

**DAK LAK RUBBER JOINT STOCK COMPANY
(DAKRUCO)**



**FINANCIAL
STATEMENTS (SEPARATE)
QUARTER III/2025**

Dak Lak, October 2025

BALANCE SHEET

As of September 30, 2025

Unit: VND

Code	ASSETS	Note	Closing balance (as at 30/09/2025)	Opening balance (as at 01/01/2025)
1	2	3	4	5
100	A. SHORT-TERM ASSETS		249,467,464,059	188,392,991,717
110	I. Cash and cash equivalents		89,290,939,908	67,896,735,043
111	1. Cash	V.1	69,162,268,808	67,896,735,043
112	2. Cash equivalents		20,128,671,100	-
120	II. Short-term financial investments		11,157,763,432	11,110,852,000
121	1. Trading securities		-	-
123	2. Investments held to maturity	V.2	11,157,763,432	11,110,852,000
130	III. Short-term receivables		29,234,373,825	16,045,428,223
131	1. Short-term trade receivables	V.3	32,634,896,986	25,394,079,525
132	2. Short-term prepayments to suppliers	V.4	12,912,871,844	9,289,310,000
136	3. Other short-term receivables	V.5	5,434,635,375	3,743,399,078
137	4. Short-term provision for doubtful debts	V.6	(21,748,030,380)	(22,381,360,380)
139	5. Shortage of assets awaiting resolution		-	-
140	IV. Inventories	V.7	118,841,488,716	92,778,890,496
141	1. Inventories		122,468,122,599	92,789,916,805
149	2. Allowances for decline in value of inventories		(3,626,633,883)	(11,026,309)
150	V. Other short-term assets		942,898,178	561,085,955
151	1. Short-term prepaid expenses	V.8.1	228,072,014	548,181,742
152	2. Deductible VAT		714,826,164	-
153	3. Taxes and other receivables to the State	V.17	-	12,904,213
155	4. Other current assets		-	-
200	B. LONG-TERM ASSETS		2,108,705,820,993	2,179,760,141,513
210	I. Long-term receivables		-	-
215	1. Receivables on long-term loans	V.9	2,710,399,213	2,984,024,025
219	2. Provision for doubtful long-term receivables		(2,710,399,213)	(2,984,024,025)
220	II. Fixed assets		727,542,934,796	675,752,258,292
221	1. Tangible fixed assets	V.10	711,974,585,478	656,465,928,733
222	- Historical costs		1,434,949,343,042	1,341,981,457,590
223	- Accumulated depreciation		(722,974,757,564)	(685,515,528,857)
227	2. Intangible fixed assets	V.11	15,568,349,318	19,286,329,559
228	- Historical costs		17,962,945,976	21,650,676,217
229	- Accumulated depreciation		(2,394,596,658)	(2,364,346,658)
240	IV. Long-term assets in progress		635,185,466,487	636,709,765,229
241	1. Long-term work in progress	V.12	446,838,105	823,506,296
242	2. Construction in progress	V.13	634,738,628,382	635,886,258,933
250	V. Long-term financial investments	V.14	735,346,459,320	857,492,020,701
251	1. Investments in subsidiaries		388,387,995,284	836,133,024,630
252	2. Investments in associates and joint ventures		339,120,808,995	7,965,447,149
253	3. Investments in equity of other entities		7,939,327,297	13,495,221,178
254	4. Provisions for long-term financial investments		(101,672,256)	(101,672,256)
255	5. Held to maturity investment		-	-
260	VI. Other long-term assets		10,630,960,390	9,806,097,291
261	1. Long-term prepaid expenses	V.8.2	10,630,960,390	9,589,790,424
262	2. Deferred income tax assets	V.17	-	216,306,867
270	TOTAL ASSETS		2,358,173,285,052	2,368,153,133,230

