

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

Tax code: 38001 00376



**CONSOLIDATED
FINANCIAL STATEMENTS
QUARTER IV/2025**



CONSOLIDATED BALANCE SHEET

As at December 31, 2025

No.	Items	Note	31/12/2025 VND	01/01/2025 VND
	ASSETS			
100	A . Current assets		2,533,457,218,014	2,200,223,977,759
110	I. Cash and cash equivalents	V.01	286,178,224,381	325,585,437,397
111	1. Cash		70,800,694,978	54,081,787,389
112	2. Cash equivalents		215,377,529,403	271,503,650,008
120	II. Short-term financial investments	V.02	1,773,435,116,185	1,544,682,386,399
123	3. Held-to-maturity investments		1,773,435,116,185	1,544,682,386,399
130	III. Accounts receivable		83,538,525,236	87,513,221,493
131	1. Accounts receivable from customers	V.03	24,221,719,061	40,373,120,285
132	2. Prepayments to suppliers	V.04	1,046,312,544	3,085,910,137
136	3. Other receivables	V.05	63,199,275,337	50,244,396,298
137	4. Allowance for doubtful debts (*)		(4,928,781,706)	(6,190,205,227)
	5. Deficit assets for treatment			
140	IV. Inventories	V.06	258,537,313,596	151,333,644,253
141	1. Inventories		261,273,820,775	156,756,052,373
149	2. Allowance for inventories (*)		(2,736,507,179)	(5,422,408,120)
150	V. Other current assets		131,768,038,616	91,109,288,217
151	1. Short-term prepaid expenses	V.07	398,568,198	599,537,102
152	2. Deductible value added tax		33,946,870,170	32,696,060,975
154	3. Taxes and others receivable from State Trea	V.08	97,422,600,248	57,813,690,140
200	B . Non - Current assets		2,211,703,121,636	2,287,932,239,461
210	I. Accounts receivable – long-term		3,657,909,759	3,599,037,344
215	1. Loans receivable – long-term			
218	2. Other long-term receivables	V.05	3,657,909,759	3,599,037,344
220	II. Fixed assets		1,335,846,418,666	1,380,599,187,540
221	1. Tangible fixed assets	V.09	1,334,032,330,587	1,379,293,885,186
222	- Cost		2,624,982,556,067	2,549,109,889,918
223	- Accumulated depreciation (*)		(1,290,950,225,480)	(1,169,816,004,732)
227	2. Intangible fixed assets	V.10	1,814,088,079	1,305,302,354
228	- Cost		4,352,780,838	3,588,635,471
229	- Accumulated depreciation (*)		(2,538,692,759)	(2,283,333,117)
230	III. Investment properties	V.11	116,069,002,582	128,661,336,707
231	- Cost		228,050,689,048	227,885,834,152
232	- Accumulated depreciation (*)		(111,981,686,466)	(99,224,497,445)
240	IV. Long-term work in progress	V.12	211,228,426,410	222,471,535,990
241	1. Long-term work in process		2,798,980,116	2,791,085,316
242	2. Construction in progress		208,429,446,294	219,680,450,674
250	V. Long-term financial investments	V.02	165,063,467,503	170,038,255,747
253	1. Equity investments in other entities		127,733,870,000	127,733,870,000
254	2. Allowance for diminution in the value of long-term fir		(18,670,402,497)	(18,695,614,253)
255	3. Held-to-maturity investments		56,000,000,000	61,000,000,000
260	VI. Other long-term assets		379,837,896,716	382,562,886,133
261	1. Long-term prepaid expenses	V.07	379,837,896,716	382,562,886,133
262	2. Deferred tax assets			
270	TOTAL ASSETS		4,745,160,339,650	4,488,156,217,220

RESOURCES

300	C. LIABILITIES		1,343,074,882,887	1,253,181,048,318
310	I. Current liabilities		303,636,858,464	255,622,730,709
311	1. Accounts payable to suppliers	V.13	14,787,066,175	5,785,744,632
312	2. Advances from customers	V.14	24,821,534,792	13,210,703,553
313	3. Taxes and others payable to State Treasury	V.08	21,209,317,781	6,438,795,494
314	4. Payables to employees		161,885,852,759	140,000,077,469
315	5. Short-term payable expenses	V.15	587,613,167	747,236,058
318	6. Unearned revenue – short-term	V.16	42,724,877,856	49,019,171,535
319	7. Other short-term payables	V.17	14,373,456,688	16,269,181,616
320	8. Short-term borrowings and financial leases	V.18		
322	9. Bonus and welfare funds		23,247,139,246	24,151,820,352
330	II. Long-term liabilities		1,039,438,024,423	997,558,317,609
332	1. Long-term advances from customers			
333	2. Long-term accrued expenses		30,162,963,577	32,023,701,224
336	3. Long-term unearned revenue	V.16	932,326,600,807	928,015,817,886
337	4. Other long-term payables	V.17	183,714,854	183,714,854
338	5. Long-term borrowings and financial leases	V.18		
341	6. Deferred tax liabilities	VI.19	8,726,756,844	8,256,140,225
343	7. Science and technology development fund		68,037,988,341	29,078,943,420
400	D. EQUITY		3,402,085,456,763	3,234,975,168,902
410	I. Owners' equity		3,402,085,456,763	3,239,911,054,968
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
411b	- Preferred shares			
412	2. Capital surplus		201,469,994,853	201,469,994,853
415	3. Treasury stocks (*)			
417	4. Foreign exchange differences		164,928,319,104	140,034,387,374
418	5. Investment and development fund		943,901,592,631	873,729,525,195
421	6. Retained earnings		425,567,363,349	401,434,240,446
421a	- Retained earnings accumulated to the end of the previous period		109,477,264,867	140,740,522,943
421b	- Retained earnings of the current period		316,090,098,482	260,693,717,503
429	7. Benefits of non-controlling shareholders		797,358,866,826	754,383,587,100
430	II. Other sources and funds		-	(4,935,886,066)
431	1. Sources of expenditure			(4,935,886,066)
440	TOTAL LIABILITIES AND OWNER'S EQUITY		4,745,160,339,650	4,488,156,217,220

January 20, 2026

General Director

Preparer

Person in charge of Accounting

Huy

Nguyễn Hữu Việt



Võ Duy Hương

Nguyễn Hữu Việt

Hồ Cường

Consolidated Income Statement
For the accounting period from January 1, 2025, to December 31, 2025

