

**TAN BIEN RUBBER
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 1345/CSTB-TCKT

Tay Ninh, October 19, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To:

- The State Securities Commission of Vietnam.
- Hanoi Stock Exchange.

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market, Tan Bien Rubber Joint Stock Company hereby announces the periodic disclosure of the consolidated financial statements (FS) for the second quarter of 2026 to Hanoi Stock Exchange and The State Securities Commission of Vietnam as follows:

1. Company Name: **TAN BIEN RUBBER JOINT STOCK COMPANY**

- Stock Symbol: RTB
- Address: Group 2, Tan Hiep Hamlet, Tan Hoi Commune, Tay Ninh Province, Vietnam
- Tel: 0276 3875193 Fax: 0276 3875307
- Email: tbrc@tabiruco.vn Website: <http://www.tabiruco.vn>

2. Details of Information Disclosure:

- Consolidated Financial Statements for Q3/2026

☒ Separate Financial Statements (for a public company without subsidiaries and without a superior accounting entity with affiliated units);

☒ Consolidated Financial Statements (for a public company with subsidiaries);

☐ Combined Financial Statements (for a public company with affiliated accounting units that maintain separate accounting systems).

- Cases requiring explanatory notes:

+ The audit firm issues a qualified opinion on the financial statements (for the audited financial statements of 2025):

☐ Yes

☐ No

Explanatory note required if applicable:

☐ Yes

☐ No

+ Net profit after tax in the reporting period shows a difference of 5% or more before and after the audit, or a transition from loss to profit or vice versa (for the audited financial statements of 2025):

☐ Yes

☐ No

Explanatory note required if applicable:

☐ Yes

☐ No

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory note required if applicable:

☒ Yes

☐ No

+ Net profit after tax in the reporting period is negative, transitioning from a profit in the same period of the previous year to a loss in this period or vice versa:

☐ Yes

☐ No

Explanatory note required if applicable:

☐ Yes

☐ No

This information was disclosed on the company's website on October 19, 2026 at the following link: <http://www.tabiruco.vn/quan-he-co-dong/>

Attachments:

- Consolidated Financial Statements for Q3/2026;
- Explanation Letter No. 1344/CSTB-TCKT dated October 19, 2026.

Organization representative

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



Nguyễn Trần Thiên Phúc

TAN BIEN RUBBER JOINT STOCK COMPANY

Group 2, Tan Hiep, Tan Hoi, Tay Ninh

**CONSOLIDATED FINANCIAL STATEMENTS
FOR Q3/2026**

From July 01, 2026 to September 30, 2026

October, 2026



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of September, 2026

Unit: VND

Items	Code	Note	Closing balance (September 30, 2026)	Opening balance (January 1, 2026)
I	2	3	4	5
A-Current Assets	100		1.504.308.117.305	1.086.139.676.756
I- Cash and Cash Equivalents	110	V.1	746.437.367.137	447.735.463.138
1. Cash	111		289.372.714.604	182.551.442.138
2. Cash equivalents	112		457.064.652.533	265.184.021.000
II- Short-term Financial Investments	120	V.2	382.826.626.164	200.022.917.868
3. Held-to-maturity investments	123		382.826.626.164	200.022.917.868
III- Short-term Receivables	130		37.051.478.815	52.741.073.879
1. Short-term receivables from customers	131	V.3	17.079.574.505	41.571.449.778
2. Advances to suppliers (short-term)	132	V.4	10.866.061.179	4.643.139.697
5. Other short-term receivables	135	V.5	12.141.567.884	9.572.058.553
6. Dự phòng phải thu ngắn hạn khó đòi (*)	136	V.4	(3.035.724.753)	(3.045.574.149)
IV- Inventories	140	V.6	233.452.530.049	268.851.302.380
1. Inventories	141		233.452.530.049	268.851.302.380
V. Short-term biological assets	150		0	0
VI. Other Current Assets	160		104.540.115.140	116.788.919.491
1. Short-term prepaid expenses	161	V.10	14.719.769.854	1.100.338.955
2. Value-added tax deductible	162		51.544.881.113	74.359.554.565
3. Taxes and other receivables from the State Budget	163	V.14	38.275.464.173	41.329.025.971
B-None-Current Assets	200		2.161.605.293.484	2.221.590.750.799
I- Long-term Receivables	210		220.000.000	220.000.000
5. Other long-term receivables	215	V.5	220.000.000	220.000.000
II- Fixed Assets	220		1.883.864.280.645	1.960.468.639.928
1. Tangible fixed assets	221	V.8	1.880.493.379.992	1.959.866.371.446
- Historical cost	222		3.196.794.129.600	3.184.343.022.162
- Accumulated depreciation (*)	223		(1.316.300.749.608)	(1.224.476.650.716)
3. Intangible fixed assets	227	V.9	3.370.900.653	602.268.482
- Historical cost	228		7.424.704.043	4.410.296.598
- Accumulated depreciation (*)	229		(4.053.803.390)	(3.808.028.116)
III. Long-term biological assets	230		7.818.157.086	5.570.478.886
3. Seasonal crops or one-time product crops	237		7.818.157.086	5.570.478.886
IV. Investment properties	240		0	0
V. Long-term assets in progress	250	V.7	172.153.486.897	179.014.656.829
2. Construction in progress	252		172.153.486.897	179.014.656.829
VI. Long-term financial investments	260	V.2	57.216.008.864	53.817.167.169
2. Investments in associates, joint ventures	262		15.259.274.750	13.860.433.055
3. Investments in other entities	263		41.306.446.741	41.306.446.741
4. Provision for long-term financial investments (*)	264		(1.349.712.627)	(1.349.712.627)
5. Long-term investments held to maturity	265		2.000.000.000	
VII. Other non-current assets	270		40.333.359.992	22.499.807.987
1. Long-term prepaid expenses	271	V.10	34.310.512.768	20.848.167.245

Items	Code	Note	Closing balance (September 30, 2026)	Opening balance (January 1, 2026)
1	2	3	4	5
2. Deferred income tax assets	272		6.022.847.224	1.651.640.742
Total Assets	280		3.665.913.410.789	3.307.730.427.555
C-Liabilities	300		484.198.224.393	263.532.615.323
I- Current liabilities	310		464.322.370.410	241.522.243.453
1. Short-term payables to suppliers	311	V.11	14.411.538.705	27.595.132.850
2. Short-term advances from customers	312	V.12	15.783.809.301	1.281.607.812
3. Dividends and profits payable	313	V.13	257.923.084.020	175.343.504
4. Taxes and other payables to the State Budget	314	V.14	112.583.017.759	96.739.390.426
5. Payables to employees	315		38.281.733.241	80.880.734.036
6. Short-term accrued expenses	316	V.15	4.300.742.101	13.868.835.063
9. Short-term deferred revenue	319	V.17	478.152.220	1.478.458.209
10. Other current payables	320	V.16	5.219.158.476	8.035.649.977
11. Short-term borrowings and finance lease liabilities	321	V.18	3.200.000.000	3.200.000.000
13. Bonus and welfare funds	323		12.141.134.587	8.267.091.576
II. Non-current liabilities	330		19.875.853.983	22.010.371.870
7. Long-term deferred revenue	337	V.17	70.666.668	142.055.555
8. Other non-current payables	338	V.16	0	63.129.000
9. Long-term borrowings and finance lease liabilities	339	V.18	12.359.000.000	14.359.000.000
12. Deferred income tax liabilities	342		446.187.315	446.187.315
14. Science and technology development fund	344		7.000.000.000	7.000.000.000
D- Equity	400	V.19	3.181.715.186.396	3.044.197.812.232
1. Owner's contributions	411		879.450.000.000	879.450.000.000
- Common shares with voting rights	411a		879.450.000.000	879.450.000.000
6. Differences upon asset revaluation	416		49.139.022.270	49.139.022.270
7. Foreign exchange differences	417		229.976.567.538	261.961.704.935
8. Investment and development funds	418		419.732.158.597	311.790.102.834
10. Undistributed post-tax profits	420		654.717.793.529	563.804.075.598
- Accumulated undistributed post-tax profits up to the prior period	420a		343.985.941.058	155.288.314.832
- Undistributed post-tax profits of current years	420b		310.731.852.471	408.515.760.766
11. Non-controlling interest of shareholders			948.699.644.462	978.052.906.595
Total Resource	440		3.665.913.410.789	3.307.730.427.555

