

Số: 128/MH3/2025.

Dong Nai, date 20. October, 2025

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 Quarter 3/2025 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 Q3/2025 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 2025 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 2025 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

+ 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 ..*20*..October, 2025 at the following link: <https://blip.vn/tin-doanh-nghiep-minh-hung-cong-bo>. *[Signature]*

Attachment files:

- Unreviewed Q3/2025.Financial Statements

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



TỔNG GIÁM ĐỐC

Phạm Huy Thành

BINH LONG RUBBER INDUSTRIAL PARK JSC

Form B 01 - DN

Minh Hung ward, Dong Nai province

Promulgated according to the Circular No. 200/2014/TT-BTC
date 22/12/2014 by the Ministry of Finance

BALANCE SHEET

QUARTER 3/2025

Currency unit: VND

Indicators	Code	Explain	Previous Period	Reporting Period
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		858.401.598.496	838.304.746.891
I. CASH AND CASH EQUIVALENTS (110=111+112)	110		19.872.933.994	1.863.090.848
1. Cash	111	3	19.872.933.994	1.863.090.848
2. Cash equivalents	112		0	0
II. SHORT-TERM FINANCE INVESTMENT (120=121+122+123)	120	4	809.649.000.000	810.200.000.000
1. Securities held-for-trading	121		0	0
2. Provision short-term securities investment (*)	122		0	0
3. Investments held-to-maturity	123		809.649.000.000	810.200.000.000
III. SHORT-TERM RECEIVABLES (130=131+132+133+134+135+136+137+139)	130		28.523.109.658	23.717.049.036
1. Short-term receivables due to customers	131	5	27.229.199.400	22.957.633.514
2. Short-term prepaid expenses to suppliers	132	6	1.066.840.214	938.582.676
3. Internal short-term receivables	133		-	0
4. Construction contract progress receivables due to customers	134		-	0
5. Short-term loan receivables	135		-	0
6. Other receivables	136	7	13.875.070.344	15.468.833.146
7. Provision for bad receivables (*)	137		(13.648.000.300)	-15.648.000.300
8. Shortage of assets awaiting resolutions	139		-	0
IV. INVENTORIES (140=141+149)	140		191.958.149	367.801.995
1. Inventories	141		191.958.149	367.801.995
2. Provision for devaluation of inventories (*)	149		0	0
V. OTHER SHORT-TERM ASSETS	150		164.596.695	2.156.805.012
1. Short-term assets expenses	151			
2. VAT Deducted	152		-	0
3. Statutory obligations	153	15	164.596.695	2.156.805.012
4. Trading Government Bonds	154		-	0
5. Other short-term assets	155		-	0
B. LONG - TERM ASSETS (200=210+220++230+240+250+260)	200		357.058.078.276	368.632.425.228

Indicators	Code	Explain	Previous Period	Reporting Period
I. LONG - TERM RECEIVABLES (210=211+212+213+214+215+216+219)	210		0	0
1. Long - term receivables from customers	211		0	0
2. Long -term prepaid expenses to suppliers	212		0	0
3. Working capital from sub-units	213		0	0
4. Internal long - term receivables	214		0	0
5. Receivables from long - term loans	215		0	0
6. Other long-term receivables	216		0	0
7. Provision for long-term bad receivables(*)	219		0	0
II. FIXED ASSETS (220=221+224+227)	220		90.009.782.768	94.088.264.778
1. Tangible fixed assets (221=222+223)	221	9	90.009.782.768	94.088.264.778
- Original cost	222		154.003.005.393	152.163.005.393
- Accumulated depreciation (*)	223		(63.993.222.625)	-58.074.740.615
2. Financial leasing fixed assets (224=225+226)	224		0	0
- Original cost	225		0	0
- Accumulated depreciation(*)	226		0	0
3. Intangible fixed assets (227=228+229)	227		0	0
- Original cost	228		0	0
- Accumulated depreciation (*)	229		0	0
III. Investment Real estate (230=231+232)	230	10	124.793.224.221	133.252.923.993
- Original costs	231		224.434.237.592	224.434.237.592
- Accumulated depreciation (*)	232		(99.641.013.371)	-91.181.313.599
IV. Long - term cost in process	240	8	23.589.852.107	23.162.931.544
1. Long - term cost for work in process	241		0	0
2. Cost for capital construction in process	242		23.589.852.107	23.162.931.544
V. LONG-TERM FINANCE INVESTMENTS (250=251+252+253+254+255)	250	4	0	0
1. Investment in equity of subsidiaries	251		0	0
2. Investment in Joint - venture, associates	252			
3. Investments in equity of other entities	253			
4. Provision for long-term finance investment (*)	254		0	0
5. Investment held-to-maturity	255		0	0
VI. OTHER LONG-TERM ASSETS (260=261+262+268)	260	11	118.665.219.180	118.128.304.913
1. Long-term prepaid expenses	261		118.665.219.180	118.128.304.913
2. Deffered income tax assets	262		0	0
3. Long-term equipments, materials, spare parts	263		0	0
4. Other long-term assets	268		0	0
TOTAL ASSETS (270=100+200)	270		1.215.459.676.772	1.206.937.172.119
C. LIABILITIES	300		631.418.076.098	615.318.940.171
I. SHORT -TERM LIABILITIES (310=311+312+313+314+315+316+317+318+319+320+323)	310		76.516.583.232	30.671.493.727

