624,150,978	2,020,354,388,657	7,659,759,671	3,016,638,299,306

(\*) The original cost of fixed assets includes the value of fixed assets of the Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project. This project has been temporarily recorded as an increase in fixed assets since April 2015 with a total cost of VND 9,578,015,411,146. In 2017, based on the completed project finalization report prepared on 01 December 2017, the Company adjusted to decrease the original cost of fixed assets formed from this project by VND 731,345,834,964, the revised original cost was determined to be VND 8,846,669,576,182 and depreciated the fixed assets under the revised original cost. The reduced value is mainly associated with the materials and equipment of package 8 implemented by Wuhuan Engineering Co., Ltd, so the Company recorded the receivable from the contractor. Currently, the Company is waiting for approval of completion finalization from the competent authority, and the lack of A-B finalization may lead to a contractual dispute with the contractor.

(\*\*) Increase adjustment due to reduction of major repair costs to increase fixed assets, as per the State Audit's conclusion.

- In which:

+ Net book value of tangible fixed assets used as mortgage or pledge to secure loans: VND 2,987,887,096,339.

+ Original cost of tangible fixed assets at the end of the year fully depreciated but still in use: VND 893,393,892,362.

## 10. Intangible fixed assets

Items	Computer software	Total
<b>Original cost</b>		
Opening balance	13,226,611,293	13,226,611,293
Closing balance	13,226,611,293	13,226,611,293
<b>Accumulated amortization</b>		
Opening balance	13,226,611,293	13,226,611,293
Charged for the year	0	0
Closing balance	13,226,611,293	13,226,611,293
<b>Net book value</b>		
Opening balance	0	0
Closing balance	0	0

\* Original cost of intangible fixed assets at the year end fully amortized but still in use: VND 13,226,611,293.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

	31/12/2025	01/01/2025
<b>11. Prepaid expenses</b>		
<b>Short-term prepaid expenses</b>	<b>3,716,671,501</b>	<b>5,677,546,358</b>
Insurance costs	1,915,067,811	3,771,776,209
Others	1,801,603,690	1,905,770,149
<b>Long-term prepaid expenses</b>	<b>463,895,374,058</b>	<b>575,805,447,125</b>
Business advantages when equitizing	0	18,835,350,028
Land rental fee (*)	50,803,898,822	52,413,103,238
Fixed asset depreciation is deferred under Notice No. 947/HCVN-TCKT	402,284,661,521	484,255,807,694
Major fixed assets repair cost	10,631,516,777	20,053,784,534
Others	175,296,938	247,401,631
<b>Total</b>	<b>467,612,045,559</b>	<b>581,482,993,483</b>

(\*) According to Notice No. 163/TB-STC dated 7 August 2015 of the Department of Finance of Bac Giang province (now the Department of Finance of Bac Ninh province) and documents determining the land rental fee to be offset against compensation and site clearance cost of the Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project by the Tax Department of Bac Giang province (now the Tax Department of Bac Ninh province), the amount of VND 65,613,266,507 will be deducted from the annual land rental fees of the Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project in Huong Man village - Xuan Huong commune - Lang Giang district (now My Thai commune) and 02 land lots in Tho Xuong ward - Bac Giang city (now Bac Giang commune) until 2058. At 31 December 2025, the remaining site clearance amount to be offset against the project's land rental fee is VND 50,803,898,822.