Report Preparer

Nguyen Tran Thien Phuc

Chief Accountant

Lam Quang Phuc



INCOME CONSOLIDATED STATEMENT

Accounting period From July 01, 2026 to September 30, 2026

Unit: VND

ITEMS	Code	Note	Quarter 3		Accumulated	
			Current period	Previous period	Năm nay	Năm trước
1 Revenue from sales of goods and provision of services	01	VI.1	401.015.502.617	315.646.162.466	1.127.976.963.970	782.756.043.329
2 Revenue Deductions	02	VI.2	0	0	0	0
3 Net revenue from sales and rendering of services	10		401.015.502.617	315.646.162.466	1.127.976.963.970	782.756.043.329
4 Cost of goods sold	11	VI.3	203.232.262.962	177.480.900.783	672.194.542.048	452.953.796.813
5 Gross profit from sales of goods and provision of services	20		197.783.239.655	138.165.261.683	455.782.421.922	329.802.246.516
7 Financial income	22	VI.4	14.421.170.163	7.836.782.101	33.680.072.539	17.939.161.928
8 Financial expenses	23	VI.5	4.231.745.660	1.813.718.191	9.154.295.845	6.533.966.351
In which: Interest expenses	24		177.694.811	123.029.377	498.297.450	3.014.426.123
9 Gain/Loss from disposal or liquidation of investment properties	25		626.558.903	601.489.167	1.398.841.696	630.992.292
10 Selling expenses	26	VI.6	10.823.233.317	10.080.204.961	27.030.333.807	21.748.606.372
11 General and administrative expenses	27	VI.7	28.376.273.123	14.879.854.941	72.768.731.043	46.005.808.629
12 Net operating profit	30		169.399.716.621	119.829.754.858	381.907.975.462	274.084.019.384
13 Other income	31	VI.8	9.884.695.632	16.392.508.539	174.871.780.331	210.405.201.391
14 Other expenses	32	VI.9	12.315.438.220	6.028.679.598	19.268.426.279	13.467.277.552
15 Other profit	40		-2.430.742.588	10.363.828.941	155.603.354.052	196.937.923.839
16 Total accounting profit before tax	50		166.968.974.033	130.193.583.799	537.511.329.514	471.021.943.223
17 Current corporate income tax expense	51	VI.10	35.442.011.318	16.571.425.111	78.592.890.656	73.229.255.409
18 Deferred corporate income tax expense	52		(4.432.003.721)	115.135.109	(4.371.206.483)	1.007.792.444
19 Net profit after corporate income tax	60		135.958.966.436	113.507.023.579	463.289.645.341	396.784.895.370
20 Net profit after tax attributable to the Parent Company:	70		80.076.254.607	74.965.091.225	343.002.476.959	308.782.688.115
21 Net profit after tax attributable to non-controlling interests	71		55.882.711.829	38.541.932.354	120.287.168.382	88.002.207.255

Report Preparer

Nguyen Tran Thien Phuc

Chief Accountant

Lam Quang Phuc

Approved on October 15, 2026

Legal Representative
General Director

Lam Thanh Phu

CONSOLIDATED CASH FLOW STATEMENT

(Using the Indirect Method)

Accounting period From January 01, 2026 to September 30, 2026

Unit: VND

ITEMS	Code	Note	Accumulated	
			Current period	Previous period
I. Cash flow from operating activities				
1. Profit before tax	01		537.511.329.514	471.021.943.223
2. Adjustments for				
Depreciation of fixed assets and investment properties	02		121.996.050.517	117.030.932.218
Provisions	03		9.849.396	(134.092.500)
Gains/losses from investing activities	05		(9.649.540.391)	(18.352.668.876)
Interest expenses	06		498.297.450	3.014.426.123
3. Operating profit before changes in working capital	08		650.365.986.486	572.580.540.188
Increase/decrease in receivables	09		41.567.679.710	(2.724.642.211)
Increase/decrease in inventories	10		35.398.772.331	101.202.152.648
Increase/decrease in payables (excluding interest payables, corporate income tax payables)	11		(187.530.841.256)	(6.938.317.967)
Increase/decrease in prepaid expenses	12		(27.081.776.422)	7.174.666.149
Interest paid	14		(1.793.832.004)	(123.029.377)
Corporate income tax paid	15		(49.807.416.979)	(85.276.941.924)
Other income from business operations	16		60.632.146.499	31.450.626.741
Other cash outflows from operating activities	17		(263.763.090.442)	(477.370.847.546)
Net cash flows from operating activities	20		257.987.627.923	139.974.206.701
II. Cash flow from investing activities				
1. Cash paid for purchase and construction of fixed assets and other long-term assets	21		(29.589.171.621)	(33.752.910.808)
2. Cash received from disposal and sale of fixed assets and other long-term assets:	22		160.154.116.150	184.365.600.000
3. Cash paid for lending and purchase of debt instruments of other entities	23		(348.980.000.000)	(178.106.809.686)
4. Cash received from recovery of loans and resale of debt instruments of other entities	24		165.248.217.920	187.165.366.100
7. Interest, dividends and profits received	27		122.503.726.728	15.356.610.426
Net cash flows from investing activities	30		69.336.889.176	175.027.856.032
III. Cash flow from financing activities				
4. Repayment of principal of borrowings	34		(2.000.000.000)	(127.328.744.516)
6. Dividends and profits paid to owners	36		(32.341.428.496)	(120.700.616.250)
Net cash flows from financing activities	40		(34.341.428.496)	(248.029.360.766)
Net cash flow during the period (50 = 20+30+40)	50		292.983.088.604	66.972.701.967
Cash and cash equivalents at the beginning of the	60		447.735.463.138	284.310.568.907
Impact of exchange rate fluctuations	61		5.718.815.395	17.131.753.122
Cash and cash equivalents at the end of the period	70	V.1	746.437.367.137	368.415.023.996

Report Preparer

Nguyen Tran Thien Phuc

Chief Accountant

Lam Quang Phuc

Approved on October 8, 2026

 Legal Representative
 General Director

 Lam Thanh Phu

NOTE TO THE FINANCIAL CONSOLIDATED STATEMENTS

Quarter 3/2026

I. Corporate information:

Ownership Structure

- Tan Bien Rubber Joint Stock Company was established and operates under Business Registration Certificate No. 3900242832, first issued by the Department of Planning and Investment of Tay Ninh Province on December 21, 2009, with the 10th amendment on September 15, 2025, converting from Tan Bien Rubber One Member Limited Liability Company. The Company has officially operated as a joint stock company since May 01, 2016.

- Head office address: Group 2, Tan Hiep Hamlet, Tan Hoi Commune, Tan Hoi District, Tay Ninh Province, Vietnam.

- Charter capital: The Company's registered charter capital is VND 879,450,000,000. As of March 31, 2026, the actual contributed capital is VND 879,450,000,000, equivalent to 87,945,000 shares with a par value of VND 10,000 per share.

Business Sector

- Planting rubber trees; harvesting, processing, and trading rubber latex.

Principal Business Activities

The Company's main activities include:

- Planting rubber trees;
- Manufacturing plastics and synthetic rubber in primary forms. Detail: Manufacturing natural rubber;
- Wholesale of agricultural and forestry raw materials (except for wood, bamboo, and cork) and live animals. Details: Wholesale of rubber saplings;
- Wholesale of other construction materials and installation equipment. Details: Wholesale of semi-processed wood products;
- Manufacturing non-alcoholic beverages and mineral water. Details: Manufacturing non-alcoholic beverages, mineral water;
- Other specialized wholesale not elsewhere classified. Details: Wholesale of rubber, packaging products, and other plastic products;
- Plant propagation and care for perennial plants. Details: Rubber saplings;
- Growing other annual crops.