No.	Items	Code	Note	Reporting period		Accumulated from the beginning of the year	
				Quarter IV/2024	Quarter IV/2025	Current period	Previous period
1	Revenue from sales of goods and provision of services	1	VI.25	457,523,525,738	302,350,509,336	1,188,730,846,501	1,225,313,177,658
2	Revenue deductions	2		787,442,741	689,285,246	725,729,691	857,966,815
3	Net revenue from sales of goods and provision of services	10		456,736,082,997	301,661,224,090	1,188,005,116,810	1,224,455,210,843
4	Cost of goods sold	11	VI.27	278,135,364,424	184,636,044,232	725,284,005,533	834,797,705,801
5	Gross profit	20		178,600,718,573	117,025,179,858	462,721,111,277	389,657,505,042
6	Financial income	21	VI.26	30,601,236,839	30,376,783,690	113,759,234,343	97,934,843,374
7	Financial expenses	22	VI.28	3,556,019,755	690,696,530	2,819,512,925	9,364,312,603
8	In which: Loan interest expenses	23		-	-		
9	Selling expenses	24		6,511,875,806	4,588,122,445	14,311,422,913	20,101,086,432
10	General administration expenses	25		74,190,829,939	72,545,234,248	140,089,943,971	139,738,536,359
11	Net operating profit	30		124,943,229,912	69,577,910,325	419,259,465,811	318,388,413,022
12	Other income	31		11,971,442,608	26,179,958,396	57,571,024,040	85,253,375,988
13	Other expenses	32		5,512,620,362	2,181,242,204	17,688,223,654	25,954,235,348
14	Other profit/(loss) (40 = 31 -32)	40		6,458,822,246	23,998,716,192	39,882,800,386	59,299,140,640
15	Total accounting profit before tax (=30+40)	50		131,402,052,158	93,576,626,517	459,142,266,197	377,687,553,662
16	Current income tax	51	VI.30	9,894,486,948	19,275,642,081	91,333,339,078	52,466,215,723
17	Deferred income tax	52	VI.30	136,854,898	11,907,689	470,616,619	966,618,898
18	Profit after tax (=50-51-52)	60		121,370,710,312	74,289,076,747	367,338,310,500	324,254,719,041
19	Profit after tax of the Parent Company	61		92,417,688,294	60,798,231,298	316,090,098,482	261,993,113,128
20	Profit/(loss) after tax of non-controlling shareholders	62		28,953,022,018	13,490,845,449	51,248,212,018	62,261,605,913
21	Basic earnings per share (*)	70		1,064	700	3,638	2,487
22	Diluted earnings per share (*)	71		1,064	700	3,638	2,487

January 20, 2026

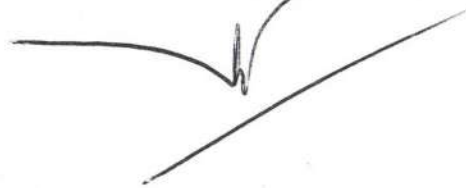
General Director

Preparer



Võ Duy Hương

Person in charge of Accounting



Nguyễn Hữu Việt



Hồ Cường

CONSOLIDATED STATEMENT OF CASH FLOWS
As at December 31, 2025
(Indirect method)

Unit: VND

Items (1)	Code (2)	2025 (4)	2024 (5)
I. CASH FLOWS FROM OPERATING ACTIVITIES			
<i>1. Profit before tax</i>	01	459,142,266,197	377,687,553,662
<i>2. Adjustments for</i>			
- Depreciation of fixed assets	02	137,825,126,202	136,552,111,768
- Provisions	03	(3,972,536,218)	(2,579,985,837)
- Exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04	(790,344,809)	(3,512,214,214)
- Gain/(loss) from investing activities	05	(261,252,475,790)	7,595,863,649
- Interest expense	06		
- Other adjustments	07	38,959,044,921	
<i>3. Operating profit before changes in working capital</i>	08	369,911,080,503	515,743,329,028
- Increase/(decrease) of receivables	09	(29,593,650,413)	(95,230,626,374)
- Increase/(decrease) of inventories	10	(104,517,768,402)	15,855,622,676
- Increase/(decrease) of payables (Excluding interest expenses and corporate income tax payable)	11	33,981,846,931	(21,978,021,191)
- Increase/(decrease) of prepaid expenses	12	2,020,360,538	9,164,263,285
- Increase/Decrease in trading securities	13		
- Interests paid	14		
- Corporate income tax paid	15	(59,332,257,312)	(66,996,254,292)
- Other receipts from operating activities	16	93,093,675,216	
- Other payments for operating activities	17	(152,434,413,345)	
<i>Net cash flows from operating activities</i>	20	153,128,873,716	356,558,313,132
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Payments for additions to fixed assets and other long-term assets	21	(47,949,916,847)	(85,548,607,730)
2. Proceeds from disposals of fixed assets and other long-term assets	22		
3. Payments for granting loans, purchase of debt instruments of other entities	23	(1,196,730,164,759)	(1,254,874,024,707)
4. Receipts from collecting loans, sales of debt instruments of other entities	24	1,112,053,839,047	970,041,621,277
5. Investments in other entities	25		
6. Withdrawals of investments in other entities	26		
7. Receipts of interests and dividends	27	136,723,984,967	138,499,177,074
<i>Net cash flows from investing activities</i>	30	4,097,742,408	(231,881,834,086)

CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)
(Indirect method)

For the accounting period from 01/01/2025 to 31/12/2025

Unit: VND

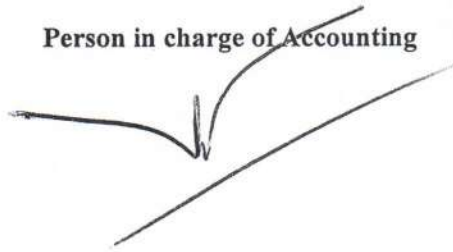
Items (1)	Code (2)	2025 (4)	2024 (5)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuing stocks and capital contributions from owners	31		
2. Repayment for capital contributions and re-purchases of stocks already issued	32		
3. Proceeds from borrowings	33		
4. Payments to settle loan principals	34		
5. Payments for financial leased assets	35		
6. Dividends and profits distributed to owners	36	(197,424,173,949)	(129,878,461,200)
<i>Net cash flows from financing activities</i>	<i>40</i>	<i>(197,424,173,949)</i>	<i>(129,878,461,200)</i>
Net cash flows during the period	50	(40,197,557,825)	(5,201,982,154)
Cash and cash equivalents at the beginning of the period	60	325,585,437,397	319,773,928,740
Effects of fluctuations in foreign exchange rates	61	790,344,809	11,013,490,811
Cash and cash equivalents at the end of the period	70	286,178,224,381	325,585,437,397

Preparer



Võ Duy Hương

Person in charge of Accounting



Nguyễn Hữu Việt

January 20, 2026
General Director



Hồ Cường

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 1, 2025, to December 31, 2025

The accompanying notes are an integral part of and should be read in conjunction with the Consolidated Financial Statements

I. General information.

01. 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 Enterprise Registration Certificate for a Joint Stock Company, initially issued under No. 4403000069 dated 28 December 2006, and amended for the 14th time under No. 3800100376 dated 02 August 2025, issued by the Business Registration Office of the Department of Finance of Dong Nai 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

02. Operating field

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

03. 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 agriculture; 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); Cattle farming (buffaloes and cows); Wholesale of construction materials and installation equipment (Trading of rubberwood); Logging (Rubberwood logging); Trading and import-export of various types of rubber latex.

