# INTERIM SEPARATE FINANCIAL STATEMENTS

## VIETNAM PESTICIDE JOINT STOCK COMPANY

For the period from 01 January 2026 to 30 June 2026

(reviewed)

Công Ty Cổ Phần Thuốc Sát Trùng Việt Nam

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# REPORT OF BOARD OF MANAGEMENT

The Board of Management of Vietnam Pesticide Joint Stock Company ("the Company") presents its report and the Company's Interim Separate Financial Statements for the period from 01 January 2026 to 30 June 2026.

## THE COMPANY

Vietnam Pesticide Joint Stock Company was established and operates under Joint Stock Company Business Registration Certificate No. 0300408946, issued on May 11, 2006, by the Department of Planning and Investment (currently the Department of Finance) of Ho Chi Minh City. The business registration certificate was most recently amended (for the 11th time) on October 13, 2025.

The Company's head office is located at: No. 102, Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City .

## BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors, Board of Management and Board of Supervision during the period and to the reporting date are:

**Board of Directors:**

| | |
|---|---|
| Mr. Le Ngoc Quang | Chairman |
| Mr. Nguyen Than | Member |
| Ms. Nguyen Thanh Thuy | Member |
| Mr. Mai Thanh Binh | Member |
| Ms. Vu Thanh Thuy | Member |

**Board of Management:**

| | |
|---|---|
| Mr. Nguyen Than | General Director |
| Mr. Ho Thai Quang | Deputy General Director |
| Mr. Vo Van Nhat Thanh | Deputy General Director |
| Mr. Cao Minh Kiem | Deputy General Director |

**Board of Supervision:**

| | |
|---|---|
| Mr. Nguyen Xuan Khanh | Management |
| Ms. Dang Thi Ha | Member |
| Ms. Nguyen Thi Thanh Thao | Member |

## LEGAL REPRESENTATIVE

The legal representative of the Company during the year and until the preparation of Interim Separate Financial Statements is Mr. Nguyen Than - General Director.

## AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken review of Interim Separate Financial Statements for the Company.

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

We, the Board of Management is responsible for the Interim Separate Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Separate Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by Board of Directors and the Board of Management to ensure the preparation and presentation of Interim Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Separate Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that Interim Separate Financial Statements give a true and fair view of the financial position at 30 June 2026, its operation results and cash flows for the period from 01 January 2026 to 30 June 2026 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Separate Financial Statements.

## OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

**On behalf of the Board of Management**

CÔNG TY CỔ PHẦN THUỐC SÁT TRÙNG VIỆT NAM

**Nguyen Than**
**Legal Representative**

*Approved, 13 August 2026*

No: 140826.024 /BCTC.KT7

# REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: The shareholders, The Board of Directors and the Board of Management**
**Vietnam Pesticide Joint Stock Company**

We have reviewed the Interim Separate Financial Statements of the Vietnam Pesticide Joint Stock Company prepared on 13 August 2026 from page 06 to page 45 including: Interim Separate Statement of Financial Position as at 30 June 2026, Interim Separate Statement of Income, Interim Separate Statement of Cash flows, Notes to the Interim Separate Financial Statements for the period from 01 January 2026 to 30 June 2026.

## Board of Management's Responsibility

The Board of Management is responsible for the preparation of Interim Separate Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of Interim Separate Fnancial Statements and for such internal control as management determines is necessary to enable the preparation of Interim Separate Financial Statements that are free from material misstatement, whether due to fraud or error.

## Auditor's Responsibility

Our responsibility is to express a conclusion on these Interim Separate Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

## Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial Statements does not give a true and fair view, in all material respects, of of the Financial Position of the ABC Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim separate financial statements.

**Emphasis of Matter**

We refer readers to Explanation No. 35 in the Notes to the Interim Separate Financial Statements, which describes the lawsuit filed by Vietnam Antiseptic Joint Stock Company against Mosfly International SDN.BHD. The Company has received the following documents: Judgment No. 32/2024/KDTM-PT dated 12/06/2024, Decision No. 31/2025/QD-TBPS dated 19/11/2025 and Decision No. 48/2026/QD-PT dated 25/05/2026. Currently, the Company has disclosed information about the bankruptcy declaration of MVI Company and is planning to take financial measures related to the investment and receivables of this Company.

This matter of emphasis does not alter our unqualified opinion.

**AASC Auditing Firm Company Limited**

**Cat Thi Ha**
Deputy General Director
Registered Auditor
No. 0725-2023-002-1
*Hanoi, 14 August 2026*

# INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

*As at 30 June 2026*

| Code | ASSETS | Note | Ending balance VND | Beginning balance VND |
|---|---|---|---|---|
| **100** | **A. CURRENT ASSETS** | | **558,028,290,296** | **419,201,803,403** |
| **110** | **I. Cash and cash equivalents** | **03** | **161,405,746,714** | **68,261,813,604** |
| 111 | 1. Cash | | 71,318,554,933 | 48,261,813,604 |
| 112 | 2. Cash equivalents | | 90,087,191,781 | 20,000,000,000 |
| **120** | **II. Short-term investments** | **04** | **85,799,232,877** | **-** |
| 123 | 1. Short-term held-to-maturity investments | | 85,799,232,877 | - |
| **130** | **III. Short-term receivables** | | **186,355,910,998** | **242,193,345,763** |
| 131 | 1. Short-term trade receivables | 05 | 233,338,341,707 | 292,815,422,734 |
| 132 | 2. Short-term prepayments to suppliers | 06 | 2,087,552,205 | 3,027,139,552 |
| 135 | 3. Other short-term receivables | 07 | 13,534,671,576 | 9,047,437,967 |
| 136 | 4. Allowance for short-term doubtful debts (*) | | (62,604,654,490) | (62,696,654,490) |
| **140** | **IV. Inventories** | **09** | **116,210,718,642** | **100,829,874,905** |
| 141 | 1. Inventories | | 119,985,245,713 | 106,232,902,714 |
| 142 | 2. Allowance for decline of inventories (*) | | (3,774,527,071) | (5,403,027,809) |
| **160** | **V. Other short-term assets** | | **8,256,681,065** | **7,916,769,131** |
| 161 | 1. Short-term deferred expenses | 13 | 5,398,934,124 | 442,150,000 |
| 162 | 2. Deductible VAT | | 2,857,746,941 | 7,267,948,561 |
| 163 | 3. Short-term taxes and other receivables from the State budget | 17 | - | 206,670,570 |

# INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

*As at 30 June 2026*

*(Continued)*

| Code | ASSETS | Note | Ending balance VND | Beginning balance VND |
|---|---|---|---|---|
| **200** | **B. NON-CURRENT ASSETS** | | **43,508,190,204** | **109,502,828,735** |
| **210** | **I. Long-term receivables** | | **92,200,000** | **74,700,000** |
| 215 | 1. Other long-term receivables | 07 | 92,200,000 | 74,700,000 |
| **220** | **II. Fixed assets** | | **17,397,279,142** | **18,131,180,524** |
| 221 | 1. Tangible fixed assets | 11 | 12,079,918,157 | 12,763,742,759 |
| *222* | *- Historical cost* | | *145,200,019,215* | *146,111,984,131* |
| *223* | *- Accumulated depreciation* | | *(133,120,101,058)* | *(133,348,241,372)* |
| 227 | 2. Intangible fixed assets | 12 | 5,317,360,985 | 5,367,437,765 |
| *228* | *- Historical cost* | | *9,002,032,847* | *9,002,032,847* |
| *229* | *- Accumulated amortization* | | *(3,684,671,862)* | *(3,634,595,082)* |
| **250** | **III. Long-term assets in progress** | **10** | **669,935,193** | **2,403,669,993** |
| 252 | 1. Construction in progress | | 669,935,193 | 2,403,669,993 |
| **260** | **IV. Long-term investments** | **04** | **22,906,815,037** | **22,906,815,037** |
| 261 | 1. Investments in subsidiaries | | 21,118,953,482 | 21,118,953,482 |
| 262 | 2. Investments in joint ventures and associates | | 23,104,961,555 | 23,104,961,555 |
| 264 | 3. Allowance for long-term impairment of other investments | | (21,317,100,000) | (21,317,100,000) |
| **270** | **V. Other long-term assets** | | **2,441,960,832** | **65,986,463,181** |
| 271 | 1. Long-term prepaid expenses | | 2,441,960,832 | 63,637,443,346 |
| 272 | 2. Deferred income tax assets | 32 | - | 2,349,019,835 |
| **280** | **TOTAL ASSETS** | | **601,536,480,500** | **528,704,632,138** |

# INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

*As at 30 June 2026*
*(Continued)*

| Code | CAPITAL | Note | Ending balance VND | Beginning balance VND |
|---|---|---|---|---|
| **300** | **C. LIABILITIES** | | **152,293,107,245** | **185,202,831,787** |
| **310** | **I. Current Liabilities** | | **152,293,107,245** | **185,197,831,787** |
| 311 | 1. Short-term trade payables | 15 | 57,206,928,116 | 80,767,158,757 |
| 312 | 2. Short-term prepayments from customers | | 722,156,053 | 835,940,822 |
| 313 | 3. Dividend and profit payables | 16 | 4,309,720,231 | 4,386,390,401 |
| 314 | 4. Short-term taxes and other payables to State budge | 17 | 25,883,658,669 | 2,211,865,136 |
| 315 | 5. Payables to employees | | 10,456,960,838 | 42,505,559,935 |
| 316 | 6. Short-term accrued expenses | 18 | 6,602,969,638 | 4,468,560,389 |
| 320 | 7. Other short-term payables | 19 | 4,254,769,407 | 8,484,752,128 |
| 321 | 8. Short-term borrowings and finance lease liabilities | 14 | 39,680,754,306 | 39,844,689,433 |
| 323 | 9. Bonus and welfare fund | | 3,175,189,987 | 1,692,914,786 |
| **330** | **II. Non-current liabilities** | | **-** | **5,000,000** |
| 338 | 1. Other long-term payables | 19 | - | 5,000,000 |
| **400** | **D. OWNER'S EQUITY** | | **449,243,373,255** | **343,501,800,351** |
| 411 | 1. Contributed capital | | 244,607,920,000 | 244,607,920,000 |
| *411a* | *Ordinary shares with voting rights* | | *244,607,920,000* | *244,607,920,000* |
| 418 | 2. Development and investment funds | | 74,703,598,043 | 66,322,220,256 |
| 419 | 3. Other reserves | | 2,388,870,815 | 2,388,870,815 |
| 420 | 4. Retained earnings | | 127,542,984,397 | 30,182,789,280 |
| *420a* | *Retained earnings accumulated to the previous period* | | *18,932,149,125* | *6,235,995,604* |
| *420b* | *Retained earnings of the current period* | | *108,610,835,272* | *23,946,793,676* |
| **440** | **TOTAL CAPITAL** | | **601,536,480,500** | **528,704,632,138** |

*Approved, 13 August 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Nguyen Thi Van Anh | Thai Nguyen Luat | Nguyen Than |

# INTERIM SEPARATE STATEMENT OF INCOME

*For the period from 01/01/2026 to 30/06/2026*

| Code | ITEMS | Note | This period VND | Previous period VND |
|---|---|---|---|---|
| **01** | **1. Revenue from sales of goods and provision of services** | **22** | **253,532,543,283** | **169,449,773,286** |
| 02 | 2. Revenue deductions | 23 | 28,168,894,915 | 6,644,769,394 |
| **10** | **3. Net revenue from sales of goods and provision of services** | | **225,363,648,368** | **162,805,003,892** |
| **11** | **4. Cost of goods sold and provision of services** | **24** | **167,493,385,601** | **111,800,573,106** |
| **20** | **5. Gross profit from sales of goods and provision of services** | | **57,870,262,767** | **51,004,430,786** |
| 22 | 7. Financial income | 25 | 5,349,373,978 | 4,215,384,578 |
| 23 | 8. Financial expenses | 26 | 4,390,927,964 | 6,703,909,602 |
| *24* | *In which: Interest expense* | | *1,355,271,001* | *801,744,437* |
| 25 | 9. Selling expenses | 27 | 30,952,835,170 | 23,530,631,787 |
| 26 | 10. General and administrative expenses | 28 | 22,462,449,674 | 20,935,209,503 |
| **30** | **11. Net profit from operating activities** | | **5,413,423,937** | **4,050,064,472** |
| 31 | 12. Other income | 29 | 192,228,455,152 | 167,244,262 |
| 32 | 13. Other expenses | 30 | 62,771,691,363 | 11,054,150 |
| **40** | **14. Other profit** | | **129,456,763,789** | **156,190,112** |
| **50** | **15. Total net profit before tax** | | **134,870,187,726** | **4,206,254,584** |
| 51 | 16. Current corporate income tax expense | 31 | 23,910,332,619 | - |
| 52 | 17. Deferred corporate income tax expense | 32 | 2,349,019,835 | 608,000,000 |
| **60** | **18. Profit after corporate income tax** | | **108,610,835,272** | **3,598,254,584** |

*Approved, 13 August 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Nguyen Thi Van Anh | Thai Nguyen Luat | Nguyen Than |

# INTERIM SEPARATE STATEMENT OF CASH FLOWS

*For the period from 01/01/2026 to 30/06/2026*

*(Indirect method)*

| Code | ITEMS | Note | This period | Previous period |
|---|---|---|---|---|
| | | | VND | VND |
| | **I. CASH FLOWS FROM OPERATING ACTIVITIES** | | | |
| ***01*** | ***1. Profit before tax*** | | ***134,870,187,726*** | ***4,206,254,584*** |
| | ***2. Adjustment for*** | | ***(132,878,879,990)*** | ***269,720,399*** |
| 02 | - Depreciation and amortization of fixed assets and investment properties | | 1,630,467,882 | 2,798,949,316 |
| 03 | - Allowances and provisions | | (1,720,500,738) | 680,000,000 |
| 04 | - Exchange gains/losses from retranslation of monetary items denominated in foreign currency | | (257,473,706) | (457,800,894) |
| 05 | - Gains/losses from investment activities | | (133,886,644,429) | (3,553,172,460) |
| 06 | - Interest expense | | 1,355,271,001 | 801,744,437 |
| ***08*** | ***3. Operating profit before changes in working capital*** | | ***1,991,307,736*** | ***4,475,974,983*** |
| 09 | - Increase/ decrease in receivables | | 62,351,026,542 | 72,432,874,809 |
| 10 | - Increase/ decrease in inventories | | (13,752,342,999) | (24,420,731,061) |
| 11 | - Increase/ decrease in payables (excluding interest payable/ corporate income tax payable) | | (53,850,456,481) | (67,014,549,121) |
| 12 | - Increase or decrease in deferred expenses | | (6,519,999,201) | (4,295,553,668) |
| 14 | - Interest paid | | (1,355,271,001) | (804,440,650) |
| 15 | - Corporate income tax paid | | (4,042,520,731) | (2,873,457,799) |
| 16 | - Other receipts from operating activities | | - | - |
| 17 | - Other payments on operating activities | | (1,386,987,167) | (1,095,556,000) |
| ***20*** | ***Net cash flow from operating activities*** | | ***(16,565,243,302)*** | ***(23,595,438,507)*** |
| | **II. CASH FLOWS FROM INVESTING ACTIVITIES** | | | |
| 21 | 1. Purchase or construction of fixed assets and other long-term assets | | (896,566,500) | (3,279,962,722) |
| 22 | 2. Proceeds from disposals of fixed assets and other long-term assets | | 191,872,307,182 | 115,909,091 |
| 23 | 3. Loans and purchase of debt instruments from other entities | | (85,799,232,877) | - |
| 27 | 4. Interest and dividend received | | 4,773,034,838 | 3,437,263,369 |
| ***30*** | ***Net cash flow from investing activities*** | | ***109,949,542,643*** | ***273,209,738*** |
| | **III. CASH FLOWS FROM FINANCING ACTIVITIES** | | | |
| 33 | 1. Proceeds from borrowings | | 47,227,228,883 | 46,070,253,022 |
| 34 | 2. Repayment of principal | | (47,391,164,010) | (46,148,822,484) |
| 36 | 3. Dividends or profits paid to owners | | (76,670,170) | (146,172,500) |
| ***40*** | ***Net cash flow from financing activities*** | | ***(240,605,297)*** | ***(224,741,962)*** |
| **50** | ***Net cash flows in the period*** | | **93,143,694,044** | **(23,546,970,731)** |

# INTERIM SEPARATE STATEMENT OF CASH FLOWS

*For the period from 01/01/2026 to 30/06/2026*

*(Indirect method)*

| Code | ITEMS | Note | This period | Previous period |
|---|---|---|---|---|
| | | | VND | VND |
| **60** | **Cash and cash equivalents at the beginning of the period** | | **68,261,813,604** | **63,533,926,697** |
| 61 | Effect of exchange rate fluctuations | | 239,066 | (339,137,875) |
| **70** | **Cash and cash equivalents at the end of the period** | | **161,405,746,714** | **39,647,818,091** |

*Approved, 13 August 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Nguyen Thi Van Anh | Thai Nguyen Luat | Nguyen Than |

# NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

*For the period from 01/01/2026 to 30/06/2026*

## 1. GENERAL INFORMATION

### 1.1. Form of ownership

Vietnam Pesticide Joint Stock Company was established and operates under Joint Stock Company Business Registration Certificate No. 0300408946, issued on May 11, 2006, by the Department of Planning and Investment (currently the Department of Finance) of Ho Chi Minh City. The business registration certificate was most recently amended (for the 11th time) on October 13, 2025.

The Company's head office is located at: No. 102, Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City .

Charter capital of the Company is: VND 244,607,920,000; equivalent 24,460,792 shares, par value of one share is VND 10,000.

The number of employees of the Company as at 30 June 2026 is: 325 people (as at 01 January 2026 is: 332 people).

### 1.2. Business field

The company operates primarily in the manufacturing and trading of plant protection products.