Normal operating cycle is 12 months

Business characteristics during the accounting period affecting the Consolidated Financial Statements

In the third quarter of 2026, the average selling price of rubber products increased by over 19 million VND/ton compared to the same period, while the cost of goods sold also rose by more than 4.9 million VND/ton. The company intensified sales efforts to accelerate inventory turnover and improve cash flow. "Other activities" saw a decrease of over 12 billion VND compared to the same period, primarily due to land rental expenses for rubber plantations in the capital construction phase-incurred in previous years-that were not eligible for exemptions or reductions. Taking all these factors into account, the company's total accounting profit before tax increased by more than 36 billion VND compared to the same period in the previous year.

T.O.P

M.S.D.N. 39

Corporate Structure

The Company has the following affiliated units:	Address	Principal Business Activities
Company Office	Tay Ninh Province	Planting and harvesting rubber latex
Xa Mat Production Team	Tay Ninh Province	Planting and harvesting rubber latex
Tan Hiep Production Team	Tay Ninh Province	Planting and harvesting rubber latex
Bo Tuc Production Team	Tay Ninh Province	Planting and harvesting rubber latex
Suoi Ngo Production Team	Tay Ninh Province	Planting and harvesting rubber latex
Rubber Latex Processing Workshop	Tay Ninh Province	Mechanical transportation and rubber latex processing

Information on subsidiaries and associates of the Company: See Note 2 for details.

Total number of employees of the Company as of September 30, 2026: 684 people

II. Accounting Period And Currency Unit:

The Company's annual accounting period starts on January 01 and ends on December 31.

The currency unit used in accounting is the Vietnam Dong (VND).

III. Accounting Standards And System:

- Applied accounting system

The Company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 by the Ministry of Finance. Circular No. 202/2014/TT-BTC dated December 22, 2014, guiding the method of preparing and presenting consolidated financial statements. Circular No. 43/2026/TT-BTC dated April 20, 2026, of the Ministry of Finance amends and supplements a number of articles of Circular No. 202/2014/TT-BTC dated December 22, 2014, guiding the method of preparing and presenting consolidated financial statements.

- Statement of compliance with Vietnamese Accounting Standards and system

The Company has applied Vietnamese Accounting Standards and guiding documents issued by the State. The financial statements are prepared and presented in accordance with all regulations of each standard, guiding circulars, and the current Corporate Accounting System.

IV. Significant Accounting Policies, Accounting Estimates And Relevant Legal Regulations

Transactions in foreign currencies during the accounting period are converted into Vietnam Dong (VND) at the actual exchange rates on the transaction dates. Actual exchange rates used for re-evaluating monetary items denominated in foreign currencies at the reporting date are determined as follows:

- For items classified as assets: Applying the foreign currency buying rate of the commercial bank where the Company regularly conducts transactions;
- For foreign currency deposits: Applying the buying rate of the bank where the Company opens its foreign currency accounts;
- For items classified as liabilities: Applying the foreign currency selling rate of the commercial bank where the Company regularly conducts transactions.

All exchange differences arising during the period and differences from the revaluation of monetary items denominated in foreign currencies at the end of the period are recorded in the income statement for the accounting period.

Principles for recognition of Cash and cash equivalents

Cash includes cash on hand, demand deposits at banks, and cash in transit.

Cash equivalents are short-term investments with a maturity period of not more than 3 months from the date of investment, which are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

Principles for accounting of financial investments

Held-to-maturity investments: These are bank term deposits held to maturity for the purpose of earning annual interest.

Investments in subsidiaries and associates: These are initially recognized at cost. Subsequent to initial recognition, these investments are measured at cost less allowance for diminution in the value of investments.

Investments in equity instruments of other entities: These include investments in equity instruments of other entities over which the Company has no control, joint control, or significant influence. These investments are initially recognized at cost. Subsequent to initial recognition, they are measured at cost less allowance for diminution in the value of investments.

Allowance for diminution in the value of investments is made at the end of the period as follows:

- For investments in subsidiaries and associates: The allowance is made when the investees suffer losses, based on the consolidated financial statements of the subsidiaries and the financial statements of the associates at the time of making the allowance.
- For long-term investments (not classified as trading securities) without significant influence over the investees: If the investments are in listed shares or the fair value can be reliably determined, the allowance is based on the market value of the shares; otherwise, it is based on the financial statements of the investees at the time of making the allowance.
- For held-to-maturity investments: The allowance is based on the recoverability and made in accordance with legal regulations regarding the allowance for doubtful debts.

Principles for accounting of receivables

Receivables are monitored in detail by aging, debtor, original currency, and other factors based on the Company's management needs. Receivables are classified as short-term and long-term in the separate financial statements based on the remaining maturity of the receivables at the reporting date.

Allowance for doubtful debts is made for: overdue receivables according to economic contracts, loan agreements, contractual commitments, or debt commitments; and receivables that are not yet due but are unlikely to be recovered. In which, the allowance for overdue receivables is based on the original repayment term of the sale and purchase contracts, regardless of any debt extensions between parties; and receivables that are not yet due but the debtors have fallen into bankruptcy, are undergoing dissolution procedures, are missing, have absconded, or an estimated loss is expected to occur.

Principles for accounting of inventories

Inventories are initially recognized at cost, including: purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition at the time of initial recognition. Subsequent to initial recognition, at the reporting date, if the net realizable value of inventories is lower than their cost, inventories are recognized at their net realizable value.

Net realizable value is the estimated selling price of inventories less the estimated costs to complete the product and estimated selling expenses.

Inventory value is determined using the weighted average method.

Inventories are accounted for using the perpetual method.

Method for determining the value of work-in-progress (WIP) at the end of the period: Work-in-progress costs are accumulated based on actual costs incurred for each type of unfinished product.

Allowance for diminution in the value of inventories is made at the end of the period as the difference between the cost of inventories and their net realizable value.

Principles for accounting and depreciation of Tangible Fixed Assets (including perennial plants for periodic products, working animals), Intangible Fixed Assets, Finance Lease Fixed Assets, and Investment Properties

Tangible and intangible fixed assets are initially recognized at cost. During use, they are recorded at cost, accumulated depreciation, and net book value.

Subsequent costs after initial recognition

If these costs increase the expected future economic benefits from the use of the tangible fixed assets beyond their originally assessed standard level of performance, they are capitalized as an increase in the historical cost of the assets.

Other costs incurred after the fixed assets have been put into operation, such as repairs, maintenance, and overhauls, are recognized in the separate income statement in the period in which they are incurred.

Depreciation of fixed assets is calculated using the straight-line method based on their estimated useful lives as follows:

Buildings and structures	10 - 25 years
Machinery and equipment	06 - 10 years
Transportation vehicles	06 - 10 years
Office equipment	03 - 08 years
Management software	05 years

Depreciation of rubber plantations is implemented in accordance with Official Letter No. 1937/BTC-TCDN dated February 09, 2010, issued by the Department of Corporate Finance - Ministry of Finance regarding the depreciation of rubber plantations, and Decision No. 221/QĐ-CSVN dated April 27, 2010, issued by the Vietnam Rubber Group (now Vietnam Rubber Group - Joint Stock Company) regarding the issuance of adjusted depreciation rates for rubber plantations over a 20-year exploitation cycle effective from January 01, 2010, as follows:

Exploitation Year	Depreciation Rate (%)	Exploitation Year	Depreciation Rate (%)
Year 1	2,50	Year 11	7,00
Year 2	2,80	Year 12	6,60
Year 3	3,50	Year 13	6,20
Year 4	4,40	Year 14	5,90
Year 5	4,80	Year 15	5,50
Year 6	5,40	Year 16	5,40
Year 7	5,40	Year 17	5,00
Year 8	5,10	Year 18	5,00
Year 9	5,10	Year 19	5,20
Year 10	5,00	Year 20	Remaining

Annual depreciation is determined by multiplying the historical cost of the rubber plantation by the applicable depreciation rate for that year. The depreciation for the final exploitation year (Year 20) is determined as the remaining book value of the plantation in the final year.