04. Normal operating cycle

The normal production and business operation period: 12 months.

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

05. Characteristics of the Company's Operations During the Accounting Period Affecting the Consolidated Financial Statements

During the accounting period, there were no significant operational characteristics that affected the consolidated financial statements. The Company's operations remained normal throughout all periods of the year.

06. Statement on the Comparability of Information in the Consolidated Financial Statements

The consolidated financial statements prepared by the Company ensure the comparability of information.

07. Business Structure

a. Subordinate Unit:

As of **December 31, 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 Wood Processing Branch	Thuan Phu 2 Hamlet, Thuan Loi Commune, Dong Nai Province
08	(The wood processing branch is dissolved effective 30 December 2025)	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

b. The Company has subsidiaries consolidated as of December 31, 2025, including:

Subsidiary Name	Place of Incorporation and Operation	Ownership Percentage	Voting Rights Percentage	Main Business Activity
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 Consolidated Financial Statements for the period from January 1, 2025, to December 31, 2025

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

III. Accounting standards and system

01. Accounting System

The Company's Consolidated Financial Statements are presented in Vietnamese Dong (VND) and comply with the Accounting Regime for Enterprises as stipulated in Circular No. 202/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance.

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.

For the purpose of preparing and presenting these Consolidated Financial Statements, the Company has applied Vietnamese Accounting Standard No. 25 – Consolidated Financial Statements and Accounting for Investments in Subsidiaries, and Vietnamese Accounting Standard No. 07 – Accounting for Investments in Associates.

03. Changes in accounting policies and notes

On December 22, 2014, the Ministry of Finance issued Circular No. 200/2014/TT-BTC, providing guidance on the Enterprise Accounting Regime, replacing Decision No. 15/2006/QĐ-BTC dated March 20, 2006. Circular No. 202/2014/TT-BTC, which provides guidance on the preparation and presentation of Consolidated Financial Statements, was also issued and came into effect for fiscal years beginning on or after January 1, 2015.

The impact of changes in accounting policies as guided by Circular No. 202/2014/TT-BTC is applied prospectively. The Company has added comparative information disclosures in the Consolidated Financial Statements for items affected by differences between Circular No. 202/2014/TT-BTC and Decision No. 15/2006/QĐ-BTC, as detailed in Note VII.06.

IV. Accounting policies

01. Foreign Currency Transactions

Exchange rates for transactions in foreign currencies arising during the period:

- The actual transaction exchange rate when buying and selling foreign currency is the exchange rate specified in the foreign currency buying and selling contract between the Company and the commercial bank;
- The exchange rate for capital contributions or receiving capital contributions is the foreign currency buying rate of the bank where the Company maintains the account to receive investors' capital on the date of contribution;
- The exchange rate when recording receivables is the buying rate of the commercial bank where the Company designates the customer to make payment at the time the transaction occurs.
- The exchange rate for recording payables is the foreign currency selling rate of the commercial bank where the Company expects to transact at the time the transaction arises;
- The exchange rate for purchasing assets or immediate payments in foreign currencies is the foreign currency buying rate of the commercial bank where the Company executes the payment.

The actual transaction exchange rate when revaluing monetary items denominated in foreign currencies at the time of preparing the Consolidated Financial Statements:

- For items classified as assets, the foreign currency buying rate is applied;
- For foreign currency deposits, the buying rate of the bank where the Company holds its foreign currency account is applied;
- For items classified as liabilities, the foreign currency selling rate of the commercial bank with which the Company frequently transacts is applied.

All actual exchange rate differences arising during the period and differences from the revaluation of foreign currency-denominated monetary items at the end of the period are recorded in the results of operations for the accounting period.

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

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. Basis for Preparing the Consolidated Financial Statements

The Consolidated Financial Statements of the Company are prepared by consolidating the separate Financial Statements of Dong Phu Rubber Joint Stock Company and the Financial Statements of its subsidiaries under the Company's control. Control is achieved when the Company has the power to govern the financial and operating policies of the investee company to obtain benefits from its activities.

The Financial Statements of subsidiaries are prepared for the same fiscal year as the separate Financial Statements of the Company, applying accounting policies consistent with those of the Company. Where necessary, the Financial Statements of subsidiaries are adjusted to ensure consistency in the accounting policies applied by the Company and its subsidiaries.

Balances, income, and expenses, including unrealized gains or losses arising from internal transactions, are eliminated during the consolidation of the Financial Statements.

05. 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. Investments in joint ventures and associates

An associate is a company over which Dong Phu Rubber Joint Stock Company has significant influence but is neither a subsidiary nor a joint venture of the Company. In the Consolidated Financial Statements, investments in associates are accounted for using the equity method.

c. Investments in equity instruments of other entities

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

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.

06. Principles for Recognizing Receivables

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 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.

07. 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.



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.

08. 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
- Year 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.

09. 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.

10. 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.

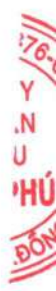
11. Principles for recognizing liabilities

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).

12. 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.

13. 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.

14. 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.

15. 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).

Other equity reflects the business capital formed from the results of business operations or from donations, gifts, grants, or asset revaluation (if permitted to increase or decrease the owner's equity).

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).

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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

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.



