

**VIETNAM RUBBER GROUP
DONGPHU RUBBER JOINT STOCK COMPANY**

Tax code: 38001 00376



**SEPARATE
FINANCIAL STATEMENTS
QUARTER III/2025**



SEPARATE BALANCE SHEET

As at September 30, 2025

No.	Items	Note	30/09/2025 VND	01/01/2025 VND
	ASSETS			
100	A . Current assets		864,545,114,860	827,828,656,765
110	I. Cash and cash equivalents	V.1	271,648,118,698	276,874,275,023
111	1. Cash		47,665,051,662	20,884,856,298
112	2. Cash equivalents		223,983,067,036	255,989,418,725
120	II. Short-term financial investments		502,300,995,029	437,000,350,440
123	3. Held-to-maturity investments	V.2	502,300,995,029	437,000,350,440
130	III. Accounts receivable		20,118,918,662	31,127,442,557
131	1. Accounts receivable from customers		9,635,667,048	20,437,664,916
132	2. Prepayments to suppliers		1,057,583,603	323,319,732
133	3. Phải thu nội bộ ngắn hạn			
136	4. Other receivables	V.3	9,425,668,011	10,366,457,909
137	5. Allowance for doubtful debts (*)			
140	IV. Inventories	V.4	64,814,194,543	52,408,274,924
141	1. Inventories		64,814,194,543	54,923,850,427
149	2. Allowance for inventories (*)			(2,515,575,503)
150	V. Other current assets		5,662,887,928	30,418,313,821
151	1. Short-term prepaid expenses		593,906,428	213,759,397
152	2. Deductible value added tax			
153	3. Taxes and others receivable from State Treasury		5,068,981,500	30,204,554,424
200	B . Non - Current assets		1,556,169,285,618	1,567,717,286,014
210	I. Accounts receivable – long-term		1,700,000,000	1,700,000,000
216	6. Other long-term receivables		1,700,000,000	1,700,000,000
220	II. Fixed assets		478,000,322,790	470,176,813,362
221	1. Tangible fixed assets	V.6	476,801,771,545	468,927,911,000
222	- Cost		1,091,545,171,668	1,063,524,219,908
223	- Accumulated depreciation (*)		(614,743,400,123)	(594,596,308,908)
227	2. Intangible fixed assets	V.7	1,198,551,245	1,248,902,362
228	- Cost		3,042,796,096	2,948,296,096
229	- Accumulated depreciation (*)		(1,844,244,851)	(1,699,393,734)
230	III. Investment properties	V.8		
240	IV. Long-term work in progress		195,098,220,202	211,939,825,820
241	1. Long-term work in process		2,839,112,916	2,791,085,316
242	2. Construction in progress		192,259,107,286	209,148,740,504
250	V. Long-term financial investments		877,484,221,729	879,752,554,624
251	1. Investments in subsidiaries	V.9	811,995,000,000	811,995,000,000
253	2. Equity investments in other entities	V.11	127,733,870,000	127,733,870,000
254	2. Allowance for diminution in the value of long-term financial	V.12	(62,244,648,271)	(59,976,315,376)
255	3. Held-to-maturity investments			
260	VI. Other long-term assets	V.13	3,886,520,897	4,148,092,208
261	1. Long-term prepaid expenses		3,886,520,897	4,148,092,208
262	2. Deferred tax assets			
270	TOTAL ASSETS		2,420,714,400,478	2,395,545,942,779

RESOURCES

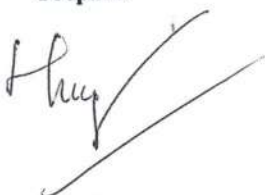
300	C. LIABILITIES		184,183,718,491	182,197,526,983
310	I. Current liabilities		162,092,886,015	160,106,694,507
311	1. Accounts payable to suppliers		961,726,453	288,193,434
312	2. Advances from customers		23,135,618,952	7,623,623,169
313	3. Taxes and others payable to State Treasury	V.15	12,165,274,787	4,765,946,774
314	4. Payables to employees		65,117,687,352	97,616,857,282
315	5. Short-term payable expenses	V.16	209,592,000	150,000,000
318	6. Unearned revenue – short-term		17,489,573,828	21,831,128,906
319	9. Other short-term payables	V.17	14,293,865,249	8,336,439,617
320	10. Short-term borrowings and financial leases			
322	12. Bonus and welfare funds		28,719,547,394	19,494,505,325
330	II. Long-term liabilities		22,090,832,476	22,090,832,476
338	1. Long-term borrowings and financial leases	V.18	-	
343	2. Scientific and technological development fund		22,090,832,476	22,090,832,476
400	D. EQUITY		2,236,530,681,987	2,213,348,415,796
410	I. Owners' equity	V.19	2,236,803,291,196	2,218,284,301,862
411	1. Contributed Capital		868,859,320,000	868,859,320,000
411a	- Ordinary shares carrying voting rights		868,859,320,000	868,859,320,000
412	2. Capital surplus		201,469,994,853	201,469,994,853
415	5. Treasury stocks (*)		-	-
417	7. Foreign exchange differences		-	-
418	8. Investment and development fund		914,171,970,882	846,982,794,835
421	10. Retained earnings	V.31	252,302,005,461	300,972,192,174
421a	- Retained earnings accumulated to the end of the previous period		14,659,152,127	77,008,181,018
421b	- Retained earnings of the current period		237,642,853,334	223,964,011,156
430	II. Other sources and funds		(272,609,209)	(4,935,886,066)
431	1. Sources of expenditure		(272,609,209)	(4,935,886,066)
	2. Nguồn kinh phí đã hình thành TSCĐ			
440	TOTAL LIABILITIES AND OWNER'S EQUITY		2,420,714,400,478	2,395,545,942,779

Preparer

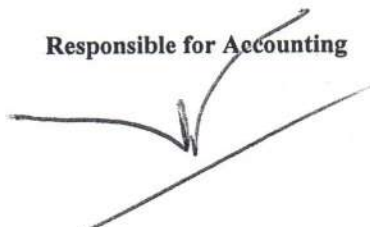
Responsible for Accounting

October 20, 2025

General Director



Võ Duy Hương



Nguyễn Hữu Việt




Hồ Cường

DONG PHU RUBBER JOINT STOCK COMPANY

Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai Province

SEPARATE INCOME STATEMENT

For the accounting period from January 1, 2025 to September 30, 2025

No.	Items	Code	Note	Reporting period		Accumulated from the beginning of the year	
				Quarter III/2024	Quarter III/2025	Current period	Previous period
1	Revenue from sales of goods and provision of services	1	VI.25	246,610,461,422	352,954,217,028	610,718,227,520	511,768,223,629
2	Revenue deductions	2					
3	Net revenue from sales of goods and provision of services (10 = 10 - 01)	10		246,610,461,422	352,954,217,028	610,718,227,520	511,768,223,629
4	Cost of goods sold	11	VI.27	203,227,247,747	211,654,003,919	348,627,721,690	369,463,415,916
5	Gross profit (20 = 10 - 11)	20		43,383,213,675	141,300,213,109	262,090,505,830	142,304,807,713
6	Financial income	21	VI.26	26,403,933,259	34,421,654,819	60,555,247,101	35,993,242,085
7	Financial expenses	22	VI.28	2,087,595,800	787,071,408	2,420,755,990	4,290,502,762
	In which: Loan interest expenses	23					
8	Selling expenses	25		2,333,450,196	1,006,205,466	3,834,908,083	5,373,575,352
9	General administration expenses	26		19,715,686,155	14,093,656,952	39,207,359,627	39,935,294,344
10	Net operating profit {30 = 20 + (21 - 22) - (24 + 25) }	30		45,650,414,783	159,834,934,102	277,182,729,231	128,698,677,340
11	Other income	31		10,062,136,369	7,719,987,357	25,955,585,663	72,581,049,750
12	Other expenses	32		7,183,367,600	7,365,905,473	15,487,101,450	18,995,909,750
13	Other profit/(loss) (40 = 31 - 32)	40		2,878,768,769	354,081,884	10,468,484,213	53,585,140,000
14	Total accounting profit before tax (=30+40)	50		48,529,183,552	160,189,015,986	287,651,213,444	182,283,817,340
15	Current income tax	51	VI.30	5,502,801,937	26,778,365,660	50,008,360,110	32,213,685,459
16	Deferred income tax	52	VI.30				
17	Profit after tax (=50-51-52)	60		43,026,381,615	133,410,650,326	237,642,853,334	150,070,131,881
18	Basic earnings per share (*)	70					
19	Diluted earnings per share (*)	71					