	31/12/2025		01/01/2025	
	Value	Debt repayment capacity	Value	Debt repayment capacity
<b>12. Trade payables</b>				
<b>a. Short-term</b>	<b>566,654,037,556</b>	<b>566,654,037,556</b>	<b>386,144,351,853</b>	<b>386,144,351,853</b>
Wuhuan Engineering Co., Ltd (*)	243,486,712,117	243,486,712,117	235,876,130,842	235,876,130,842
Vietnam National Coal & Mineral Industries Holding Co., Ltd	217,797,703,205	217,797,703,205	70,144,912,245	70,144,912,245
Hoang Gia Trading & Service Company Limited	11,903,520,499	11,903,520,499	20,904,085,125	20,904,085,125
THAHUSA Group Joint Stock Company	12,676,515,163	12,676,515,163	15,711,522,750	15,711,522,750
Ha Long Investment Co., Ltd	0	0	15,228,241,875	15,228,241,875
Ha Bac Mechanical Electrics Joint Stock Company	10,746,491,637	10,746,491,637	3,317,792,356	3,317,792,356
Payable to other suppliers related to the Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project	2,476,959,000	2,476,959,000	2,476,959,000	2,476,959,000
Others	67,566,135,935	67,566,135,935	22,484,707,660	22,484,707,660
<b>Total</b>	<b>566,654,037,556</b>	<b>566,654,037,556</b>	<b>386,144,351,853</b>	<b>386,144,351,853</b>
<b>b. Short-term from related parties</b>				
Vietnam Institute of Industrial Chemistry	572,810,400	572,810,400	358,930,000	358,930,000
<b>Total</b>	<b>572,810,400</b>	<b>572,810,400</b>	<b>358,930,000</b>	<b>358,930,000</b>

(\*) This is payable to contractor related to the Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

	31/12/2025	01/01/2025
<b>13. Advances from customers</b>		
<b>a. Short-term</b>	<b>46,666,957,669</b>	<b>117,549,295,214</b>
VRG DONGWHA MDF Joint Stock Company	17,325,000,000	0
Vinacam Group Joint Stock Company	15,712,700,555	0
Vietgro Export Import Co., Ltd	6,244,533,500	6,763,567,795
Thuy Ngan Trading Co., Ltd	0	27,145,500,000
Toan Van General Trading Joint Stock Company	0	18,850,780,941
Cuong Lien Agricultural Materials Company Limited	0	17,367,100,000
Bac Giang Fertilizer Export Import Joint Stock Company	0	13,135,807,383
Others	7,384,723,614	34,286,539,095
<b>Total</b>	<b>46,666,957,669</b>	<b>117,549,295,214</b>
<b>b. Advances from related parties</b>		
Ninh Binh Nitrogenous Fertilizer Ltd. Company	6,212,700	0
<b>Total</b>	<b>6,212,700</b>	<b>0</b>

## 14. Taxes and payables to the State

	01/01/2025	Payables in the year	Paid/deducted during the year	31/12/2025
<b>a. Payables</b>				
Output VAT	0	95,163	95,163	0
VAT on imported goods	0	3,887,978,418	3,887,978,418	0
Import and export tax	0	43,935,339,816	42,400,783,192	1,534,556,624
Personal income tax	47,363,937	1,614,687,808	1,570,195,240	91,856,505
Natural resources tax	146,683,440	1,180,394,100	1,212,328,350	114,749,190
Housing tax and land rental fee	0	13,116,932,537	13,116,932,537	0
Business license fee	0	3,000,000	3,000,000	0
Fees, charges and other payables	306,118,830	2,577,730,168	2,660,847,418	223,001,580
<b>Total</b>	<b>500,166,207</b>	<b>66,316,158,010</b>	<b>64,852,160,318</b>	<b>1,964,163,899</b>
<b>b. Receivables</b>				
Land rental fee	0	0	15,712,852	15,712,852
<b>Total</b>	<b>0</b>	<b>0</b>	<b>15,712,852</b>	<b>15,712,852</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

