

Số: 67 /MH3/2026.

Dong Nai, date April 25, 2026

Form 01-A

DISCLOSURE OF PERIODIC FINANCIAL STATEMENTS

To: HANOI STOCK EXCHANGE (HNX)

Pursuant to the provisions of Clause 3, Article 14 of the Circular No. 96/2020/TT-BTC dated on November 16, 2020 of the Minister of Finance providing guidelines on disclosure of information on the securities market, Binh Long Rubber Industrial park JSC hereby discloses its Unreviewed Q1/2026 financial statements (FS) to The Hanoi Stock Exchange as follows:

1. Organization name: Binh Long Rubber Industrial Park JSC.

- Stock symbol: MH3

- Address: Minh Hung III IP, Minh Hung ward, Dong Nai province.

- Tel: 02713.645206 Fax: 02713.645204.

- Email: vanphongblip@gmail.com. Website: WWW.BLIP.VN

2. Content of information disclosed:

- Unreviewed Q1/2026 Financial Statements:

☒ Standalone FS (The listed organization has no subsidiaries or higher-level accounting units with subsidiaries);

☐ Consolidated FS (The listed organization has subsidiaries);

☐ Aggregated FS (The listed organization has a subordinate accounting unit with separate accounting structures).

- Situations Requiring Explanation:

+ The Auditor's opinion is not an unqualified opinion on the financial statements (for the 2026 audited financial statements):

☐ Yes

☐ No

Explanation document if applicable:

☐ Yes

☐ No

+ The net profit after tax for the reporting period differs by 5% or more before and after auditing, or shifts from a loss to a profit or vice versa (for the 2026 audited financial statements);

☐ Yes

☐ No

Explanation document if applicable:

☐

Yes

☐

No

+ The net profit after tax in the business results report for the reporting period differs by 10% or more from the same period of the previous year.

☐

Yes

☒

No

Explanation document in the case of ticking Yes

☐

Yes

☐

No

+ The net profit after tax in the reporting period shows a loss, shifting from a profit in the previous year's report to a loss this year, or vice versa:

☐

Yes

☐

No

Explanation document if applicable:

☐

Yes

☐

No

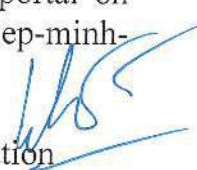
This information has been disclosed on the Company's electronic portal on on date April ..., 2026 at the following link: <https://blip.vn/tin-doanh-nghiep-minh-hung-cong-bo>.

Attachment files:

- Unreviewed Q1/2026.Financial Statements

Authorized Representative

Person authorized to disclose information
(sign, full name, position, seal)



STATEMENT OF FINANCIAL POSITION (as of March 31,2026)

(Applicable to enterprises enterprises meeting the going concern assumption)

Currency unit: VND

Assets	Code	Explain	Opening balance(3)	Closing balance(3)
1	2	3	4	5
A. SHORT-TERM ASSETS	100		848.475.537.352	848.309.773.483
I. CASH AND CASH EQUIVALENTS	110		1.785.721.566	9.968.212.552
1. Cash	111		1.785.721.566	9.968.212.552
2. Cash equivalents	112			
II. SHORT-TERM FINANCE INVESTMENT	120		830.814.071.641	824.971.001.010
1. Securities held-for-trading	121			
2. Provision for devaluation of securities held-for-trading(*)	122			
3. Investments held-to-maturity short-term	123		830.814.071.641	824.971.001.010
4. Provision for Investments held-to-maturity short-term (*)	124			
5. Other short-term finance investment	125			
6. Provision for loss of other short-term finance investment (*)	126			
III. SHORT-TERM RECEIVABLES	130		15.512.063.224	13.113.497.922
1. Short-term receivables due to customers	131		25.281.242.860	24.250.536.221
2. Short-term prepaid expenses to suppliers	132		1.852.476.341	988.002.172
3. Internal short-term receivables	133			
4. Construction contract progress receivables due to customers	134			
5. Other receivables	135		1.756.934.818	1.253.550.324

Assets	Code	Explain	Opening balance(3)	Closing balance(3)
6. Provision for bad receivables (*)	136		(13.378.590.795)	(13.378.590.795)
7. Shortage of assets awaiting resolutions	137			
IV. INVENTORIES	140		228.249.668	128.673.429
1. Inventories	141		228.249.668	128.673.429
2. Provision for devaluation of inventories (*)	142			
V. Short-term biological assets	150		-	-
1. Short-term livestock production	151			
2. Seasonal or short-term crops	152			
3. Provision for loss of short-term biological assets (*)	153			
VI. OTHER SHORT-TERM ASSETS	160		135.431.253	128.388.570
1. Short-term assets expenses	161			
2. VAT Deducted	162			
3. Statutory obligations	163		135.431.253	128.388.570
4. Trading Government Bonds	164			
5. Other short-term assets	165			
B. LONG - TERM ASSETS	200		348.843.884.208	352.498.709.860
I. LONG - TERM RECEIVABLES	210		-	-
1. Long - term receivables from customers	211			
2. Long -term prepaid expenses to suppliers	212			
3. Working capital from sub-units	213			
4. Internal long - term receivables	214			
5. Other long-term receivables	215			
6. Provision for long-term bad receivables(*)	216			
II. FIXED ASSETS	220		86.270.274.395	88.253.163.897
1. Tangible fixed assets	221		86.270.274.395	88.253.163.897
- Original cost	222		154.226.243.510	154.226.243.510
- Accumulated depreciation (*)	223		(67.955.969.115)	(65.973.079.613)
2. Financial leasing fixed assets	224		-	-
- Original cost	225			
- Accumulated depreciation(*)	226			
3. Intangible fixed assets	227		-	-