BALANCE SHEET (cont'd)**As of September 30, 2025**

Code	RESOURCES	Note	Closing balance (as at 30/09/2025)	Opening balance (as at 01/01/2025)
1	2	3	4	5
300	C. LIABILITIES		661,325,827,149	683,122,352,715
310	I. Short-term liabilities		255,554,894,687	459,838,546,816
311	1. Short-term trade payables	V.15	43,962,113,803	38,593,479,260
312	2. Short-term advances from customers	V.16	18,755,964,887	22,981,090,932
313	3. Taxes and other payables to government budget	V.17	36,999,015,784	69,298,653,267
314	4. Payables to employees	V.18	47,901,330,578	29,080,781,604
315	5. Short-term accrued expenses	V.19	3,958,168,743	6,911,673,444
318	6. Short-term unearned revenues	V.20	33,006,972,301	20,857,118,477
319	7. Other short-term payables	V.21.1	32,025,086,835	89,608,095,910
320	8. Short-term borrowings and finance lease liabilities	V.22.1	300,000,000	143,394,099,889
321	9. Provision for short-term payables		-	-
322	10. Bonus and welfare fund	V.23	38,646,241,756	39,113,554,033
330	II. Long-term liabilities		405,770,932,462	223,283,805,899
337	1. Other long-term payables	V.21.2	76,805,002,958	86,798,757,775
338	2. Long-term borrowings and finance lease liabilities	V.22.2	327,707,937,030	135,227,055,650
343	3. Scientific and technological development fund		1,257,992,474	1,257,992,474
400	D. OWNER'S EQUITY		1,696,847,457,904	1,685,030,780,515
410	I. Owner's equity	V.24	1,696,847,457,904	1,685,030,780,515
411	1. Contributed capital		1,558,000,000,000	1,558,000,000,000
411a	- Ordinary shares with voting rights		1,558,000,000,000	1,558,000,000,000
411b	- Preference shares		-	-
418	2. Development investment funds		53,247,622,491	38,093,910,491
421	3. Undistributed profit after tax		85,599,835,413	88,936,870,024
421a	- Undistributed profit after tax brought forward		13,665,413,425	38,424,496,542
421b	- Undistributed profit after tax for the current year		71,934,421,988	50,512,373,482
422	12. Corporation arrangement support fund		-	-
430	II. Other sources and funds		-	-
431	1. Budget sources		-	-
432	2. Funds to form fixed assets		-	-
440	TOTAL RESOURCES		2,358,173,285,052	2,368,153,133,230

Dak Lak, October 28, 2025

Preparer



HOANG THI THU SUONG

Chief Accountant



LE THANH BINH

General Director



NGUYEN MINH

INCOME STATEMENT

Quarter III/2025

Unit: VND

Code	ITEMS	Note	This Quarter Current year	This Quarter Previous year	Cumulative from the beginning of the year to the end of this quarter (Current year)	Cumulative from the beginning of the year to the end of this quarter (Previous year)
01	1. Revenues from sales and services rendered	VI.1	173,272,032,034	155,430,259,586	415,072,085,325	357,179,491,997
02	2. Revenue deductions		-	-	93,333,450	-
10	3. Net revenues from sales and services rendered		173,272,032,034	155,430,259,586	414,978,751,875	357,179,491,997
11	4. Costs of goods sold	VI.2	161,688,535,344	143,434,460,121	385,784,800,315	341,107,917,826
20	5. Gross revenues from sales & services rendered		11,583,496,690	11,995,799,465	29,193,951,560	16,071,574,171
21	6. Financial income	VI.3	22,008,199,761	15,174,972,931	87,898,603,749	50,356,474,349
22	7. Financial expenses	VI.4	6,855,395,738	7,197,072,537	15,079,338,451	21,911,074,024
23	- In which: Interest expenses		6,662,767,891	6,750,524,351	14,630,080,574	20,556,734,922
25	8. Selling expenses	VI.5	3,215,357,859	3,169,812,689	7,840,355,251	7,651,037,966
26	9. General administration expenses	VI.6	5,494,825,138	4,241,612,660	19,087,695,989	11,800,462,542
30	10. Net profits from operating activities		18,026,117,716	12,562,274,510	75,085,165,618	25,065,473,988
31	11. Other income	VI.7	8,322,986,764	1,974,057,799	16,642,228,929	3,846,998,687
32	12. Other expenses	VI.8	4,401,069,198	1,941,376,744	4,707,889,806	6,138,394,209
40	13. Other profits		3,921,917,566	32,681,055	11,934,339,123	(2,291,395,522)
50	14. Total net profit before tax		21,948,035,282	12,594,955,565	87,019,504,741	22,774,078,466
51	15. Current corporate income tax expenses		3,215,839,383	-	14,868,775,886	-
52	16. Deferred corporate income tax expenses		-	-	216,306,867	-
60	17. Profits after corporate income tax		18,732,195,899	12,594,955,565	71,934,421,988	22,774,078,466