	31/12/2025	01/01/2025
<b>15. Accrued expenses</b>		
<b>a. Short-term</b>	<b>11,943,131,967</b>	<b>576,813,743</b>
Interest expense	565,644,106	554,659,849
Fees for issuing letters of guarantee	846,821,706	0
Others	10,530,666,155	22,153,894
<b>Total</b>	<b>11,943,131,967</b>	<b>576,813,743</b>
<b>16. Other payables</b>	<b>31/12/2025</b>	<b>01/01/2025</b>
<b>a. Short-term</b>		
Trade union fees	7,549,540	462,403,256
Loan interest payable to Vietnam Development Bank - North Northeast Area Branch (*)	135,509,000,000	130,000,000,000
Payable to Vietnam National Chemical Group for proceeds from liquidation of unused materials when equitization	0	1,693,506,388
Materials are warehoused but pending liability recognition	41,159,921,214	31,368,869,800
Payables to resettlement project costs (**)	1,911,956,217	1,911,956,217
Funding source for resettlement project granted (*)	2,803,991,000	2,803,991,000
Payables related to the self-settlement of Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project.	35,151,624,197	35,151,624,197
Others	26,204,671,423	5,055,746,828
<b>Total</b>	<b>242,748,713,591</b>	<b>208,448,097,686</b>
<b>b. Long-term</b>		
Loan interest payable to Vietnam Development Bank - North Northeast Area Branch (*)	1,879,846,825,646	2,015,355,825,646
Long-term deposits and collaterals	9,395,690,873	3,549,496,985
Collection of land use fees for the resettlement project (**)	66,809,800,000	66,809,800,000
<b>Total</b>	<b>1,956,052,316,519</b>	<b>2,085,715,122,631</b>
<b>c. Other payables to related parties</b>		
Payable to Vietnam National Chemical Group for proceeds from liquidation of unused materials when equitization	0	1,693,506,388
<b>Total</b>	<b>0</b>	<b>1,693,506,388</b>

(\*) The interest payable to Vietnam Development Bank - North Northeast Area Branch has its interest payment term adjusted under the amended and supplemented Contract No. 02/2023/HDTDDT-NHPT dated 21 December 2023.

(\*\*): Amounts collected to implement resettlement investment construction project for Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project

- The above amounts are used to cover the technical infrastructure construction cost and are monitored in the construction in progress of about VND 70.9 billion; other receivables are about VND 1.9 billion. The difference between income/expenditures will be finalized with the State.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 17. Borrowings and finance lease liabilities

	31/12/2025		During the year		01/01/2025	
	Value	Debt repayment capacity	Increase	Decrease	Value	Debt repayment capacity
<b>a. Short-term borrowings</b>	<b>283,980,150,466</b>	<b>283,980,150,466</b>	<b>1,797,224,476,235</b>	<b>1,928,507,549,075</b>	<b>415,263,223,306</b>	<b>415,263,223,306</b>
<i>Short-term borrowings from Banks</i>	<i>283,980,150,466</i>	<i>283,980,150,466</i>	<i>1,797,224,476,235</i>	<i>1,928,507,549,075</i>	<i>415,263,223,306</i>	<i>415,263,223,306</i>
Vietinbank - Bac Giang Branch (1)	46,368,494,884	46,368,494,884	1,380,511,371,562	1,634,948,330,497	300,805,453,819	300,805,453,819
ABC - Hoang Cau Branch (2)	69,279,978,947	69,279,978,947	181,641,859,675	112,361,880,728	0	0
MSB - Bac Giang Branch (3)	68,331,676,635	68,331,676,635	117,459,155,197	49,127,478,562	0	0
BIDV - Kinh Bac Branch	0	0	17,612,089,801	35,069,859,288	17,457,769,487	17,457,769,487
Long-term borrowings due	100,000,000,000	100,000,000,000	100,000,000,000	97,000,000,000	97,000,000,000	97,000,000,000
<b>b. Long-term borrowings</b>	<b>1,995,333,450,000</b>	<b>1,995,333,450,000</b>	<b>39,329,250,000</b>	<b>413,902,000,000</b>	<b>2,369,906,200,000</b>	<b>2,369,906,200,000</b>
<i>Long-term borrowings from Banks</i>	<i>1,995,333,450,000</i>	<i>1,995,333,450,000</i>	<i>39,329,250,000</i>	<i>413,902,000,000</i>	<i>2,369,906,200,000</i>	<i>2,369,906,200,000</i>
Vietinbank - Bac Giang Branch and co-financing banks (4)	1,024,746,450,000	1,024,746,450,000	39,329,250,000	313,902,000,000	1,299,319,200,000	1,299,319,200,000
Vietnam Development Bank - North Northeast Area Branch (5)	970,587,000,000	970,587,000,000	0	100,000,000,000	1,070,587,000,000	1,070,587,000,000
<b>Total</b>	<b>2,279,313,600,466</b>	<b>2,279,313,600,466</b>	<b>1,836,553,726,235</b>	<b>2,342,409,549,075</b>	<b>2,785,169,423,306</b>	<b>2,785,169,423,306</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 17. Borrowings and finance lease liabilities (continued)