Preparer

Võ Duy Hường

Responsible for Accounting

Nguyễn Hữu Việt

October 20, 2025

General Director



SEPARATE STATEMENT OF CASH FLOWS

As at September 30, 2025

(Direct method)

Accumulated from the beginning of the year

No.	Items	Note	2025	2024
I. Cash flows from operating activities				
01	1. Proceeds from sales of goods and provision of services and other		667,862,086,511	583,668,943,513
02	2. Expenditures paid to suppliers		(74,951,765,505)	(162,798,157,337)
03	3. Expenditures paid to employees			(163,469,425,379)
04	4. Interest paid			
05	5. Corporate income tax paid		(25,003,972,830)	(25,000,000,000)
06	6. Other proceeds from operating activities		45,382,783,755	24,407,515,254
07	7. Other expenditures on operating activities		(545,526,319,400)	(116,621,188,775)
20	Cash flows from operating activities		67,762,812,531	140,187,687,276
II. Cash flows from investing activities				
21	1. Purchases and construction of fixed assets and other non-current		(30,835,810,049)	(31,148,094,408)
22	2. Proceeds from disposals of fixed assets and other non-current ass		-	-
23	3. Cash outflow for lending, buying debt instruments of other entitie		(229,404,282,505)	(255,837,776,346)
24	4. Cash recovered from lending, selling debt instruments of other er		294,704,927,094	135,651,207,272
25	5. Investments in other entities		-	-
26	6. Withdrawals of investments in other entities		-	-
27	7. Interest earned, dividends and profits received		60,676,096,059	14,579,216,813
30	Net cash flows from investing activities		95,140,930,599	(136,755,446,869)
III. Cash flows from financing activities				
31	1. Proceeds from issuing stocks and capital contributions from ownr		-	-
32	2. Repayment for capital contributions and re-purchases of stocks al		-	-
33	3. Proceeds from borrowings		-	-
34	4. Repayment for loan principal		-	-
36	6. Dividends and profit paid to the owners		(168,136,902,650)	(178,760,550)
40	Net cash flows from financing activities		(168,136,902,650)	(178,760,550)
50	Net cash flows during the period		(5,233,159,520)	3,253,479,857
60	Beginning cash and cash equivalents		276,874,275,023	262,098,930,669
61	Effects of fluctuations in foreign exchange rates		7,003,195	363,115
70	Ending cash and cash equivalents		271,648,118,698	265,352,773,641

Preparer

Responsible for Accounting

October 20, 2025

General Director

Võ Duy Hường

Nguyễn Hữu Việt



Hồ Cường

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the accounting period from January 1, 2025, to September 30, 2025

I. General information.

1. Ownership form

Dong Phu Rubber Joint Stock Company was converted from Dong Phu Rubber Company - a subsidiary of Viet Nam Rubber Group - Joint Stock Company, pursuant to Decision No. 3441/QĐ-BNN-ĐMDN dated November 13, 2006, issued by the Ministry of Agriculture and Rural Development.

Dong Phu Rubber Joint Stock Company operates under the initial Enterprise Registration Certificate for a Joint Stock Company No. 4403000069 dated December 28, 2006, and the 12th amended registration No. 3800100376 dated November 3, 2023, issued by the Business Registration Office under the Department of Planning and Investment of Binh Phuoc Province.

Head Office Address: Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai Province, Vietnam.

Tel: 0271 3 819 786

Fax: 0271 3 819 620

Website: www.doruco.com.vn/

The Company's charter capital, as stated in the Enterprise Registration Certificate, is VND 868,859,320,000 (Eight hundred sixty-eight billion, eight hundred fifty-nine million, three hundred twenty thousand Vietnamese dong). The total number of shares is 86,885,932 shares, with a par value of VND 10,000 per-share. Shareholder list:

No.	Shareholder Name	Capital Contribution	Number of Shares	Ownership Percentage
01	Vietnam Rubber Group - Joint Stock Company	480,000,000,000	48,000,000	55.24%
02	Other Shareholders	388,859,320,000	38,885,932	44.76%
	Total	868,859,320,000	86,885,932	100%

Legal Representative:

Mr. Mai Huynh Nhat - Chairman of the Board of Directors (born in 1965; ethnicity: Kinh, nationality: Vietnamese; Citizen Identification Card No. 056065000226 issued by the Department of Administrative Police for Social Order on January 06, 2025; Permanent Residence Registration Address: Group 2, Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai Province).

Mr. Ho Cuong - General Director - Date of Birth: January 27, 1966; Personal Identification Number: 074066010256; Permanent Residence Registration Address: Quarter 2, Phu Giao Commune, Ho Chi Minh City, Vietnam.

2. Operating field

The Company's business sectors include rubber plantation and trading; real estate business; and retail of goods.

3. Principal business activities

- Rubber plantation (Details: Cultivation and processing of rubber latex; Liquidation of rubber plantations)
- Poultry farming
- Construction of railways and roads
- Construction of all types of houses (Investment in and construction of industrial and civil projects inside and outside industrial zones
- Civil and industrial construction); Manufacturing of pesticides and other chemical products used in agricultura
- Real estate business, land use rights trading owned, used, or leased by the company (Real estate investment and trading)
- Afforestation and forest care (Afforestation, forest protection and conservation, exploitation, processing, and trading of products from planted forests)
- Production of fertilizers and nitrogen compounds (Chemical fertilizer industry)
- Wholesale of construction materials and installation equipment (Trading of rubberwood)
- Logging (Rubberwood logging)
- Trading and import-export of various types of rubber latex.

4. Normal operating cycle

The normal production and business operation period: 12 months.

The average production and business cycle of the industry, sector: 12 months.

5. Business Structure

a. Subordinate Unit:

As of September 30, 2025, the Company has nine (9) member units as follows:

No.	Member units	Address
01	Company Office	Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai Province
02	An Binh Rubber Plantation	Binh Thang Hamlet, Phu Gio Commune, Ho Chi Minh City
03	Tan Lap Rubber Plantation	Ap 2 Hamlet, Dong Phu Commune, Dong Nai Province
04	Thuan Phu Rubber Plantation	Thuan Phu 3 Hamlet, Thuan Loi Commune, Dong Nai Province
05	Tan Hung Rubber Plantation	Suoi Nhung Hamlet, Tan Loi Commune, Dong Nai Province
06	Tan Thanh Production Team	Ap 3 Hamlet, Dong Xoai Ward, Dong Nai Province
07	Thuan Phu Processing Enterprise	Thuan Phu 2 Hamlet, Thuan Loi Commune, Dong Nai Province
08	Wood Processing Branch	Group 43, Bau Ke Hamlet, Dong Phu Commune, Dong Nai Province
09	Dak Nong Production Team	Ba Tang Hamlet, Dak Wil Commune, Lam Dong Province

The main business activities of the subordinate units are rubber cultivation, exploitation, and processing.

b. Subsidiaries

Information about the company's subsidiaries as of September 30, 2025.

Subsidiary Name	Place of Incorporation and Operation	Ownership Percentage	Voting Rights Percentage	Main Business Activity
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Bac Dong Phu Industrial Park Joint Stock Company	Dong Nai Province	51.00%	51.00%	Industrial Park infrastructure business
Dong Phu Technical Rubber Joint Stock Company	Dong Nai Province	76.83%	76.83%	Production of rubber mattresses
Dong Phu - Kratie Rubber Joint Stock Company	Dong Nai Province	58.37%	58.37%	Cultivation, exploitation, and processing of rubber products

II. Accounting period and currency used in accounting

01. The Company's fiscal year begins on January 1 and ends on December 31 of each calendar year. For this accounting period, the Company prepares the Separate Financial Statements for the period from January 1, 2025, to September 30, 2025

02. The currency used in accounting records is the Vietnamese Dong (VND).

III. Accounting standards and system

01. Accounting System

The company applies the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, guiding the Enterprise Accounting System; Circular No. 53/2016/TT-BTC dated March 21, 2016, by the Ministry of Finance on amendments and supplements to some articles of Circular No. 200/2014/TT-BTC; and Circular No. 75/2015/TT-BTC dated May 18, 2015, by the Ministry of Finance on amendments and supplements to Article 128 of Circular No. 200/2014/TT-BTC.