Indicators	Code	Explain	Previous Period	Reporting Period
1. Short - term payables to suppliers	311	13	5.257.627.456	4.907.701.564
2. Short-term advances from customers	312	14	-	0
3. Statutory obligations	313	15	8.942.276.763	2.187.842.115
4. Payables to employees	314		849.529.767	1.177.973.901
5. Short-term accrued expenses	315	16	14.682.465.247	564.851.927
6. Short -term internal payables (to related parties)	316		-	0
7. Construction contract progress payment due to customers	317		-	0
8. Short-term unrealizable revenue	318	17	27.018.800.120	17.380.287.820
9. Other short-term receivables	319	18	19.735.582.207	4.336.863.617
10. Short-term loans and debts to finance leasing	320	12	-	0
11. Provision for short-term payables	321		-	0
12. Bonus and welfare funds	322		30.301.672	115.972.783
13. Price stabilization funds	323		-	0
14. Trading government bonds	324		-	
II. LONG - TERM LIABILITIES				
(330=331+332+333+334+335+336+337+338+339+340+341+342+343)	330		554.901.492.866	584.647.446.444
1. Long - term payables to suppliers	331		-	0
2. Long - term advances from customers	332		-	0
3. Long - term accruals	333		-	16.710.737.717
4. Internal payable to Working capital	334		-	0
5. Long - term internal payable	335		-	0
6. Long - term unrealizable revenue	336	17	554.901.492.866	567.936.708.727
7. Other long-term payable	337	18	-	0
8. Long-term loans and debts to finance leasing	338			
9. Convertible bond	339		-	0
10. Preferred shares	340		-	0
11. Payable taxes and deferred income	341		-	0
12. Provision for long - term payable	342		-	0
13. Funds for development of Science and Technology	343			
D. OWNERSHIP EQUITY (400 = 410+430)	400		584.041.600.674	591.618.231.948
I. OWNERSHIP EQUITY				
(410=411+412+413+414+415+416+417+418+419+420+421+422)	410	19	551.230.515.799	556.564.176.883
1. Contributed chartered capital (411=411a+411b)	411		240.000.000.000	240.000.000.000
- Voting ordinary shares	411a		240.000.000.000	240.000.000.000
- Preferred shares	411b		0	0
2. Surplus capital	412		215.713.888.362	215.713.888.362
3. Option convertible bonds right	413		0	0
4. Other ownership equity	414		0	0
5. Treasury Stock(*)	415		0	0
6. Differences upon asset revaluation	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and development funds	418		60.775.000.000	55.000.000.000
9. Fund management entities	419		0	0