## Borrowings from banks in detail:

Contract No.	Term	Interest rate	Credit limit	Balance as at 31/12/2025	Loan purpose	Secured assets
<b>Vietinbank - Bac Giang Branch (1)</b>						
Loan Limit Contract No. 01/2025/HĐCVHM/NHCT280-ĐHB dated 28/07/2025	From 28/07/2025 đến to 28/07/2026	As per each indebtedness certificate	380,000,000,000	46,368,494,884	Serving the production and trading of Urea, Ammonia, CO2	All inventories of the Company, address: Tran Nguyen Han Street, Bac Giang Ward, Bac Ninh Province, and accounts receivable from customers.
<b>ABC - Hoang Cau Branch (2)</b>						
Loan Limit Contract No. HCA.DN.6884.100325 dated 20/03/2025	From 20/03/2025 to 20/03/2026	As per each indebtedness certificate	200,000,000,000	69,279,978,947	Serving the production and business activities	The entire balance, including principal and interest, of the Company's current accounts and term deposits at MSB.
<b>MSB - Bac Giang Branch (3)</b>						
Loan Limit Contract No. 112- 00039698.714/2025/HĐTD dated 04/04/2025	From 04/04/2025 to 01/04/2026	As per each indebtedness certificate	100,000,000,000	68,331,676,635	Serving the production and business activities of Urea, Ammonia, CO2	The entire balance, including principal and interest, of the Company's current accounts and term deposits at MSB.



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 17. Borrowings and finance lease liabilities (continued)

## Vietinbank - Bac Giang Branch and co-financing banks (4)

Loan Limit Contract No. 01.68/HĐTD dated 06/8/2010	Until 2031	6%/year	192 million USD	38.850.000 USD	Investment in Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project	Assets formed from loan capital
<i>VND converted</i>				1,024,746,450,000		

## Vietnam Development Bank - North Northeast Area Branch (5)

Loan Limit Contract No. 45/2008/HĐTDĐT-NHPT dated 11/9/2008 and annexes	Until 2031	8,55%/year	4,125,000,000,000	1,070,587,000,000	Investment in Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project	Assets formed from loan capital
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<b>Total</b>				<b>2,279,313,600,466</b>		
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## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 18. Owners' equity

## a. Reconciliation table of changes in Owners' equity

Items	Owners' contributed capital	Undistributed Profit after tax	Total
Previous year opening balance	2,722,000,000,000	(2,110,393,137,744)	611,606,862,256
Profit	0	6,845,416,606	6,845,416,606
Previous year closing balance	2,722,000,000,000	(2,103,547,721,138)	618,452,278,862
Current year opening balance	2,722,000,000,000	(2,103,547,721,138)	618,452,278,862
Profit	0	10,854,585,043	10,854,585,043
Other increase (*)	0	2,335,567,867	2,335,567,867
Current year closing balance	2,722,000,000,000	(2,090,357,568,228)	631,642,431,772

(\*) Increase adjustment due to recognition of other income from payables and reduction of major repair costs to increase fixed assets, as per the State Audit's conclusion.