Construction in progress

Construction in progress includes basic establishment costs for rubber plantations and construction costs that are unfinished at the end of the accounting period, and is recognized at cost. Basic establishment costs for rubber plantations include material costs for planting and maintenance, labor costs, and other related overheads. Basic establishment rubber plantations are recognized as an increase in fixed assets when they meet the technical requirements guided by the Vietnam Rubber Group - Joint Stock Company, typically after an investment cycle of approximately 07 to 08 years depending on the technical standards of each planting year. Unfinished construction costs include costs for construction, installation of machinery and equipment, and other direct costs.

Principles for accounting of biological assets

This reflects the current value and the increase/decrease fluctuations of: (i) biological assets related to agricultural activities (including biological assets generated from perennial plants for the entity's periodic products); and (ii) agricultural products at the time of harvest.

- Agricultural activity is the management by an entity of the biological transformation to harvest biological assets for sale or for conversion into agricultural products or into additional biological assets. Agricultural activity covers a diverse range of activities; for example, cropping (annual crops, perennial plants, orchards, flower gardens, plantations, etc.), and aquaculture/livestock (raising seafood, livestock, poultry, etc.). Animals raised for work or deep-sea fishing do not satisfy the definition of agricultural activity.
- Agricultural products are the harvested products of the entity's biological assets (e.g., tea leaves harvested from tea bushes, milk from cows, eggs from laying hens, etc.). After harvest, these products are no longer biological assets but are transferred to the entity's inventories. Accordingly, the post-harvest processing of agricultural products (for example, the processing of grapes into wine, etc.) is the processing of inventories and is accounted for in accordance with Vietnamese Accounting Standard No. 02 - Inventories and guiding documents.

The entity's biological assets include: Plants grown for one-time products

- All costs of purchase, cultivation, and care directly arising from these assets are recognized at the cost of the biological assets. In cases where these costs do not increase the entity's future economic benefits, they must be recognized as business expenses for the period.
- At the end of the accounting period: In case there are signs or evidence that these assets are impaired or their net realizable value is lower than the carrying amount of the biological assets, the entity must recognize an allowance for asset impairment.
- For seasonal crops or one-time product plants with an expected harvest time of 12 months or less or within a normal operating cycle from the reporting date, these biological assets are presented as current assets in the Statement of Financial Position. Other seasonal crops or one-time product plants are presented as non-current assets.

Principles for accounting of prepaid expenses

Expenses incurred that are related to the business results of multiple accounting periods are recorded as prepaid expenses to be gradually allocated to the income statement in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses into business expenses for each accounting period are based on the nature and extent of each type of expense to select a reasonable allocation method and criteria.

The Company's prepaid expenses include:

Tools and supplies include assets held by the Company for use in normal business operations, with an initial cost of each asset less than VND 30 million and therefore not qualifying for recognition as fixed assets under current regulations. The cost of tools and supplies is allocated using the straight-line method over a period of 12 to 24 months.

Asset repair costs are recognized at cost and allocated using the straight-line method over a period of 12 to 24 months.

Maintenance costs for VFCS, CoC, and DDS forest certificates are recognized at cost and allocated using the straight-line method over the validity period of the certificates.

Other prepaid expenses are recognized at cost and allocated using the straight-line method over a period of 12 to 24 months.

Principles for accounting of trade payables

Trade payables are monitored by aging, supplier, original currency, and other factors based on the Company's management needs. Payables are classified as short-term and long-term in the separate financial statements based on the remaining maturity of the payables at the reporting date.

Principles for recognition of accrued expenses

Payables for goods and services received from suppliers or provided to customers during the reporting period but not yet actually paid, and other payables such as latex purchasing costs, transportation costs, etc., are recognized as production and business expenses for the reporting period.

The recognition of accrued expenses into production and business expenses during the period is performed in accordance with the matching principle between revenue and expenses incurred during the period. Accrued expenses will be finalized against actual incurred costs. Any difference between the accrued amount and the actual cost is reversed.

Principles for recognition of borrowings and finance lease liabilities

Borrowing costs are recognized as production and business expenses in the period in which they are incurred, except for borrowing costs directly attributable to the investment in construction or production of qualifying assets which are included in the cost of those assets (capitalized) when all conditions stipulated in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for specific borrowings serving the construction of fixed assets and investment properties, borrowing costs are capitalized even when the construction period is under 12 months.

Principles for recognition of owner's equity

Owner's invested capital is recognized based on the actual capital contributed by the owners.

Share premium reflects the difference between the par value, direct costs related to the issuance of shares, and the issue price (including cases of re-issuing treasury shares). Share premium can be positive (if the issue price is higher than the par value and direct costs) or negative (if the issue price is lower than the par value and direct costs).

Convertible bond options (equity component of convertible bonds) arise when the Company issues convertible bonds that can be converted into a specific number of shares as stipulated in the issuance plan. The value of the equity component of convertible bonds is determined as the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component.

Other capital reflects business capital formed from additions from business results or from gifts, donations, sponsorships, and asset revaluations (if permitted to increase or decrease the Owner's invested capital).

Principles for recognition of undistributed post-tax profits: Undistributed post-tax profits reflect the business results (profit, loss) after corporate income tax and the status of profit distribution or loss handling of the Company.

Principles and methods for recognition of revenue and other income

Revenue is recognized when it is probable that the Company will receive economic benefits that can be reliably measured. Revenue is determined at the fair value of the consideration received or receivable after deducting trade discounts, sales rebates, and sales returns. The following specific recognition criteria must also be met before revenue is recognized:

Revenue from sales of goods

- The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company no longer retains management rights as the owner or control over the goods;
- Revenue can be measured reliably;
- It is probable that the economic benefits associated with the sales transaction will flow to the entity;
- The costs incurred or to be incurred in respect of the sales transaction can be measured reliably.

Selling expenses include salary-related costs (salaries, allowances, etc.), social insurance, health insurance, trade union fees, and unemployment insurance for sales staff; product introduction and advertising costs; sales commissions, storage and packaging costs, service costs, etc., related to the process of selling products, goods, and services, and are recognized based on actual costs incurred during the year.

General and administrative expenses are general overheads of the entity, including salary-related costs for management staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees, and unemployment insurance for management staff; office supply costs, tools and instruments, depreciation of fixed assets used for corporate management; land rent for the management department, licensing fees; allowance for doubtful debts; provisions for corporate restructuring; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); other cash expenses (guest hospitality, customer conferences, etc.), and are recognized based on actual costs incurred during the year.

Principles and methods for recognition of current corporate income tax expenses (including additional corporate income tax expenses under regulations on global minimum tax) and deferred corporate income tax expenses

Current corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income for the year and the corporate income tax rate for the current fiscal year.

Tax incentive policies

According to Clause 1, Article 4 of Decree No. 320/2025/ND-CP dated December 15, 2025, providing detailed regulations on a number of articles and measures for the organization and implementation of the Law on Corporate Income Tax, the Company is exempted from corporate income tax for income from planting activities, rubber latex processing, and liquidation of rubber trees in areas with especially difficult socio-economic conditions.

Current corporate income tax rate

For income outside the scope of tax exemption such as: financial activities, other income, liquidation of rubber plantations, etc., the Company is subject to the standard corporate income tax rate of 20%.

V. Additional information on items presented in the financial statements

1. Cash and cash equivalents

	Closing balance	Opening balance
- Cash on hand	9.878.888.065	10.117.390.457
- Demand deposits	279.493.826.539	172.434.051.681
- Cash in transit		
- Cash equivalents	457.064.652.533	265.184.021.000
Total	746.437.367.137	447.735.463.138

As of SAs of September 30, 2026, cash equivalents consist of term deposits with maturities of 1 to 3 months held at commercial banks, bearing an interest rate of 4.75% per annum.