Indicators	Code	Explain	Previous Period	Reporting Period
10. Other funds belong to ownership equity	420		0	0
11. Undistributed after-tax profit (421=421a+421b)	421		34.741.627.437	45.850.288.521
- Previous year Undistributed earnings	421a		288.521	52.627.189
- Present year Undistributed earnings	421b		34.741.338.916	45.797.661.332
12. Capital construction investment funds	422			
II. OTHER BUDGET RESOURCES AND FUNDS (430=432+433)	430		32.811.084.875	35.054.055.065
1. Budget resources	431		10.900.015.054	10.900.015.054
2. Budget resources used to acquire fixed assets	432		21.911.069.821	24.154.040.011
Total capital resource	440		1.215.459.676.772	1.206.937.172.119

Date October 17, 2025

Preparer



Le Thi Hoang Thao

Chief Accountant



Le Van Trung

General Director



Phan Huy Thanh

BINH LONG RUBBER INDUSTRIAL PARK JSC

Minh Hung ward, Dong Nai province

Form no. B03 - DN

(Promulgated according to the Circular No. 200/2014/TT-BTC
late 22/12/2014 by the Ministry of Finance

CASH FLOW STATEMENTS

(Master sheet form)

(Under direct method)

QUARTER 3/2025

Currency Unit: VND

Interpretation	Code	Accumulated from beginning to end period present year	Accumulated from beginning to end period previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES		0	0
1. Cash receipts from selling, providing services and other revenues	01	72.901.338.595	58.022.903.405
2. Cash paid to suppliers of goods and services	02	-44.636.372.602	-42.985.747.238
3. Cash paid to employees	03	-8.899.432.737	-6.557.886.577
4. Interest paid	04	0	
5. Corporate income taxes paid	05	-1.836.965.983	-12.184.258.158
6. Other cash receipts from operating activities	06	29.443.537.146	39.570.772.149
7. Other cash paid to operating activities	07	-6.436.679.238	-64.518.719.814
Net cash flows from operating activities	20	40.535.425.181	-28.652.936.283
II. CASH FLOWS FROM INVESTING ACTIVITIES		0	0
1. Cash paid to purchase, building fixed assets and other long-term assets	21	-406.880.000	-464.515.200
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	-271.719.000.000	-1.687.452.930.411
4. Receipts from loans provided to other entities' debt-based instruments	24	272.270.000.000	1.422.662.543.801
5. Cash paid to contribution chartered capital in other entities	25		
6. Cash receipts from contribution chartered capital other entities	26		0
7. Proceeds from interest received, dividends received	27	17.073.777	24.966.109
Net cash flows from investing activities	30	161.193.777	-265.229.935.701
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	-22.686.775.812	-39.415.818.793
Net cash flows from financing activities	40	-22.686.775.812	-39.415.818.793
Net cash flows within the period (50 = 20 + 30 + 40)	50	18.009.843.146	-333.298.690.727
Cash and cash equivalents at the beginning of the period	60	1.863.090.848	341.023.735.886
Impact of exchange rate fluctuation	61		0
Cash and cash equivalents at the end of the period (70 = 50+61)	70	19.872.933.994	7.725.045.159