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

1. Cash and cash equivalents	31/12/2025	01/01/2025
	VND	VND
Cash on hand	1,208,749,339	933,259,521
Cash in banks	69,591,945,639	53,148,527,868
Cash equivalents	215,377,529,403	271,503,650,008
Total	286,178,224,381	325,585,437,397

2. Short-term financial investments

a. Held-to-maturity investments	Ending Balance		Beginning Balance	
	Cost	Book Value	Cost	Book Value
+ Short-term	1,773,435,116,185	1,773,435,116,185	1,544,682,386,399	1,544,682,386,399
- Term deposits	1,773,435,116,185	1,773,435,116,185	1,544,682,386,399	1,544,682,386,399
- Bonds	0	0	0	0
- Others	0	0	0	0
+ Long-term	56,000,000,000	0	61,000,000,000	61,000,000,000
- Term deposits	56,000,000,000	0	61,000,000,000	61,000,000,000
- Bonds	0	0	0	0
Total	1,829,435,116,185	1,773,435,116,185	1,605,682,386,399	1,605,682,386,399

3. Accounts receivable from customers

	31/12/2025	01/01/2025
	VND	VND
Dong Nai Kratie Rubber Development One Member Limited Company	6,936,518,349	5,408,371,619
Hoang Anh Mang Yang K Rubber Development One Member Limited Company		699,867,437
Kim Tin Mdf Dong Phu Corporation	466,091,687	1,892,581,698
LG Commtrade Pty Ltd		973,845,130
Weber & Schaer Gmbh & Co		3,122,932,680
Freewell (Viet Nam) Co.,Ltd	304,751,374	246,600,444
Harmoor Vietnam Company Limited	726,363,503	348,626,748
Quang Nam Wood Joint Stock Company		131,133,254
Vinh Thanh Enterprise Company Limited		1,317,009,834
Pham Thi Thanh	4,433,061,365	4,551,484,955
Them Kieu Business Household	1,033,485,800	939,964,956
Phat Hung Joint Stock Company		5,055,792,720
Branch Of Unigreen Plastic Company Limited	417,267,975	580,198,705
Hong Sheng (Viet Nam) Industrial Company Limited		393,352,632
Aurea Industrial Company Limited		408,715,178
Far Eastern New Apparel (Viet Nam) Limited		981,889,704
Long Son Inter Foods Company Limited		299,492,031
You Chuang Viet Nam Furniture Company Limited		252,019,109
Branch Of Development Company Limited		3,427,226,492
Sao Dat Production Company Limited		633,739,814
Con Cung Joint Stock Company	637,020,757	509,930,733
VTV - Hyundai Home Shopping Company Limited	281,352,620	281,352,620
Xin Chun Viet Nam Furniture Company Limited	262,891,591	
Nochy Trading Company Limited – Binh Phuoc Branch	126,657,720	
Thien Duong Wood Processing Trading and Services Company Limited	178,000,000	
HANGLITAI TEXTILE INDUSTRY COMPANY LIMITED	262,917,546	
Other receivables	8,155,338,774	7,916,991,792
Total	24,221,719,061	40,373,120,285

4. Short-term prepaid expenses

	31/12/2025 VND	01/01/2025 VND
East North Development And Investment Joint Stock Company		1,433,030,906
Dong Xoai-Binh Phuoc Land Fund Development Center	135,000,000	135,000,000
Thang Long Consultant And Transfer Environment Technology Company Limited	209,846,000	209,846,000
Ozone Layer Protection And Carbon Economic Development Center		189,466,800
Saigon Technolog Company Limited		140,227,200
Hoa Phat Bp One Member Limited Liability Company		213,446,379
Se Kong Daknong One-Member Limited Liability Company		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
Amv Resources Sdn.Bhd	159,579,744	
Hai Duong Environment and Investment Development Company Limited	189,466,800	
FPT Securities Joint Stock Company – Ho Chi Minh City Branch	19,250,000	
Other advances to suppliers	333,170,000	441,573,120
Total	1,046,312,544	3,085,910,137

5. Other short-term receivables

	31/12/2025 VND	01/01/2025 VND
- Advance payment	7,920,206,323	7,206,974,449
- Short-term deposits, pledged amounts		
Receivables from interest on deposits and loans	35,861,687,636	28,896,563,488
Receivables from SNKP Power Company Limited	11,949,821,011	11,536,107,594
Social Insurance receivables	238,516,418	
Funding for support of social insurance, health insurance, and unemployment insurance for ethnic minority workers	6,124,098,756	
Others	1,104,945,193	2,604,750,767
Total	63,199,275,337	50,244,396,298

6. Other long-term receivables

	31/12/2025 VND	01/01/2025 VND
- Long-term deposit and margin	3,657,909,759	3,599,037,344
	-	-
Total	3,657,909,759	3,599,037,344

7. Inventories

	31/12/2025 VND	01/01/2025 VND
Materials and supplies	43,357,922,296	34,299,224,987
Tools	14,244,317,367	13,211,192,025
Work-in-progress	35,685,108,138	19,520,190,114
Finished goods	164,905,535,714	86,185,034,005
Inventory goods	-	344,511,084
Outward goods on consignment	2,727,059,446	3,195,900,158
Goods in transit	353,877,814	
Provision for devaluation of inventory	(2,736,507,179)	(5,422,408,120)
Total cost of inventory	258,537,313,596	151,333,644,253

8. Short-term prepaid expenses	31/12/2025 VND	01/01/2025 VND
Short-term prepaid expenses	398,568,198	599,537,102
Total	398,568,198	599,537,102

9. Taxes and other obligations to the State Budget	31/12/2025 VND	01/01/2025 VND
VAT		162,841,371
Corporate income tax	38,211,998,153	51,265,943,828
Personal income tax	5,427,882,011	1,984,904,941
Property tax	1,350,692	4,400,000,000
Natural resource tax	53,781,369,392	
Other taxes		
Total	97,422,600,248	57,813,690,140

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	Computer software	Others	Total
Initial costs				
Beginning balance	997,194,500	2,398,137,462	193,303,509	3,588,635,471
Increase in the year		764,145,367	-	764,145,367
- Due to purchase		743,168,636		743,168,636
- Due to construction investment				-
- Increase due to conversion of financial statements		20,976,731		20,976,731
- Increase due to merger				-
Decrease in the year				
- Due to disposal of fixed assets				-
- Decrease due to conversion of financial statements				-
- Decrease due to merger				-
Ending balance	997,194,500	3,162,282,829	193,303,509	4,352,780,838
Depreciation of fixed assets				
Beginning balance	296,784,113	1,819,163,621	167,385,383	2,283,333,117
Increase in the year	28,491,270	212,292,130	14,576,242	255,359,642
- Due to depreciation of fixed assets	28,491,270	189,057,299	14,576,242	232,124,811
- Increase due to conversion of financial statements		23,234,831		23,234,831
- Increase due to merger				-
Decrease in the year				
- Due to disposal of fixed assets				-
- Decrease due to conversion of financial statements				-
- Decrease due to merger				-
Ending balance	325,275,383	2,031,455,751	181,961,625	2,538,692,759
Remaining value	671,919,117	1,130,827,078	11,341,884	1,814,088,079
Beginning balance	700,410,387	578,973,841	25,918,126	1,305,302,354
Ending balance	671,919,117	1,130,827,078	11,341,884	1,814,088,079