Assets	Code	Explain	Opening balance(3)	Closing balance(3)
- Original cost	228			
- Accumulated depreciation (*)	229			
III. Long-term biological assets	230		-	-
1. Livestock animals produce output regularly	231		-	-
a) Livestock animals produce output regularly not-yet-reached maturity	232			
b) Livestock animals produce output regularly once reaching maturity	233		-	-
- Original cost	234			
- Accumulated depreciation (*)	235			
2. Livestock animals to harvest sustained output for long-term	236			
3. Annual crops or trees to harvest sustained output for long-term	237			
4. Provision for loss of long-term biological assets (*)	238			
IV. Investment Real estate	240		119.174.937.271	121.984.080.746
- Original costs	241		224.434.237.592	224.434.237.592
- Accumulated depreciation (*)	242		(105.259.300.321)	(102.450.156.846)
V. Long - term cost in process	250		23.861.663.853	23.861.663.853
1. Long - term cost for work in process	251			
2. Cost for capital construction in process	252		23.861.663.853	23.861.663.853
VI. LONG-TERM FINANCE INVESTMENTS	260		-	-
1. Investment in equity of subsidiaries	261			
2. Investment in Joint - venture, associates	262			
3. Investments in equity of other entities	263			
4. Provision for long-term finance investment (*)	264			
5. Investment held-to-maturity for long-term	265			
6. Provision for investment held-to-maturity for long-term (*)	266			
VII. OTHER LONG-TERM ASSETS	270		119.537.008.689	118.399.801.364
1. Long-term prepaid expenses	271		119.537.008.689	118.399.801.364
2. Deffered income tax assets	272			
3. Long-term equipments, materials, spare parts	273			
4. Other long-term assets	274			

Assets	Code	Explain	Opening balance(3)	Closing balance(3)
TOTAL ASSETS (280 = 100 + 200)	280		1.197.319.421.560	1.200.808.483.343
C. LIABILITIES	300		626.862.682.354	641.563.658.335
I. SHORT -TERM LIABILITIES	310		36.668.881.603	46.277.128.899
1. Short - term payables to suppliers	311		4.861.022.646	5.826.222.750
2. Short-term advances from customers	312		-	-
3. Revenue, dividends payable	313		1.757.615.117	1.763.687.517
4. Statutory obligations	314		2.967.590.088	10.950.619.219
5. Payables to employees	315		1.462.092.751	909.660.000
6. Short-term accrued expenses	316		-	684.170.494
7. Short -term internal payables (to related parties)	317		-	-
8. Construction contract progress payment due to customers	318		-	-
9. Short-term unrealizable revenue	319		24.436.066.035	23.975.223.103
10. Other short-term liabilities	320		1.974.388.181	2.127.603.033
11. Short-term loans and debts to finance leasing	321		-	-
12. Provision for short-term payables	322		-	-
13. Bonus and welfare funds	323		(789.893.215)	39.942.783
14. Price stabilization funds	324		-	-
15. Trading government bonds	325		-	-
II. LONG -TERM LIABILITIES	330		590.193.800.751	595.286.529.436
1. Long - term payables to suppliers	331			
2. Long -term advances from customers	332			
3. Long - term Statutory obligations	333			
4. Long - term accruals	334		12.666.680.379	12.666.680.379
5. Internal payable to Working capital	335			
6. Long - term internal payable	336			
7. Long - term unrealizable revenue	337		546.211.348.957	550.556.420.912
8. Other long-term payable	338		31.315.771.415	32.063.428.145
9. Long-term loans and debts to finance leasing	339			
10. Convertible bond	340			
11. Preferred shares	341			
12. Payable taxes and deferred income	342			

Assets	Code	Explain	Opening balance(3)	Closing balance(3)
13. Provision for long - term payable	343			
14. Funds for development of Science and Technology	344			
D. OWNERSHIP EQUITY	400		570.456.739.206	559.244.825.008
1. Contributed chartered capital	411		240.000.000.000	240.000.000.000
- Voting ordinary shares	411a		240.000.000.000	240.000.000.000
- Preferred shares	411b		-	-
2. Surplus capital	412		215.713.888.362	215.713.888.362
3. Option convertible bonds right	413		-	-
4. Other ownership equity	414		-	-
5. Treasury Stock(*)	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development funds	418		60.775.000.000	60.775.000.000
9. Other funds belong to ownership equity	419		-	-
10. Undistributed after-tax profit	420		53.967.850.844	42.755.936.646
- Previous year Undistributed earnings	420a		42.755.936.646	288.521
- Present year Undistributed earnings	420b		11.211.914.198	42.755.648.125
4.Non-controlling interest	429		-	-
Total capital resource (440 = 300 + 400)	440		1.197.319.421.560	1.200.808.483.343