Preparer

Chief of accountant

Date October 17, 2025

General Director



Le Thi Hoang Thao



Le Van Trung




Phan Huy Thanh

INCOME STATEMENTS

Quarter 3rd/2025

Master sheet form


Currency unit: VND

Interpretation	Code	interpretation	QUARTER 3/2025		Accumulated from beginning to end	
			Reporting period	Previous period	Reporting period	Previous period
1. Revenue from sales and services provision	1	25	25.527.582.174	22.847.172.361	74.304.035.195	68.584.595.616
2. Revenue deductions	2		0	0	0	0
3. Net Revenue from sales and services provision (10=01-02)	10		25.527.582.174	22.847.172.361	74.304.035.195	68.584.595.616
4. Original cost of good sold	11	26	18.345.107.559	15.653.664.975	50.115.544.499	36.892.554.400
5. Gross profit from sales and services provision (20=10-11)	20		7.182.474.615	7.193.507.386	24.188.490.696	31.692.041.216
6. Income from financing activities	21	27	9.817.644.173	4.105.228.329	28.617.200.433	29.900.208.939
7. Expenses from financing activities	22	28	0	0	0	0
- In which: Interest expenses	23		0	0	0	0
8. Sale expenses	25	31	24.086.140	24.086.140	72.258.420	72.258.420
9. General and administrative expenses	26	31	2.016.878.367	3.807.861.240	10.676.286.184	13.286.584.411
10. Net Operating profit [30=20+(21-22)-(25+26)]	30		14.959.154.281	7.466.788.335	42.057.146.525	48.233.407.324
11. Other income	31	29	246.900.907	152.572.630	1.505.905.192	325.180.495
12. Other expenses	32	30	3.628	99.912.610	1.918.502	129.980.649
13. Other profit (40 = 31-32)	40		246.897.279	52.660.020	1.503.986.690	195.199.846
14. Net profit before tax(50=30+40)	50		15.206.051.560	7.519.448.355	43.561.133.215	48.428.607.170
15. Current corporate income tax expense	51	32	3.076.693.983	1.530.596.514	8.819.794.299	9.807.603.173
16. Deferred corporate income tax expense	52	32	0	0	0	0
17. Net profit after tax (60=50-51-52)	60		12.129.357.577	5.988.851.841	34.741.338.916	38.621.003.997
18. Basic earnings per share (*)	70		505	250	1.448	1.609
19. Diluted earnings per share(*)	71		0	0	0	0

Preparer


Le Thi Hoang Thao

Chief of Accountant


Le Van Trung

Date October 17, 2025

General Director




Phan Huy Thanh

Binh Long Rubber Industrial Park JSC

Address: 3A zone, Minh Hung wards, Dong Nai province.

Form B 09a - DN

(Promulgated with the Circular No 200/2014/TT-BTC on December 22, 2014 of the Minister of Finance)

STANDALONE FINANCIAL STATEMENTS EXPLANATION**Quarter 3rd/2025****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 9th time into Business registration certificate No. 3800378251 on August 20th, 2024 granted by the Department of Planning and Investment of Binh Phuoc 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 characteristics of the Company's business activities in the accounting period which impact on Financial Statements;

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

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 200/2014/TT-BTC on December 22, 2014.

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

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 business corporation contracts.
10. Accounting principles for deferred corporate income tax
11. Accounting principles for prepaid expenses
12. Accounting principles for liabilities

13. Accounting principles for recording loans and liabilities to finance lease.
14. Principles for recording and capitalization borrowing costs.
 - Principles for recording borrowing costs.
 - Capitalization rate applied to determine borrowing costs capitalized in period.
15. Principle for recording payable expenses
16. Principles and methods for recording provisions payable
17. Principle for recording unrealized revenue.
18. Accounting principle for recording convertible bonds.
19. 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.
20. 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
21. Accounting principles for revenue deductions
 22. Accounting principle for cost of goods sold.
 23. Accounting principle for financial expenses.
 24. Accounting principle for goods sold expenses, managerial expenses.
 25. Principle and method recognizing current income tax/deferred income tax expenses.
 26. Other accounting principles and methods.

VI. Events or major transactions in interim accounting period

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	328,612,737	27,772,701
Termless deposit at bank	19,544,321,257	1,835,318,147
Cash equivalents	0	0
Total	19,872,933,994	1,863,090,848

4. Financing investments

Investments held to maturity	Closing balance		Opening balance	
	Original cost	Recording cost	Original cost	Recording cost
Short-term				
Term deposit	809,649,000,000	809,649,000,000	810,200,000,000	810,200,000,000
Long-term				
Term deposit				
Bonds	0	0	0	0
Other investments				