### 1.3. Business activities

Main business activities of the Company include:

- Manufacturing, processing, bottling, packaging, and trading of plant protection products;
- Manufacturing and trading of insect attractants and repellents, parasiticides for livestock and poultry, and household disinfectants/insecticides (indoor insect sprays);
- Manufacturing and trading of packaging and packaging printing services;
- Manufacturing and trading of fertilizers, plastic products, rubber products, and detergents (production not to take place at the headquarters);
- Trading of specialized machinery and equipment for the production of plant protection products and equipment for plant protection product laboratories;
- Fumigation services.

### 1.4. The Company's operation in the period that affects the Interim Separate Financial Statements

During the period, the Company's net revenue reached VND 225.36 billion, an increase of VND 62.56 billion, equivalent to 38.43% compared to the previous period, reflecting that production and business activities still maintained growth momentum and improved product consumption demand. In order to meet market demand and expand business activities, the Company increased the output of goods and input materials, causing the cost of goods sold to increase by 55.69 billion VND, equivalent to 49.81%, higher than the revenue growth rate (mainly due to the input price of goods sold in the period). However, thanks to positive revenue growth, gross profit still reached VND 57.87 billion, an increase of VND 6.87 billion, equivalent to 13.48% compared to the previous period.

During the period, the Company's business results were significantly affected by the transfer of land use rights in Duc Hoa Industrial Park. Specifically, the Company recorded revenue from the liquidation of the land lot in Duc Hoa Industrial Park of 191.57 billion VND, while the remaining value of the land lot was 62.76 billion VND. This transaction has generated significant other profits, making the profit in this period reach VND 129.46 billion, a sharp increase over the same period last year.

**1.5. Corporate structure**

| The Company's member entities | Address | Main business activities |
|---|---|---|
| - Branch I - Vietnam Pesticide Joint Stock Company | No. 2 Trieu Quoc Dat Street, Cua Nam Ward, Hanoi City | Trading and storage of plant protection products |
| - Branch II - Vietnam Pesticide Joint Stock Company | 120 Nguyen Van Linh, Huong An Ward, Hue City | Production and trading of plant protection products |
| - Vietnam Pesticide Joint Stock Company Branch - Binh Duong | 138 DT 743 Road, Dong Hoa Ward, Ho Chi Minh City | Production and storage of plant protection products |
| - Vietnam Pesticide Joint Stock Company Branch - Research Center | 127 Le Loi, Hanh Thong Ward, Ho Chi Minh City | Research, production, and storage of plant protection products |
| - Dong Nai Branch - Vietnam Pesticide Joint Stock Company | Lo 25 Hamlet, Dau Giay Commune, Dong Nai Province | Plant protection product warehouse |
| - Vietnam Pesticide Joint Stock Company Branch - Linh Xuan | 221/21 Hoang Cam, Linh Xuan Ward, Ho Chi Minh City | Packaging and goods warehouse |
| -Long An Branch - Vietnam Pesticide Joint Stock Company | Hamlet 5, My Hanh Commune, Tay Ninh Province | Production of plant protection products |
| - Di Linh Farm | Village 8, Hoa Ninh Commune, Lam Dong Province | Experimental, testing, and product development farm |
| - Vietnam Pesticide Joint Stock Company Branch - Biochemistry | Group 4, Dong Tam Hamlet, Phu Giao Commune, Ho Chi Minh City | Production and storage of plant protection products |

(1) The Long An Branch ceased operations pursuant to Decision No. 12/QĐ-HĐQT dated July 21, 2026.
(*) The company established the Branch of Vietnam Disinfectant Joint Stock Company – Biochemistry Factory pursuant to Decision No. 13/QĐ-HDQT dated July 27, 2026.

Information about subsidiaries, joint ventures and associates of the Company: see details in note 04.

## 2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

### 2.1. Accounting period and accounting currency

Annual accounting period commences from 1 January and ends as at 31 December.
The Company maintains its accounting records in Vietnam Dong (VND).

### 2.2. Standards and Applicable Accounting Policies

*Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

*Declaration of compliance with Accounting Standards and Accounting System*

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

### 2.3. Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The Company has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in Note 38 of the Interim Separate Financial Statements.

### 2.4. Basis for the preparation of Interim Separate Financial Statements

The Separate Financial Statement is prepared based on historical cost principle.

The Separate Financial Statement of the Company are prepared based on summarization of the Financial Statements of the independent accounting entities and the head office of the Company.

In the Separate Financial Statement of the Company, the intra-group balances and transactions related to assets, equity, internal receivables and payables are fully eliminated.

The Users of this Interim Separate Financial Statements should study the Separate Financial Statements combined with the Consolidated Financial Statements of the Company and its subsidiaries for the period from 01 January 2026 to 30 June 2026 in order to gain enough information regarding the financial position, operating results and cash flows of the Company/the Group.

### 2.5. Accounting estimates

The preparation of Interim Separate Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim Separate Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Separate Financial Statements include:
- Allowance for bad debts;
- Allowance for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and allowance of financial investments;
- Corporate income tax estimate.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on Interim Separate Financial Statements of the Company and that are assessed by the Board of Management on the Company to be reasonable under the circumstance.

### 2.6. Financial Instruments

*Initial recognition*

Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

*Subsequent measurement after initial recognition*

Financial assets and financial liabilities are not revalued according to fair value at the end of the accounting period because the prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

**2.7. Foreign currency transactions**

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the actual exchange rate on the transaction date (defined as the average of the buying and selling transfer exchange rates of the commercial bank where the enterprise regularly conducts transactions). "

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Interim Separate Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Company regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasure.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date will be recorded into the financial income or expense in the the accounting period.

**2.8. Cash and cash equivalents**

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

**2.9. Financial investments**

*Investments in subsidiaries, joint ventures and associates* are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less allowance for devaluation of the investments.

Allowance for devaluation of investments is made at the end of the period as follows: recognized at year-end when the investee incurs a loss, based on the financial statements of the subsidiary or associate at the time the provision is made.

**2.10. Receivables**

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Separate Financial Statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

**2.11. Inventories**

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

**2.12. Fixed assets, Finance lease fixed assets**

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation/ amortization and carrying amount.

*Subsequent measurement after initial recognition*
If these costs augment future economic benefits obtained from the use of tangible fixed assets beyond their initital standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Separate Statements of Income in the accounting period in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

| | |
|---|---|
| - Buildings, structures | 08 - 20 years |
| - Machinery, equipment | 05 - 10 years |
| - Vehicles, Transportation equipment | 08 - 10 years |
| - Office equipment and furniture | 03 - 08 years |
| - Other fixed assets | 03 - 08 years |
| - Land use rights | 40 - 45 years |
| - Long-term land use rights | No depreciation |
| - Management software | 03 years |

### 2.13. Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

### 2.14. Operating lease

Operating leases are fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

### 2.15. Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting period.

The calculation and allocation of long-term deferred expenses to operating expenses in each period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Deferred land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with current regulations. These expenses are recognized in the Statement of Income on a straight-line basis according to the lease term of the contract.
- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 01 to 02 years.
- Goodwill arising from the equitization of state-owned enterprise is allocated gradually within no more than 3 years.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 06 months to 02 years.

### 2.16. Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Interim Separate Financial Statements according to their remaining terms at the reporting date.

### 2.17. Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

### 2.18. Borrowings

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

### 2.19. Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs".

### 2.20. Accrued expenses

Payables for goods and services received from sellers or provided to buyers during the accounting period—which have not yet been actually paid—as well as other payables (such as accrued loan interest, sales support costs, and customer conference expenses), are recognized as production and business expenses for the accounting period.

### 2.21. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

Other capital is the operating capital formed from the operating results or from gifts, presents, financing and asset revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

## 2.22. Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company, and the revenue can be reliably measured regard less of when payment is being made.

Revenue is measured at the fair value of the consideration received excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

*Revenue from sale of goods:*

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

*Revenue from rendering of services:*

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably .

*Financial income*

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the Company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the revenue can be measured reliably.

## 2.23. Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the period include: Trade discounts, sales discounts and sales returns.

Trade discount, sales discount and sales return incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Interim Separate Financial Statements, it is then recorded as a decrease in revenue on the Interim Separate Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Interim Separate Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

## 2.24. Cost of goods sold and services rendered

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year even when products and goods have not been determined as sold.

### 2.25. Financial expenses

Items recorded as financial expenses comprise:
- Borrowing costs;
- Losses incurred from the sale of foreign currency, foreign exchange losses...
- Payment discount for buyers

The above items are recorded by the total amount arising in the period without offsetting against financial income.

### 2.26. Selling expenses, General and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.
General and administrative expenses comprise actual costs incurred for the general administration of the Company.

### 2.27. Liquidation or disposal of fixed assets and investment properties

Liquidation or disposal of fixed assets and investment properties is recognized in the Statement of Income when the majority of the risks and benefits associated with ownership are transferred to the buyer. The gain or loss from the liquidation or disposal of fixed assets and investment properties are determined as the difference between revenue and expenses directly related to the sale of the fixed assets, investment properties and carrying amount of fixed assets and investment properties. The gain or loss from the liquidation or disposal of investment properties presented on a net basis in the Statement of Income.

### 2.28. Corporate income tax

***a) Deferred income tax asset and Deferred income tax liability***

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax assets are determined based on the current corporate income tax rate, using the tax rates and tax laws in effect at the end of the accounting period.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded ana decrease to the extent that it is not sure taxable economic benefits will be usable.