Preparer



HOANG THI THU SUONG

Chief Accountant



LE THANH BINH



Dak Lak, October 28, 2025

General Director

NGUYEN MINH

STATEMENT OF CASH FLOW

For the accounting period ending September 30, 2025

Mã số	Chi tiêu	Thuyết minh	Lũy kế từ đầu năm đến cuối quý này (Năm nay)	Lũy kế từ đầu năm đến cuối quý này (Năm trước)
1	2	3	4	5
	I. LƯU CHUYỂN TIỀN TỪ HOẠT ĐỘNG KINH DOANH			
01	1. Tiền thu từ bán hàng, cung cấp dịch vụ và doanh thu khác		438.651.930.901	391.461.291.971
02	2. Tiền chi trả cho người cung cấp hàng hóa, dịch vụ		(219.199.718.567)	(120.844.224.934)
03	3. Tiền chi trả cho người lao động		(130.367.565.504)	(104.308.612.745)
04	4. Tiền lãi vay đã trả	V.19;VI.4	(11.215.221.261)	(12.995.057.792)
05	5. Tiền thuế thu nhập doanh nghiệp đã nộp	V.17	(2.600.000.000)	
06	6. Tiền thu khác từ hoạt động kinh doanh		41.171.666.765	52.453.501.408
07	7. Tiền chi khác cho hoạt động kinh doanh		(208.541.256.252)	(80.601.569.597)
20	Lưu chuyển tiền thuần từ hoạt động kinh doanh		(92.100.163.918)	125.165.328.311
	II. LƯU CHUYỂN TIỀN TỪ HOẠT ĐỘNG ĐẦU TƯ			
21	1. Tiền chi để mua sắm TSCĐ, XD TSCĐ và các tài sản dài hạn khác		(50.152.299.354)	(424.010.388)
22	2. Tiền thu từ thanh lý, nhượng bán TSCĐ và các tài sản dài hạn khác		1.177.119.739	871.475.921
23	3. Tiền chi cho vay, mua các công cụ nợ của các đơn vị khác		(20.000.000.000)	(10.000.000.000)
24	4. Tiền thu hồi cho vay, bán lại các công cụ nợ của đơn vị khác		-	
25	5. Tiền chi đầu tư góp vốn vào đơn vị khác		(250.000)	
26	6. Tiền thu hồi đầu tư vốn vào đơn vị khác		188.051.520.000	46.321.350.528
27	7. Tiền thu lãi cho vay, cổ tức và lợi nhuận được chia	V.5;VI.3	18.082.467.777	19.554.585.688
30	Lưu chuyển tiền thuần từ hoạt động đầu tư		137.158.558.162	56.323.401.749
	III. LƯU CHUYỂN TIỀN TỪ HOẠT ĐỘNG TÀI CHÍNH			
33	1. Tiền thu từ đi vay	VII.1	283.914.204.263	180.164.900.000
34	2. Tiền trả nợ gốc vay	VII.2	(308.371.887.270)	(352.993.573.500)
40	Lưu chuyển tiền thuần từ hoạt động tài chính		(24.457.683.007)	(172.828.673.500)
50	Lưu chuyển tiền thuần trong năm (50=20+30+40)		20.600.711.237	8.660.056.560
60	Tiền và tương đương tiền đầu năm		67.896.735.043	41.059.892.311
61	Ảnh hưởng của thay đổi tỷ giá hối đoái quy đổi ngoại tệ		793.493.628	185.698.889
70	Tiền và tương đương tiền cuối năm (70=50+60+61)	V.1	89.290.939.908	49.905.647.760

Dak Lak, October 28, 2025

Preparer



HOANG THI THU SUONG

Chief Accountant



LE THANH BINH

General Director



NGUYEN MINH

NOTES TO THE FINANCIAL STATEMENTS (SEPARATE)

For Quarter III, 2025, ended September 30, 2025

These notes are an integral part of and should be read in conjunction with the Financial Statements (separate) for Quarter III ended September 30, 2025.

I. NATURE OPERATIONS

1. Form of ownership

Dak Lak Rubber Joint Stock Company (hereinafter referred to as “the Company”) is a Joint Stock Company converted under Decision No.1126/QD-UBND dated 22/04/2016 issued by the People's Committee of Dak Lak province on the equitization of Dak Lak Rubber Company Limited. The Company is an independent accounting entity operating under the business registration No. 6000175829 first issued by the Dak Lak Authority for Planning and Investment dated 15/11/2010, the Law on Enterprises, the Company's Charter and other relevant current legal regulations. Since its establishment, the Company has adjusted the business registration certificate 09 times and the last time was on January 17, 2025.

The Company's shares have been registered for trading on the UpCom of the Hanoi Stock Exchange under Decision No. 764/QD-SGDHN dated 15/11/2019. Stock code is DRG.