Approved, date April 16, 2026

Preparer



Le Thi Hoang Thao

Chief Accountant



Le Van Thanh Thong

General Director

Phan Huy Thanh

STATEMENTS OF RESULTS FROM OPERATING ACTIVITIES

(Accounting period as of January 1, 2026 to March 31, 2026)

Currency unit: VND

Indicators	Code	interpre- tation		
			Present year	Previous year
1	2	3	4	5
1. Revenue from sales and services provision	01		24.703.702.566	22.533.742.472
2. Revenue deductions	02			
3. Net Revenue from sales and	10		24.703.702.566	22.533.742.472
4. Original cost of good sold	11		16.787.007.801	15.032.637.358
5. Gross profit from sales and	20		7.916.694.765	7.501.105.114
6. Profit/loss from sale and liquidation of investment real estate	21			
7. Income from financing activities	22		10.399.560.759	9.315.099.908
8. Expenses from financing activities	23			
- In which: Interest expenses	24			
9. Sale expenses	25		24.086.140	24.086.140
10. General and administrative expenses	26		3.918.909.994	3.782.668.627
11. Net Operating profit [30=20+(21-22)-(25+26)]	30		14.373.259.390	13.009.450.255
12. Other income	31		96.846.000	152.999.962
13. Other expenses	32		365.539.874	1.914.874
14. Other profit (40 = 31-32)	40		(268.693.874)	151.085.088
15. Net profit before tax(50=30+40)	50		14.104.565.516	13.160.535.343
16. Current corporate income tax expense	51		2.892.651.318	2.668.940.676
17. Deferred corporate income	52			
18. Net profit after tax (60=50-51-52)	60		11.211.914.198	10.491.594.667
19. Basic earnings per share (*)	70		467	437
20. Diluted earnings per share(*)	71			

Approved, date April 16, 2026

General Director

Preparer

Chief of accountant

Le Thi Hoang Thao

Le Van Thanh Thong

Phan Huy Thanh

Reporting Company: BINH LONG RUBBER INDUSTRIAL PARK JSC
Minh Hung ward, Dong Nai province

Form no. B03 - DN

(Promulgated according to the Circular No. 99/2025TT-BTC

date Oct/27/2025 by the Ministry of Finance

CASH FLOW STATEMENTS

(Under direct method)*

(Accounting period as of January 1, 2026 to March 31, 2026)

Currency Unit: VND

Indicators	Code	explain	Present year	Previous year
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash receipts from selling, providing services and other revenues	01		21.204.835.339	19.723.830.615
2. Cash paid to suppliers of goods and services	02		(17.322.137.686)	(13.638.932.594)
3. Cash paid to employees	03		(2.200.520.307)	(3.953.777.561)
4. Interest paid	04		-	
5. Corporate income taxes paid	05		(10.940.314.402)	(1.836.965.063)
6. Other cash receipts from operating activities	06		11.367.117.420	5.356.030.068
7. Other cash paid to operating activities	07		(4.572.597.835)	(4.594.273.428)
Net cash flows from operating activities	20		(2.463.617.471)	1.055.912.037
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Cash paid to purchase, building fixed assets and other long-term assets	21		126.925.000	
2. Cash receipts from sale, transference of fixe assets and other long-term assets	22			
3. Paid to loans provided to other entities' debt-based instruments	23		(277.396.216.243)	(28.000.000.000)
4. Receipts from loans provided to other entities' debt-based instruments	24		271.553.145.612	28.200.000.000
5. Cash paid to contribution chartered capital in other entities	25			
6. Cash receipts from contribution chartered capital other entities	26			
7. Proceeds from interest received, dividends received	27		3.344.516	2.309.770
Net cash flows from investing activities	30		(5.712.801.115)	202.309.770
CASH FLOWS FROM FINANCING ACTIVITIES			0	0
1. Proceeds from issuance of share capital	31		0	0
2. Cash to return contributed capital to owners/buy back issued shares...	32		0	0
3. Proceeds from long/short term borrowings	33		0	0
4. Payments of loan	34		0	0
5. Payments for principal of finance leaser	35			

6. Dividend, interest paid to owner	36		(6.072.400)	(15.200.000)
Net cash flows from financing activities	40		(6.072.400)	(15.200.000)
Net cash flows within the period (50 = 20 + 30 + 40)	50		(8.182.490.986)	1.243.021.807
Cash and cash equivalents at the beginning of the period	60		9.968.212.552	1.863.090.848
Impact of exchange rate fluctuation	61			
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		1.785.721.566	3.106.112.655

Preparer



Le Thi Hoang Thao

Chief of accountant



Le Van Thanh Thong

Approved, date April 16, 2026
General Director

Phan Huy Thanh

**Binh Long Rubber Industrial Park
JSC****Form B 09a - DN**Address: Minh Hung ward, Dong Nai
province.(Promulgated with the Circular No 99/2025/TT-BTC on
October 27, 2025 of the Minister of
Finance)**STANDALONE FINANCIAL STATEMENTS EXPLANATION****Quarter 1/2026****I. Operational characteristics of Company**

1. Form of Ownership: Binh Long Rubber Industrial Park Joint Stock Company operates under the Business Registration Certificate No. 44.03.000090 issued for the 1st time on October 09, 2007 and amended for the 10th time No. 3800378251 on September 5, 2025 granted by the Department of Finance of Dong Nai province.