5. Receivable from customers

	Closing balance	Opening balance
	27,229,199,400	22,957,633,514
+ Detailed receivables from customers of which accounting for 10% upwards of total receivables		
MDF VRG Dongwha Co., Ltd	1,517,582,914	1,286,832,413
Longfa Vietnam Co., Ltd	522,816,302	555,008,593
Green Solution JSC	5,895,260,779	5,927,985,900
Ben Thang Hai Co., Ltd	860,290,636	926,979,860
Uu Viet Paper Co., Ltd	5,565,698,578	7,501,619,387
Hoa Mai Kintergarten JSC	585,837,145	785,837,145
Minh Hung Paper Co., Ltd	1,295,499,213	571,177,624
Thuy Tram trading & service Co., Ltd	687,907,358	626,468,296
Thuan An Paper Co., Ltd	3,475,290,045	1,373,926,535
Nam Long Paper Co., Ltd	668,066,690	562,621,523
Khoi Nguyen Paper Co., Ltd	921,214,318	658,503,315
Trach Lam Wooden Co., Ltd	96,285,996	89,891,643
Tan An Co., Ltd	1,389,986,667	876,647,570
YEE HUNG international Co, Ltd	640,276,000	419,087,680
Trach Lam Wooden JSC	585,473,400	195,012,141
RONGHENG Vietnam Co., Ltd	929,195,217	358,791,979
Truong Thinh Construction Invest&Trade JSC	184,971,600	
SAM WOON IND Co., Ltd.	323,722,317	
YunShing Technology Textile Co., Ltd	921,335,706	

6. Prepaid Expenses

	Closing balance	Opening balance
Short-term receivable from customers	1,066,840,214	938,582,676
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

185,631,125

145,200,000

Nam Quoc Investment and Consultant JSC

149,438,520

7. Other receivables**Closing balance****Opening balance**

	Value	Reservation	Value	Reservation
Short-term	13,875,070,344		15,468,833,146	
Privatization receivable; Dividends and profits receivables				
Deposit/ Court fees	116,253,220		90,184,491	
Lendings				
Other receivables	13,758,817,124		15,378,771,626	
Deposit interests receivables	11,826,857,725		14,782,862,465	
Other receivables	1,931,959,399		595,786,190	
Total	13,875,070,344		15,468,833,146	

8. Long-term assets in progress

	Closing balance	Opening balance
Capital Construction in progress		
+ Purchases;	37,500,000	37,500,000
+ Capital Construction;	23,552,352,107	23,125,431,544
Total	23,589,852,107	23,162,931,544
- 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:		1,912,631,897
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	140,682,553,981	2,206,937,500	8,050,560,639	38,100,000	540,550,364	644,302,909	152,163,005,393
Purchases in year			1,840,000,000				1,840,000,000
Capital construction investment accomplished							0
- Other increase							0

- Transfer to investment properties							0
- Disposal							
- Other decrease							0
Year-end balance	140,682,553,981	2.206.937.500	9.890.560.639	38,100,000	540,550,364	644,302,909	154,003,005,393
- Cumulative depreciation cost							0
- Initial year balance	50,767,337,708	1,588,393,570	4,624,033,394	38,100,000	530,326,048	526,549,893	58,074,740,613
- Depreciation yearly	5,207,052,238	104,096,877	568,290,398	0	10,224,316	28,818,183	5,918,482,010
Other increase							0
- Transfer to investment properties							0
- Disposal							
- Other decrease							0
Year – end balance	55,974,389,947	1,692,490,446	5,192,323,792	38,100,000	540,550,364	555,368,078	63,993,222,625
Remained value							0
At first day initial year	89,915,216,273	618,543,931	3,426,527,245	0	10,224,316	117,753,016	94,088,264,780
- At last day year-end	84,708,164,035	514.447.053	4.698.236.847	0	0	88,934,833	90,009,782,768

10. Increase, decrease in investment properties

Item	No,	Increase	Decrease	No,
	Initial Year	In year	In year	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	91,181,313,599	8,459,699,772		96,831,869,896
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	91,181,313,599	8,459,699,772		99,641,013,371
Remained cost	133,252,923,993		8,459,699,772	124,793,224,221
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	133,252,923,993		8,459,699,772	124,793,224,221