02. Statement of the compliance with the Accounting Standards and System

The Company has applied the Vietnamese Accounting Standards and related guidance documents issued by the State. The Financial Statements are prepared and presented in full compliance with the provisions of each standard, circulars guiding the implementation of the standards, and the current Enterprise Accounting Regime in effect.

IV. Accounting policies

01. Exchange rates applied in accounting

The company conducts transactions in foreign currency and records them in the accounting books and prepares financial statements in a consistent currency unit, which is the Vietnamese Dong. The conversion of foreign currency to Vietnamese Dong is based on:

- The actual transaction exchange rate;
- The exchange rate recorded in the accounting books.

02. Principle of determining the real interest rate used to discount cash flow

Real interest rate (effective interest rate) is determined as follows:

- It is the commercial bank lending interest rate commonly applied in the market at the time of the transaction;

- In case the commercial bank lending interest rate mentioned above cannot be determined, the actual interest rate is the interest rate at which the Company can borrow in the form of issuing debt instruments without the right to convert into shares (such as issuing ordinary bonds without the right to convert or borrowing by normal contracts) under normal production and business conditions.

03. Principles for Determining Cash and Cash Equivalents

Cash and Cash Equivalents include cash on hand, bank deposits, and short-term investments with maturities of no more than three months. These assets must be highly liquid, easily convertible into specific amounts of cash, and subject to insignificant risk of changes in value upon conversion to cash.

Amounts deposited by other enterprises and individuals as deposits or escrow with the Company are managed and accounted for as the Company's cash.

When foreign currency transactions occur, the foreign currency is converted into Vietnamese Dong based on the following principles: Debit side of cash accounts: The actual transaction exchange rate is applied; Credit side of cash accounts: The weighted average exchange rate.

At the time of preparing the Financial Statements as required by law, foreign currency balances are revalued at the actual transaction exchange rate, which is the buying exchange rate of the commercial bank where the Company frequently transacts at the time of preparing the Financial Statements.

04. Principles for Recognizing Investments

a. Held-to-maturity investments

Held-to-maturity investments include term deposits and bonds for the purpose of receiving periodical interest.

For held-to-maturity investments, if no provision for doubtful debts has been made as required by law, the accountant evaluates the recoverability of the investments. If there is conclusive evidence that part or all of the investment may not be recoverable, the accountant records the loss as a financial expense for the period. If the loss cannot be reliably determined, the accountant explains the recoverability of the investment in the Financial Statements.

b. Investment in subsidiaries

Investments in subsidiaries where the Company holds control are presented using the cost method. The profit distribution that the parent company receives from the cumulative profits of its subsidiaries after the parent company gains control is recorded in the business results for the year of the parent company. Other distributions are considered as a recovery of investments and are deducted from the investment value.

A provision for investment devaluation is established at the end of the year. The provision amount is determined based on the financial statements at the time the provision is made by the economic organization.

c. Investments in equity instruments of other entities

Investments in equity instruments of other entities are initially recognized at costs.

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Provision for Investment Devaluation is established at the end of the year as the difference between the original cost recorded in the accounting books and the market value at the time of provision, if the former is greater. Alternatively, the provision amount is determined based on the financial statements of the economic organization at the time of provision when the market value cannot be determined.

05. Principles for Recognizing Receivables

Việc The classification of receivables as trade receivables and other receivables is made according to the following principles:

a. Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions such as: Receivables from sales of goods, provision of services, liquidation, and transfer of assets (fixed assets, investment properties, financial investments) between the Company and buyers (independent entities separate from the seller, including receivables between the parent company and subsidiaries, joint ventures, and associates). These receivables also include amounts receivable from the sale of exported goods by the principal through the trustee.

b. Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions such as :

- Receivables generating financial revenue such as loan interest, deposits, dividends, and profit sharing;
- Amounts advanced on behalf of a third party that are entitled to reimbursement; amounts the export trustee must collect on behalf of the consignor;
- Non-commercial receivables such as asset lending, receivables for fines, compensation, and pending asset shortages ...

When preparing the Financial Statements, the accountant classifies receivables as long-term or short-term based on their remaining maturity. The receivables line items in the Balance Sheet may include amounts reflected in accounts other than receivable accounts such as: loans recorded in account 1283; deposits and collaterals recorded in account 244; and advances recorded in account 141... Receivables denominated in foreign currencies are revalued at the end of the period when preparing the Separate Financial Statements. The actual transaction exchange rate used for revaluing foreign currency receivables at the time of preparing the Financial Statements is the exchange rate published by the commercial bank where the Company frequently transacts (selected by the Company for transactions with the receivable party).

The provision for doubtful debts is determined based on items classified as short-term and long-term receivables in the Balance Sheet. Each doubtful debt is provided for based on its age or the expected loss that may occur.

06. Principles for Recognizing Inventories**a. Principles for Recognizing Inventories**

The Company's inventories are assets purchased for production or sale during the normal course of business. For work-in-progress products, if the production or circulation time exceeds a normal business cycle, they are not presented as inventories on the Balance Sheet but are instead classified as long-term assets. Products, goods, materials, assets kept on deposit, consigned for import and export, processed... that are not owned and controlled by the Company are not reflected as inventory.



DONG PHU RUBBER JOINT STOCK COMPANYThuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai
Province**Separate Financial Statements**

For the accounting period from 01/01/2025 to 30/09/2025

Inventories are measured at cost. If the net realizable value is lower than the cost, inventories are measured at net realizable value. The cost of inventories includes purchase costs, processing costs and other directly related costs incurred to bring the inventories to their current location and condition.

b. Methods for inventory valuation

Inventory value is determined using the weighted average method.

The method for determining the value of work-in-progress products: Costs of unfinished production are accumulated based on the actual costs incurred for each production stage in the process.

c. Inventory accounting method

Inventories are accounted for using the perpetual inventory method.

d. Method for making provisions for inventory devaluation

The provision for inventory devaluation is made at the end of the year and is calculated as the difference between the cost of inventory and its net realizable value, if the cost is higher.

07. Fixed assets and depreciation of fixed assets

Tangible fixed assets and intangible fixed assets are recognized at cost. During their use, tangible fixed assets and intangible fixed assets are recorded at historical cost, accumulated depreciation, and net book value. Depreciation is calculated using the straight-line method. The estimated depreciation periods are as follows:

Buildings and structures	05 - 50 years
Machinery and equipment	05 - 20 years
Motor vehicles	06 - 30 years
Office equipment	03 - 08 years
Software	03 - 08 years

Depreciation of fixed assets for rubber plantations is carried out in accordance with Official Dispatch No. 1937/BTC-TCDN dated February 9, 2010, issued by the Corporate Finance Department - Ministry of Finance regarding depreciation of rubber plantations, and Decision No. 221/QĐ-CSVN dated April 27, 2010, issued by the Vietnam Rubber Group regarding the issuance of depreciation rates for rubber plantations based on a 20-year exploitation cycle; specifically as follows:

<i>Year of Exploitation</i>	<i>Depreciation Rate (%)</i>
- Year 1	2.50
- Year 2	2.80
- Year 3	3.50
- Year 4	4.40
- Year 5	4.80
- Year 6	5.40
- Year 7	5.40
- Year 8	5.10
- Year 9	5.10
- Year 10	5.00
- Year 11	7.00

- Year 12	6.60
- Year 13	6.20
- Year 14	5.90
- Year 15	5.50
- Year 16	5.40
- Year 17	5.00
- Year 18	5.00
- Year 19	5.20

The annual depreciation amount is determined by multiplying the historical cost of the rubber plantation by the depreciation rate applicable for that year.

The depreciation for the final year (Year 20) is determined based on the residual value of the plantation in the last year of exploitation.

08. Principles for Recognizing Construction-in-Progress Costs

Collecting and tracking costs incurred in basic construction investment projects (including costs for acquiring new fixed assets, new construction, repair, renovation, expansion, or technical upgrades of works) and monitoring the settlement of construction projects.