Charter capital of Company in accordance with Business Registration Certificate is 240,000,000,000 VNĐ. Total issued shares are 24,000,000 shares, par value is 10,000VNĐ/share.

2. Business majors

3. Business lines: Investing and trading technical infrastructure for Industrial zones; Trading in rental factories and ware-houses, yards; Constructing investment in civil and industrial engineering, roads, bridges; Filling and leveling occupancy surface; Transporting goods by road and waterborne; Import-export authorized activities and consignment; Investing in financial activities, Exploiting, processing and trading wooden materials, and products from artificial forestry;

4. The Company's regular operation and business cycle is performed within a period not exceeding a continuous period of 12 months.

5. The characteristics of the Company's business activities in the accounting period which impact on Financial Statements;

6. Structure of Company:

- List of subsidiaries;
- List of joint - venture and associated companies;
- List of affiliated companies.

7. Số lượng người lao động tại thời điểm cuối niên độ hoặc số lượng người lao động bình quân trong niên độ.: 69 người

8. Statement on the comparability of reported Financial information:
Comparative financial statements

9. Interpretation of other information on the Financial Statements according to relevant laws such as enterprise law, securities law, etc

II. Accounting periods, Currency unit reported in accounting

1. Fiscal year (beginning 01st January and ending 31st December)

2. Currency unit reported in accounting: Vietnam dong.

III. Adoption of accounting standards and policies

Applicable accounting system: in pursuance of the Circular No 99/2025/TT-BTC on October 27, 2025.

2. Disclosure of adoption of accounting standards and policies:

The company applies the Vietnamese Accounting Standards (VAS) and other relevant standard guidelines promulgated by the State. All financial statements are formulated and laid out in accordance with all provisions of each standard, each circular guiding performance of existing accounting standards and policies of which enterprises are currently applying.

3. Accounting types to apply: Desktop Bookkeeping

IV. Applicable Accounting policies, Accounting estimates and Relevant legal regulations

1. Principles for translation of Financial Statements formulated in foreign currency into Vietnam Dong (where currency unit recorded in bookkeeping differs with Vietnam Dong). Impacts (if any) caused by translation of Financial Statements formulated in foreign currency into Vietnam Dong.

2. Applicable Foreign exchange differences in accounting

3. Principles for calculating real interest rate (effective interest rate) applicable to reduce cash flow.

4. Principles for recording cash amounts and cash equivalents

5. Accounting principles for financial investments.

- a) Trading securities.

- b) Investments held to maturity.

- c) Lendings

- d) Investment in the subsidiaries, joint-venture, associated companies

- d) Investments on other entities' financial instruments.

- e) Other accounting methods applicable for other transactions related to financial investments.

6. Accounting principles of receivable debts.

7. Principles for recording inventories

- Principles for recording inventories.

- Methods of determining cost of inventories

- Methods of accounting for the inventories.

- Methods of provision for decline in value of inventories.

8. Principles for recording and depreciation of fixed assets, fixed assets as finance leases, investment properties:

- Principles for recording fixed assets (tangible, in-tangible, finance leases): for original cost

- Method of depreciating and amortizing fixed assets (tangible, in-tangible, finance leases): straight - line method.

Depreciating and amortizing time shall be estimated as follows:

+ Dynamo machinery and equipment	10 - 15 years
+ Machinery and equipment.	8 - 10 years
+ Experimental and measuring equipment	8 years
+ Transportation and facilities	08 – 20 years
+ Managerial devices.	6 – 8 years
+ Building and structures	10 – 30 years
+ Cattle and perennial trees	8 years
+ Other tangible fixed assets not-yet specified in those above-mentioned groups	15 years
+ Other In-tangible fixed assets	15 years

9. Accounting principles for Biological assets.

10. Accounting principles for business corporation contracts.

11. Accounting principles for cost allocations.

12. Accounting principles for prepaid expenses.

13. Accounting principles for payable dividends and income.

14. Accounting principles for liabilities.

15. Accounting principles for recording unrealized revenue.

16. Accounting principles for recording provisions payable.

17. Accounting principles for deferred corporate income tax

18. Accounting principles for recording loans and liabilities to finance lease.

19. Principles for recording and capitalization borrowing costs.

- Principles for recording borrowing costs.

- Capitalization rate applied to determine borrowing costs capitalized in period.

20. Accounting principle for recording convertible bonds.

21. Principle for recording owner's equity

- Principles for recording owner's contributed capital, share capital surplus, right of convertible bond options, other owner's capital: Actual contributed capital.

- Principles for recording differences in revaluation of fixed assets.

- Principles of recording exchange rate differences.

- Principles for recognising undistributed profit.

22. Principle and method of recording revenue: in accordance with Accounting Standard

14,15

- Goods sold revenue

- Services provision revenue

- Financial activities revenue

- Construction contracts revenue.