11. Expenses prepaid

	Closing balance	Opening balance
Long term	118,665,219,180	118,128,304,913
- Expenses for insurance		
- (Other expenses: detailing in case of major value)	118,665,219,180	118,128,304,913
+ Cost of mine clearance	1,199,808,457	1,232,262,589
+ Cost of filling and level-ling occupancy surface	847,623,644	870,162,494
+ Rubber plantation compensation cost	3,919,512,624	4,017,029,934
+ Brokerage Commission fees	3,170,277,774	3,242,536,194
+ Land rental tax to State Budget	103,933,606,199	103,933,606,199
+ Equipment and facilities	163,501,171	487,394,769
+ Other long-term expenses	5,430,889,311	4,345,312,734
Total	118,665,219,180	118,128,304,913

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 paid	can be paid
- Short - term trade payables	5,257,627,456	5,257,627,456	4,907,701,564	4,907,701,564	
+ Detailed each subject which account for more than 10% of total payable;					
BIWASE BP Co., Ltd	3,976,787,615	3,976,787,615	3,236,549,627	3,236,549,627	
Cao Gia Quy Environment Limited Company	155,815,920	155,815,920	94,868,280	94,868,280	
Hoang Nguyen Investment and Development Co., Ltd	430,160,080	430,160,080	430,160,080	430,160,080	
Hoang Hung Transportation and Trading Co., Ltd	190,000,000	190,000,000			
Thien Phuong Co., Ltd	741,783,834				
Phat Thien Phu Co., Ltd	101,619,360				
Payable to related subjects	703,512,768	703,512,768	1,146,123,577	1,146,123,577	
Total	5,257,627,456	5,257,627,456	4,907,701,564	4,907,701,564	
14. Other payables	Closing balance		Opening balance		
- Short term		19,735,582,207		4,336,863,617	
+ Surplus of assets awaiting for resolution					
+ Trade union fees		10,937,176		91,124,986	
+ Social insurance		0		0	
+ Health insurance		0		0	
+ Unemployment insurance				0	
+ Privatization payable					
+ Short term collateral and deposits,		1,960,219,864		2,003,240,486	
+ Dividends, profit payable		17,764,425,167		2,051,200,979	
+ Other payables		0		191,297,166	
Total		19,735,582,207		4,336,863,617	
15. Statutory obligations	Opening balance		Closing balance		
	Opening balance	Payable amount in year	Already paid amount in year	Closing balance	

a) Payable (detailed taxes)

- Value added tax	(1,674,975,329)	4,759,667,655	2,962,209,862	122,482,464
- Corporate income tax	1,836,965,983	8,819,794,299	1,836,965,063	8,819,794,299
- Personal income tax	(130,953,551)	376,556,040	410,199,184	(164,596,695)
- Property tax and Land rental	0	0	0	0
- License tax	0	3,000,000	3,000,000	0
- Registration tax	0	0	0	0
- Other taxes	0	1,278,501,077	1,278,501,077	0
Total	31,037,103	15,237,519,071	6,490,876,106	8,777,680,068
Receivable taxes	2,156,805,012			1,203,501,921
Payable taxes	2,187,842,115			6,229,942,081

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
- 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 2024 (16%)	38,400,000,000	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	50,000,000,000	215,713,888,362	45,191,627,189	550,905,515,551
- Contributed capital increased previous year	0	0	0	0	0	0
- Profit in previous year					45,797,661,332	45,797,661,332
- other increase						0
- Contributed capital decrease previous year						
- extracted to fund, dividends			5,000,000,000		(45,139,000,000)	(40,139,000,000)
Contributed capital balance in present year	240,000,000,000	0	55,000,000,000	215,713,888,362	45,850,288,521	556,564,176,883
- Contributed capital increased present year	0		0	0		0
- Profit in present year					34,741,338,916	34,741,338,916
- Other increased						
Contributed capital decreased present year		0				0
- loss in present year						0
- extracted to fund, dividends	0	0	5,775,000,000	0	(45,850,000,000)	(40,075,000,000)
End year balance	240,000,000,000	0	60,775,000,000	215,713,888,362	34,741,627,437	551,230,515,799

Stock

- Quantity of Authorized issuing stocks

Closing balance

24,000,000

Opening balance

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	...	...