Construction-in-progress costs are tracked in detail for each project, work item, and specific cost category.

09. Principles for recognizing and allocating prepaid expenses.

Prepaid expenses that are only related to the business performance of one fiscal year or business cycle are recorded as short-term prepaid expenses and are allocated to the business performance of that fiscal year. Prepaid expenses that arise in a fiscal year but are related to the business performance of many accounting periods are recorded as long-term prepaid expenses and are gradually allocated to the business performance of the following accounting periods.

The calculation and allocation of long-term prepaid expenses to production and business expenses for each accounting period are based on the nature and extent of each type of expense to select an appropriate method and allocation basis. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

10. Principles for recognizing liabilities

Accounts payable to the seller are classified according to the following principles:

- a. Trade payables include amounts payable of a commercial nature arising from transactions involving the purchase of goods, services, or assets, and are owed to sellers (independent entities separate from the buyer, including payables between the parent company and subsidiaries, joint ventures, and associates). These payables also include amounts payable for imports made through an entrusted party (in consignment import transactions);
- b. Other payables include non-commercial payables that are not related to transactions involving the purchase, sale, or provision of goods and services:

- Payables related to financial expenses, such as interest payable, dividends and profits payable, and payables for financial investment activities;
- Payables arising from advances made by third parties; amounts received by the trustee from related parties for payment as designated in entrusted import-export transactions;
- Non-commercial payables such as payables arising from borrowing assets, fines, compensation, surplus assets pending resolution, and payables related to social insurance, health insurance, unemployment insurance, and trade union fees, ...

When preparing the Financial Statements, the accountant classifies payables as long-term or short-term based on their remaining maturity. If evidence indicates that a loss is likely to occur, the accountant immediately recognizes a payable in accordance with the prudence principle.

Payables denominated in foreign currencies are revalued at the end of the period when preparing the Financial Statements. The actual transaction exchange rate used for revaluing foreign currency payables at the time of preparing the Financial Statements is the exchange rate published by the commercial bank where the Company frequently transacts (selected by the Company for transactions with the payable party).

11. Principles for recognizing borrowings

Borrowings with repayment terms exceeding 12 months from the date of the Financial Statements are presented as long-term borrowings and finance leases. Borrowings due within the next 12 months from the date of the Financial Statements are presented as short-term borrowings and finance leases to facilitate repayment planning.

Borrowing costs directly related to the loan (excluding interest payable), such as appraisal fees, audit fees, and loan application preparation costs, are recorded as financial expenses. If these costs arise from consolidated loans used for the purpose of investing in, constructing, or producing work-in-progress assets, they are capitalized.

When preparing the Financial Statements, the balances of borrowings denominated in foreign currencies are revalued at the actual exchange rate at the time of preparing the Financial Statements. Exchange rate differences arising from the settlement and end-of-period revaluation of foreign currency borrowings are recorded as financial income or financial expenses.

12. Principles for recognizing and capitalizing borrowing costs

Borrowing costs are recognized as production and business expenses for the period when incurred, except for borrowing costs directly related to the investment in construction or production of work-in-progress assets, which are capitalized as part of the asset's value when the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the investment in construction or production of work-in-progress assets, which require a period of more than 12 months to be put into use for their intended purpose or for sale, are capitalized as part of the asset's value. These costs include interest on loans, amortization of discounts or premiums on bond issuance, and other incidental costs related to the borrowing process.

For consolidated loans used for the construction of fixed assets and investment properties, interest on the loans is capitalized even when the construction period is less than 12 months.

13. Principles for recognizing and capitalizing borrowing costs

Payables for goods and services received from sellers or provided to buyers during the reporting period but not yet paid due to the absence of invoices or incomplete accounting documents are recognized as production and business expenses for the reporting period.

The recognition of payable expenses into production and business expenses for the period must follow the principle of matching revenue and expenses incurred during the period.

Payable expenses will be settled based on the actual costs incurred. The difference between the estimated accrual and actual expenses will be reversed.

14. Principles for Recognizing Owner's Equity

The owner's equity is recognized based on the actual capital contributed by the owner.

Capital surplus reflects the difference between the par value, direct costs related to the issuance of shares, and the issue price of the shares (including cases of reissuing treasury shares). It can result in a positive surplus (if the issue price is higher than the par value and the direct costs related to the issuance) or a negative surplus (if the issue price is lower than the par value and the direct costs related to the issuance).

Treasury stocks are shares issued by the Company and repurchased by the Company. These shares are not canceled and will be reissued within the time frame specified by securities laws. Treasury stocks are recognized at their repurchase cost and presented on the Balance Sheet as a reduction in the owner's equity. The cost of treasury stocks when reissued or used for dividends, bonuses, ..., is calculated using the weighted average method.

Undistributed profit after tax reflects the business results (profits or losses) after corporate income tax and the distribution of profits or handling of losses by the Company. Profit distribution occurs when the Company has undistributed profit after tax not exceeding the undistributed profit after tax on the consolidated financial statements, after excluding the impact of any gains recognized from bargain purchase transactions. In the case of dividend payments, profits distributed to owners exceeding the undistributed profit after tax are recognized as a reduction in capital contributions. Undistributed profit after tax may be distributed to investors based on their capital contribution ratio, after approval by the General Meeting of Shareholders/Board of Directors and after the necessary allocations to reserves in accordance with the Company's Charter and Vietnamese legal regulations.

Dividends payable to shareholders are recognized as a payable on the Company's Balance Sheet after the dividend declaration by the Board of Directors and the notification of the dividend entitlement date by the Viet Nam Securities Depository And Clearing Corporation (VSDC).

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15. Principles and methods for recognizing revenue

a. Sales Revenue

Sales revenue is recognized when the following conditions are met:

- Most of the risks and benefits associated with ownership of the product or goods have been transferred to the buyer;
- The Company no longer retains control over the goods as the owner or does not have control over the goods;
- The revenue is reasonably certain;
- The Company has received or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined

b. Service Revenue

Service revenue is recognized when the outcome of the transaction can be reliably determined. In cases where the provision of services spans multiple periods, revenue is recognized in the period based on the portion of the work completed as of the Balance Sheet date of that period. The outcome of the service transaction is determined when the following conditions are met:

- The revenue is reasonably certain;
- It is probable that economic benefits will be obtained from the service transaction;
- The portion of work completed as of the Balance Sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be determined

The portion of service work completed is determined using the method of evaluating completed work.

c. Financial Revenue

Revenue arising from interest, dividends, profit sharing and other financial income is recognized when both of the following conditions are met:

- It is probable that economic benefits will be obtained from the transaction;
- The revenue is reasonably certain.

Dividends and profit sharing are recognized when the Company has the right to receive the dividend or profit from its investment.

d. Other Income

Reflects income other than that arising from the Company's main business activities, including:

- Income from the sale or disposal of fixed assets;
- Income from sale and leaseback transactions;
- Tax refunds or reductions related to the sale of goods or provision of services, such as refundable export tax, reduced VAT, special consumption tax and environmental protection tax (EPT) that were previously paid;



- Compensation received from third parties to cover losses to assets (e.g., insurance proceeds, compensation for relocating business premises, and similar payments);
- Fines collected from customers for contract violations;
- Other income not listed above.

16. Principles for accounting for cost of goods sold

Reflects the cost of goods, products, or services sold during the period.

The provision for inventory devaluation is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value and the cost of inventory.

For the portion of inventory value that has been damaged or lost, the accountant immediately includes it in the cost of goods sold (after deducting any compensation, if applicable).

For direct material costs that exceed the normal consumption level, labor costs, and fixed production overhead costs that are not allocated to the value of inventory, the accountant immediately includes them in the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been identified as sold.

Import taxes, special consumption taxes, and environmental protection taxes that have been included in the cost of purchased goods, if refunded upon the sale of the goods, are recorded as a reduction in the cost of goods sold.

Cost of goods sold expenses that are not deductible for corporate income tax purposes according to tax law, but for which proper invoices and documentation exist and are recorded in accordance with the Company's accounting policies, are not reduced in accounting expenses but will be adjusted in the corporate income tax settlement to increase the taxable income.