- Other revenue

23. Accounting principles for revenue deductions

24. Accounting principle for cost of goods sold.

25. Accounting principle for financial expenses.

26. Accounting principle for goods sold expenses, managerial expenses.
27. Principle and method recognizing current corporate income tax/deferred corporate income tax expenses.
28. Principle and method recognizing current corporate income tax(including additional corporate income tax expenses complying with global minimum tax regulations), deferred corporate income tax expenses.
29. Other accounting principles and methods.

VI. Supplementary information for the items presented in the Statement of Financial Position

1. Explanation upon seasonal or cyclical business activities in interim accounting period.

Being an industrial park infrastructure business and operation company so our company do not have seasonal or cyclical business.

2. Interpretation of nature and value of indicators/sections impacting fixed assets, payable debts, owner's equity, net profit, or other cash flows considered as unusual factor for its nature, scale or impact.

Currency unit: VND

3. Cash and Cash equivalents

	Closing balance	Opening balance
Cash	205,353,618	27,673,737
Termless deposit at bank	1,580,367,948	9,940,538,815
Cash equivalents	0	0
Total	1,785,721,566	9,968,212,552

4. Financing investments

Investments held to maturity	Closing balance		Opening balance	
	830,814,071,641		824,971,001,010	
Short-term	Original cost	Recording cost	Original cost	Recording cost
Term deposit	810,649,000,000	810,649,000,000	807,649,000,000	807,649,000,000
Long-term				
Term deposit				
Bonds	0	0	0	0
Other investments (expected revenue)	20,165,071,641	20,165,071,641	17,322,001,010	17,322,001,010

5. Receivable from customers

	Closing balance	Opening balance
	25,281,242,860	24,250,536,221

+ Detailed receivables from customers of which accounting for 10% upwards of total receivables

MDF VRG Dongwha Co., Ltd	1,374,938,837	1,426,335,258
Longfa Vietnam Co., Ltd	596,924,078	543,473,867
Green Solution JSC	4,636,919,129	5,189,980,470
Uu Viet Paper Co., Ltd	5,566,856,928	5,566,565,134
Hoa Mai Kintergarten JSC	597,130,679	586,873,451

Minh Hung Paper Co., Ltd	1,161,290,442	1,138,767,894
Thuy Tram trading & service Co., Ltd	748,414,737	582,874,649
Khoi Nguyen Paper Co., Ltd	862,493,352	1,104,645,475
Other short-term receivables from customers	9,736,274,678	8,111,030,023

6. Prepaid Expenses

	Closing balance	Opening balance
Short-term receivable from customers	1,852,476,341	988,002,172

Detailed receivables from customers of which accounting for 10% upwards of total receivables

Nhat Quang Minh Co., Ltd	510,839,084	510,839,084
ATP Investment & Consultant Co., Ltd	135,000,000	135,000,000
Huy Hoang Environment technology Co., Ltd	185,631,205	121,586,125 0
Chon Thanh Land Fund Development Center	700,000,000	220,576,963
Other prepaid expenses	321,006,052	

7. Other receivables

	Closing balance		Opening balance	
	Value	Reservation	Value	Reservation
Short-term	1,529,211,183		1,253,550,324	
Privatization receivable; Dividends and profits receivables				
Deposit/ Court fees	2,500,000		89,561,520	
Lendings				
Other receivables	1,526,711,183		1,163,988,804	
Total	1,529,211,183		1,253,550,324	

8. Long-term assets in progress

	Closing balance	Opening balance
Capital Construction in progress		
+ Purchases;	37,500,000	37,500,000
+ Capital Construction;	23,824,163,853	23,824,163,853
Total	23,861,663,853	23,861,663,853
- Detailed construction sites which account for more than 10% of capital construction value		

Drainage system outside industrial zone's fence:	15,980,130,867
Expansion phase 2 nd with area of 577,53ha:	2,248,670,823
GT 12A KT Traffic system TNM, TNT:	1,807,764,278

9. Increase, decrease tangible fixed assets

Item	Buildings and structures	Machinery and Equipment	Means of transportation /transmission	Facilities prior to work, measuring or experiment	Cattle, perennial trees	Other tangible fixed assets	Total
Original cost							
Balance at initial year	140,831,718,024	2,206,937,500	9,890,560,639	112,174,07	540,550,364	644,302,909	154,226,243,510
Purchases in year							
Capital construction investment accomplished							0
- Other increase							0
- Transfer to investment properties							0
- Disposal							
- Other decrease							0
Year-end balance	140,831,718,024	4,046,937,500	8,050,560,639	112,174,074	540,550,364	644,302,909	154,226,243,510
- Cumulative depreciation cost							
- Initial year balance	57,707,928,990	1,727,189,405	5,394,303,528	38,133,187	540,550,364	564,974,139	65,973,079,613
- Depreciation yearly	1,733,518,326	34,698,959	201,979,736	3,086,420	0	9,606,061	1,982,889,502
Other increase							0
- Transfer to investment properties							0
- Disposal							
- Other decrease							0
Year – end balance	59,441,447,316	1,761,888,364	5,596,283,264	41,219,607	540,550,364	574,580,200	67,955,969,115
Remained value							0
At first day initial year	83,123,789,034	479,748,095	4,496,257,111	74,040,887	0	79,328,770	88,253,163,897
- At last day year-end	81,390,270,708	445,049,136	4,294,277,375	70,954,467	0	69,722,709	86,270,274,395