12. Long-term work in progress costs	31/12/2025 VND	01/01/2025 VND
Long-term work in progress costs	2,798,980,116	2,791,085,316
Total	2,798,980,116	2,791,085,316
13. Construction in progress	31/12/2025 VND	01/01/2025 VND
Basic plantation establishment in Vietnam	199,647,351,991	208,590,033,386
Basic plantation establishment in Cambodia	846,699,387	1,376,333,075
Bac Dong Phu Industrial Park Project	7,352,147,798	8,304,958,820
Other construction and basic establishment costs	583,247,118	1,409,125,393
Total	208,429,446,294	219,680,450,674
14. Investment in associates	31/12/2025 VND	01/01/2025 VND
Total		0
15. Other long-term investments	31/12/2025	01/01/2025 VND
<i>a. Stock investment (*) (*)</i>	0	0
<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 Join 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
17. Long-term financial investment provisions	31/12/2025 VND	01/01/2025 VND
Rubber Trading And Tourism Services Joint Stock Company	(18,670,402,497)	(18,695,614,253)
Total	(18,670,402,497)	(18,695,614,253)
18. Long-term prepaid expenses	31/12/2025 VND	01/01/2025 VND
Long-term prepaid expenses	379,837,896,716	382,562,886,133
Total	379,837,896,716	382,562,886,133

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19. Short-term borrowings and financial leases

	31/12/2025 VND	01/01/2025 VND
Short-term loans		
Bank loans	-	0
Current portion of long-term debt	-	-
Total	-	0

20. Accounts payable to suppliers

	31/12/2025 VND	01/01/2025 VND
Tan Khoa Technology Company Limited		156,414,213
ATPD Construction Trangding Co.,Ltd.	9,045,762,096	1,239,425,716
SNKRP Electric Power Company Limited	1,264,705,147	1,553,199,748
Trung Thong Trading And Service Co.,Ltd	310,729,045	483,687,771
Thien Vinh International Company Limited		419,324,250
CND Co., Ltd	881,279,841	855,947,484
Tang Dong Hai Mechanical Construction Company Limited	189,915,000	189,915,000
Khanh Hung Company Limited	1,495,028,302	
TIQE (Cambodia) Equipment Co., Ltd	362,537,805	
Others	1,237,108,939	887,830,450
Total	14,787,066,175	5,785,744,632

21. Short - term advances from customers

	31/12/2025 VND	01/01/2025 VND
Dang Thai Gia One Member Limited Company	540,484,564	5,858,244,000
Hung Yen Agricultural Product Import Export Company Limited		192,755,600
Phat Dat Real Estate Joint Stock Company	3,639,269,184	3,639,269,184
Minh Thy Vang Limited Liability Company		1,250,929,000
Tam Tai Nhan Trading Service Limited Liability Company		227,618,459
Nem Gia Goc Store		293,078,685
Pham Quoc Phong		100,270,426
Phu Thinh Rubber Joint Stock Company	509,090,400	
Hong Tuong Company Limited	107,321,760	
Thang Thang Loi One Member Company Limited	1,005,943,617	
Eastern Agricultural Products Company Limited	660,500,000	
Branch of One Member Agricultural Wood Company Limited		
Huynh Hai Nam Import and Export Trading Joint Stock Company	5,265,437,912	
Indochina Plastic Chemical Limited Company	1,162,844,597	
T2T Rubber Company Limited	528,813,747	
Ho Minh Hiep	1,217,448,960	
Duy Phuong Import Export Trading Production Company Limited	1,635,606,840	
Phan Tien Cuong	1,060,605,000	
HAE YOUNG TRANDING CO.,LTD	930,338,000	
GLOBAL GLORY LIMITED	990,302,760	
Others	4,999,685,841	1,648,538,199
	567,841,610	
Total	24,821,534,792	13,210,703,553



22. Taxes and others payable to State Treasury

	31/12/2025 VND	01/01/2025 VND
VAT on local sales	1,322,248,525	5,480,802,757
Corporate income tax	19,328,164,421	175,682,092
Personal income tax	478,680,924	587,747,666
Natural resource tax		5,990,793
Property tax		
Other taxes	80,223,911	188,572,186
Total	21,209,317,781	6,438,795,494

23. Short-term payable expenses

	31/12/2025 VND	01/01/2025 VND
Short-term payable expenses	587,613,167	747,236,058
Total	587,613,167	747,236,058

24. Other short-term payables

	31/12/2025 VND	01/01/2025 VND
Received deposits, collateral	2,156,215,441	1,854,135,141
Trade union fees	294,904,673	259,597,746
Disaster prevention fund	95,144,423	95,144,423
Payable for land lease deposit for Industrial Park as per contract	3,027,591,250	5,527,591,250
Payable for reforestation expenses	2,517,682,639	2,517,682,639
Payable dividends to shareholders	1,623,759,195	1,405,723,562
Payables for the purchase of rubber latex from smallholder	2,221,118,659	2,193,776,496
Payable for Social Insurance, Health Insurance, Unemployment Insurance	883,245,406	683,922,619
Branch of Quang Minh Tien Joint Stock Company	786,000,000	786,000,000
Other	767,795,002	945,607,740
Total	14,373,456,688	16,269,181,616

25. Unrealized revenue**25.1 Short-term**

	31/12/2025 VND	01/01/2025 VND
Unrealized Revenue from Industrial Park	27,172,169,865	27,188,042,629
Other Unrealized Short-Term Revenue	15,552,707,991	21,831,128,906
Total	42,724,877,856	49,019,171,535

25.2 Long-term

	31/12/2025 VND	01/01/2025 VND
Unrealized Revenue from Industrial Park	932,326,600,807	928,015,817,886
Total	932,326,600,807	928,015,817,886

26. Other long-term payables

	31/12/2025 VND	01/01/2025 VND
Other payables	183,714,854	183,714,854
Total	183,714,854	183,714,854

27. Science and technology development fund	31/12/2025 VND	01/01/2025 VND
Science and technology development fund	68,037,988,341	29,078,943,420
Total	68,037,988,341	29,078,943,420

28. Owners' equity

(Details can be found in the attached Appendix 03)

28.1 Statement of changes in equity

28.2 Details of Owner's Contributed Capital

Items	31/12/2025 VND	01/01/2025 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

28.3. Shares	31/12/2025	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	86,885,932	86,885,932
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

29. Off balance sheet items

	31/12/2025 VND			01/01/2025 VND
Materials and Goods Held in Custody, Processed, Entrusted:	Quantity	Type	Specifications	Quality
<i>Dry Rubber Latex</i>	2.17	SVR 10 -35	<i>Bulk Cargo</i>	<i>New Goods</i>
	80.64	SVR3L - 35	<i>Bulk Cargo</i>	<i>New Goods</i>
	161.28	SVR CV 60 - 35	<i>Bulk Cargo</i>	<i>New Goods</i>
	181.44	RSS	<i>Bulk Cargo</i>	<i>New Goods</i>
<i>Liquid Rubber Latex</i>	297.30	<i>Latex HA</i>	<i>Latex concentrate</i>	<i>New Goods</i>
Foreign Currencies				
- US Dollar (USD)			687,535.02	862,351.94
- Euro (EUR)				1,090