17. Principles for accounting for financial expenses

Reflects financial operating expenses, including costs or losses related to financial investment activities, lending and borrowing costs, costs for joint venture and associate contributions, losses from the sale of short-term securities, transaction costs related to the sale of securities; provisions for devaluation of trading securities, provisions for investment loss in other entities, losses arising from foreign currency sales, foreign exchange losses, ...

Financial expenses that are not deductible for corporate income tax purposes under tax law, but for which proper invoices and documentation exist and have been correctly recorded in accordance with the Company's accounting policies, are not reduced in accounting expenses. Instead, they are adjusted in the corporate income tax settlement to increase the amount of corporate income tax payable.

18. Principles for accounting for selling expenses and administrative expenses

Selling expenses include actual costs incurred during the process of selling products, goods, or providing services, such as costs for offering, introducing products, advertising products, sales commissions, product warranty costs, storage, packaging, transportation costs, ...

Administrative expenses include: Salaries and wages of employees in the management department (salary, wages, allowances, ...); social insurance, health insurance, trade union funds, unemployment insurance for management personnel; office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provisions for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, ...); other cash expenses (hospitality, customer meetings, ...)

Selling expenses and administrative expenses that are not deductible for corporate income tax purposes under tax law, but for which proper invoices and documentation exist and have been correctly recorded in accordance with the Company's accounting policies, are not reduced in accounting expenses. Instead, they are adjusted in the corporate income tax settlement to increase the amount of corporate income tax payable.

19. Corporate Income Tax

Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expense is determined based on taxable income for the year and the corporate income tax rate for the current accounting year.

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

Current corporate income tax expense is not offset against deferred corporate income tax expense.

Tax incentives and exemptions

According to Clause 4, Article 11; Article 13; and Article 14 of Circular No. 96/2015/TT-BTC dated June 22, 2015, issued by the Ministry of Finance regarding corporate income tax, the Company is eligible for a preferential corporate income tax rate of 10% on income derived from cultivation activities in economically disadvantaged areas.

This tax reduction does not apply to other income sources, which are subject to a 20% tax rate.

20. Other accounting principles and methods

a. Financial Instruments

Initial recognition

Financial Assets

The Company's financial assets include cash and cash equivalents, receivables from customers and other receivables, loans, short-term and long-term investments. At initial recognition, financial assets are measured at acquisition cost/issuance cost plus other directly attributable costs related to the acquisition/issuance of those financial assets.

Financial Liabilities

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DONG PHU RUBBER JOINT STOCK COMPANY

Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai
Province

Separate Financial Statements

For the accounting period from 01/01/2025 to 30/09/2025

The Company's financial liabilities include borrowings, payables to suppliers and other payables, and accrued expenses. At initial recognition, financial liabilities are measured at issuance cost plus other directly attributable costs related to the issuance of those financial liabilities.

Subsequent Measurement Currently

Currently, there are no regulations on the revaluation of financial instruments after initial recognition.

b. Related Parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making decisions about financial and operating policies. The Company's related parties include:

- Enterprises that directly or indirectly, through one or more intermediaries, control, are controlled by, or are under common control with the Company, including the parent, subsidiary, and associate companies;
- Individuals who directly or indirectly hold voting power in the Company and have significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Enterprises in which the individuals mentioned above directly or indirectly hold a significant portion of the voting power or have significant influence over the Company.

In considering each related party relationship, attention should be paid to the substance of the relationship, not just its legal form.

c. Product prices

For the main product, rubber latex: The product cost is calculated using the weighted average method on an annual basis, divided into two stages: the raw latex extraction stage and the latex processing stage into finished product.

For by-products: The direct cost accumulation method is applied.

V.ADDITIONAL INFORMATION ON THE ITEMS OF THE SEPARATE BALANCE SHEET

1. Cash and cash equivalents		30/09/2025 VND	01/01/2025 VND
Cash on hand		14,661,678	58,702,671
Cash in banks		47,650,389,984	20,826,153,627
Cash equivalents		223,983,067,036	255,989,418,725
Total		271,648,118,698	276,874,275,023
2. Short-term financial investments			
a. Held-to-maturity investments			
	Ending Balance	Beginning Balance	
	Cost Book Value	Cost	Book Value
+ Short-term	502,300,995,029 502,300,995,029	437,000,350,440	437,000,350,440
- Term deposits	502,300,995,029 502,300,995,029	437,000,350,440	437,000,350,440
- Bonds			
- Others			
+ Long-term	- -	-	-
- Term deposits		-	-
- Bonds			-
- Others			
Total	502,300,995,029 502,300,995,029	437,000,350,440	437,000,350,440
3. Accounts receivable from customers		30/09/2025 VND	01/01/2025 VND
LG COMMTRADE PTY LTD			973,845,130
WEBER & SCHAER GMBH & Co			3,122,932,680
Pham Thi Thanh		4,433,061,365	4,551,484,955
Them Kieu Business Household		1,083,485,800	939,964,956
Phat Hung Joint Stock Company			5,055,792,720
Vinh Thanh Enterprise Company Limited			1,317,009,834
Quang Nam Wood Joint Stock Company			131,133,254
Branch Of Development Company Limited			3,427,226,492
Sao Dat Production Company Limited		250,000,000	633,739,814
Thang Thang Loi One Member Company Limited		1,041,195,342	
Dak Lak Rubber Joint Stock Company		2,508,090,480	
Others		319,834,061	284,535,081
Total		9,635,667,048	20,437,664,916
4. Short-term prepaid expenses		30/09/2025 VND	01/01/2025 VND
Se Kong Daknong One Member Limited Liability Company		132,000,000	132,000,000
Vi Ta Consulting And Construction Environment Company Limited			133,650,000
Dong Nai Resource and Environment Technical Center – Binh Phuoc Branch		57,669,732	57,669,732
Rubber Research Institute of Vietnam		402,784,240	
Anh An Phat Trading and Engineering Co., Ltd		255,515,580	
Eden Farm Joint Stock Company		81,000,000	
Others		128,614,051	
Total		1,057,583,603	323,319,732

5. Other short-term receivables

	30/09/2025 VND	01/01/2025 VND
Receivables from term deposits interest	5,047,086,228	5,445,734,539
Short-term deposits, pledged amounts	4,036,421,606	3,857,245,557
Others	342,160,177	1,063,477,813
Total	9,425,668,011	10,366,457,909

6. Other long-term receivables

	30/09/2025 VND	01/01/2025 VND
Long-term deposit and margin	1,700,000,000	1,700,000,000
Total	1,700,000,000	1,700,000,000

7. Inventories

	30/09/2025 VND	01/01/2025 VND
Materials and supplies	8,746,901,276	5,802,138,374
Tools	2,125,635,944	1,744,173,116
Work-in-progress	20,413,370,147	19,520,190,114
Finished goods	33,528,287,176	27,857,348,823
Provision for devaluation of inventory	-	(2,515,575,503)
Total cost of inventory	64,814,194,543	52,408,274,924

8. Prepaid expenses

	30/09/2025 VND	01/01/2025 VND
a. Short-term	593,906,428	213,759,397
Short-term prepaid expenses	593,906,428	213,759,397
b. Long-term	3,886,520,897	4,148,092,208
Cost of tools awaiting allocation	3,886,520,897	4,148,092,208
Repair costs		
Total	4,480,427,325	4,361,851,605

9. Taxes and other obligations to the State Budget

	30/09/2025 VND	01/01/2025 VND
VAT		
Corporate income tax		24,242,499,207
Personal income tax	5,066,910,658	1,562,055,217
Natural resource tax	2,070,842	
Property tax		4,400,000,000
Total	5,068,981,500	30,204,554,424

10. Increase/ (decrease) of Tangible fixed assets

(Details can be found in the attached Appendix 01)