10. Increase, decrease in investment properties

Item	No, Initial Year	Increase In year	Decrease In year	No, Year end
a) Investment properties for lease	224,434,237,592	0		224,434,237,592
Original cost				
- Land Use Right				
- Building				
- Building and Land Use Right				
- Technical infrastructure	224,434,237,592	0		224,434,237,592
Cumulative depreciation cost	102,450,156,846	2,809,143,475		105,259,300,321
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	102,450,156,846	2,809,143,475		105,259,300,321
Remained cost	121,984,080,746		2,809,143,475	119,174,937,271
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	121,984,080,746		2,809,143,475	119,174,937,271

11. Expenses prepaid

	Closing balance	Opening balance
Long term	119,537,008,689	118,399,801,364
- Expenses for insurance		
- (Other expenses: detailing in case of major value)	119,537,008,689	118,399,801,364
+ Cost of mine clearance	1,178,172,369	1,188,990,413
+ Cost of filling and level-ling occupancy surface	832,597,744	840,110,694
+ Rubber plantation compensation cost	3,854,501,084	3,887,006,854

+ Brokerage Commission fees	3,122,105,494	3,146,191,634
+ Land rental tax to State Budget	103,933,606,199	103,933,606,199
+ Equipment and facilities	292,652,546	162,652,518
+ Other long-term expenses	6,323,373,253	5,241,243,052
Total	119,537,008,689	118,399,801,364

**12. Loan and
Finance lease
liabilities**

Closing balance

Interim

Opening balance

Short-
term loan

Long-term
loan

13. Trade payables

Closing balance

Opening balance

	Value	Amount can be paid	Value	Amount can be paid
- Short - term trade payables	4,861,022,645	4,861,022,645	5,826,222,750	5,826,222,750
+ Detailed each subject which account for more than 10% of total payable;				
BIWASE BP Co., Ltd	3,574,341,313	3,574,341,313	3,766,386,324	3,766,386,324
Cao Gia Quy Environment Limited Company	0	0		
	430,160,080	430,160,080	430,160,080	430,160,080
Hoang Nguyen Investment and Development Co., Ltd				
Nguyen Van Anh	0	0	158,400,000	158,400,000
Tan Long furniture advertising trade & service Co., Ltd	0	0	110,969,352	110,969,352
Nguyen Ngoc Phat BP Co., Ltd	0		117,952,225	117,952,225
Payable to related subjects	856,521,252	856,521,252	1,242,354,769	1,242,354,769
Total	4,861,022,645	4,861,022,645	5,826,222,750	5,826,222,750

14. Other payables

Closing balance

Opening balance

- Short term	3,732,003,298	3,891,290,550
+ Surplus of assets awaiting for resolution		

+ Trade union fees	14,168,317	63,546,4330
+ Social insurance	0	0
+ Health insurance	0	0
+ Unemployment insurance		
+ Privatization payable		
+ Short term collateral and deposits,	1,960,219,864	2,014,219,864
+ Dividends, profit payable	1,757,615,117	1,763,687,517
+ Other payables	0	49,836,736
Total	3,732,003,298	3,891,290,550

15. Statutory obligations	Opening balance	Payable amount in year	Already paid amount in year	Closing balance
a) Payable (detailed taxes)				
- Value added tax	(28,040,149)	1,332,189,605	1,229,210,686	74,938,770
- Corporate income tax	10,940,314,402	2,892,651,318	10,940,314,402	2,892,651,318
- Personal income tax	(90,042,695)	74,415,945	119,693,442	(135,320,192)
- Property tax and Land rental	0	0	0	0
- License tax	0	0	0	0
- Registration tax	0	0	0	0
- Other taxes	(909)	367,533,275	367,643,427	(111,061)
Total	128,388,570	4,666,790,143	12,656,861,957	2,832,158,835
Receivable taxes	128,388,570			135,431,253
Payable taxes	10,950,619,219			2,967,590,088

3. Presentation the changes of owner's equity and accumulated value calculated to date formulating the interim financial statements, as well as the correspondently comparable explanation of the same above-mentioned accounting period with its latest annual financial statements.

19. Detailed owner's contributed capital	Closing balance	Opening balance
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- Contributed capital of mother company (in case being a sub-unit company)	0	0
- Contributed capital of major shareholders	240,000,000,000	240,000,000,000
+ Binh Long Rubber Co., Ltd	98,637,400,000	98,637,400,000
+ Nam Tan Uyen Joint Stock Corporation	90,691,730,000	90,691,730,000
+ Other shareholders	50,670,870,000	50,670,870,000
Total	240,000,000,000	240,000,000,000
Chartered Capital transaction with owners and Dividends, Profit distributed	Closing balance	Opening balance
- Chartered capital of owner	240,000,000,000	240,000,000,000
+ Contributed capital at initial year	0	240,000,000,000
+ Contributed capital increases in year	0	0
+ Contributed capital decrease in year	...	...
+ Contributed capital at end year	240,000,000,000	240,000,000,000
- Dividends, Profit distributed in Q1	0	0