VI. Supplementary Information to Items Disclosed in the Income Statement

30. Revenue from sales of goods and provision of services	31/12/2025 VND	31/12/2024 VND
Revenue from sales of goods and provision of services	1,188,730,846,501	1,225,313,177,658
Total	1,188,730,846,501	1,225,313,177,658
31. Revenue deductions	31/12/2025 VND	31/12/2024 VND
Sales returns	725,729,691	857,966,815
Sales discounts		
Total	725,729,691.00	857,966,815
32. Net revenue from sales of goods and provision of services	31/12/2025 VND	31/12/2024 VND
Net revenue from sales of goods and provision of services	1,188,005,116,810	1,224,455,210,843
Total	1,188,005,116,810	1,224,455,210,843
33. Cost of goods sold	31/12/2025 VND	31/12/2024 VND
Cost of goods sold	725,284,005,533	834,797,705,801
Total	725,284,005,533	834,797,705,801
34. Financial income	31/12/2025 VND	31/12/2024 VND
Interest from Deposits and Loans	101,461,821,344	85,123,294,903
Dividends and Profits Distributed	10,402,066,620	6,746,084,598
Realized Foreign Exchange Gain	1,799,019,522	5,751,240,473
Profit from Foreign Currency Sales	96,326,857	314,223,400
Other Financial Revenues		
Total	113,759,234,343	97,934,843,374
35. Financial expenses	31/12/2025 VND	31/12/2024 VND
Realized Foreign Exchange Loss	(25,211,756)	(159,988,824)
Provision/Reversal for Impairment of Long-term Investments	21,500,000	129,226,100
Loss from Foreign Currency Sales	1,738,268,430	9,077,578,903
Foreign Exchange Loss from Revaluation of Year-end Balances	1,084,956,251	317,496,424
Other Financial Expenses		
Total	2,819,512,925	9,364,312,603
36. Selling expenses	31/12/2025 VND	31/12/2024 VND
Selling expenses	14,311,422,913	20,101,086,432
Total	14,311,422,913	20,101,086,432

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37. General and administration expenses	31/12/2025	31/12/2024
	VND	VND
General and administration expenses	140,089,943,971	139,738,536,359
Total	140,089,943,971	139,738,536,359
38. Other income	31/12/2025	31/12/2024
	VND	VND
Other income	57,571,024,040	85,253,375,988
Total	57,571,024,040	85,253,375,988
39. Other expenses	31/12/2025	31/12/2024
	VND	VND
Other expenses	17,688,223,654	25,954,235,348
Total	17,688,223,654	25,954,235,348
40. Current Corporate Income Tax Expenses	31/12/2025	31/12/2024
	VND	VND
Current Corporate Income Tax Expenses	91,333,339,078	52,466,215,723
Total	91,333,339,078	52,466,215,723
41. Deferred Corporate Income Tax Expenses	31/12/2025	31/12/2024
	VND	VND
Deferred Corporate Income Tax Expenses	470,616,619	966,618,898
Total	470,616,619	966,618,898
42. Production and business costs by element	31/12/2025	31/12/2024
	VND	VND
Raw Materials and Supplies Costs	166,804,211,369	168,084,778,528
Staff costs	489,493,767,297	426,099,676,093
Tools, Instruments, and Equipment Costs	24,984,387,660	27,225,416,350
Depreciation of Fixed Assets	135,626,205,556	139,131,880,823
Taxes, Fees, and Charges	37,480,496,394	4,547,423,996
Outsourced Service Costs	35,297,357,510	33,028,736,931
Other Cash Expenses	66,548,412,462	147,941,709,899
Provision for the science fund during the year	38,958,374,022	29,079,614,319
Provision/Reversal of Provisions	(1,308,426,935)	(4,515,709,733)
Total	993,884,785,335	970,623,527,206

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

Unit: VND

01. Actual loan proceeds received during the period	Current period	Previous period
Proceeds from loans under standard contracts	0	0
Proceeds from loans in other forms	0	0
Total	0	0

02. Amount of principal repaid during the period	Current period	Previous period
Repayment of principal under standard loan contracts	0	0
Repayment of loans in other forms	0	0
Total	0	0

VIII. Others Information

01. Application of new accounting regulations

On November 6, 2009, the Ministry of Finance issued Circular No. 210/2009/TT-BTC, which provides guidelines for applying international accounting standards regarding the presentation of financial statements and disclosures of financial instruments. This circular is applicable for the presentation and disclosure of financial instruments in the financial statements starting from 2011. Additionally, this circular requires the Company to consider the terms in complex financial instruments to determine whether the instrument includes both debt and equity components. The portion classified as debt must be presented separately from the portion classified as financial assets or equity on the balance sheet. This circular's requirements do not affect the Company's financial position and business performance as the Company has not issued any complex financial instruments.

02. Transactions and balances with related parties

a. 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	2,930,801,612
	Receipts from the sale of domestic water	2,930,801,612
	Dividends received	11,220,000,000
Dong Phu Technical Rubber Joint Stock Company	Sale of domestic water, Sale of rubber latex	11,198,852,700
	Receipts from the sale of domestic water, Sale of rubber latex	11,198,852,700
Dong Phu - Kratie Rubber Joint Stock Company	Dividends received	18,532,500,000
Viet Nam Rubber Group - Joint Stock Company.	Sale of rubber latex	18,234,300,000
	Receipts from the sale of rubber latex	18,266,613,000
	Dividends paid	96,000,000,000



c. Transactions with key management personnel

Board of Directors' Remuneration	<u>Current period</u>	<u>Previous period</u>
Opening balance		0
Amount payable during the period	929,497,158	901,250,150
Amount paid during the period	<u>(929,497,158)</u>	<u>(901,250,150)</u>
Remaining payable at the end of the period	<u>0</u>	<u>0</u>

Income of the Board of Management and Chief Accountant

	<u>Current period</u>	<u>Previous period</u>
Salary, Social Insurance, Health Insurance, Unemployment Insurance	2,629,719,324	2,662,355,415
Bonuses	<u>0</u>	<u>0</u>
Total	<u>2,629,719,324</u>	<u>2,662,355,415</u>

Income of the Board of Supervisors

Amount payable during the period	635,920,210	473,664,880
Amount paid during the period	<u>(635,920,210)</u>	<u>(473,664,880)</u>
Remaining payable at the end of the period	<u>0</u>	<u>0</u>

d. Employees

As of December 31, 2025, the total number of employees of the company is 3,547.