11. Increase/ (decrease) of intangible fixed assets

Items	Land use right	Other intangible fixed assets	Computer software	Total
Costs				
Beginning balance	997,194,500	193,303,509	1,757,798,087	2,948,296,096
Increase in the period	-	-	94,500,000	94,500,000
- Due to purchase				-
- Due to construction investment				-
- Other increases			94,500,000	-
Decrease in the period				-
- Due to disposal of fixed assets				-
- Other decreases				-
Ending balance	997,194,500	193,303,509	1,852,298,087	3,042,796,096
Depreciation of fixed assets				
Beginning balance	296,784,113	159,292,277	1,243,317,344	1,699,393,734
Increase in the period	21,368,452	14,576,242	108,906,423	144,851,117
- Due to depreciation of fixed assets	21,368,452	14,576,242	108,906,423	144,851,117
- Other increases				-
Decrease in the period				-
- Due to disposal of fixed assets				-
Ending balance	318,152,565	173,868,519	1,352,223,767	1,844,244,851
Remaining value		19,434,990	500,074,320	1,198,551,245
Beginning balance	700,410,387	34,011,232	514,480,743	1,248,902,362
Ending balance	679,041,935	19,434,990	500,074,320	1,198,551,245

12. Long-term work in progress costs

	30/09/2025	01/01/2025
	VND	VND
Long-term work in progress costs	2,839,112,916	2,791,085,316
Total	2,839,112,916	2,791,085,316

13. Construction in progress

	30/09/2025	01/01/2025
	VND	VND
Agricultural projects	191,700,400,168	208,590,033,386
Replanting plantation 2018		45,802,042,757
Replanting plantation 2019	36,199,445,713	33,199,098,968
Replanting plantation 2020	41,574,523,651	36,889,251,462
Replanting plantation 2021	38,958,284,682	34,668,020,539
Intercropped plantation 2021	1,607,474,065	1,425,964,830
Replanting plantation 2022	25,944,612,747	22,967,041,575
Replanting plantation 2022 (for timber production)	2,287,114,612	2,102,067,429
Replanting plantation 2023	18,474,482,609	16,019,298,476
Replanting plantation 2023 (for timber production)	1,485,123,247	1,361,537,087
Replanting plantation 2024	16,636,291,219	13,720,689,723
Joint Venture Plantation of Terminalia Chebula 2024	289,763,840	256,105,040
Intercropped timber plantation 2024	67,443,433	40,029,500
Replanting plantation 2025	7,953,841,402	138,886,000
Corn Biomass Plantation 2025	202,367,548	
Rừng Dầu năm 2025	19,631,400	
Construction of transportation infrastructure		
Procurement of equipment		
Construction of architectural structures		
Other basic construction projects	558,707,118	558,707,118
Total	192,259,107,286	209,148,740,504

14. Investment in subsidiary	30/09/2025	01/01/2025
	VND	VND
Dong Phu - Dak Nong Rubber Joint Stock Company (*)	-	-
Bac Dong Phu Industrial Park Joint Stock Company	153,000,000,000	153,000,000,000
Dong Phu Technical Rubber Joint Stock Company	133,995,000,000	133,995,000,000
Dong Phu - Kratie Rubber Joint Stock Company	525,000,000,000	525,000,000,000
Total	811,995,000,000	811,995,000,000

15. Other long-term investments	30/09/2025	01/01/2025
	VND	VND
<i>a. Stock investment (*)</i>	-	-
<i>b. Investment capital</i>	127,733,870,000	127,733,870,000
Rubber Trading And Tourism Services Joint Stock Company	19,895,870,000	19,895,870,000
Phu Thinh Investment Construction Rubber Joint Stock Company	1,500,000,000	1,500,000,000
Sa Thay Rubber Joint Stock Company	71,277,000,000	71,277,000,000
Dau Tieng Lao Cai Rubber Joint Stock Company	24,611,000,000	24,611,000,000
741 National Highway BOT Business Joint Stock Company	10,450,000,000	10,450,000,000
Total	127,733,870,000	127,733,870,000

16. Long-term financial investment provisions	30/09/2025	01/01/2025
	VND	VND
Dong Phu Technical Rubber Joint Stock Company	(43,574,245,774)	(41,280,701,123)
Rubber Trading And Tourism Services Joint Stock Company	(18,670,402,497)	(18,695,614,253)
Total	(62,244,648,271)	(59,976,315,376)

17. Short-term unearned revenue	30/09/2025	01/01/2025
	VND	VND
Short-term unearned revenue	17,489,573,828	21,831,128,906
Total	17,489,573,828	21,831,128,906

18. Short-term payables to suppliers	30/09/2025 VND	01/01/2025 VND
Thanh Dat Electronic Scale One Member Limited Liability Company		15,675,000
Thai Lai Binh Phuoc One Member Limited Liability Company		6,773,600
Nam Cuong Construction Limited Liability Company	92,761,386	70,542,886
Thinh Phat Dat Construction Limited Liability Company	262,288,432	16,043,173
Thang Long Bridge and Road Construction One Member Limited Liability Company		63,631,800
Tin Thanh Co., Ltd	502,377,120	
Tin Cuong Phat Consulting, Survey, Design and Construction Joint Stock Company	62,438,032	
Others	41,861,483	115,526,975
Total	961,726,453	288,193,434

19. Short - term advances from customers	30/09/2025 VND	01/01/2025 VND
Dang Thai Gia One Member Limited Company	436,154,005	5,858,244,000
Hung Yen Agricultural Product Import Export Company Limited	359,144,900	192,755,600
Minh Thy Vang Limited Liability Company	4,558,562,500	1,250,929,000
Pham Quoc Phong		100,270,426
E-Global Trade & Service Limited Company	596,937,600	
Branch of Agricultural Wood One Member Limited Liability Company.	14,227,739,589	
Huynh Hai Nam Import and Export Trading Joint Stock Company	619,797,632	
Dong Duong Plastic Chemical Co., Ltd.	522,247,571	
BIO E&I COMPANY LIMITED	330,475,680	
Le Huu Thoa	569,543,500	
Phan Tien Cuong	217,538,000	
Ho Minh Hiep	335,287,920	
Quoc Viet Environmental Science and Technology Co., Ltd.	193,896,000	
Other entities	168,294,055	221,424,143
Total	23,135,618,952	7,623,623,169

20. Taxes and others payable to State Treasury	30/09/2025 VND	01/01/2025 VND
Output VAT payable	1,801,102,621	4,758,978,867
Corporate income tax	761,888,073	
Natural resource tax		5,990,793
Property tax	9,602,284,093	
Personal income tax		977,114
Total	12,165,274,787	4,765,946,774

Other short-term payables	30/09/2025 VND	01/01/2025 VND
Payable expenses	209,592,000	150,000,000
Total	209,592,000	150,000,000

22. Other short-term payables

	30/09/2025	01/01/2025
	VND	VND
Trade union fees	1,632,054,341	251,232,196
Payable dividends to shareholders	6,520,694,095	885,732,745
Payables for purchasing rubber latex from	773,744,673	2,193,776,496
Received deposits, collateral	1,364,768,241	1,184,207,141
Payable for Social Insurance, Health Insurance, Unemployment Insurance	289,586,537	71,098,189
No. 1 Emulation Unit Fund		
Payable for reforestation expenses	2,517,682,639	2,517,682,639
Disaster prevention fund		95,144,423
Branch of Quang Minh Tien Joint Stock Company	786,000,000	786,000,000
Other	409,334,723	351,565,788
Total	14,293,865,249	8,336,439,617

23. Scientific and technological development fund

	30/09/2025	01/01/2025
	VND	VND
Scientific and technological development fund	22,090,832,476	22,090,832,476
Total	22,090,832,476	22,090,832,476

24. Owners' equity

24.1 Statement of changes in equity

(Details can be found in the attached Appendix 02)

24.2 Details of Owner's Contributed Capital

Items	30/09/2025	01/01/2025
	VND	VND
Capital Contributions of Shareholders	868,859,320,000	868,859,320,000
+ Viet Nam Rubber Group - Joint Stock Company	480,000,000,000	480,000,000,000
+ Treasury Stocks		
+ Other Shareholders	388,859,320,000	388,859,320,000
Total	868,859,320,000	868,859,320,000

24.3. Shares

	30/09/2025	01/01/2025
Number of Shares Registered for Issuance	86,885,932	86,885,932
Number of Shares Issued to the Public	86,885,932	86,885,932
+ Common Shares	86,885,932	86,885,932
+ Preferred Shares	-	-
Number of Shares Repurchased in the Previous Year		
+ Common Shares		
+ Preferred Shares		
Number of Shares Repurchased in the Current Year		
+ Common Shares		
+ Preferred Shares		
- Number of outstanding shares	86,885,932	86,885,932
- Common Shares	86,885,932	86,885,932
- Preferred Shares	-	-