2. Principal scope of business

The company operates in the rubber industry and provides restaurant and hotel services.

3. Operating activities

The Company's business sectors are:

- Rubber tree planting;
- Manufacturing of plastics and primary synthetic rubber. Details: Rubber processing;
- Wholesale of raw agricultural and forestry products (except wood, bamboo, and rattan) and live animals. Details: Buying and selling: Rubber latex and some crops intercropped with rubber;
- Real estate business and land use rights under ownership, usage rights, or lease. Details: Warehouse and real estate business, as well as related warehouse services (transportation, cargo handling, packaging, containers).
- Short-term accommodation services. Details: Hotel, guesthouse, and tourism area business;
- Restaurants and mobile food services. Details: Restaurant business (food, beverages, alcohol, beer, cigarettes);

4. Normal production and business cycle

The Company's normal course of the business cycle is 12 months.

5. Characteristics of the Company's operations during the period affecting the (separate) financial statements

During the period, the Company divested its investments in the following entities:

- Subsidiary – Dak Lak Rubber Investment Joint Stock Company (DRI): The Company disposed of 11,597,500 shares, equivalent to 15.84% of the charter capital (pursuant to Resolution No. 08/NQ-HDQT dated May 22, 2024). Accordingly, the Company's ownership and interest percentage in DRI decreased from 60.84% as at January 1, 2025 to 45.0% as at September 30, 2025. The gain from the divestment amounted to VND 62,213,002,359.

- Thai Duong Rubber Joint Stock Company (long-term equity investment): The Company fully divested 360,000 shares (pursuant to Resolution No. 17/NQ-HDQT dated July 16, 2025). Consequently, the ownership interest decreased from 10.0% as at January 1, 2025 to 0.0% as at September 30, 2025. The gain from the divestment amounted to VND 3,213,559,823.



DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Apart from the above, there were no other legal, market, operational, managerial, financial, merger, division, or restructuring events that had any impact on the Company's separate financial statements for the year.

6. Corporate structure

As of September 30, 2025, the Company has 02 subsidiaries, 03 associates, 01 other long-term investment company and 08 affiliated units. General information about the Company's subsidiaries, associates, long-term investment companies and dependent units is as follows:

Subsidiaries (Refer to Note V.14)

No.	Company	Address	Main business activities	30/09/2025			01/01/2025		
				Ownership ratio	Benefit ratio	Voting ratio	Ownership ratio	Benefit ratio	Voting ratio
1.	Dak Lak Rubber Investment Joint Stock Company	59 Cao Thang, Tan An ward, Dak Lak province	Industrial crop cultivation and processing	At the end of the period, became an Associate Company (due to the ownership ratio at 45%)			60.84%	60.84%	60.84%
2.	Daknoruco Rubber Joint Stock Company	Dac Kim Village, Thuan An Commune, Lam Dong Province	Planting, caring for rubber trees and processing rubber latex.	73.37%	73.37%	73.37%	73.37%	73.37%	73.37%
3.	Dak Lak Mondolkiri Rubber Development Company Limited	Phun Chrey Sen, Sangkat Monorom, Mondolkiri, Cambodia	Planting and caring for rubber trees; exploiting and processing rubber latex	100%	100%	100%	100%	100%	100%

Associates (Refer to Note V.14)

No.	Company	Address	Main business activities	30/09/2025			01/01/2025		
				Ownership ratio	Benefit ratio	Voting ratio	Ownership ratio	Benefit ratio	Voting ratio
1.	Dak Lak Rubber Investment Joint Stock Company	59 Cao Thang, Tan An ward, Dak Lak province	Industrial crop cultivation and processing	45.00%	45.00%	45.00%	At the beginning of the period, it was a subsidiary (with ownership ratio at 60.84%)		
1.	Rubber Technical Joint Stock Company	Km 18 - Doan Ket Village - Cuor Dang Commune - Dak Lak Province	Technical consulting services, application of technology in rubber tree planting, care, harvesting, and rubber latex processing;	28.79%	28.79%	28.79%	28.79%	28.79%	28.79%

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

			Production of bottled drinking water; Other related technical consulting activities						
2.	Dak Lak Rubber Wood Processing Joint Stock Company	Km19, National Highway 14, Cuor Dang Commune - Dak Lak Province	Wood harvesting; Processing of wood products; Refining of household wooden furniture.	45.13%	45.13%	45.13%	45.13%	45.13%	45.13%