03. Segment information

Business segmentation:

	Latex business VND	Rubber tree trading VND	Other activities VND	Total VND
Net revenue from external sales	939,703,881,874	158,645,766,640	89,655,468,296	1,188,005,116,810
Net revenue from sales of goods and provision of s	<u>285,563,346,797</u>	<u>150,312,754,372</u>	<u>26,845,010,108</u>	<u>462,721,111,277</u>
Total cost of buying fixed assets	(47,949,916,847)			
Departmental assets	1,301,229,280,137	598,867,893,269	620,386,358,175	2,520,483,531,581
Unallocated assets				2,224,676,808,069
Total assets	<u>1,301,229,280,137</u>	<u>598,867,893,269</u>	<u>620,386,358,175</u>	<u>4,745,160,339,650</u>
Departmental liabilities	304,102,490,365		1,015,725,253,276	1,319,827,743,641
Unallocated liabilities				23,247,139,246
Total liabilities	<u>304,102,490,365</u>	<u>-</u>	<u>1,015,725,253,276</u>	<u>1,343,074,882,887</u>

Geographical segments:

	Domestic VND	Export VND	Total VND
Net revenue from external sales	1,072,751,338,120	115,253,778,690	1,188,005,116,810
Total assets			4,745,160,339,650
Total cost of buying fixed assets			(47,949,916,847)

04. Fair value of financial assets and liabilities

A. Financial Assets	Beginning balance		Ending balance	
	Cost	Provision	Cost	Provision
	Cash and cash equivalents	325,585,437,397		286,178,224,381
Receivables from customers, other receivables	94,216,553,927	(6,190,205,227)	91,078,904,157	(4,928,781,706)
Short-term investments	1,544,682,386,399		1,773,435,116,185	
Long-term investments	188,733,870,000	(18,695,614,253)	183,733,870,000	(18,670,402,497)
Total	2,153,218,247,723	(24,885,819,480)	2,334,426,114,723	(23,599,184,203)

B. Financial Liabilities	Ending balance	Beginning balance
	Payables to suppliers, other payables	29,344,237,717
Payables to suppliers, other payables	30,750,576,744	32,770,937,282
Payables expenses	0	0
Total	60,094,814,461	55,009,578,384

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.

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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.

05. 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).

Beginning balance	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Cash and Cash equivalents	325,585,437,397	0	0	325,585,437,397
Receivables from customers, other receivables	90,617,516,583	3,599,037,344	0	94,216,553,927
Loans		0	0	
Short-term Investments	1,544,682,386,399	0	0	1,544,682,386,399
Long-term Investments	0	0	188,733,870,000	188,733,870,000
Total	1,960,885,340,379	3,599,037,344	188,733,870,000	2,153,218,247,723
Ending balance	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Cash and Cash equivalents	286,178,224,381	0	0	286,178,224,381
Receivables from customers, other receivables	87,420,994,398	3,657,909,759	0	91,078,904,157
Loans		0	0	
Short-term Investments	1,773,435,116,185	0	0	1,773,435,116,185
Long-term Investments		0	183,733,870,000	183,733,870,000
Total	2,147,034,334,964	3,657,909,759	183,733,870,000	2,334,426,114,723



Receivables from Customers

The Company minimizes credit risk by conducting transactions only with enterprises that have strong financial capabilities. The accounts receivable staff regularly monitors outstanding debts to encourage timely collection. Based on this, and considering that the Company's receivables are related to various customers, the credit risk is not concentrated in any particular customer.

Bank Deposits

The majority of the Company's bank deposits are held at large, reputable banks in Vietnam. The Company recognizes that the level of credit risk concentration regarding bank deposits is low.

06. Liquidity Risk

Liquidity risk is the risk that the Company faces difficulties in fulfilling its financial obligations due to a lack of funds.

The Board of Management is ultimately responsible for managing liquidity risk. The Company's liquidity risk primarily arises from mismatched maturity dates between financial assets and financial liabilities.

The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents, and loans at a level deemed sufficient by the Board of Management to meet the Company's operational needs, thereby minimizing the impact of cash flow fluctuations.

The repayment terms of financial liabilities are based on the expected payments according to contracts, without discounting, as follows:

Beginning balance	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Payables to suppliers, other payables	22,054,926,248	183,714,854	0	22,238,641,102
Payables expenses	747,236,058	32,023,701,224	0	32,770,937,282
Loans and debts		0	0	0
Total	22,802,162,306	32,207,416,078	0	55,009,578,384
Ending balance	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Payables to suppliers, other payables	29,160,522,863	183,714,854	0	29,344,237,717
Payables expenses	587,613,167	30,162,963,577	0	30,750,576,744
Loans and debts	0	0	0	0
Total	29,748,136,030	30,346,678,431	0	60,094,814,461

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.

07. Currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates.

08. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's interest rate risk primarily relates to borrowings.

09. Comparative Figures

The comparative figures presented in the Balance Sheet are those from the consolidated financial statements for the fiscal year ended December 31, 2025, of Dong Phu Rubber Joint Stock Company, which were audited by International Auditing and Valuation Co., Ltd. The comparative figures presented in the Income Statement and the Cash Flows Statement are the figures from the 2024 Financial Statements as prepared by the Company. The Company's Board of General Directors has decided to restate certain items in the comparative figures. Details are as follows:

Consolidated Income Statement for the year ended 2024

Items	Code	Previous period (restated)	Previous period (as announced)	Difference
18. Basic earnings per share	70	2,487	3,000	(513)
19. Diluted earnings per share	71	2,487	3,000	(513)