* *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	3 rd Quarter		Accumulated total from beginning balance to closing balance	
	Present period	Previous period	Present period	Previous period
1. Revenue from sales and services provision	25,527,582,174	22,847,172,361	74,304,035,195	68,584,595,616
- Revenue from trading investment properties	11,108,979,892	10,264,953,607	31,632,356,946	30,403,730,254
- Revenue from fresh water provision service	11,756,654,264	9,802,151,254	35,325,833,373	30,543,204,548
- Revenue from waste water treatment service	2,661,948,018	2,780,067,500	7,345,844,876	7,637,660,814
Others				
2. Revenue deductions				
3. Net profit from sales and services provision				

26. Original cost of good sold

	Quarter 3 rd /2025	Quarter 3 rd /2024
- Expenses in investment properties	5,194,173,534	3,710,148,240
- Original cost of fresh water provision service	10,793,528,137	8,821,092,398
- Giá vốn của dịch vụ đã cung cấp xử lý nước thải	2,357,405,888	3,122,424,337
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	18,345,107,559	15,653,664,975

27. Income from financing activities

	Quarter 3 rd /2025	Quarter 3 rd /2024
- Interest income, interest from loans	9,817,644,173	4,105,228,329
- 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	9,817,644,173	4,105,228,329

28. Financial expenses

	Quarter 3 rd /2025	Quarter 3 rd /2024
- 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;		
- Provision for devaluation of trading securities and investment losses;		
- Other financial costs;		
- Deductions in financial expenses.		
Total	0	0

29. Other income

	Quarter 3 rd /2025	Quarter 3 rd /2024
- Disposal of fixed assets;		
- Brokerage commission from Telecom;	19,277,271	11,348,994

- Construction contract documents earned;		
- Income from electricity bills collected;		
- Other (Advertising contracts earned)	227,623,636	141,223,636
Total	246,900,907	152,572,630

30. Other expensesQuarter 3rd/2025Quarter 3rd/2024

- Remained value of fixed assets and cost of disposal of fixed assets;		
- Cost of electricity supplying activity		
- Cost for non-compliance as fines, penalties	3,628	99,912,610
- Other	0	0
Total	3,628	99,912,610

31. Selling expenses and General administrative expenses

Selling expenses and General administrative expenses		
	Quarter 3 rd /2025	Quarter 3 rd /2024
1) Amounts of General administrative expenses arising in period	2,016,878,367	3,807,861,240
- Detailed amounts which account for more than 10% of total general administrative expenses		
Expenses for raw materials, materials	36,502,215	57,847,662
Labor	2,182,603,094	2,044,970,098
Depreciation and amortization	382,247,514	259,965,947
Tax, charge, fee	25,611,700	9,219,100
Expenses from external services	784,148,359	1,006,579,493
Other expenses by cash	573,515,48	425,728,940
Assessories, equipments	32,250,001	3,550,000
Provision for expenses	(2,000,000,000)	
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 3rd/2025	Quarter 3rd/2024
Total profit before tax	3,873,841,851	2,722,857,987
Expense increases (Unreasonable expenses)	177,414,729	33,621,602
Remuneration arising Corporate income tax	4,051,256,580	2,756,479,589
Expenses for taxable income (Current corporation income tax expense rate 20%)	810,251,316	551,295,918
Corporate income tax deducted (50%)		
Corporate income tax payable at ending period of major business activity	810,251,316	551,295,918
Corporate income tax from service provision business		
Total profit before tax	963,126,127	981,058,856
Remuneration arising Corporate income tax	963,126,127	981,058,856
Expenses for taxable income (rate 20%)	192,625,225	127,740,404
Current corporation income tax expense rate 20%	192,625,225	127,740,404
Corporate income tax from other business activities		
Total profit before tax	10,369,083,582	4,015,356,732
Expense increases	3,628	99,912,610
- Unreasonable expenses	3,628	99,912,610
- Loss in foreign exchange rate difference at closing period		
Expenses for taxable income (rate 20%)	10,369,087,210	3,915,444,122
Current corporation income tax expense rate 20%	2,073,817,442	851,560,192
Total Current corporation income tax expense	2,073,817,442	851,560,192
Total corporation income tax expense payable at closing period	3,076,693,983	1,530,596,514