## b. Owners' contributed capital in detail

	Capital contribution ratio	31/12/2025	01/01/2025
Vietnam National Chemical Group	97.66%	2,658,310,000,000	2,658,310,000,000
Other shareholders	2.34%	63,690,000,000	63,690,000,000
Total	100.00%	2,722,000,000,000	2,722,000,000,000

## c. Capital transactions with owners and distribution of dividends, profit

	Year 2025	Year 2024
Contributed capital of owners	2,722,000,000,000	2,722,000,000,000
At the beginning of the year	2,722,000,000,000	2,722,000,000,000
Capital increase during the year	0	0
Capital decrease during the year	0	0
At the end of the year	2,722,000,000,000	2,722,000,000,000

## d. Shares

	31/12/2025	01/01/2025
Number of shares registered to issue	272,200,000	272,200,000
Number of shares sold out to public	272,200,000	272,200,000
Common shares	272,200,000	272,200,000
Number of treasury shares	0	0
Common shares	0	0
Number of shares in circulation	272,200,000	272,200,000
Common shares	272,200,000	272,200,000
Par value of share in circulation: VND per share	10,000	10,000



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 19. Off-balance sheet item

## a. Outsourced assets

The Company signed land lease agreements in Bac Giang ward, Bac Ninh province (formerly Tho Xuong Ward, Bac Giang City, Bac Giang Province) for production and business purposes from 2007 to 2058. The leased land area is 85,51811 ha. According to these agreements, the Company must pay annual land rent until its maturity date following current State regulations.

In addition, the Company signed a land lease contract in Quy Nhon Bac ward, Gia Lai province (formerly Tran Quang Dieu Ward, Quy Nhon City, Binh Dinh Province), to serve as the Company's representative office in Binh Dinh Province from 2001 to 2045. The leased land area is 349m2. According to current state regulations, the Company must pay annual land rent until the contract maturity date.

## b. Foreign currencies

	31/12/2025		01/01/2025	
	Original currency	VND converted	Original currency	VND converted
USD	9,343,895.31	243,828,948,115	9,675,035.93	244,294,657,234
<b>Total</b>	<b>9,343,895.31</b>	<b>243,828,948,115</b>	<b>9,675,035.93</b>	<b>244,294,657,234</b>

## VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

## 1. Net revenue from goods sold and services rendered

	Year 2025	Year 2024
Net revenue from goods, products sold	4,330,490,843,532	4,439,477,098,072
<b>Total</b>	<b>4,330,490,843,532</b>	<b>4,439,477,098,072</b>

## 2. Cost of goods sold

	Year 2025	Year 2024
Cost of goods, products sold	3,845,579,863,734	4,161,818,996,381
<b>Total</b>	<b>3,845,579,863,734</b>	<b>4,161,818,996,381</b>

## 3. Financial income

	Year 2025	Year 2024
Interest from loans, deposits	662,769,762	1,456,880,594
Dividends, profit received	2,594,718,000	5,189,436,000
Foreign exchange gain during the year	9,812,600,792	20,252,070,422
<b>Total</b>	<b>13,070,088,554</b>	<b>26,898,387,016</b>

## 4. Financial expenses

	Year 2025	Year 2024
Loan interest expense	173,664,833,428	203,307,955,862
Foreign exchange loss during the year	1,221,571,432	1,961,190,187
Foreign exchange loss due to revaluation	43,587,789,612	67,667,275,146
<b>Total</b>	<b>218,474,194,472</b>	<b>272,936,421,195</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 5. Selling expenses and General and administrative expenses

## a. Selling expenses

	Year 2025	Year 2024
Raw materials	1,758,682,151	2,367,015,194
Other costs in cash (transportation, advertisements,...)	84,245,709,049	83,980,965,287
<b>Total</b>	<b>86,004,391,200</b>	<b>86,347,980,481</b>