Preparer

Võ Duy Hương

Person in charge of Accounting

Nguyễn Hữu Việt

January 20, 2026

General Director



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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	539,468,851,577	242,613,601,412	126,788,782,000	11,454,933,598	1,625,555,731,127	3,227,990,204	2,549,109,889,918
Increase in the current year	13,712,880,143	1,540,051,851	1,076,285,707	163,468,691	89,410,885,118	-	105,903,571,510
- Due to purchase	-	256,074,084	-	-	0	0	256,074,084
- Due to construction investment	8,306,180,033	-	-	44,907,407	47,223,519,557	-	55,574,606,997
Increase due to conversion of financial statements	5,406,700,110	1,283,977,767	1,076,285,707	118,561,284	42,187,365,561	-	50,072,890,429
Other increase	-	-	-	-	-	-	-
- Increase due to merger	-	-	-	-	-	-	-
- Reclassification, presentation	-	-	-	-	-	-	-
Exchange rate differences due to conversion	-	-	-	-	-	-	-
Decrease in the current year	210,951,621	46,522,666	5,457,921,482	45,681,818	24,269,827,774	-	30,030,905,361
- Due to disposal of fixed assets	210,951,621	46,522,666	4,722,739,285	45,681,818	24,269,827,774	-	29,295,723,164
- Decrease due to merger	-	-	-	-	-	-	-
- Other decrease	-	-	735,182,197	-	-	-	735,182,197
Decrease due to conversion of financial statements	-	-	-	-	-	-	-
- Reclassification, presentation	-	-	-	-	-	-	-
Exchange rate differences due to conversion	-	-	-	-	-	-	-
- Transferred to investment property	-	-	-	-	-	-	-
- Transferred to rubber plantations	-	-	-	-	-	-	-
Ending balance	552,970,780,099	244,107,130,597	122,407,146,225	11,572,720,471	1,690,696,788,471	3,227,990,204	2,624,982,556,067
Depreciation of fixed assets							
Beginning balance	346,552,311,757	195,686,593,492	103,290,439,307	7,247,103,945	516,756,845,492	282,710,739	1,169,816,004,732
Increase in the current year	26,831,289,969	10,956,744,644	5,995,377,374	693,516,819	97,970,272,250	307,321,752	142,754,522,808
- Due to depreciation of fixed assets	24,112,756,602	10,025,111,953	4,797,628,200	463,779,399	85,129,214,464	307,321,752	124,835,812,370
- Increase due to merger	-	-	-	-	-	-	-
- Other increase	283,854,684	17,000,004	550,974,543	219,221,124	-	-	1,071,050,355
Increase due to conversion of financial statements	2,434,678,683	914,632,687	646,774,631	10,516,296	12,841,057,786	-	16,847,660,083
- Reclassification, presentation	-	-	-	-	-	-	-
Exchange rate differences due to conversion	-	-	-	-	-	-	-
Decrease in the current year	210,951,621	46,522,666	5,457,921,482	45,681,818	15,859,224,473	-	21,620,302,060
- Due to disposal of fixed assets	210,951,621	46,522,666	4,722,739,285	45,681,818	15,859,224,473	-	20,885,119,863
- Decrease due to merger	-	-	-	-	-	-	-
- Other decrease	-	-	735,182,197	0	-	-	735,182,197
Decrease due to conversion of financial statements	-	-	-	-	-	-	-
Exchange rate differences due to conversion	-	-	-	-	-	-	-
- Transferred to investment property	-	-	-	-	-	-	-
- Transferred to rubber plantations	-	-	-	-	-	-	-
Ending balance	373,172,650,105	206,596,815,470	103,827,895,199	7,894,938,946	598,867,893,269	590,032,491	1,290,950,225,480
Remaining value							
Beginning balance	192,916,539,820	46,927,007,920	23,498,342,693	4,207,829,653	1,108,798,885,635	2,945,279,465	1,379,293,885,186
Ending balance	179,798,129,994	37,510,315,127	18,579,251,026	3,677,781,525	1,091,828,895,202	2,637,957,713	1,334,032,330,587

Appendix: 02

Increase/Decrease in Investment Property

Unit : VND

Items	Beginning balance	Increase During the Period	Decrease During the Period	Ending balance
Cost	227,885,834,152	164,854,896	-	228,050,689,048
Infrastructure	227,885,834,152	164,854,896		228,050,689,048
Depreciation Value	99,224,497,445	12,757,189,021	-	111,981,686,466
Infrastructure	99,224,497,445	12,757,189,021		111,981,686,466
Remaining Value	128,661,336,707			116,069,002,582
Infrastructure	128,661,336,707			116,069,002,582

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STATEMENT OF CHANGES IN OWNER'S EQUITY

Unit : VND

Contents	Owners' equity	Capital surplus	Foreign exchange differences	Investment and development fund	Profit after tax	Profit/(loss) after tax of non-controlling shareholders	Total
Beginning balance of the previous year	868,859,320,000	201,469,994,853	100,963,146,494	810,276,608,401	373,371,656,355	704,280,545,927	3,059,221,272,030
Increase in the previous year	0	0	39,234,968,308	63,452,916,794	264,571,020,120	92,083,392,798	459,342,298,020
Capital increase in the current year							
Profit in the previous year					261,993,113,128	62,261,605,913	324,254,719,041
Profit distribution				63,452,916,794			63,452,916,794
Increase due to capital contribution							0
Increase due to merger statements							0
Increase due to consolidation of financial statements			39,234,968,308		2,577,906,992	29,821,786,885	71,634,662,185
Decrease in the previous year			(163,727,428)		(236,508,436,029)	(41,980,351,625)	(278,652,515,082)
Provision for development investment fund					(63,452,916,794)		(63,452,916,794)
Dividend distribution					(130,328,898,000)	(20,090,000,000)	(150,418,898,000)
Interim dividend for 2024						(17,288,120,000)	(17,288,120,000)
Provision for management reward fund					(357,260,000)	(61,740,000)	(419,000,000)
Provision for reserve and welfare fund statements					(40,270,577,218)	(2,926,822,782)	(43,197,400,000)
Decrease due to merger			(163,727,428)		(2,098,784,017)	(1,496,895,136)	(3,759,406,581)
Other decreases						(116,773,707)	(116,773,707)
Ending balance of the previous year	868,859,320,000	201,469,994,853	140,034,387,374	873,729,525,195	401,434,240,446	754,383,587,100	3,239,911,054,968
Beginning balance of the current year	868,859,320,000	201,469,994,853	140,034,387,374	873,729,525,195	401,434,240,446	754,383,587,100	3,239,911,054,968
Increase in the current year	0		24,893,931,730	70,172,067,436	320,203,507,001	73,800,829,336	489,070,335,503
Profit in the current year					316,090,098,482	51,248,212,018	367,338,310,500
Provision for development investment fund statements				70,172,067,436			70,172,067,436
Increase due to consolidation of financial statements			24,893,931,730		4,113,408,519	20,688,291,495	49,695,631,744
Increase due to capital contribution						1,864,325,823	1,864,325,823
Increase due to merger							0
Decrease in the current year	-		-	-	(296,070,384,098)	(30,825,549,610)	(326,895,933,708)
Decrease due to capital increase							-
Decrease due to consolidation of financial statements							-
Provision for development investment fund					(70,172,067,436)	(2,865,915,257)	(73,037,982,693)
Dividend distribution					(173,771,864,000)	(22,997,753,180)	(196,769,617,180)
Provision for reserve and welfare fund					(45,878,230,029)	(505,593,557)	(46,383,823,586)
Decrease due to merger					(6,248,222,632)	(4,456,287,617)	(10,704,510,249)
Ending balance of the current year	868,859,320,000	201,469,994,853	164,928,319,104	943,901,592,631	425,567,363,349	797,358,866,826	3,402,085,456,763