33. BUSINESS AND PRODUCTION COST BY ITEMS

Business and production cost by items	Quarter 3rd/2025	Quarter 3rd/2024
- Raw materials	285,668,067	321,548,255
- Labor	2,264,796,083	2,145,756,470
- Depreciation and amortization	4,039,918,024	3,805,994,196
- Expenses from external services	784,148,359	1,019,348,593
- Other expenses by cash	687,713,326	449,815,080
Total	8,062,243,859	7,742,462,594

34. Transaction and balance with related parties

Transaction with related parties

Balance with related party:	Balance content	Quarter 3rd/2025	Quarter 3rd/2024
MDF VRG Dongwha Joint-Venture Co.,	Income from sale and service provision	3,849,887,472	4,278,028,612

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 3rd/2025	Date executing transaction with the Company
Binh Long Rubber Co., Ltd	Chairperson of Board of Directors	0	
Nam Tan Uyen Joint Stock Corporation	Major Shareholder	14,510,676,800	August 22, 2025

Balance with related parties:

Balance with related parties	Balance content	Closing balance	Beginning balance
MDF VRG Dongwha Joint-Venture Co.,	Short-term receivable	1,517,582,914	1,286,832,413

Remuneration, Income of key managers

Full Name	Position	In 2025	In 2024
Mr. Le Van Vui	Former chairman (until date 26/6/2024)	0	18,000,000
Mr. Ha Trong Binh	Board member (until date 26/6/2024)	0	13,500,000

Mr. Ha Hue Hai	Board member, General director (until date 26/6/2024)	6,000,000	353,785,920
Mr. Hoang Van Xuyen	Chairman	18,000,000	27,000,000
Mr. Phan Huy Thanh	Board member, General director	313,242,656	219,956,971
Mr. Nguyen Huu Tu	Board member	23,500,000	27,000,000
Mr. Trinh Xuan Tien	Board member	23,500,000	27,000,000
Mr. Le Duc Le Van	Member of Supervisory board	17,000,000	18,000,000
Mr. Dinh Thanh Toan	Member of Supervisory board	13,000,000	9,000,000
Mr. Do Chi Hieu	Administrator, Secretary of Directors Board	21,600,000	25,200,000
Mr. Huynh Van Thi	Deputy General director	300,963,974	488,852,545
Mr. Vu Manh Xuan Tung	Chief of Supervisory board	277,080,152	448,343,715
Mr. Le Van Trung	Chief accountant	277,080,152	446,343,715

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 October 17, 2025

Preparer

Le Thi Hoang Thao

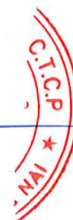
Chief accountant

Le Van Trung

General Director



Phan Huy Thanh



Binh Long Rubber Industrial park JSC

Address: Minh Hung ward
- Dong Nai province

No.: 129/MH3/2025.

*On: Explanation on the net profit
after tax differs by 10% or more
Quarter 3/2025 Financial Statements
compared to the same period of previous year*

To:

- The State Securities Commission.
- The Stock Exchange of Ha Noi.

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Dong Nai, date 29/ October /2025.

Binh Long Rubber Industrial Park JSC - stock symbol: MH3, would like to express our respectful greetings to The State Securities Commission, The Stock Exchange of Ha Noi.

In pursuance of the Circular No 96/2020/TT-BTC of the Minister of Finance, we would like to disclose the document of explanation 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 as follows:

Profit after tax in quarter 3/2025 is: 12,129,357,577 VND, equivalent to 202.53% compared to the same period report last year.

Profit after tax increased compared to the same period report last year due to the facts as follows:

Revenue from sales and service provision increased by 111.73% over the same period last year.

Revenue from financial activities increased by 239.15% over the same period last year, due to bank deposit interest rates decreased.

Original cost of goods sold decreased by 99.85 % over the same period last year.

Management costs decreased by only 52.97% over the same period last year. Due to the reversal of provision.

Other income sharply increased by 161,83% over the same period last year.

Profit after tax increased compared to the same period report last year mainly due to above factors.

Best regards!

GENERAL DIRECTOR



Phan Huy Thành