***b) Current corporate income tax expenses and deferred corporate income tax expenses***

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

*c) Current corporate income tax rate*

For the accounting period from January 1, 2026, to June 30, 2026, the Company is subject to a corporate income tax rate of 20% on production and business activities generating taxable income.

**2.29. Related Parties**

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Separate Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

Details of related party transactions are presented in the Consolidated Financial Statements for the accounting period ended 30 June 2026 of the Company published concurrently by the Company in its Consolidated Financial Statements and Separate Financial Statements for the accounting period ended as at 30 June 2026.

**2.30. Segment information**

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

## 3. CASH AND CASH EQUIVALENTS

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| Cash on hand | 1,318,296,694 | 565,297,456 |
| Demand deposits | 70,000,258,239 | 47,696,516,148 |
| Cash equivalents | 90,087,191,781 | 20,000,000,000 |
| | **161,405,746,714** | **68,261,813,604** |

Detailed information on demand deposits and cash equivalents as at 30/06/2026 as follows:

| | Currency | Term | Interest Rate | Value |
|---|---|---|---|---|
| | | | | VND |
| ***Demand deposits*** | | | | |
| - Asia Commercial Joint Stock Bank - Saigon Branch | VND | No fixed term | | 38,384,711,956 |
| - Vietnam Bank for Agriculture and Rural Development - Saigon | VND | No fixed term | | 9,603,923,618 |
| - Other banks | VND | No fixed term | | 21,840,554,020 |
| - Vietnam Bank for Agriculture and Rural Development - Saigon | USD | No fixed term | | 135,818,885 |
| - Other banks | USD | No fixed term | | 35,249,760 |
| | | | | **70,000,258,239** |
| ***Cash equivalents*** | | | | |
| - Public Commercial Joint Stock Bank of Vietnam | VND | 01-02 months | 5% | 90,087,191,781 |
| | | | | **90,087,191,781** |

## 4. FINANCIAL INVESTMENTS

### a) Held to maturity investments

| | Ending balance | | | Beginning balance | | |
|---|---|---|---|---|---|---|
| | Value | Recoverable value | Allowance | Value | Recoverable value | Allowance |
| | VND | VND | VND | VND | VND | VND |
| ***Short term*** | | | | | | |
| - Term deposits | 85,799,232,877 | 85,799,232,877 | - | - | - | - |
| | **85,799,232,877** | **85,799,232,877** | **-** | **-** | **-** | **-** |

**Detailed information on held-to-maturity investments as at 30/06/2026 is as follows:**

***Term deposits:***

| | Currency | Term | Interest Rate | Value |
|---|---|---|---|---|
| | | | | VND |
| - *Joint Stock Commercial Bank for Foreign Trade of Vietnam* | VND | 06 months | 7.80% | 85,799,232,877 |
| | | | | **85,799,232,877** |

**b) Equity investments in other entities**

| | | Ending balance | | | Beginning balance | | |
|---|---|---|---|---|---|---|---|
| | Stock Code | Original cost | Recoverable value | Allowance | Original cost | Recoverable value | Allowance |
| | | VND | VND | VND | VND | VND | VND |
| **Investments in subsidiaries** | | **21,118,953,482** | **21,118,953,482** | **-** | **21,118,953,482** | **21,118,953,482** | **-** |
| - Viguato Microbial Agricultural Chemical Manufacturing Co., Ltd. | | 21,118,953,482 | 21,118,953,482 | - | 21,118,953,482 | 21,118,953,482 | - |
| **Investments in joint ventures and associates** | | **23,104,961,555** | **1,787,861,555** | **(21,317,100,000)** | **23,104,961,555** | **1,787,861,555** | **(21,317,100,000)** |
| - Termite Control & Fumigation Joint Stock Company | | 1,787,861,555 | 1,787,861,555 | - | 1,787,861,555 | 1,787,861,555 | - |
| - Mosfly Vietnam Industries Co., Ltd. | | 21,317,100,000 | - | (21,317,100,000) | 21,317,100,000 | - | (21,317,100,000) |
| | | **44,223,915,037** | **22,906,815,037** | **(21,317,100,000)** | **44,223,915,037** | **22,906,815,037** | **(21,317,100,000)** |

**Details of investees as of June 30, 2026:**

| Name of the investee company | Place of establishment and operation | Benefit-cost ratio | Voting rights ratio | Core business activities |
|---|---|---|---|---|
| Subsidiary | | | | |
| - Viguato Microbial Agricultural Chemical Manufacturing Co., Ltd. | Ho Chi Minh City | 75.24% | 75.24% | Wholesale of fertilizers, pesticides, and microbial agrochemicals. |
| Joint ventures and associates | | | | |
| - Termite Control & Fumigation Joint Stock Company | Ho Chi Minh City | 30.22% | 30.22% | Wholesale of termite control and fumigation products |
| - Mosfly Vietnam Industries Co., Ltd. | Ho Chi Minh City | 50% | 50% | Manufacturing and processing of chemical insecticides |

## 5. TRADE RECEIVABLES

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Book Value | Provision | Book Value | Provision |
| | VND | VND | VND | VND |
| ***Related parties*** | ***618,668,500*** | ***(618,668,500)*** | ***618,668,500*** | ***(618,668,500)*** |
| - Mosfly Vietnam Industries Co., Ltd. | 618,668,500 | (618,668,500) | 618,668,500 | (618,668,500) |
| ***Others*** | ***232,719,673,207*** | ***(56,914,081,210)*** | ***292,196,754,234*** | ***(57,006,081,210)*** |
| - Nong Phat Trading Co., Ltd. | 15,934,989,502 | (15,934,989,502) | 15,934,989,502 | (15,934,989,502) |
| - Ngoc Loi Private Enterprise | 5,981,646,148 | (5,981,646,148) | 5,981,646,148 | (5,981,646,148) |
| - Phu Chau Trading and Service Co., Ltd. | 2,623,261,271 | (2,623,261,271) | 2,623,261,271 | (2,623,261,271) |
| - Phuc Tai Private Enterprise | 1,958,560,218 | (1,958,560,218) | 1,958,560,218 | (1,958,560,218) |
| - Tran Xuan Mai Business Household | 4,887,351,584 | (4,887,351,584) | 4,887,351,584 | (4,887,351,584) |
| - Nguyen Tan Dat Business Household | 2,481,860,476 | (2,481,860,476) | 2,481,860,476 | (2,481,860,476) |
| - Hung Duyen Agency | 2,057,898,080 | (2,057,898,080) | 2,057,898,080 | (2,057,898,080) |
| - Nguyen Thi Mong Tuyen Business Household | 1,682,408,386 | (1,682,408,386) | 1,682,408,386 | (1,682,408,386) |
| - Vipesco Cambo Co., Ltd. | 29,377,030,527 | - | 33,712,221,433 | - |
| - Nguyen Van Quang Business Household | - | - | 2,232,813,684 | - |
| - Other customers | 165,734,667,015 | (19,306,105,545) | 218,643,743,452 | (19,398,105,545) |
| | **233,338,341,707** | **(57,532,749,710)** | **292,815,422,734** | **(57,624,749,710)** |

## 6. PREPAYMENTS TO SUPPLIERS

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Book Value | Allowance | Book Value | Allowance |
| | VND | VND | VND | VND |
| ***Others*** | ***2,087,552,205*** | ***(356,808,359)*** | ***3,027,139,552*** | ***(356,808,359)*** |
| - Nong Hung Co., Ltd. | 125,000,000 | (125,000,000) | 125,000,000 | (125,000,000) |
| - Tay Ho Cadastral Services Joint Stock Company | 20,000,000 | (20,000,000) | 20,000,000 | (20,000,000) |
| - Mai Kien Phu Investment Joint Stock Company | 73,474,940 | (73,474,940) | 73,474,940 | (73,474,940) |
| - An Phuoc Garment, Embroidery and Footwear Co., Ltd. | 375,165,000 | - | - | - |
| - Le Le Gia Construction, Manufacturing and Trading Co., Ltd. | 207,017,563 | - | - | - |
| - Iprochem Company Limited | - | - | 975,949,000 | - |
| - Corn Research Institute | - | - | 302,000,000 | - |
| - Prepayments to other suppliers | 1,286,894,702 | (138,333,419) | 1,530,715,612 | (138,333,419) |
| | **2,087,552,205** | **(356,808,359)** | **3,027,139,552** | **(356,808,359)** |