Other long-term investment companies (Refer to Note V.14)

No.	Company	Address	Main business activities	30/09/2025			01/01/2025		
				Ownership ratio	Benefit ratio	Voting ratio	Ownership ratio	Benefit ratio	Voting ratio
1.	Thai Duong Rubber Joint Stock Company	Road No. 7, Tan Tao Industrial Park, Tan Tao Ward, Ho Chi Minh City	Other specialized wholesale not elsewhere classified. Details: Trading of rubber products, raw materials, plastics, adhesives, printing ink, chemicals (excluding highly toxic chemicals and chemicals used in agriculture), and mechanical items (excluding chemical storage)	Divested all 360,000 shares (by auction)			10.00%	10.00%	10.00%
2.	Dak Lak Rubber People's Credit Fund	68 Nguyen Chi Thanh, Tan An ward, Dak Lak province	Credit activities and other banking services.	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%

Dependent units operate under the reporting accounting/dependent accounting system.

No.	Units	Address	Accounting
1.	19/8 Plantation Branch	Ea Mta A Village, Ea Ktur Commune, Dak Lak Province	Reporting accounting
2.	Cư K'pô Plantation Branch	Thong Nhat Village, Krong Buk Commune, Dak Lak Province	Reporting accounting
3.	Cư Bao Plantation Branch	Village 8, Cu Bao Ward, Dak Lak Province	Reporting accounting
4.	Phu Xuan Plantation Branch	Km 20 National Highway 14, Cuor Dang Commune, Dak Lak Province	Reporting accounting
5.	Cư M'gar Plantation Branch	Km 20 Provincial Road 8, Cu Mgar Commune,	Reporting accounting

DAK LAK RUBBER JOINT STOCK COMPANY*Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province***FINANCIAL STATEMENT (SEPARATE)***Quarter III/2025 ended September 30, 2025*

		Dak Lak Province	
6.	Rubber Latex Processing Factory	Doan Ket Village, Cuor Dang Commune, Dak Lak Province	Reporting accounting
7.	Dakruco Hotel Branch	30 Nguyen Chi Thanh, Tan An Ward, Dak Lak Province	Dependent
8.	Rubber Thread Processing Factory	Lot B35 - B36 Hoa Phu Industrial Park, Hoa Phu Commune, Dak Lak Province	Dependent

7. Declaration of the comparability of information in the financial statements (separate)

The figures presented in the Financial Statements (separate) for period from January 01, 2025 to September 30, 2025 are comparable to the corresponding figures for the same period of the previous year.

8. Employees

As at September 30, 2025, the Company had 2,044 employees working. (As of January 01, 2025, there were 1,884 employees).

II. THE FISCAL YEAR, THE CURRENCY USED IN ACCOUNTING**1. The fiscal year**

The Company's fiscal year begins on 01 January and ends on 31 December annual.

This financial statement is the Financial Statement (separate) for the reporting period of Quarter III/2025, ended September 30, 2025.

2. The currency used in accounting

The currency used in accounting and financial statements is Vietnam Dong (VND) because receipts and payments are mainly used in Vietnam Dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**1. Applicable accounting standards and system**

The Company applied the Vietnamese Accounting Standards, Vietnamese corporate accounting regime, which was guided under Circular No. 200/2014/TT-BTC dated 22/12/2014, Circular No. 53/2016/TT-BTC dated 21/03/2016 issued by the Ministry of Finance related to the preparation and presentation of financial statements.

Accordingly, the accompanying Balance sheet as at September 30, 2025, income statement, statement of cash flows and notes to financial statement for period then ended September 30, 2025 and the use of these reports are not intended for persons who are not provided with information on accounting procedures, principles and practices in Vietnam. And furthermore, they are not intended to present the financial position, results of operations and cash flows in accordance with widely accepted accounting principles and practices in countries and territories other than Vietnam.

2. Declaration of compliance with accounting standards and system

The Executive Board ensures compliance with the requirements of Vietnamese Accounting standards and Vietnamese Corporate Accounting regime issued in accordance with Circular No. 200/2014/TT-BTC dated 22/12/2014, Circular No. 53/2016/TT-BTC dated 21/03/2016 as well as circulars guiding the implementation of accounting standards of the Ministry of Finance related to the preparation and presentation of financial statements (separate).

IV. APPLICABLE ACCOUNTING POLICIES**1. Basis of preparing the financial statements**

These financial statements (separate) were prepared on an accrual basis (excluding information relating to cash flows).