Comparison table of changes of owner's equity

	Items belonged to Owner's equity					
	Contributed chartered capital	Difference of exchange rate	Investment & development fund	Share premium	Undistributed after-tax profit and other funds	Total
A	1	2	3	4	5	6
Contributed capital balance	240,000,000,000	0	55,000,000,000	215,713,888,362	45,850,288,521	556,564,176,883
- Contributed capital increased previous year	0	0	0	0	0	0
- Profit in previous year					46,257,557,520	46,257,557,520
- other increase						0
- Contributed capital decrease previous year						
- extracted to fund, dividends			0		(49,351,909,395)	(49,351,909,395)
Contributed capital	240,000,000,000	0	55,000,000,000	215,713,888,362	42,755,936,376	559,244,825,008

balance in present year						
- Contributed capital increased present year	0		0	0		0
- Profit in present year					11,211,914,198	11,211,914,198
- Other increased						
Contributed capital decreased present year		0				0
- loss in present year						0
- extracted to fund, dividends	0	0	0	0	0	0
End year balance	240,000,000,000	0	60,775,000,000	215,713,888,362	53,967,850,844	570,456,739,206

Stock	Closing balance	Opening balance
- Quantity of Authorized issuing stocks	24,000,000	24,000,000
- Quantity of issued stocks	24,000,000	24,000,000
+ Common stocks	24,000,000	24,000,000
+ Preferred stocks		...
- Amount of issued stocks being bought back (treasury stocks)	...	...
+ Common stocks	...	...
+ Preferred stocks	...	...
- Quantity of outstanding stocks	24,000,000	24,000,000
+ Common stocks	24,000,000	24,000,000
+ Preferred stocks (Equity-Classified type)	...	...

* Par value per outstanding stock : 10,000 VND

4. Nature and value of changes in accounting estimates which are reported in previous interim accounting period of this present annual accounting period or changes in accounting estimates which are reported in previous annual accounting periods, where these changes impact mainly to the present interim accounting period.

5. Presentation of issuance, repurchase and repayment of debt securities and equity securities.

6. Paid out dividends (total or per each share) of ordinary shares and preference shares (prior to joint stock company).

7. Presentation of revenue and different departments' business outlook in accordance with business lines or geographical area on the basis of distribution of departmental reports (applicable to public company)

25. Total revenue from sales and services provision

Interpretation	1 st Quarter		Accumulated total from beginning balance to closing balance	
	Present period	Previous period	Present period	Previous period
1. Revenue from sales and services provision	24,703,702,566	22,533,742,472	24,703,702,566	22,533,742,472
- Revenue from trading investment properties	10,698,099,556	10,244,418,608	10,698,099,556	10,244,418,608
- Revenue from fresh water provision service	11,802,770,909	10,326,703,850	11,802,770,909	10,326,703,850
- Revenue from waste water treatment service	2,202,832,101	1,962,620,014	2,202,832,101	1,962,620,014
Others				
2. Revenue deductions				
3. Net profit from sales and services provision				

26. Original cost of good sold

	Quarter 1/2026	Quarter 1/2025
- Expenses in investment properties	3,591,773,321	3,721,289,136
- Original cost of fresh water provision service	10,794,439,775	9,033,909,273
- Giá vốn của dịch vụ đã cung cấp xử lý nước thải	2,400,794,705	2,277,438,949
Original cost of waste water treatment service Among those: accrued cost of goods, finished products of real estates comprising of: - Original cost of services provision - Other recorded deductions of original cost of goods sold		
Cộng	16,787,007,801	15,032,637,358

Quarter 1/2026 Quarter 1/2025

27. Income from financing activities

- Interest income, interest from loans	10,399,560,759	9,315,099,908
- Income earned on the sale of investments		
- Distributed dividends, profit earned		
- Foreign exchange difference profit		
- Unrealized gain from foreign exchange difference		
- Other income from financing activities		
Total	10,399,560,759	9,315,099,908

28. Financial expenses

	Quarter 1/2026	Quarter 1/2025
- Loan interest;	0	0
- Payment discounts, deferred sales interest;		
- Loss due to liquidation of financial investments;		
- Exchange rate difference loss due to reassessment of year-end closing balance;	0	0
- Provision for devaluation of trading securities and investment losses;		
- Other financial costs;		
- Deductions in financial expenses.		
Total	0	0

29. Other income

	Quarter 1/2026	Quarter 1/2025
- Disposal of fixed assets;		
- Brokerage commission from Telecom;	0	11,776,326
- Construction contract documents earned;		
- Income from electricity bills collected;		
- Other (Advertising contracts earned)	96,846,000	141,223,636
Total	96,846,000	152,999,962

30. Other expenses

	Quarter 1/2026	Quarter 1/2025
- Remained value of fixed assets and cost of disposal of fixed assets;		
- Cost of electricity supplying activity		
- Cost for non-compliance as fines, penalties	365,539,874	1,914,874
- Other	0	0
Total	365,539,874	14,369,183