## 7. OTHER RECEIVABLES

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Book Value | Allowance | Book Value | Allowance |
| | VND | VND | VND | VND |
| **a) Short-term** | | | | |
| - Dividends and profits receivables | 5,513,063,385 | (2,405,732,521) | 2,405,732,521 | (2,405,732,521) |
| + *Mosfly Vietnam Industries Co., Ltd.* | 2,405,732,521 | (2,405,732,521) | 2,405,732,521 | (2,405,732,521) |
| + *Viguato Microbial Agrochemicals Manufacturing Co., Ltd.* | 2,865,492,292 | - | - | - |
| + *Termite Control and Fumigation Joint Stock Company* | 241,838,572 | - | - | - |
| - Receivables from employees | 3,153,527,129 | - | 2,271,083,756 | - |
| + *Nguyen Than* | *720,828,579* | - | *395,828,579* | - |
| + *Tran Thanh Binh* | *683,978,443* | - | *723,451,443* | - |
| + *Other subjects* | *1,748,720,107* | - | *1,151,803,734* | - |
| - Doubtful accounts receivable originating prior to 2008 that were written off (adjusted in 2008 in accordance with the State Audit report). | 1,924,953,728 | - | 1,924,953,728 | - |
| - Receivables regarding the investment value in the Nam Dinh Project that cannot be further implemented (*) | 2,181,818,182 | (2,181,818,182) | 2,181,818,182 | (2,181,818,182) |
| - Other receivables | 761,309,152 | (127,545,718) | 263,849,780 | (127,545,718) |
| | **13,534,671,576** | **(4,715,096,421)** | **9,047,437,967** | **(4,715,096,421)** |

(*) This reflects the outstanding receivable balance representing the unrecovered costs of the Nam Dinh Project; in 2025, the Company recognized a provision for the entire amount of this balance.

| | | | | |
|---|---|---|---|---|
| **b) Long-term** | | | | |
| - Security deposit, margin deposit | 92,200,000 | - | 74,700,000 | - |
| | **92,200,000** | - | **74,700,000** | - |
| **c) In which: Other receivables from related parties** | | | | |
| - Nguyen Than | 720,828,579 | - | 395,828,579 | - |
| | 720,828,579 | - | 395,828,579 | - |

## 8. DOUBTFUL DEBTS

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Original cost | Recoverable value | Original cost | Recoverable value |
| | VND | VND | VND | VND |
| ***- Trade receivables*** | ***57,959,678,866*** | ***426,929,156*** | ***58,051,678,866*** | ***426,929,156*** |
| + Nong Phat Trading Co., Ltd. | *15,934,989,502* | - | *15,934,989,502* | - |
| + Ngoc Loi Private Enterprise | *5,981,646,148* | - | *5,981,646,148* | - |
| + Phu Chau Trading and Service Co., Ltd. | *2,623,261,271* | - | *2,623,261,271* | - |
| + Phuc Tai Private Enterprise | *1,958,560,218* | - | *1,958,560,218* | - |
| + Tran Xuan Mai Business Household | *4,887,351,584* | - | *4,887,351,584* | - |
| + Nguyen Tan Dat Business Household | *2,481,860,476* | - | *2,481,860,476* | - |
| + Hung Duyen Agency | *2,057,898,080* | - | *2,057,898,080* | - |
| + Nguyen Thi Mong Tuyen Business Household | *1,682,408,386* | - | *1,682,408,386* | - |
| + Others | 20,351,703,201 | 426,929,156 | 20,443,703,201 | 426,929,156 |
| ***- Prepayment to suppliers*** | ***356,808,359*** | - | ***356,808,359*** | - |
| + Nong Hung Co., Ltd. | *125,000,000* | - | *125,000,000* | - |
| + Tay Ho Cadastral Services Joint Stock Company | *20,000,000* | - | *20,000,000* | - |
| + Mai Kien Phu Investment Joint Stock Company | *73,474,940* | - | *73,474,940* | - |
| + Others | 138,333,419 | - | 138,333,419 | - |
| ***- Other*** | ***6,640,050,149*** | ***1,924,953,728*** | ***6,640,050,149*** | ***1,924,953,728*** |
| + Mosfly Vietnam Industries Co., Ltd. | *2,405,732,521* | - | *2,405,732,521* | - |
| + Quang Tri Sub-Department of Plant Protection | *26,598,000* | - | *26,598,000* | - |
| + Receivable regarding the investment value in the Nam Dinh project (discontinued) | *2,181,818,182* | - | *2,181,818,182* | - |
| + Doubtful trade receivables originating prior to 2008 that were written off (adjusted in 2008 in accordance with the State Audit report) | *1,924,953,728* | *1,924,953,728* | *1,924,953,728* | *1,924,953,728* |
| + Others | 100,947,718 | - | 100,947,718 | - |
| | **64,956,537,374** | **2,351,882,884** | **65,048,537,374** | **2,351,882,884** |

## 9. INVENTORIES

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Original cost | Allowance | Original cost | Allowance |
| | VND | VND | VND | VND |
| - Goods in transit | 144.090.301 | - | 1.024.552.800 | - |
| - Raw materials and supplies | 58.414.926.312 | (2.580.284.229) | 55.950.160.828 | (2.580.284.229) |
| - Tools and instruments | 15.314.000 | - | 32.160.000 | - |
| - Finished goods | 57.464.579.025 | (1.149.949.211) | 47.146.428.937 | (2.778.449.949) |
| - Merchandise inventories | 3.946.336.075 | (44.293.631) | 2.079.600.149 | (44.293.631) |
| | **119.985.245.713** | **(3.774.527.071)** | **106.232.902.714** | **(5.403.027.809)** |

## 10. LONG-TERM ASSET IN PROGRESS /OR/ CONSTRUCTION IN PROGRESS

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Original cost | Recoverable value | Original cost | Recoverable value |
| | VND | VND | VND | VND |
| Plant Protection Product Decanting, Processing, and Packaging Plant Project at Duc Hoa 1 Industrial Park [1] | - | - | 1.879.660.726 | 1.879.660.726 |
| Binh Duong Plant Relocation Project | 669.935.193 | 669.935.193 | 524.009.267 | 524.009.267 |
| | **669.935.193** | **669.935.193** | **2.403.669.993** | **2.403.669.993** |

[1] The "Plant Protection Product Decanting, Processing, and Packaging Plant" project at Duc Hoa Industrial Park is planned by the Company to be constructed at Duc Hoa 1 Industrial Park, on a leased plot of land for the term from 2020 to 2058.

The Board of Directors has approved the decision to transfer the land use rights for the land area of 47,274 m2 in Duc Hoa 1 Industrial Park according to Resolution No. 02/NQ-ĐHĐCĐ2025 dated December 24, 2025. (See more at Explanation 13)

The General Meeting of Shareholders of the Company approved the termination of the operation of the Pesticide Extraction, Processing and Packaging Factory Project at Duc Hoa 1 Industrial Park according to Resolution No. 09/NQ-HDQT dated 20/06/2026.

As of June 30, 2026, the Company had completed the transfer of the land plots designated as MF 7, 8, and 9 at Duc Hoa 1 - Long An Industrial Park to Trung Viet New Materials Production and Trading Co., Ltd., pursuant to Sales and Purchase Agreement No. 23/2026/HĐMB dated April 14, 2026; simultaneously, the Company recognized the project's construction investment costs and the costs associated with the sublease of land use rights as expenses for the period.

## 11. TANGIBLE FIXED ASSETS

| | Buildings, structures | Machinery, equipment | Vehicles, transportation equipment | Fixed assets used in management | Other tangible fixed assets | Total |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND |
| **Historical cost** | | | | | | |
| Beginning balance | 54,527,456,018 | 47,816,018,916 | 34,767,143,672 | 6,045,465,525 | 2,955,900,000 | 146,111,984,131 |
| - Purchase in the period | - | 504,392,800 | - | 392,173,700 | - | 896,566,500 |
| - Liquidation, disposal | - | - | (1,641,531,416) | (167,000,000) | - | (1,808,531,416) |
| **Ending balance** | **54,527,456,018** | **48,320,411,716** | **33,125,612,256** | **6,270,639,225** | **2,955,900,000** | **145,200,019,215** |
| **Accumulated depreciation** | | | | | | |
| Beginning balance | 49,866,107,037 | 46,862,131,023 | 28,597,900,645 | 5,066,202,667 | 2,955,900,000 | 133,348,241,372 |
| - Depreciation in the period | 790,617,972 | 132,783,981 | 550,969,981 | 106,019,168 | - | 1,580,391,102 |
| - Liquidation, disposal | - | - | (1,641,531,416) | (167,000,000) | - | (1,808,531,416) |
| **Ending balance** | **50,656,725,009** | **46,994,915,004** | **27,507,339,210** | **5,005,221,835** | **2,955,900,000** | **133,120,101,058** |
| **Net carrying amount** | | | | | | |
| Benginning balance | 4,661,348,981 | 953,887,893 | 6,169,243,027 | 979,262,858 | - | 12,763,742,759 |
| **Ending balance** | **3,870,731,009** | **1,325,496,712** | **5,618,273,046** | **1,265,417,390** | **-** | **12,079,918,157** |

Detail of tangible fixed assets as at the end of the period and major tangible fixed assets liquidation/ disposal during the period are as follows:

| Assets name | Status during the period | Historical cost | Liquidation/ disposal Value | Amount Received from Liquidation/ disposal |
|---|---|---|---|---|
| | | VND | VND | VND |
| - 75kVA generator | Liquidation | 167,000,000 | 41,818,182 | 41,818,182 |
| - 8-seater Zinger (License plate: 52P 9181) | Liquidation | 515,920,255 | 60,909,091 | 60,909,091 |
| - Toyota Hilux (License plate: 51L-91852) | Liquidation | 593,748,343 | 124,545,455 | 124,545,455 |
| - Ford Ranger (License plate: 51C-04531) | Liquidation | 531,862,818 | 74,545,454 | 74,545,454 |

- Original cost of fixed assets that are fully depreciated but still in use: VND 114,304,938,309.