* Book value of outstanding shares: VND 10,000 per Share

25. Off balance sheet items

	30/09/2025 VND	01/01/2025 VND
Materials, goods kept for processing	24,309,288,007	88,690,174,631
Bad debts treated		
Foreign Currencies		
- US Dollar (USD)	1,225	821.00
- Euro (EUR)	430	1,090

01. Revenue from sales of goods and provision of services

	30/09/2025 VND	30/09/2024 VND
Revenue from sales of finished goods	455,745,091,818	336,695,294,048
Revenue from the liquidation sale of rubber trees	137,853,867,363	81,829,774,444
Revenue from providing processing services	7,227,910,333	3,455,133,333
Revenue from by-products of rubber tapping	224,664,300	402,171,300
Revenue from wood processing	6,682,893,706	87,049,215,504
Other	2,983,800,000	2,336,635,000
Total	610,718,227,520	511,768,223,629

02. Revenue deductions

	30/09/2025 VND	30/09/2024 VND
Sales discounts	-	-
Total	-	-

03. Net revenue from sales of goods and provision of services

	30/09/2025 VND	30/09/2024 VND
Revenue from sales of finished goods	455,745,091,818	336,695,294,048
Revenue from the liquidation sale of rubber trees	137,853,867,363	81,829,774,444
Revenue from providing processing services	7,227,910,333	3,455,133,333
Revenue from by-products of rubber tapping	224,664,300	402,171,300
Revenue from wood processing	6,682,893,706	87,049,215,504
Other	2,983,800,000	2,336,635,000
Total	610,718,227,520	511,768,223,629

04. Cost of goods sold

	30/09/2025 VND	30/09/2024 VND
Cost of goods sold from finished products	324,743,035,405	271,814,381,975
Cost of goods sold from the liquidation of rubber trees	6,014,300,023	8,648,687,680
Cost of services provided	6,916,510,247	2,366,963,136
Cost of wood processing	8,507,144,265	84,764,075,125
Others	2,446,731,750	1,869,308,000
Provision/Reversal of inventory devaluation		
Total	348,627,721,690	369,463,415,916

	30/09/2025 VND	30/09/2024 VND
05. Financial income		
Interest from Deposits and Loans	22,809,037,552	14,582,995,883
Dividends and Profits Distributed	37,335,682,620	20,916,867,000
Profit from Foreign Currency Sales	348,928,900	129,415,800
Realized Foreign Exchange Gain	61,598,029	363,963,402
Other financial income.		
Total	60,555,247,101	35,993,242,085

	30/09/2025 VND	30/09/2024 VND
06. Financial expenses		
Loss from Foreign Currency Sales	21,500,000	106,594,600
Realized Foreign Exchange Loss	130,923,095	94,048,825
Provision/Reversal for Impairment of Long-term Investments	2,268,332,895	4,089,859,337
Other Financial Expenses		-
Total	2,420,755,990	4,290,502,762

	30/09/2025 VND	30/09/2024 VND
07. Selling expenses		
Raw Materials and Supplies Costs	673,788,826	254,783,211
Staff costs	482,556,571	729,438,839
Depreciation of Fixed Assets	43,947,203	43,947,203
Outsourced Service Costs	675,102,641	129,846,039
Transportation and loading/unloading expenses	1,046,720,959	3,333,327,401
Other Cash Costs	912,791,883	882,232,659
Total	3,834,908,083	5,373,575,352

	30/09/2025 VND	30/09/2024 VND
08. General and administration expenses		
Staff costs	11,369,462,358	15,530,989,442
Tools, Instruments, and Equipment Costs	1,168,427,873	1,509,318,636
Depreciation of Fixed Assets	561,956,207	678,399,909
Taxes, Fees, and Charges	9,412,212,599	1,289,077,154
Outsourced Service Costs	6,719,968,133	1,119,359,088
Other Cash Costs	5,084,881,140	15,613,741,563
Cost of unemployment benefits	4,890,451,317	4,194,408,552
Total	39,207,359,627	39,935,294,344

	30/09/2025 VND	30/09/2024 VND
09. Other income		
Other income	25,955,585,663	72,581,049,750
Total	25,955,585,663	72,581,049,750

10. Other expenses

Other expenses

Total

30/09/2025	30/09/2024
VND	VND
15,487,101,450	18,995,909,750
15,487,101,450	18,995,909,750

11. Current Corporate Income Tax Expenses

Current Corporate Income Tax Expenses

Total

30/09/2025	30/09/2024
VND	VND
50,008,360,110	32,213,685,459
50,008,360,110	32,213,685,459

12. Production and business costs by element

Raw Materials and Supplies Costs

Staff costs

Tools, Instruments, and Equipment Costs

Depreciation of Fixed Assets

Taxes, Fees, and Charges

Outsourced Service Costs

Other Cash Costs

Total

30/09/2025	30/09/2024
VND	VND
65,429,818,117	90,136,440,739
173,154,974,583	189,025,648,293
7,814,888,453	7,963,251,890
31,274,635,054	31,590,748,357
40,508,932,085	2,623,559,350
18,391,529,657	12,021,349,582
25,363,525,616	43,593,493,040
361,938,303,565	376,954,491,251

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VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE SEPARATE STATEMENT OF CASH FLOWS

Unit : VND

	Current period	Previous period
01. Actual loan proceeds received during the period		
Proceeds from loans under standard contracts		
Total	0	0
02. Amount of principal repaid during the period		
Proceeds from loans under standard contracts	0	0
Total	0	0

VIII. OTHERS INFORMATION

01. Contingent Liabilities

No contingent liabilities have arisen from events that have occurred that could affect the information presented in the separate financial statements, which the Company cannot control or has not yet recognized.

02. Events after the end of the reporting period

No events have occurred that could affect the information presented in the separate financial statements or have a significant impact on the Company's operations.

03. Going concern information

There are no events that raise significant doubt about the Company's ability to continue as a going concern, and the Company has no intention or obligation to cease operations or significantly reduce its scale of operations.

04. Transactions and balances with related parties

a. Related parties

The following parties are identified as related parties of the Company:

Name	Location	Relationship
Viet Nam Rubber Group - Joint Stock Company	Ho Chi Minh City	Parent company
Bac Dong Phu Industrial Park Joint Stock Company	Dong Nai Province	Subsidiary
Dong Phu Technical Rubber Joint Stock Company	Dong Nai Province	Subsidiary
Dong Phu - Kratie Rubber Joint Stock Company	Dong Nai Province	Subsidiary
Wood Processing Branch - Dong Phu Rubber Joint Stock Company	Dong Nai Province	Branch

b. Transactions with related parties

Related parties	Transactions	Amount
Bac Dong Phu Industrial Park Joint Stock Company	Sale of domestic water Receipts from the sale of domestic water Dividends received	2,251,833,287 2,251,833,287 11,220,000,000
Dong Phu Technical Rubber Joint Stock Company	Sale of domestic water, Sale of rubber latex Receipts from the sale of domestic water, Sale of rubber latex	7,831,236,000 7,831,236,000
Dong Phu - Kratie Rubber Joint Stock Company	Dividends received	18,532,500,000
Viet Nam Rubber Group - Joint Stock Company.	Sale of rubber latex Receipts from the sale of rubber latex	8,070,300,000 8,102,613,600

c. Transactions with key management personnel

Board of Directors' Remuneration	Current period	Previous period
Opening balance		0
Amount payable during the period	707,513,405	665,291,867
Amount paid during the period	(707,513,405)	(665,291,867)
Remaining payable at the end of the period	0	0
Income of the Board of Management and Chief Accountant	Current period	Previous period
Salary, Social Insurance, Health Insurance, Unemployment Insurance	2,129,240,065	1,801,632,996
Bonuses	0	0
Total	2,129,240,065	1,801,632,996
Income of the Board of Supervisors		
Amount payable during the period	364,874,312	230,827,692
Amount paid during the period	(364,874,312)	(230,827,692)
Remaining payable at the end of the period	0	0

d. Employees

As of September 30, 2025, the total number of employees of the company is 2,455.