31. Selling expenses and General administrative expenses

Selling expenses and General administrative expenses		
	Quarter 1/2026	Quarter 1/2025
1) Amounts of General administrative expenses arising in period	3,918,909,994	3,782,668,627
- Detailed amounts which account for more than 10% of total general administrative expenses		
Expenses for raw materials, materials	34,895,102	38,563,745
Labor	2,279,819,378	2,269,126,638
Depreciation and amortization	386,705,737	350,130,268
Tax, charge, fee	11,605,000	5,615,000
Expenses from external services	256,356,598	388,377,990
Other expenses by cash	897,423,252	696,722,558
Assessories, equipments	52,104,927	34,132,428
Provision for expenses	0	0
2) Amounts of selling expenses arising in period	24,086,140	24,086,140
- Detailed amounts which account for more than 10% of total selling expenses		
+ Labor costs allocated to service business,		
+ Cost of allocating prepaid expenses to major business		
+ Cost of allocating prepaid expenses to service business	24,086,140	24,086,140

Foreign currency types:	Closing balance	Opening balance
- US Dollar (USD)	705,34	705,34
- Japanese Yen (JPY)	160,103	160,103

32. CURRENT CORPORATE INCOME TAX EXPENSE.

- Corporate income tax from industrial park infrastructure operating activities	Quarter 1/2026	Quarter 1/2025
Total profit before tax	2,797,790,227	2,716,374,705
Expense increases (Unreasonable expenses)	378,691,075	184,168,038
Remuneration arising Corporate income tax	3,176,481,302	2,900,542,743

Expenses for taxable income (Current corporation income tax expense rate 20%)	3,176,481,302	0 2,900,542,743
Corporate income tax deducted (50%)		
Corporate income tax payable at ending period of major business activity	631,296,260	580,108,549
Corporate income tax from service provision business		
Total profit before tax	11,209,929,289	10,293,075,550
Remuneration arising Corporate income tax	11,209,929,289	10,293,075,550
Expenses for taxable income (rate 20%)	2,241,985,858	2,058,615,110
Current corporation income tax expense rate 20%	2,241,985,858	2,058,615,110
Corporate income tax from other business activities		
Total profit before tax	96,846,000	151,085,088
Expense increases	0	0
- Unreasonable expenses	0	0
- Loss in foreign exchange rate difference at closing period		
Expenses for taxable income (rate 20%)	96,846,000	151,085,088
Current corporation income tax expense rate 20%	19,369,200	30,217,018
Total Current corporation income tax expense	19,369,200	30,217,018
Total corporation income tax expense payable at closing period	2,892,651,318	2,668,940,676

Collect taxes arrears according to Decision No. 1944 of Dong Nai Provincial Tax Department, tax inspection at enterprises for the accounting period from 2022 to 2024: 76,126,117 VND.

33. BUSINESS AND PRODUCTION COST BY ITEMS

Business and production cost by items	Quarter 1/2026	Quarter 1/2025
- Raw materials	238,268,863	181,143,539
- Labor	2,370,047,795	10,415,263,825
- Depreciation and amortization	4,044,376,247	4,036,092,503
- Expenses from external services	13,092,091,711	388,377,990
- Other expenses by cash	933,114,392	760,556,126

Total	20,677,899,008	15,781,433,983
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34. Transaction and balance with related parties

Transaction with related parties

Balance with related party:	Balance content	Quarter 1/2026	Quarter 1/2025
MDF VRG Dongwha Joint-Venture Co.,	Income from sale and service provision	3,852,131,988	3,568,708,835

Transaction between the Company and its related individuals; or between the Company and its major shareholders, internal individuals, and the close family members of these individuals

Individual executes transaction	Internal individuals and the close family members of these internal individuals	Dividends receipt in Quarter / 2026	Date executing transaction with the Company (day/month/year)
Binh Long Rubber Co., Ltd	Chairperson of Board of Directors	0	
Nam Tan Uyen Joint Stock Corporation	Major Shareholder	0	

Balance with related parties:

Balance with related parties	Balance content	Closing balance	Beginning balance
MDF VRG Dongwha Joint-Venture Co.,	Short-term receivable	1,374,938,837	1,426,335,258

Remuneration, Income of key managers

Full Name	Position	In 2026	In 2025
Mr.Hoang Van Xuyen	Chairman	0	47,000,000
Mr.Phan Huy Thanh	Board member, General director	148,321,269	482,114,086
Mr. Nguyen Huu Tu	Board member	0	37,000,000
Mr. Trinh Xuan Tien	Board member	0	37,000,000
Mr. Duong Duy Phu	Board member	0	13,500,000
Mr.Le Duc Le Van	Member of Supervisory board	0	26,000,000
Mr.Dinh Thanh Toan	Member of Supervisory board	0	22,000,000
Mr. Do Chi Hieu	Administrator, Secretary of Directors Board	0	34,200,000
Mr. Huynh Van Thi	Deputy General director	131,894,046	451,157,932
Mr.Vu Manh Xuan Tung	Chief of Supervisory board	122,181,011	414,822,461

Mr. Le Van Trung	Chief accountant (dismissal from January 1, 2026)	0	409,822,461
Mr. Le Van Thanh Thong	Chief accountant (assignment from January 1, 2026)	54,790,873	0

8. Presentation of major events incurred after the terminal date of interim period of which is not reflected in that interim financial statements,

9. Presentation of the changes in implicit liabilities and assets calculated from the terminal date of latest annual accounting period,

10. Other information

Prepared, date April 16, 2026

Preparer

Chief accountant

General Director



Le Thi Hoang Thao



Le Van Thanh Thong

Phan Huy Thanh