Revenue from rendering of services

- Revenue can be measured reliably;
- It is probable that the economic benefits associated with the service transaction will flow to the entity;
- The stage of completion of the transaction at the reporting date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Revenue arising from interest, dividends, distributed profits, and other financial activities is recognized when both of the following two (2) conditions are met:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue can be measured reliably.

Dividends and distributed profits are recognized when the Company's right to receive the dividend or profit distribution is established.

Principles for accounting of revenue deductions

Deductions from revenue from sales of goods and rendering of services arising during the year include: Trade discounts.

Trade discounts arising in the same year as the sale of products, goods, or services are adjusted as a decrease in revenue for that same year. In cases where products, goods, or services were sold in previous years, but revenue deductions only arise in the following year, they are recognized as follows: if they arise before the issuance of the separate financial statements, they are recorded as a decrease in revenue in the financial statements of the reporting year (previous year); if they arise after the issuance of the separate financial statements, they are recorded as a decrease in revenue for the year in which they arise (following year).

Principles for accounting of cost of sales

Cost of goods sold and services rendered are the total costs incurred for finished goods, merchandise, and materials sold, as well as services provided to customers during the year, recognized in accordance with the matching principle with revenue generated during the year and ensuring compliance with the prudence principle. Cases of material losses exceeding standard levels, costs exceeding normal levels, labor costs, and fixed general production overheads that are not allocated to the cost of inventories, allowance for diminution in the value of inventories, and inventory losses after deducting the responsibilities of relevant groups and individuals, etc., are recognized fully and timely into the cost of sales during the year, even when the products or goods have not been determined as consumed.

Principles for accounting of financial expenses

Expenses recognized as financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses from liquidation or transfer of securities;
- Allowance for impairment of investments in other entities;
- Foreign exchange losses.

Principles for accounting of selling expenses and general and administrative expenses

2. Financial Investments

a. Held-to-maturity investments

	Closing balance			Opening balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	382.826.626.164	382.826.626.164	0	200.022.917.868	200.022.917.868	0
- Term deposits	382.826.626.164	382.826.626.164		200.022.917.868	200.022.917.868	
Long-term	0	0	0	0	0	0
Total	382.826.626.164	382.826.626.164	0	200.022.917.868	200.022.917.868	0

As of September 30, 2026, term deposits with a maturity of 6 to 12 months at commercial banks earn interest rates ranging from 5.8% to 9.2% per annum.

b. Equity investments in other entities

	Closing balance			Opening balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Investments in joint ventures and associates	15.259.274.750	0	-	13.860.433.055	0	-
Tay Ninh Import Export and Processing Furniture JSC	15.259.274.750			13.860.433.055		
Investment in other entities	41.306.446.741	0	(1.349.712.627)	41.306.446.741	0	(1.349.712.627)
Quang Tri MDF Wood Joint Stock Company	26.263.809.000			26.263.809.000		
Rubber Trade, Service, and Tourism JSC	2.050.267.464		(1.349.712.627)	2.050.267.464		(1.349.712.627)
Quasa Geruco Rubber JSC	11.593.170.277			11.593.170.277		
Rubber Vietnam Industrial Park & Development JSC	1.399.200.000			1.399.200.000		
Total	56.565.721.491	0	(1.349.712.627)	55.166.879.796	0	(1.349.712.627)

Detailed information on investees:

	Place of incorporation and operation	Ownership interest	Voting rights	Principal business activities
Investments in subsidiaries				
Tan Bien Rubber JSC - Kampong Thom	Tay Ninh Province	58,97%	58,97%	Rubber tree cultivation
Investments in joint ventures and associates				
Tay Ninh Import Export and Processing Furniture JSC	Tay Ninh Province	21,60%	21,60%	Wood exploitation, processing, and production
Investments in other entities				
Quang Tri MDF Wood Joint Stock Company	Quang Tri Province	6,11%	6,11%	Production, import, and export of wood panels
Rubber Trade, Service, and Tourism JSC	Quang Ninh Province	3,05%	3,05%	Trading and services



Quasa Geruco Rubber JSC	Quang Tri Province	1,46%	1,46%	Rubber tree cultivation
Rubber Vietnam Industrial Park & Development JSC	Hai Duong Province	1,80%	1,80%	Infrastructure investment and industrial park business

3. Receivables from customers

	Closing balance			Opening balance	
	Book value	Provision		Book value	Provision
a. Short-term receivables from customers	17.079.574.505	0	0	41.571.449.778	0
Related parties	12.011.003.752	0		28.304.755.149	0
Vietnam Rubber Group - JSC	12.011.003.752			28.304.755.149	
Other parties	5.068.570.753	0		13.266.694.629	0
Luu Gia AUSTRALIA PTY LTD	5.068.570.753				
Lien Anh Rubber Producing Company Limited				22.439.802	
Other entities				13.244.254.827	
b. Long-term receivables from customers	0	0		0	0
Total	17.079.574.505	0		41.571.449.778	0

4. Advances to suppliers (short-term)

	Closing balance			Opening balance	
	Book value	Provision		Book value	Provision
Related parties	0	-		48.000.000	-
Tay Ninh Rubber Joint Stock Company				48.000.000	
Other parties	10.866.061.179	(3.035.724.753)	0	4.595.139.697	(3.045.574.149)
Mekong Star Co., Ltd	2.438.865.735	(2.438.865.735)		2.446.778.624	(2.446.778.624)
Eng Heng Co., Ltd	596.859.018	(596.859.018)		598.795.525	(598.795.525)
Duyen Nguyen Construction Consulting & Trading	-			191.207.109	
One Member Co., Ltd					
Huynh Ngoc Luong Construction - Trading Co., Ltd	-			96.223.002	
Industrial Technical Services Company Limited	757.399.600				
Rubber Investment Consulting Company Limited	690.243.465				

HG GLORIOUS Co., Ltd	1.978.384.421			
MEKOCON E&C CO., LTD	292.520.139			
Hong Lam International Agricultural Co., Ltd.	0			
ECO TECHNOLOGY 2A JSC	581.172.377			
AASC Auditing Firm Co., Ltd	550.643.827			
Other entities	2.979.972.597		1.262.135.437	
Total	10.866.061.179	(3.035.724.753)	4.643.139.697	(3.045.574.149)

5. Other receivables

	Closing balance		Opening balance	
	Book value	Provision	Book value	Provision
a. Short-term	12.141.567.884	0	9.572.058.553	0
Dividends and profits receivable	2.764.111.500		2.764.111.500	
Receivables from employees	478.390.819		442.183.533	
Advances	2.978.481.331		451.392.604	
Short-term deposits	592.631.776		588.396.418	
Interest income receivable	0		1.669.001.759	
Receivables from sugarcane plantation cooperation	0		2.395.878.018	
Receivables regarding unfinalized amounts from teams	4.340.338.378		565.164.783	
Other entities	987.614.080		695.929.938	
b. Long-term	220.000.000	0	220.000.000	0
Deposits	220.000.000		220.000.000	
Total	12.361.567.884	0	9.792.058.553	0
Of which: Related parties				
MDF Quang Tri Wood Joint Stock Company	2.764.111.500		2.764.111.500	

6. Inventory

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
- Goods in transit				
- Raw materials and supplies	16.361.624.204		19.231.903.846	
- Tools and equipment	6.470.212.568		3.944.029.870	
- Work in progress	48.771.892.966		51.306.886.908	
- Finished goods	136.958.897.670		181.892.906.238	
- Merchandise	24.889.902.641		12.475.575.518	
Total	233.452.530.049	0	268.851.302.380	0

Note: The opening balance of inventories has decreased by VND 5,570,478,886 compared to the audited Consolidated Financial Statements as of December 31, 2025. This is due to the reclassification of investment costs related to hybrid acacia plantations and rubber nurseries to biological assets.