05. Financial Instruments

The types of financial instruments of the Company

Financial Assets	Book value			
	30/09/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Cash and cash equivalents	271,648,118,698	0	276,874,275,023	0
Receivables from customers, other receivables	20,761,335,059	0	32,504,122,825	0
Short-term investments	502,300,995,029	0	437,000,350,440	0
Long-term investments	939,728,870,000	(62,244,648,271)	939,728,870,000	(59,976,315,376)
Total	1,734,439,318,786	(62,244,648,271)	1,686,107,618,288	(59,976,315,376)
B. Financial Liabilities	Giá trị sổ sách			
	30/09/2025		01/01/2025	
Payables to suppliers, other payables	15,255,591,702		9,441,361,951	
Payables expenses	209,592,000		150,000,000	
Loans and debts	0		0	
Total	15,465,183,702		9,591,361,951	

Financial assets and financial liabilities have not been measured at fair value as of the end of the reporting period because Circular No. 210/2009/TT-BTC and the current regulations require the presentation of financial statements and disclosures related to financial instruments, but do not provide equivalent guidance for assessing and recognizing the fair value of financial assets and financial liabilities, except for provisions for doubtful debts and provisions for devaluation of securities investments, which are detailed in the related disclosures.

Financial Risk Management

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has established a control system to ensure a reasonable balance between the costs of emerging risks and the costs of managing those risks. The Board of Management is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

a. Credit Risk

Credit risk is the risk that one party involved in a financial instrument or contract will be unable to fulfill its obligations, resulting in financial losses for the Company. The Company faces credit risk from its business activities (mainly from receivables from customers) and financial activities (including bank deposits, loans, and other financial instruments).

As of September 30, 2025	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Cash and Cash equivalents	271,648,118,698	0	0	271,648,118,698
Receivables from customers, other receivables	19,061,335,059	1,700,000,000	0	20,761,335,059
Short-term Investments	502,300,995,029	0	0	502,300,995,029
Long-term Investments	0	0	939,728,870,000	939,728,870,000
Total	793,010,448,786	1,700,000,000	939,728,870,000	1,734,439,318,786

As of January 01, 2025	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Cash and Cash equivalents	276,874,275,023	0	0	276,874,275,023
Receivables from customers, other receivables	30,804,122,825	1,700,000,000	0	32,504,122,825
Short-term Investments	437,000,350,440	0	0	437,000,350,440
Long-term Investments	0	0	939,728,870,000	939,728,870,000
Total	744,678,748,288	1,700,000,000	939,728,870,000	1,686,107,618,288

Liquidity Risk

Liquidity risk is the risk that the Company faces difficulties in fulfilling its financial obligations due to a lack of funds. The Company's liquidity risk primarily arises from mismatched maturity dates between financial assets and financial liabilities. The repayment terms of financial liabilities are based on the expected payments according to contracts, without discounting, as follows:

As of January 01, 2025	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Payables to suppliers, other payables	9,441,361,951	0	0	9,441,361,951
Payables expenses	150,000,000	0	0	150,000,000
Loans and debts	0	0	0	0
Total	9,591,361,951	0	0	9,591,361,951

As of September 30, 2025	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Payables to suppliers, other payables	15,255,591,702	0	0	15,255,591,702
Payables expenses	209,592,000	0	0	209,592,000
Loans and debts	0	0	0	0
Total	15,465,183,702	0	0	15,465,183,702

The Company believes that the level of concentration risk related to debt repayment is low. The Company has the ability to settle its outstanding liabilities from operating cash flows and proceeds from maturing financial assets.

b. Market Risk: The Company's business activities are primarily exposed to risks arising from changes in prices, exchange rates, and interest rates.

- *Price Risk:* The Company is exposed to price risk of equity instruments arising from short-term and long-term investments due to the uncertainty of future stock prices. The long-term equity investments are held for strategic purposes, and at the end of the reporting period, the Company does not have plans to sell these investments.

- *Exchange Rate Risk:* The Company faces exchange rate risk because the fair value of future cash flows of a financial instrument will fluctuate with changes in exchange rates when the Company's borrowings, revenues, and expenses are denominated in currencies other than the Vietnamese Dong.

- *Interest rate risk:* The company is exposed to interest rate risk because the fair value of future cash flows of a financial instrument will fluctuate due to changes in market interest rates when the company incurs deposits with or without a term, as well as loans and debts subject to floating interest rates. The company manages interest rate risk by analyzing market competition to obtain favorable interest rates for its purposes.

Preparer

Huong

Võ Duy Hương

Responsible for Accounting

Nguyen Huu Viet

Nguyễn Hữu Việt

October 20, 2025

General Director



Hồ Cường

INCREASE/ DECREASE IN TANGIBLE FIXED ASSETS

Unit : VND

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Fixed assets used for management	Rubber plantations	Other fixed assets	Total tangible fixed assets
Cost							
Beginning balance	331,794,021,760	99,647,944,353	80,012,641,798	5,906,202,517	542,935,419,276	3,227,990,204	1,063,524,219,908
Increase in the current period	1,828,900,510	-	-	-	45,802,042,757	-	47,630,943,267
- Due to purchase							-
- Due to construction investment	1,828,900,510				45,802,042,757		47,630,943,267
- Increase due to merger							-
Decrease in the current period	210,951,621			45,681,818	19,353,358,068		19,609,991,507
- Due to disposal of fixed assets	210,951,621			45,681,818	19,353,358,068		19,609,991,507
- Other decreases							
Ending balance	333,411,970,649	99,647,944,353	80,012,641,798	5,860,520,699	569,384,103,965	3,227,990,204	1,091,545,171,668
Depreciation of fixed assets							
Beginning balance	239,771,064,411	82,535,047,712	70,367,148,661	5,644,756,174	195,995,581,211	282,710,739	594,596,308,908
Increase in the current period	8,721,580,402	2,610,569,362	1,982,695,544	51,675,425	20,507,274,769	230,491,314	34,104,286,816
- Due to depreciation of fixed assets	8,721,580,402	2,610,569,362	1,982,695,544	51,675,425	20,507,274,769	230,491,314	34,104,286,816
- Increase due to merger							-
Decrease in the current period	210,951,621	-	-	45,681,818	13,700,562,162	-	13,957,195,601
- Due to disposal of fixed assets	210,951,621			45,681,818	13,700,562,162		13,957,195,601
- Other decreases							-
Ending balance	248,281,693,192	85,145,617,074	72,349,844,205	5,650,749,781	202,802,293,818	513,202,053	614,743,400,123
Remaining value							
Beginning balance	92,022,957,349	17,112,896,641	9,645,493,137	261,446,343	346,939,838,065	2,945,279,465	468,927,911,000
Ending balance	85,130,277,457	14,502,327,279	7,662,797,593	209,770,918	366,581,810,147	2,714,788,151	476,801,771,545

STATEMENT OF CHANGES IN OWNER'S EQUITY

Unit : VND

Contents	Owners' equity	Capital surplus	Investment and development fund	Profit after tax	Total
Beginning balance of the previous period	868,859,320,000	201,469,994,853	792,936,828,041	298,302,136,812	2,161,568,279,706
Increase in the previous period				223,963,920,156	223,963,920,156
Capital increase in the current period					
Increase due to merger					-
Provision for development investment fund			54,045,966,794	(54,045,966,794)	
Increase due to sale of treasury stocks					-
Payment of dividends for the previous period					-
Dividend advance for 2023				(130,328,898,000)	(130,328,898,000)
Provision for management reward fund				(293,000,000)	(293,000,000)
Provision for bonus and welfare fund				(36,626,000,000)	(36,626,000,000)
Other decreases					-
Ending balance of the previous period	868,859,320,000	201,469,994,853	846,982,794,835	300,972,192,174	2,218,284,301,862
Beginning balance of the current period	868,859,320,000	201,469,994,853	846,982,794,835	300,972,192,174	2,218,284,301,862
Increase in the current period				237,642,853,334	237,642,853,334
Other increases					-
Other decreases					-
Provision for development investment fund			67,189,176,047	(67,189,176,047)	-
Dividend payment				(173,771,864,000)	(173,771,864,000)
Provision for management reward fund				(257,000,000)	(257,000,000)
Provision for bonus and welfare fund				(45,095,000,000)	(45,095,000,000)
Ending balance of the previous period	868,859,320,000	201,469,994,853	914,171,970,882	252,302,005,461	2,236,803,291,196