## 12. INTANGIBLE FIXED ASSETS

| | Land use rights | Computer software | Total |
|---|---|---|---|
| | VND | VND | VND |
| **Historical cost** | | | |
| Beginning balance of the period | 7,620,432,847 | 1,381,600,000 | 9,002,032,847 |
| **Ending balance of the period** | **7,620,432,847** | **1,381,600,000** | **9,002,032,847** |
| **Accumulated amortization** | | | |
| Beginning balance of the period | 2,252,995,082 | 1,381,600,000 | 3,634,595,082 |
| - Amortization in the period | 50,076,780 | - | 50,076,780 |
| **Ending balance of the period** | **2,303,071,862** | **1,381,600,000** | **3,684,671,862** |
| **Net carrying amount** | | | |
| Beginning balance | 5,367,437,765 | - | 5,367,437,765 |
| **Ending balance** | **5,317,360,985** | **-** | **5,317,360,985** |

- Original cost of intangible fixed assets that are fully amortized but still in use: VND 2,452,029,445 ;
- The intangible fixed asset is the land use right, with the following details:

+ Land use rights for a 1,470 m² plot located in Hamlet 4, Moc Hoa Commune, Tay Ninh Province. The original cost as of June 30, 2026, is VND 4,373,372,217, with a usage term valid until July 22, 2060. Purpose of use: Commercial and service land.
+ Land use rights for a 350 m² plot located in Hamlet 4, Moc Hoa Commune, Tay Ninh Province. The original cost as of June 30, 2026, is 1,487,541,570 VND, with a long-term usage term. Purpose of use: Commercial and service land.

And the fixed-term and indefinite land use rights for land plots in Hanoi City, Nghe An Province, and Thua Thien Hue City, used as offices and warehouses for Branch 1 and Branch 2.

## 13. DEFERRED EXPENSES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| **a) Short-term** | | |
| - Deferred warehouse rental costs | 456,486,258 | 85,000,000 |
| - Deferred insurance costs | 35,646,411 | 80,491,127 |
| - Deferred major repair costs | 96,860,163 | 104,451,319 |
| - Land lease costs | 4,451,433,907 | - |
| - Other items | 358,507,385 | 172,207,554 |
| | **5,398,934,124** | **442,150,000** |
| **b) Long-term** | | |
| - Leased land use rights and registration fees for lots MF 7, 8, and 9, Duc Hoa 1 Industrial Park – Long An [1] | - | 61,298,045,627 |
| - Property repair costs | 1,507,937,332 | 1,378,634,054 |
| - Others | 934,023,500 | 960,763,665 |
| | **2,441,960,832** | **63,637,443,346** |

[1] Details are provided in Note 10.

## 14. BORROWINGS AND FINANCE LEASE LIABILITIES

| | Beginning balance | During the period | | Ending balance |
|---|---|---|---|---|
| | | Increase | Decrease | |
| | VND | VND | VND | VND |
| + Shinhan Bank Vietnam Limited | 24,435,205,309 | 43,301,458,892 | 31,981,679,886 | 35,754,984,315 |
| + Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch | 15,409,484,124 | 3,925,769,991 | 15,409,484,124 | 3,925,769,991 |
| | **39,844,689,433** | **47,227,228,883** | **47,391,164,010** | **39,680,754,306** |

**Detailed information on Short-term borrowings:**

| | Contract No. | Currency | Interest rate | Maturity | Loan purpose | Guarantee | Ending balance | Beginning balance |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | VND | VND |
| **Others** | | | | | | | **39,680,754,306** | **39,844,689,433** |
| Shinhan Bank Vietnam Limited | SHBVN/BC/HĐTD/VIPESCO dated January 16, 2019 | VND | Floating based on each GNN | 06 months | Additional working capital | Unsecured credit | 35,754,984,315 | 24,435,205,309 |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch | 90/98048/25-DN1/N-CTD dated May 30, 2025 | VND | Floating based on each GNN | 06 months | Additional working capital | Unsecured credit | 3,925,769,991 | 15,409,484,124 |

## 15. TRADE PAYABLES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| ***Related parties*** | ***2,446,500,000*** | ***6,622,330,000*** |
| - Viguato Microbial Agricultural Chemical Manufacturing Co., Ltd. | 2,446,500,000 | 6,622,330,000 |
| ***Others*** | ***54,760,428,116*** | ***74,144,828,757*** |
| - Qingdao Hisigma Chemicals Co., Ltd. | 3,186,974,530 | 4,096,084,330 |
| - SUN Co., Ltd. | 5,102,481,600 | 2,558,108,720 |
| - Jiangsu Sinamyang International Group Co., Ltd. | - | 9,147,609,543 |
| - Bailing Agrochemical Co., Ltd. | 2,228,331,750 | 266,407,700 |
| - Shandong Rainbow Agrosciences Co., Ltd. | - | 2,492,626,500 |
| - Dong Vang Plant Protection Co., Ltd. | 7,215,852,300 | 752,493,000 |
| - Nichino Vietnam Co., Ltd. | 10,066,440,800 | 10,838,822,400 |
| - Others | 26,960,347,136 | 43,992,676,564 |
| | **57,206,928,116** | **80,767,158,757** |

## 16. DIVIDEND AND PROFIT PAYABLES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - Dividends and profits from years prior to 2025 must be returned (*) | 4,309,720,231 | 4,386,390,401 |
| | **4,309,720,231** | **4,386,390,401** |

(*) Regarding dividends payable for periods prior to 2025, the Company has duly notified shareholders of the payment in accordance with regulations; however, to date, some shareholders who have not yet deposited their securities have not come forward to claim them. The Company continues to monitor the situation and will effect payment in accordance with regulations whenever shareholders come to claim their dividends.

## 17. TAX AND OTHER PAYABLES TO THE STATE BUDGET

| | Opening receivable | Opening payables | Payables in the period | Actual payment in the period | Closing receivables | Closing payables |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND |
| - Value-added tax | - | 69,595,497 | 17,242,042,806 | 16,294,030,931 | - | 1,017,607,372 |
| - Corporate income tax | - | 1,635,530,342 | 23,910,332,619 | 4,042,520,731 | - | 21,503,342,230 |
| - Personal income tax | - | 506,739,297 | 2,566,720,845 | 2,458,886,227 | - | 614,573,915 |
| - Land tax and land rental | 206,670,570 | - | 8,029,440,282 | 5,074,634,560 | - | 2,748,135,152 |
| | **206,670,570** | **2,211,865,136** | **51,748,536,552** | **27,870,072,449** | **-** | **25,883,658,669** |

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

## 18. ACCRUED EXPENSES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - Interest expense | 72,755,991 | 24,449,797 |
| - Sales support costs, trade discounts | 3,200,939,135 | 2,751,627,784 |
| - Conference and customer appreciation expenses | 2,306,793,065 | 695,162,528 |
| - Other accrued expenses | 1,022,481,447 | 997,320,280 |
| | **6,602,969,638** | **4,468,560,389** |

## 19. OTHER PAYABLES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| **a) Short-term payables** | | |
| - Trade union fee | 1,665,053,753 | 1,794,572,073 |
| - Social insurance | - | (4,202,220) |
| - Unemployment insurance | 14,431,000 | - |
| - Short-term deposits, collateral received | 196,000,000 | - |
| - Other payables | 2,379,284,654 | 6,694,382,275 |
| *Payables to employees* | *48,845,000* | *153,000,000* |
| *Company social funds* | - | *27,597,299* |
| *Borrowed materials and goods to be returned* | *959,132,964* | *5,714,141,287* |
| *Goods received for processing* | *462,599,887* | *371,397,359* |
| *Others* | *908,706,803* | *428,246,330* |
| | **4,254,769,407** | **8,484,752,128** |
| **b) Long-term payables** | | |
| - Other payables | - | 5,000,000 |
| | - | **5,000,000** |

## 20. OWNER'S EQUITY

### a) Changes in owner's equity

| | Contributed capital | Development and investment funds | Other capital | Retained earnings | Total |
|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND |
| **Beginning balance of the previous period** | **244,607,920,000** | **62,702,198,134** | **2,388,870,815** | **25,324,589,386** | **335,023,578,335** |
| Profit for previous period | - | - | - | 3,598,254,584 | 3,598,254,584 |
| Other increase | - | - | - | 354,991 | 354,991 |
| Profit distribution | - | 3,620,022,122 | - | (19,088,593,783) | (15,468,571,661) |
| **Ending balance of previous period** | **244,607,920,000** | **66,322,220,256** | **2,388,870,815** | **9,834,605,178** | **323,153,616,249** |
| **Beginning balance of the** | **244,607,920,000** | **66,322,220,256** | **2,388,870,815** | **30,182,789,280** | **343,501,800,351** |
| Profit for current period | - | - | - | 108,610,835,272 | 108,610,835,272 |
| Profit distribution | - | 8,381,377,787 | - | (11,250,640,155) | (2,869,262,368) |
| **Ending balance of this period** | **244,607,920,000** | **74,703,598,043** | **2,388,870,815** | **127,542,984,397** | **449,243,373,255** |