7. Long-term work in progress

	Closing balance			Opening balance	
	Cost	Recoverable amount		Cost	Recoverable amount
a. Work in progress					
b. Construction in progress	172.153.486.897	170.963.499.435	0	179.014.656.829	179.014.656.829
- Purchases	1.189.987.462				
- Basic construction	170.963.499.435	170.963.499.435		179.014.656.829	179.014.656.829
- Periodic repair and maintenance					
- Fixed asset upgrades and renovations					
Total	172.153.486.897	170.963.499.435		179.014.656.829	179.014.656.829

8. Fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Office equipment	Perennial plants	Total
Historical cost						
Opening balance	684.111.593.688	162.751.062.268	74.937.330.075	2.775.768.811	2.259.767.267.320	3.184.343.022.162
- Purchases during the period	0	530.699.563	1.190.907.146	638.184.325	0	2.359.791.034
- Transferred from construction in progress	18.430.456.229	0	0	0	27.757.905.430	46.188.361.659
- Disposals and write-offs	(35.709.700)	(11.296.192.647)	(489.591.650)	-	(15.202.488.544)	(27.023.982.541)
- Other decreases	(1.798.799.212)	(298.608.540)	(142.838.673)	(983.080)	(6.831.833.209)	(9.073.062.714)
Closing balance	700.707.541.005	151.686.960.644	75.495.806.898	3.412.970.056	2.265.490.850.997	3.196.794.129.600
Accumulated depreciation						
Opening balance	391.173.441.883	112.473.738.201	52.208.721.760	2.682.770.943	665.937.977.929	1.224.476.650.716
- Depreciation for the period	23.396.775.353	7.652.929.725	3.333.510.175	3.976.265.417	83.379.595.351	121.739.076.021
- Disposals and write-offs	(35.709.700)	(11.296.192.647)	(489.591.650)	-	(14.871.344.365)	(26.692.838.362)
- Other decreases	(923.841.797)	(159.021.097)	(86.908.340)	(682.325)	(2.051.685.208)	(3.222.138.767)
Closing balance	413.610.665.739	108.671.454.182	54.965.731.945	6.658.354.035	732.394.543.707	1.316.300.749.608
Net book value						
Opening balance	292.938.151.805	50.277.324.067	22.728.608.315	92.997.868	1.593.829.289.391	1.959.866.371.446
Closing balance	287.096.875.266	43.015.506.462	20.530.074.953	-3.245.383.979	1.533.096.307.290	1.880.493.379.992

9. Intangible fixed assets

	Land Use Rights	Computer Software and Others	Other intangible fixed assets	Total
Historical cost				
Opening balance	2.023.815.690	1.305.569.397	1.080.911.511	4.410.296.598
- Purchases during the period		3.027.554.406		3.027.554.406
- Other decreases (Exchange differences from translation)	(6.545.026)	(3.106.262)	(3.495.673)	(13.146.961)
Closing balance	2.017.270.664	4.330.017.541	1.077.415.838	7.424.704.043
Accumulated depreciation				
Opening balance	2.023.815.690	1.153.539.692	630.672.734	3.808.028.116
- Depreciation for the period		213.299.554	43.674.942	256.974.496
- Other decreases	(6.545.026)	(2.614.597)	(2.039.599)	(11.199.222)
Closing balance	2.017.270.664	1.364.224.649	672.308.077	4.053.803.390
Net book value				
Opening balance	0	152.029.705	450.238.777	602.268.482
Closing balance	0	2.965.792.892	405.107.761	3.370.900.653

10. Prepaid expenses

	Closing balance	Opening balance
a. Short-term	14.719.769.854	1.100.338.955
Tools and supplies awaiting allocation	14.664.834.047	476.494.122
Repair and maintenance costs awaiting allocation	24.951.474	4.586.497
Other expenses	29.984.333	619.258.336
b. Long-term	34.310.512.768	20.848.167.245
Tools and supplies awaiting allocation	14.435.317.181	10.024.825.115
Repair and maintenance costs awaiting allocation	8.748.085.823	3.616.796.444
Other expenses	11.127.109.764	7.206.545.686
Total	49.030.282.622	21.948.506.200

11. Payables to suppliers

	<u>Closing balance</u>	<u>Opening balance</u>
a. Short-term	14.411.538.705	27.595.132.850
Ngan Huy Hoang Construction & Import Export Co., Ltd	392.637.611	1.015.484.338
Piseth Lykung Co., Ltd	0	2.865.733.198
Northeast Cambodia Investment & Development Co., Ltd	2.393.153.496	2.391.565.038
Nha Rong Envi-Tech Cambodia Co., Ltd	373.565.172	1.867.002.887
Ben Thanh TN Auto JSC		2.934.000.000
HG GLORIOUS Co., Ltd	0	2.216.331.200
VIHO II CONSTRUCTION CO., LTD	0	2.618.813.797
Hieu Nghia Imex & Trading Co., Ltd	1.513.060.183	3.950.600.415
Biomass Technology Co., Ltd	946.373.617	2.176.125.951
C.K.H.L Technology Service Trading Co., Ltd	561.640.773	
Long Vanna Import-Export Co., Ltd.	2.264.053.944	567.574.327
Treung San Enterprise (Santuk Electricity)	941.690.549	
An Nguyen Technical Service Co., Ltd	0	819.768.088
Other entities	5.025.363.360	4.172.133.611
b. Long-term	0	0
Total	14.411.538.705	27.595.132.850
Of which:		
- Overdue debts	0	0
- Related parties	188.029.009	4.965.000
Rubber Research Institute of Vietnam	188.029.009	4.965.000

12. Advances from customer

	<u>Closing balance</u>	<u>Opening balance</u>
a. Short-term	15.783.809.301	1.281.607.812
VRG Japan Rubber Export JSC	0	213.248.192
Tri Le Van Rubber JSC	504.000.000	399.735.000
Indochina Chemical Plastic Co., Ltd	0	564.133.080
OPC - FAO INTERNATIONAL LIMITED	9.627.795.257	
Lien Anh Rubber Producing Company Limited	635.569.200	
Minh Phu Rubber Company Limited	441.000.000	
Dai Thang Rubber Company Limited	840.001.000	
Hiep Thanh Rubber Industry Joint Stock Company	1.607.390.129	
Hoa Hiep Hung Rubber Joint Stock Company	1.121.282.190	
Other entities	1.006.771.525	104.491.540
b. Long-term	0	0
Total	15.783.809.301	1.281.607.812
Of which:		
- Related parties	0	213.248.192
VRG Japan Rubber Export JSC		213.248.192

13. Dividends and profits payable

	<u>Closing balance</u>	<u>Opening balance</u>
Related parties	257.698.623.122	0
VIETNAM RUBBER GROUP -JSC	257.698.623.122	
Orther parties	224.460.898	175.343.504
Other entities	224.460.898	175.343.504
Total	257.923.084.020	175.343.504

14. Taxes and amounts receivable from/payable to the State Treasury

	Opening Receivable	Opening Payable	Payable in period	Paid in period	Closing Receivable	Closing Payable
Value added tax		482.354.612	21.202.995.572	20.200.364.437	0	1.484.985.747
Import and export duties		1.144.913.211	12.288.567.012	12.226.836.643	0	1.206.643.580
Corporate income tax	34.218.601.015	46.678.857.281	78.828.996.251	49.807.416.979	36.457.746.546	77.939.582.084
Personal income tax	1.282.084.543	0	3.744.768.180	4.269.984.782	1.817.717.627	10.416.482
Natural resources tax		8.453.107	56.827.459	65.280.566	0	0
Land tax and land rental	5.828.340.413	0	33.198.948.153	23.771.146.777	0	3.599.460.963
Other taxes		48.418.701.148	16.490.197.245	36.570.173.378	0	28.338.725.015
Fees, charges and other payables		6.111.067	24.730.396	27.637.575	0	3.203.888
Total	41.329.025.971	96.739.390.426	165.836.030.268	146.938.841.137	38.275.464.173	112.583.017.759