## b. General and administrative expenses

Staff cost	41,861,063,299	41,676,087,556
Management material costs	5,830,389,457	9,144,790,826
Fixed asset depreciation	13,190,445,467	14,097,140,318
Taxes, fees, charges	13,964,642,261	8,074,400,720
External services	8,703,702,210	6,766,547,235
Other costs in cash	57,619,223,488	56,065,397,498
<b>Total</b>	<b>141,169,466,182</b>	<b>135,824,364,153</b>

## 6. Other income

	Year 2025	Year 2024
Proceed from leasing assets	200,060,304	260,244,371
Income from loan interest waiver and rate reduction	0	242,846,771,107
Income from inventory count surpluses	0	4,438,999,198
Income from asset liquidation	7,362,558,922	232,933,333
Others	1,930,985,010	1,203,744,216
<b>Total</b>	<b>9,493,604,236</b>	<b>248,982,692,225</b>

## 7. Other expenses

	Year 2025	Year 2024
Depreciation of assets suspended for repairs	50,748,305,647	50,534,133,496
Others	223,730,044	1,050,865,001
<b>Total</b>	<b>50,972,035,691</b>	<b>51,584,998,497</b>

## 8. Business costs by factor

	Year 2025	Year 2024
Raw material cost	2,512,367,395,715	2,683,463,701,968
Labor cost	199,215,228,000	201,258,479,552
Fixed asset depreciation	576,922,740,695	576,139,896,653
External services	456,427,646,024	436,203,019,558
Other costs in cash	371,563,286,410	388,398,682,382
<b>Total</b>	<b>4,116,496,296,844</b>	<b>4,285,463,780,113</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

	Year 2025	Year 2024
<b>9. Current Corporate income tax expense</b>		
Total accounting profit before tax	10,854,585,043	6,845,416,606
Adjustments to increase	362,665,777	172,050,000
- Non-deductible expenses	1,189,777	32,000,000
- Remuneration of non-executive Board of Directors and Supervisory Board	361,476,000	140,050,000
Adjustments to decrease	(2,594,718,000)	(5,189,436,000)
- Dividends, profit received	(2,594,718,000)	(5,189,436,000)
Loss from previous years carried forward	(8,622,532,820)	(1,828,030,606)
Taxable income	0	0
Tax rate	20%	20%
Total current Corporate income tax expense	0	0
<b>10. Basic earnings per share</b>		
Accounting profit after corporate income tax	10,854,585,043	6,845,416,606
Adjustments to increase or decrease	0	0
Profit or loss allocated to common shareholders	10,854,585,043	6,845,416,606
Average common shares outstanding during the year	272,200,000	272,200,000
Basic earnings per share	39.88	25.15

**11. Financial risk management policies and objectives**

The risks from financial instruments include market risk, credit risk and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

**11.1 Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example, risk of stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, and available-for-sale investments.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risks due to changes in the interest rate of the Company mainly relate to: borrowings and liabilities, cash, and short-term deposits.

The Company manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Company while is still within the limit of its risk management.

**Foreign exchange risk**

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in the exchange rate. The Company bears risks due to changes in the exchange rate of currencies other than VND related directly to the Company's operating activities.

The Company manages foreign currency risk by considering current and expected market conditions when planning future transactions in foreign currencies. The Company does not use any derivative financial instruments to hedge its foreign currency risks.



**NOTES TO THE FINANCIAL STATEMENTS***For the financial year ended 31 December 2025**Unit: VND***11.2 Credit risk**

Credit risk is the risk that one party to a financial instrument or customer contract will cause a financial loss for the other party by failing to discharge an obligation. The Company bears credit risks from operating activities (mainly trade receivables) and from its financial activities including bank deposits, foreign exchange operations and other financial instruments.

**Trade receivables**

The Company minimizes the credit risk by only doing business with entities that have a good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

**Bank deposits**

The company mainly maintains deposits at large and prestigious banks in Vietnam. The Company finds that the concentration of credit risk on bank deposits is low.