Pursuant to Resolution No. 01/NQ-ĐHĐCD2026 of the Annual General Meeting of Shareholders dated April 24, 2026, the Company announces the profit distribution for the year 2025 as follows:

| | Rate | Amount |
|---|---|---|
| | % | VND |
| Undistributed profit after tax carried forward to 2025 | | 24,704,075,755 |
| Allocation to Development Investment Fund | | 8,381,377,787 |
| Allocation to Bonus and Welfare Funds | | 2,394,679,368 |
| Allocation to Bonus Fund for Company Managers | | 474,583,000 |
| Dividend payment (Details in Note 36) | | 13,453,435,600 |
| (equivalent to VND 550 per share) | | |

### b) Details of Contributed capital

| | Ending the period | Rate | Beginning the period | Rate |
|---|---|---|---|---|
| | VND | % | VND | % |
| Vietnam National Chemical Group | 124,750,080,000 | 51.00 | 124,750,080,000 | 51.00 |
| Mr. Nguyen Duc Thuan | 49,487,200,000 | 20.23 | 49,487,200,000 | 20.23 |
| Ms. Lam Thi Mai | 20,629,800,000 | 8.43 | 20,629,800,000 | 8.43 |
| Others | 49,740,840,000 | 20.34 | 49,740,840,000 | 20.34 |
| | **244,607,920,000** | **100** | **244,607,920,000** | **100** |

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

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Owner's contributed capital | | |
| - *At the beginning of the year* | *244,607,920,000* | *244,607,920,000* |
| - *At the end of the period* | *244,607,920,000* | *244,607,920,000* |
| Distributed dividends and profit: | | |
| - *Dividend payable at the beginning of the year* | *4,386,390,401* | *4,603,786,331* |
| - *Dividend payable in the period* | - | *13,453,435,600* |
| + Dividend payable from last year's profit | - | 13,453,435,600 |
| - *Dividends paid in cash in the period* | *76,670,170* | *146,172,500* |
| + Dividend payable from last year's profit | 76,670,170 | 146,172,500 |
| - *Dividend payable at the end of the period* | *4,309,720,231* | *17,911,049,431* |

**d) Share**

| | This period | Previous period |
|---|---|---|
| Quantity of Authorized issuing shares | 24,460,792 | 24,460,792 |
| Quantity of issued shares | 24,460,792 | 24,460,792 |
| - *Common shares* | *24,460,792* | *24,460,792* |
| Quantity of outstanding shares in circulation | 24,460,792 | 24,460,792 |
| - *Common shares* | *24,460,792* | *24,460,792* |
| Par value per share (VND): | 10,000 | 10,000 |

**f) Company's reserves**

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - Development and investment funds | 74,703,598,043 | 66,322,220,256 |
| - Other reserves | 2,388,870,815 | 2,388,870,815 |
| | **77,092,468,858** | **68,711,091,071** |

## 21. OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

**a) Operating asset for leasing**

The Company has entered into land lease agreements in various provinces and cities (such as Ho Chi Minh City, Hanoi, and Hue) for the construction of offices, factories, transshipment warehouses, and product showrooms. Under these agreements, the Company is required to pay annual land rent until the expiration of the lease terms, in accordance with current State regulations.

**b) Foreign currencies**

| | Unit | Ending balance | Beginning balance |
|---|---|---|---|
| - US Dollars ($) | USD | 6,551.88 | 157,384.76 |

## 22. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Revenue from sales of products, goods | 250,348,881,978 | 165,067,878,653 |
| Revenue from provision of processings | 3,087,111,305 | 4,018,161,300 |
| Revenue from provision of services | 96,550,000 | 363,733,333 |
| | **253,532,543,283** | **169,449,773,286** |

## 23. REVENUE DEDUCTIONS

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| - Trade discounts | 3,985,154,700 | 2,298,094,512 |
| - Sale returns | 24,183,740,215 | 4,346,674,882 |
| | **28,168,894,915** | **6,644,769,394** |

## 24. COST OF GOODS SOLD AND PROVISION OF SERVICES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Cost of products, goods sold | 166,575,990,630 | 107,636,865,536 |
| Cost of provision of services | 2,545,895,709 | 3,463,707,570 |
| Allowance for devaluation of inventories | (1,628,500,738) | 700,000,000 |
| | **167,493,385,601** | **111,800,573,106** |

## 25. FINANCIAL INCOME

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Interest income | 1,665,703,974 | 272,536,538 |
| Dividends or profits received in cash or non-cash assets | 3,107,330,864 | 3,164,726,831 |
| Gain on exchange difference in the period | 318,865,434 | 320,320,315 |
| Gain on exchange difference at the period-end | 257,473,706 | 457,800,894 |
| | **5,349,373,978** | **4,215,384,578** |

## 26. FINACIAL EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Interest expenses | 1,355,271,001 | 801,744,437 |
| Payment discount | 2,664,355,334 | 4,659,744,506 |
| Loss on exchange difference in the period | 371,301,629 | 1,242,420,659 |
| | **4,390,927,964** | **6,703,909,602** |

## 27. SELLING EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Raw materials | 1,444,140,834 | 81,606,499 |
| Labour expenses | 12,966,836,889 | 11,961,953,754 |
| Depreciation expenses | 256,231,224 | 396,724,028 |
| Expenses of outsourcing services | 9,377,976,943 | 5,364,868,834 |
| Other expenses in cash | 6,907,649,280 | 5,725,478,672 |
| | **30,952,835,170** | **23,530,631,787** |

## 28. GENERAL AND ADMINISTRATIVE EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Raw materials | - | 924,027,735 |
| Labour expenses | 11,102,558,370 | 9,607,968,884 |
| Depreciation expenses | 516,163,299 | 404,249,516 |
| Expenses of outsourcing services | 8,655,907,466 | 7,781,177,386 |
| Other expenses in cash | 2,279,820,539 | 2,237,785,982 |
| Other decreases in general and administrative expenses | (92,000,000) | (20,000,000) |
| *- Reversal of provision/ allowances* | *(92,000,000)* | *(20,000,000)* |
| | **22,462,449,674** | **20,935,209,503** |

## 29. OTHER INCOME

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Liquidation, disposal of fixed assets | 301,818,182 | 115,909,091 |
| Transfer of Project at Duc Hoa Industrial Park 1 | 191,570,489,000 | - |
| Others | 356,147,970 | 51,335,171 |
| | **192,228,455,152** | **167,244,262** |

## 30. OTHER EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Investment value of the Duc Hoa Industrial Park project 1 | 62,758,697,591 | - |
| Fines | - | 10,066,223 |
| Others | 12,993,772 | 987,927 |
| | **62,771,691,363** | **11,054,150** |

## 31. CURRENT CORPORATE INCOME TAX EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Total profit before tax | 134,870,187,726 | 4,206,254,584 |
| Increases | 133,905,409 | 928,758,264 |
| - *Temporary difference regarding land lease costs for the Duc Hoa 1 Industrial Park project (investment phase)* | - | *928,758,264* |
| - *Non-deductible expenses for tax purposes* | *133,905,409* | - |
| Decreases | (15,452,430,039) | (5,938,724,831) |
| - *Dividend payment* | *(3,107,330,864)* | *(2,898,724,831)* |
| - *Temporary difference regarding tax paid in the prior year and expenditure incurred in the current year* | *(600,000,000)* | *(3,040,000,000)* |
| - *Temporary difference concerning land lease costs for the Duc Hoa 1 Industrial Park project upon the transfer of land plots* | *(11,745,099,175)* | - |
| Taxable income | 119,551,663,096 | (803,711,983) |
| **Current corporate income tax expense (tax rate 20%)** | **23,910,332,619** | **-** |
| Tax payable at the beginning of the period | 1,635,530,342 | 2,300,502,044 |
| Tax paid in the period | (4,042,520,731) | (2,873,457,799) |
| **Corporate income tax payable at the the period -end from main business activities** | **21,503,342,230** | **(572,955,755)** |

## 32. DEFERRED INCOME TAX

**a) Deferred income tax assets**

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - Corporate income tax rate used to determine deferred income tax assets | 20% | 20% |
| - Deferred income tax assets related to deductible temporary differences | - | 2,349,019,835 |
| **Deferred income tax assets** | **-** | **2,349,019,835** |

**b) Deferred corporate income tax expense**

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| - Deferred CIT expense relating to reversal of deferred income tax assets | 2,349,019,835 | 608,000,000 |
| | **2,349,019,835** | **608,000,000** |

## 33. BUSINESS AND PRODUCTIONS COST BY ITEMS

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Raw materials | 114,540,710,311 | 108,253,949,310 |
| Labour expenses | 32,819,310,592 | 30,103,869,978 |
| Depreciation expenses | 1,630,467,882 | 1,870,191,052 |
| Expenses of outsourcing services | 10,016,276,208 | 15,832,152,382 |
| Other expenses in cash | 20,947,497,164 | 17,067,253,247 |
| Increase/Decrease in inventory | (10,318,150,088) | - |
| Cost of goods sold | 51,272,558,376 | - |
| | **220,908,670,445** | **173,127,415,969** |

## 34. FINANCIAL INSTRUMENTS

**Financial risk management**

Financial risks that the Company may face risks including: market risk, credit risk and liquidity risk.