15. Accrued expenses

	Closing balance	Opening balance
a. Short-term		
Raw latex purchase costs	3.054.112.776	3.734.303.449
Electricity for household and production use	0	126.666.061
Seniority pay payable to employees	0	5.903.931.607
Maintenance costs for plantations in production	643.161.127	2.660.827.373
Transportation and export expenses	0	121.234.575
Allowances for hazardous conditions and shift meals	0	309.212.000
Other accrued expenses	603.468.198	1.012.659.998
Total	4.300.742.101	13.868.835.063

16. Other Payables

	Closing balance	Opening balance
a. Short-term	5.219.158.476	8.035.649.977
Short-term deposits received	1.853.080.646	2.725.566.335
Construction warranty payables	1.401.805.014	3.214.038.341
Payables regarding unfinalized amounts from teams	57.413.528	521.365.717
Other payables	1.906.859.288	1.574.679.584
b. Long-term	0	63.129.000
Long-term deposits received		63.129.000
Total	5.219.158.476	8.098.778.977

Note: The opening balance of short-term other payables has decreased by VND 175,343,504 compared to the audited Consolidated Financial Statements as of December 31, 2025. This is due to the reclassification of dividends payable to the "Dividends and profits payable" account for monitoring.

17. Unearned revenue

	<u>Closing balance</u>	<u>Opening balance</u>
a. Short-term	478.152.220	1.478.458.209
Revenue from intercropping of short-term crops	478.152.220	1.478.458.209
b. Long-term	70.666.668	142.055.555
Revenue from intercropping of short-term crops	70.666.668	142.055.555
Total	548.818.888	1.620.513.764

18. Borrowings and finance lease liabilities

	<u>Opening balance</u>	<u>Increase during the period</u>	<u>Decrease during the period</u>	<u>Closing balance</u>
a. Current portion of long-term loans	3.200.000.000	0	0	3.200.000.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Ninh Branch (*)	3.200.000.000			3.200.000.000
b. Long-term loans	17.559.000.000	0	800.000.000	16.759.000.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Ninh Branch (*)	17.559.000.000		800.000.000	16.759.000.000
Total	17.559.000.000	0	800.000.000	16.759.000.000
Loans due within 12 months	3.200.000.000			3.200.000.000
Loans due after 12 months	14.359.000.000		800.000.000	13.559.000.000

Investment project loan agreement No. 019/TNBB/19DH dated August 19, 2019, with the following details:

Credit limit: VND 89,374,000,000;

Loan purpose: Investment in the Rubber Plantation Replanting Project (period 2016 - 2020);

Loan term: 10 years;

Interest rate: According to each debt acknowledgment note;

Collateral: Ownership and exploitation rights of rubber plantations with a total area of 1,191.75 ha in Tan Hoa Commune, Tay Ninh Province, as per the Land Use Rights, Ownership of Houses and Other Assets Attached to Land Certificates Nos. BM 189986 and BM 189987 (Entry Nos. CS01408 and CS01409) issued by the Department of Natural Resources and Environment of Tay Ninh Province on January 20, 2016; all property rights related to the rubber plantations on land as per Land Use Rights, Ownership of Houses and Other Assets Attached to Land Certificates Nos. BM 189986 and BM 189987. These secured assets have been fully registered for secured transactions.

Principal balance at the end of the year: VND 15,559,000,000, of which the principal due within the next 12 months is VND 3,200,000,000.



19. Owner's Equity

a. Statement of changes in owner's equity

	Owner's invested capital	Asset revaluation surplus (1)	Foreign exchange reserve (2)	Investment & development fund	Undistributed profit	Non-controlling interests	Total
Opening balance of previous period:	879.450.000.000	49.139.022.270	212.348.633.479	246.114.300.130	421.426.878.501	859.016.377.212	2.667.495.211.592
Profit in previous period					419.753.290.961	136.021.493.673	555.774.784.634
Appropriation to investment & development fund				65.675.802.704	(65.675.802.704)		-
Dividends from previous period's profit					(175.890.000.000)		(175.890.000.000)
Appropriation to bonus & welfare fund					(10.612.000.000)		(10.612.000.000)
Appropriation to management bonus					(193.000.000)		(193.000.000)
Dividends from previous year's profit at subsidiaries					(229.564.779)	(34.042.985.601)	(34.272.550.380)
Appr. to bonus & welfare fund at subsidiaries					(45.407.005)	(31.592.995)	(77.000.000)
Withholding tax in Kingdom of					(24.049.926.927)	(16.733.303.843)	(40.783.230.770)
Other decreases					(680.392.449)	(473.399.089)	(1.153.791.538)
Exchange diff. from translation of Financial Statements			49.613.071.456			34.296.317.238	83.909.388.694
Closing balance of previous period	879.450.000.000	49.139.022.270	261.961.704.935	311.790.102.834	563.804.075.598	978.052.906.595	3.044.197.812.232
Opening balance of current period	879.450.000.000	49.139.022.270	261.961.704.935	311.790.102.834	563.804.075.598	978.052.906.595	3.044.197.812.232
Profit in current period					343.002.476.959	120.287.168.382	463.289.645.341
Appropriation to investment and development fund				107.942.055.763	(107.942.055.763)		-
Dividends from previous period's profit					(149.506.500.000)	(140.582.669.012)	(290.089.169.012)
Provision for bonus and welfare fund					(12.810.000.000)	(29.951.800)	(12.839.951.800)
Appropriation to management bonus					(277.000.000)		(277.000.000)
Additional CIT at subsidiaries					(8.166.772.741)	(5.682.224.736)	(13.848.997.477)
Exchange diff. from translation of Financial Statements			(31.985.137.397)		26.613.569.476	(3.345.584.967)	(8.717.152.888)
Closing balance of current period	879.450.000.000	49.139.022.270	229.976.567.538	419.732.158.597	654.717.793.529	948.699.644.462	3.181.715.186.396

(1) The asset revaluation surplus of VND 49,139,022,270 represents the difference between the book value of the Parent Company's investment and the Parent Company's ownership interest in the subsidiary's equity at the time of equitization.

(2) Differences arising from the translation of Financial Statements of Tan Bien - Kampong Thom Rubber Development Co., Ltd and Mekong Rubber Co., Ltd (a subsidiary of Tan Bien - Kampong Thom Rubber Development Co., Ltd) from KHR to VND.

b. Details of Owner's Equity Contribution

	<u>Closing balance</u>	<u>Proportion (%)</u>	<u>Opening balance</u>	<u>Proportion (%)</u>
Vietnam Rubber Group - JSC	865.905.530.000	98,46%	865.905.530.000	98,46%
Other shareholders	13.544.470.000	1,54%	13.544.470.000	1,54%
Total	879.450.000.000		879.450.000.000	

c. Capital transactions with owners and distribution of dividends and profits

	<u>Closing balance</u>	<u>Opening balance</u>
- Owner's invested capital		
Contributed capital at the beginning of the period	879.450.000.000	879.450.000.000
Contributed capital at the end of the period	879.450.000.000	879.450.000.000
- Dividends and profits distributed	0	0

d. Shares

	<u>Closing balance</u>	<u>Opening balance</u>
- Number of shares registered for issuance (Shares)	87.945.000	87.945.000
- Number of shares sold to the public (Shares)		
Common shares (Shares)	87.945.000	87.945.000
- Number of shares outstanding (Shares)		
Common shares (Shares)	87.945.000	87.945.000
- Par value of shares outstanding: 10.000 VND/Share		

e. Funds

	<u>Closing balance</u>	<u>Opening balance</u>
Investment and development fund	419.732.158.597	311.790.102.834

20. Off-balance sheet items**a. Operating lease commitments**

The Company has entered into annual land lease contracts as follows:

Land lease contract in Tay Ninh Province: for the purposes of planting, exploiting, and processing rubber, constructing offices, and other production and business service facilities. The lease term is from July 1, 2004, to July 1, 2054. The total leased area is 67,777,844.8 m2 (of which the area subject to land rent is 66,135,820 m2, and the area exempt from land rent is 1,642,024.8 m2). Under this contract, the Company is required to pay annual land rent until the expiration date in accordance with current State regulations.