**11.3 Liquidity risk**

Liquidity risk is the risk that arises from difficulty in fulfilling financial obligations due to a lack of capital. The liquidity risk of the Company mainly arises from the difference in the maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with contract which are not discounted:

<b>As at 31/12/2025</b>	<b>Less than 1 year</b>	<b>Over 1 year</b>	<b>Total</b>
Borrowings and liabilities	283,980,150,466	1,995,333,450,000	2,279,313,600,466
Trade payables	566,654,037,556	0	566,654,037,556
Accrued expenses	11,943,131,967	0	11,943,131,967
Other short-term payables	242,741,164,051	1,956,052,316,519	2,198,793,480,570
<b>Total</b>	<b>1,105,318,484,040</b>	<b>3,951,385,766,519</b>	<b>5,056,704,250,559</b>
<b>As at 01 January 2025</b>			
Borrowings and liabilities	415,263,223,306	2,369,906,200,000	2,785,169,423,306
Trade payables	386,144,351,853	0	386,144,351,853
Accrued expenses	576,813,743	0	576,813,743
Other short-term payables	206,292,188,042	2,085,715,122,631	2,292,007,310,673
<b>Total</b>	<b>1,008,276,576,944</b>	<b>4,455,621,322,631</b>	<b>5,463,897,899,575</b>

The Company can access capital sources and loans due within 12 months can be rolled over with existing lenders.

**Secured assets**

The Company used part of land use rights, bank deposits and cash equivalents, trade receivables, inventories, machinery and equipment, buildings and structures, and land use rights as collateral for short-term and long-term borrowings from banks (Detail in Note "Borrowings and finance lease liabilities").



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 12. Financial assets and liabilities

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the book value of these items because these instruments are in short-term.

The following table presents the book value and fair value of financial instruments presented in the Company's Financial Statements:

	Book value				Fair value	
	31/12/2025		01/01/2025		31/12/2025	01/01/2025
	Value	Provision	Value	Provision	Value	Value
<b>Financial assets</b>						
- Cash and cash equivalents	390,360,146,994	0	371,815,496,069	0	390,360,146,994	371,815,496,069
- Short-term held-to-maturity investments	75,519,000,000	0	48,000,000,000	0	75,519,000,000	48,000,000,000
- Other long-term investments	3,556,066,097	0	3,556,066,097	0	4,928,000,000	5,320,000,000
- Trade receivables	268,479,033,176	0	194,518,231,831	0	268,479,033,176	194,518,231,831
- Other receivables	761,193,842,014	(5,210,337,062)	760,857,251,675	(5,210,337,062)	755,983,504,952	755,646,914,613
<b>TOTAL</b>	<b>1,499,108,088,281</b>	<b>(5,210,337,062)</b>	<b>1,378,747,045,672</b>	<b>(5,210,337,062)</b>	<b>1,495,269,685,122</b>	<b>1,375,300,642,513</b>
<b>Financial liabilities</b>						
- Borrowings and liabilities	2,279,313,600,466	0	2,785,169,423,306	0	2,279,313,600,466	2,785,169,423,306
- Trade payables	566,654,037,556	0	386,144,351,853	0	566,654,037,556	386,144,351,853
- Accrued expenses	11,943,131,967	0	576,813,743	0	11,943,131,967	576,813,743
- Other payables	2,198,793,480,570	0	2,292,007,310,673	0	2,198,793,480,570	2,292,007,310,673
<b>TOTAL</b>	<b>5,056,704,250,559</b>	<b>0</b>	<b>5,463,897,899,575</b>	<b>0</b>	<b>5,056,704,250,559</b>	<b>5,463,897,899,575</b>



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## VII. OTHER INFORMATION

## 1. Contingent liabilities, commitments and other financial information

The Company has been working with the EPC Contractor of Package 8 - Design, procurement of equipment and materials, construction, operation and handover of the factory to settle additional payments for the Ha Bac Nitrogenous Fertilizer Plant Renovation and Expansion Project. This may lead to future receivables and payables to the contractor and other related parties.