The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

***Market risk***

The Company may face with the market risk such as: changes in prices, exchange rates and interest rates.

Exchange rate risk:

The Company bears exchange rate risk when transactions are made in currencies other than Vietnam Dong such as: loans, revenues, expenses, imports of supplies, goods, machinery and equipment, ....

Interest rate risk:

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

***Credit Risk***

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

| As at 30/06/2026 | Under 1 year | From 1 to 5 years | Over 5 years | Total |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| Cash and cash equivalents | 160,087,450,020 | - | - | 160,087,450,020 |
| Trade and other receivables | 184,625,167,152 | 92,200,000 | - | 184,717,367,152 |
| Loans | 85,799,232,877 | - | - | 85,799,232,877 |
| | **344,712,617,172** | **92,200,000** | **-** | **344,804,817,172** |

| As at 01/01/2026 | Under 1 year | From 1 to 5 years | Over 5 years | Total |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| Cash and cash equivalents | 67,696,516,148 | - | - | 67,696,516,148 |
| Trade and other receivables | 239,523,014,570 | 74,700,000 | - | 239,597,714,570 |
| | **307,219,530,718** | **74,700,000** | **-** | **307,294,230,718** |

***Liquidity Risk:***

Liquidity risk is the risk that the Company encounters difficulties in meeting its financial obligations as they fall due due to a lack of funds. The Company's liquidity risk primarily arises from the differing maturity dates of its financial assets and financial liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

| As at 30/06/2026 | Under 1 year | From 1 to 5 years | Over 5 years | Total |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| Borrowings and debts | 39,680,754,306 | - | - | 39,680,754,306 |
| Trade and other payables | 61,461,697,523 | - | - | 61,461,697,523 |
| Accrued expenses | 6,602,969,638 | - | - | 6,602,969,638 |
| | **107,745,421,467** | **-** | **-** | **107,745,421,467** |
| **As at 01/01/2026** | | | | |
| Borrowings and debts | 39,844,689,433 | - | - | 39,844,689,433 |
| Trade and other payables | 89,251,910,885 | 5,000,000 | - | 89,256,910,885 |
| Accrued expenses | 4,468,560,389 | - | - | 4,468,560,389 |
| | **133,565,160,707** | **5,000,000** | **-** | **133,570,160,707** |

The Company believes that risk level of loan repayment is low. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

## 35. OTHER INFORMATIONS

Regarding the Company's associate, Mosfly Vietnam Industries Co., Ltd. (MVI): as of August 31, 2021, current liabilities exceeded current assets; the majority of MVI's payables were overdue with no available funds for repayment; and the investor, Mosfly International SDN. BHD. (MISB), had reclaimed the Mosfly brand. These factors led to the suspension of MVI's operations. Vietnam Disinfectant Joint Stock Company filed a lawsuit against MISB—its partner in establishing the MVI associate—with the People's Court of Binh Duong Province, seeking compensation for damages caused by MISB's non-compliance with MVI's Charter; specifically, MISB's actions resulted in a period where MVI lacked a General Director and could not operate, leading to financial losses. Under First-Instance Judgment No. 1120/2021/HC-ST dated September 22, 2023, the Court of First Instance ruled against the claim filed by Vietnam Disinfectant Joint Stock Company seeking compensation from MISB for damages related to MVI.
On August 2, 2024, our Company received Appellate Judgment No. 32/2024/KDTM-PT dated June 12, 2024, issued by the High People's Court in Ho Chi Minh City, which ruled to "partially reject the claim filed by the plaintiff, Vietnam Disinfectant Joint Stock Company, seeking to compel the defendant, Mosfly International SDN. BHD., to pay compensation for damages in the amount of VND 9,207,806,979 (nine billion, two hundred and seven million, eight hundred and six thousand, nine hundred and seventy-nine Vietnamese dong)."

On November 19, 2025, the People's Court of Ho Chi Minh City issued Decision No. 31/2025/QĐ-TBPS declaring MVI Company bankrupt, based on the outcome of the creditors' meeting held on November 3, 2025. Vipesco requested a review, and the matter was referred to the High People's Court in Ho Chi Minh City on December 24, 2025. On July 7, 2026, Vipesco received Decision No. 48/2026/QĐ-PT, dated May 25, 2026, from the Appellate Court of the High People's Court in Ho Chi Minh City, upholding Judgment No. 32/2024/KDTM-PT dated June 12, 2024. The Company has made an information disclosure on the Bankruptcy Declaration of MVI Company and is planning to take financial treatment measures related to the Company's investments and receivables.

## 36. SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

In July 2026, the Company announced the payment of a cash dividend for 2025 at a rate of 5.5% of the par value (VND 550 per share); the ex-dividend date was July 23, 2026, and the record date was July 24, 2026.

Apart from the aforementioned events, no material events have occurred after the end of the accounting period that require adjustment or disclosure in these separate interim financial statements.

## 37. SEGMENT REPORTING

**Under business fields:**

As the Company operates primarily in the business of plant protection products, it does not prepare segment reports based on business lines.

**Under geographical areas**

Geographical segment reporting is based on the location of the assets that generate the segment's revenue.

| | Domestic | International | **Grand Total** |
|---|---|---|---|
| | VND | VND | **VND** |
| Net revenue from | 203.216.003.435 | 22.147.644.933 | 225.363.648.368 |
| Segment assets | 601.536.480.500 | - | 601.536.480.500 |
| The total cost of acquisition of fixed assets | - | - | 896.566.500 |

## 38. COMPARATIVE FIGURES

The comparative figures in the interim separate statement of financial position and the corresponding notes are derived from the separate financial statements for the financial year ended 31 December 2025. The information in the interim separate statement of profit or loss, the interim separate statement of cash flows, and the corresponding notes relates to the interim separate financial statements for the accounting period from 1 January 2025 to 30 June 2025. This information has been audited and reviewed by AASC Auditing Firm Co., Ltd.

As presented in Note 2.3, the Company applies to retrospectively adjustment in accordance with Circular No. 99/2025/TT-BTC from 01 January 2026, resulting in changes to certain items in the Financial Statements. Certain figures as of 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been reclassified to comply with the Financial statements presentation requirements under Circular No. 99/2025. Details are presented in Appendix No.01 (The criteria for changing codes and names are not detailed in this Appendix).

*Approved, 13 August 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Nguyen Thi Van Anh | Thai Nguyen Luat | Nguyen Than |

## APPENDIX I: COMPARATIVE FIGURES

| Figures according to the Financial Statements for the fiscal year ended 31 December 2025 | | | | Figures adjusted in accordance with Circular No. 99/2025/TT-BTC | | | | Change |
|---|---|---|---|---|---|---|---|---|
| Code | | Items | Value | Code | | Items | Value | |
| | | | VND | | | | VND | |
| | | a) Balance Sheet | | | | a) Statement of Financial Position | | |
| **300** | **C.** | **LIABILITIES** | **185,072,969,450** | **300** | **C.** | **LIABILITIES** | **185,202,831,787** | |
| **310** | **I.** | **Current Liabilities** | **185,067,969,450** | **310** | **I.** | **Current Liabilities** | **185,197,831,787** | |
| | | | | 313 | 1. | Dividend and profit payables | 4,386,390,401 | Change data |
| 319 | 1. | Other short-term payables | 12,741,280,192 | 320 | 2. | Other short-term payables | 8,484,752,128 | Change data |
| **400** | **D.** | **OWNER'S EQUITY** | **343,631,662,688** | **400** | **D.** | **OWNER'S EQUITY** | **343,501,800,351** | |
| **430** | **I.** | **Non-business funds and other funds** | **129,862,337** | | | | | |
| 431 | 1. | Non-business funds | 129,862,337 | | | | | Restatement |
| **440** | | **TOTAL CAPITAL** | **528,704,632,138** | **440** | | **TOTAL CAPITAL** | **528,704,632,138** | |

**Indicators that only have changed codes or names are not detailed in the table above.**

# HÃNG KIỂM TOÁN AASC


**AASC TẠI HÀ NỘI - TRỤ SỞ CHÍNH**
Tel: (84.24)3824 1990 | Fax: (84.24)3825 3973
Email: aasc@aasc.com.vn
Số 01 Lê Phụng Hiểu, Phường Hoàn Kiếm, TP Hà Nội, Việt Nam.

**AASC TẠI TP HỒ CHÍ MINH**
Tel: (84.28) 3945 0505 /0606 | Fax: (84.28)3945 1106
Email: aaschcm@aasc.com.vn
Tầng 03, Tòa nhà Galaxy 9, Số 9 Nguyễn Khoái, Phường Vĩnh Hội, TP Hồ Chí Minh, Việt Nam.

**AASC TẠI QUẢNG NINH**
Tel: (84.2033) 627 571 | Fax: (84.2033)627 572
Email: aascqn@aasc.com.vn
Số 8 Chu Văn An, Phường Hạ Long, Tỉnh Quảng Ninh, Việt Nam.