Land lease contract in Kampong Thom Province, Kingdom of Cambodia: for the purpose of rubber planting. The lease term is from 2010 to 2060. The total leased area is 6,016.24 ha.

Land lease contract in Kampong Thom Province, Kingdom of Cambodia: for the purpose of rubber planting. The lease term is from 2007 to 2057. The total leased area is 7,766.9 ha.

b. Foreign currencies

	<u>Closing balance</u>	<u>Opening balance</u>
US Dollar (USD)	8.200.408,32	10.754.676,26
Russian Ruble (RUB)	0	85,84
Cambodian Riel (KHR)	2.113.719.966	400.299.165

c. Bad debts written off

	<u>Closing balance</u>	<u>Opening balance</u>
Eksambath Company	461.871.194	461.871.194
Nguyen Duc Trading and Service Co., Ltd	455.793.000	455.793.000
Tan Phuoc Tai Mechanical Construction and Trading Co., Ltd	1.065.745.200	1.065.745.200
General Department of Customs and Excise of Cambodia	1.377.961.830	1.377.961.830
Total	3.361.371.224	3.361.371.224

VI. Additional information for items presented in the Consolidated Income Statement**1. Revenue from Sales of Goods and Provision of Services**

	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
- Revenue from finished rubber latex products	307.500.665.047	210.901.251.797
- Revenue from rubber latex goods	93.454.697.222	104.624.487.611
- Revenue from other products and services	60.140.348	120.423.058
Total	401.015.502.617	315.646.162.466

2. Deductions from revenue

	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
Total	0	0

3. Cost of Goods Sold

	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
- Cost of finished rubber latex products	106.376.762.367	74.979.313.280
- Cost of rubber latex goods	96.775.714.411	102.417.242.066
- Cost of other products and services	79.786.184	84.345.437
Total	203.232.262.962	177.480.900.783

4. Financial income

- Interest income from deposits and loans
- Dividends and shared profits
- Foreign exchange gains

Total

Quarter 3/2026

8.250.698.695

6.170.471.468

14.421.170.163

Quarter 3/2025

4.647.827.722

2.651.137.133

537.817.246

7.836.782.101

5. Financial expenses

- Interest expenses
- Foreign exchange losses

Total

Quarter 3/2026

177.694.811

4.054.050.849

4.231.745.660

Quarter 3/2025

123.029.377

1.690.688.814

1.813.718.191

6. Selling expenses

- Employee expenses
- Raw materials and tools expenses
- Outsourced service expenses
- Other expenses

Total

Quarter 3/2026

68.175.898

11.857.861

5.247.171.515

5.496.028.043

10.823.233.317

Quarter 3/2025

64.853.519

175.442.986

6.361.785.420

3.478.123.036

10.080.204.961

7. General and administrative expenses

- Employee expenses
- Raw materials and tools expenses
- Depreciation and amortization expenses
- Outsourced service expenses
- Other expenses

Total

Quarter 3/2026

14.769.707.267

4.153.425.162

1.465.404.340

3.659.224.185

4.328.512.169

28.376.273.123

Quarter 3/2025

9.042.635.601

667.795.855

890.684.311

1.681.585.179

2.597.153.995

14.879.854.941

8. Other income

- Disposal and Liquidation of fixed assets
- Other items

Total

Quarter 3/2026

9.884.695.632

9.884.695.632

Quarter 3/2025

10.574.033.784

5.818.474.755

16.392.508.539

9. Other expenses

	Quarter 3/2026	Quarter 3/2025
- Net book value of fixed assets and disposal expenses	108.681.551	446.587.535
- Other expenses	12.206.756.669	5.582.092.063
Total	12.315.438.220	6.028.679.598

10. Current corporate income tax expenses

	Quarter 3/2026	Quarter 3/2025
Current corporate income tax expenses at the Parent Company	-460.820.276	2.576.613.593
Current corporate income tax expenses at the subsidiaries	35.902.831.594	13.994.811.518
Total	35.442.011.318	16.571.425.111

Production and business costs by element

	Quarter 3/2026	Quarter 3/2025
Raw materials and consumables costs:	84.784.822.266	73.728.214.062
Labor costs:	117.622.935.194	119.172.574.735
Depreciation and amortization expenses:	40.940.682.536	39.007.053.077
Outsourced service costs:	15.088.010.051	15.286.740.701
Other expenses in cash:	49.998.092.186	15.656.157.413
Total	308.434.542.233	262.850.739.988

VIII. Other information**1. Events after the balance sheet date**

There have been no significant events occurring after the balance sheet date.

2. Segment reporting

By geographical area

	Vietnam	Overseas	Eliminations	Consolidated
Net revenue from external sales	435.921.494.643	973.566.414.160	-281.510.944.833	1.127.976.963.970
Segment assets	3.579.114.368.726	923.694.990.910	-836.895.948.847	3.665.913.410.789
Total cost of fixed asset purchases	29.577.707.511	18.970.445.182		48.548.152.693

3. Related party disclosures

In addition to the information on related parties already presented in other notes to the Consolidated Financial Statements, the Company had the following transactions with related parties during the period:

	<u>Relationship</u>	<u>As of September, 2026</u>	<u>As of September, 2025</u>
- Revenue from sales of goods and rendering of services			
Vietnam Rubber Group	Parent company	42.779.709.052	12.752.298.785
VRG Japan Rubber Export JSC:	Within the Group	40.748.773.887	8.518.698.785
		2.030.935.165	4.233.600.000
- Sale of liquidated rubber trees			
- DONGWHA MDF JOINT STOCK COMPANY	Within the Group	0	110.033.000.000
		0	110.033.000.000
- Purchase of materials, goods, and services			
Rubber Research Institute of Vietnam:	Within the Group	972.055.792	1.910.522.895
Loc Ninh Rubber Company Limited	Within the Group	860.055.792	1.910.522.895
Rubber Machinery Joint Stock Company	Within the Group	112.000.000	
		0	11.500.000

Transactions with other related parties are as follows:

	<u>Position</u>	<u>As of September, 2026</u>	<u>As of September, 2025</u>
Income of key management personnel			
		3.771.468.302	2.321.318.850
Mr. Truong Van Cu	Chairman of the BoD	693.225.852	506.899.296
Mr. Lam Thanh Phu	Member of BoD and General Director	669.571.767	249.475.979
Mr. Do Quoc Tuan	Member of BoD	54.235.000	52.692.000
Mr. Duong Tan Phong	Member of BoD and Deputy General Director	586.736.807	397.351.238
Mr. Tran Van Toan	Deputy General Director	567.664.966	387.403.576
Mr. Nguyen Van Sang	Head of the Supervisory Board	595.946.669	348.674.909
Mr. Hoang Van Vinh	Member of BoS	29.700.000	31.304.000
Mr. To Minh Tai	Member of BoS	20.013.636	
Mr. Lam Quang Phuc	Chief Accountant	554.373.605	347.517.852

4. Comparative figures

Comparative figures on the Consolidated Balance Sheet and corresponding notes are the figures from the Consolidated Financial Statements for the fiscal year ended December 31, 2025, which were audited by AASC Auditing Firm Co., Ltd. Comparative figures on the Consolidated Income Statement, Consolidated Cash Flow Statement, and corresponding notes are the figures from the Consolidated Financial Statements for the third quarter of 2025, which were prepared by the Company.

Report Preparer



Nguyen Tran Thien Phuc

Chief Accountant

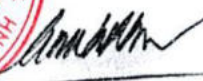


Lam Quang Phuc



Approved on October 19, 2026

**Legal Representative
General Director**



Lam Thanh Phu