The accumulated losses incurred from the time of enterprise valuation to the time of official conversion to a joint-stock company (from 01 January 2015 to 31 December 2015) totaling VND 669,733,694,565 were transferred to the joint-stock company in accordance with the content of the Initial Public Offering Information Disclosure of Habac Nitrogenous Fertilizer and Chemicals One Member Limited Liability Company and Decision No. 15/QD-HCVN dated 6 January 2017 of Vietnam National Chemical Group regarding the approval of the equitization finalization of Habac Nitrogenous Fertilizer and Chemicals Company Limited at the time of conversion.

## 2. Transaction with related parties

Significant transactions and balances with related parties during the year are as follows:

Related parties	Relationship	Nature of transaction	Incurred during the year	Closing balance receivable (payable)
Vietnam National Chemical Group	Parent company	Income and expenses from the disposal of unused assets during equitization	1,693,506,388	0
DAP - Vinachem Joint Stock Company	Same parent company	Selling goods	19,444,599,000	0
		Purchasing goods	106,253,173,100	0
Habac Liquefied Gas Joint Stock Company	Associate	Selling goodsg	4,345,944,500	1,175,602,594
		Receiving dividend	2,594,718,000	0
		Other income	27,000,000	0
Vietnam Institute of Industrial Chemistry	Same parent company	Purchasing chemicals	26,264,355,840	(572,810,400)
Ninh Binh Nitrogenous Fertilizer Ltd. Company	Same parent company	Purchasing goods	130,000,000,000	0
		Selling goods	40,555,107,300	(6,212,700)



## NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

## 2. Transaction with related parties (continued)

## + Income of the Board of Directors, Board of Management and Chief Accountant

Name	Position	Content	Year 2025
Nguyen Van Thieu	Chairman of the Board of Directors	Remuneration of the Board of Directors and other income	131,777,000
Nguyen Van Dung	General Director	Salary, remuneration of the Board of Directors and other income	408,918,200
Pham Van Trung	General General Director	Salary, remuneration of the Board of Directors and other income	362,478,200
Nguyen Dinh Hong	General General Director	Salary, remuneration of the Board of Directors and other income	343,758,400
Nguyen Tuyen Anh	Member of the Board of Directors	Remuneration of the Board of Directors and other income	101,722,000
Ha Xuan Han	Head of the Supervisory Board (resigned on 25/4/2025)	Remuneration of the Supervisory Board and other income	68,466,891
Hoang Thi Linh Giang	Head of the Supervisory Board (appointed on 25/4/2025)	Remuneration of the Supervisory Board and other income	38,200,000
Le Anh Tuan	Member of the Supervisory Board	Remuneration of the Supervisory Board and other income	89,777,000
Dang Thi Minh Ly	Member of the Supervisory Board	Remuneration of the Supervisory Board and other income	89,777,000
Le Anh Tuan	Chief Accountant	Salary and other income	244,314,800

## 3. Presentation of assets, revenue and results of operation by segment

Because the company's operations primarily focus on producing and trading fertilizers in Bac Ninh province, the company does not prepare segment reports by geographical area and business sector.

## 4. Information on the going-concern operation

The company will continue to operate in the future.

## 5. Comparative figures

Comparative figures as at 01 January 2025 on the Balance Sheet and in 2024 on the Income Statement and Cash Flow Statement derived from the Company's Financial Statements for the financial year ended 31 December 2024 were audited by MOORE AISC Auditing and Informatics Services Co., Ltd.

## 6. Events occurred after the balance sheet date

There are no significant events occurring after the end of the accounting period that require adjustment and presentation in these financial statements. *chung*



Nguyen Thi Hong Nhung  
Preparer  
Bac Ninh, 24 February 2026



Le Anh Tuan  
Chief Accountant



Nguyen Van Dung  
General Director