The dependent units have their own accounting systems and operate under a dependent accounting mechanism. The Company's (separate) financial statements are prepared based on the aggregation of

the financial statements of its affiliated units. Revenue, expenses, internal transactions, and balances between affiliated units are eliminated when preparing the Company's (consolidated) financial statements.

2. Cash and cash equivalents

Cash comprises cash on hand, cash at bank, cash in transit and cash equivalents.

Cash equivalents are short-term investments which are collectable or mature within 3 months at the date of purchase, readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value

3. Financial investments

Held-to-maturity investments

Investments are classified as held to maturity when the Company has the intention and ability to hold until the maturity date. Held-to-maturity investments include term deposits with banks (including treasury bills, promissory notes), bonds and preferred stocks that must be repurchased by issuers at a certain time in the future and held to maturity loans for the purpose of earning periodic interest and other held to maturity investments.

Held-to-maturity investments are initially stated at historical cost, which includes the purchase price and expenses associated with the purchase of investments. After initial receipt, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the acquisition date is recognized in the income statement on an accrual basis. Interest earned before the holding of the Company is recorded as a deduction at historical cost at the time of purchase.

When there is solid evidence that a part or all of the investment may not be recoverable and the losses are reliably determined, losses are recognized in financial expenses in the year and reduced direct investment value.

Loans

Loans are stated at cost less allowance for doubtful debts. Provisions for bad debts of loans are made based on expected losses.

Investments in Subsidiaries, Joint Ventures, and Associates

Subsidiary

Subsidiary is an enterprise which is controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Joint Ventures

A joint venture is established on the basis of a contractual agreement under which the Company and the participating parties carry out economic activities on the basis of joint control. Joint control is understood as the making of strategic decisions related to the operating and financial policies of the joint venture must have the consensus of the parties participating in the joint venture.

Associate

Associate is an enterprise in which the Company has significant influence but no control over financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control over those policies.

Investments in associates are started by historical cost, include buying price or capital contribution plus related cost to investment. If investment by non-monetary assets, the cost investment is recored by non-monetary fair value at the time arising.

Dividend and profit of periods before investment are purchased are recorded decrease this investment value. Dividend and profit of periods after investment are purchased are recorded income. Dividend received by shares is only followed the increasing number of shares, not recorded received shares' value/ Recognized at par value.

Allowance for Impairment of Investments in Subsidiaries, Joint Ventures, and Associates The allowance for impairment of investments in subsidiaries, joint ventures, and associates is recognized when a subsidiary, joint venture, or associate incurs a loss. The provision amount is determined as the difference between the actual contributed capital of all parties in the subsidiary, joint venture, or associate and the actual owner's equity, multiplied by the company's ownership percentage in the total actual contributed capital of all parties in the subsidiary, joint venture, or associate. If the subsidiary, joint venture, or associate is required to prepare consolidated financial statements, the basis for determining the provision for impairment is the consolidated financial statements.

Any increase or decrease in the allowance for impairment of investments in subsidiaries, joint ventures, and associates that needs to be recognized at the end of the financial year is recorded in financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities includes equity instrument investments for which the Group has no control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are started by historical cost include buying price or capital contribution plus related cost to investment. Dividend and profit of periods before investment are purchased are recorded decrease this investment value. Dividend and profit of periods after investment are purchased are recorded income. Dividend received by shares is only followed the increasing number of shares, not recorded received shares' value.

Provision for impairment of Investments in equity instruments of other entities are made as following:

- If an investment in listed shares or the fair value of the investment is determined reliably, the provision shall be made according to the market value of the shares.
- With regard to an investment whose fair value is not identifiable at the reporting time, the provision shall be made according to the loss of the investee, the provision is calculated by difference between actual contribution capital of parties in other entities and actual owner's equity multiplied capital contribution ratio of the Group compares with total actual capital contribution of parties in other entities.

Increasing, decreasing provision for impairment of investments in equity instruments of other entities need to be made at the ended day of the fiscal year are recorded as financial expenses.

4. Receivables

Receivables are presented at cost less allowance for doubtful debts.

The classify of trade receivables and other receivables is presented following this principle:

- Trade receivables include commercial receivables generating from purchase-sale related transactions between the Company and buyers, also include receivables from sale export goods conducted by consignees.
- Internal receivables are amounts receivable between the parent entity and its directly affiliated subsidiaries that do not have legal entity status.
- Other receivables include non-commercial receivables which is not related to buying-selling transactions.

Allowance for doubtful debts is made for each bad debt when:

- Overdue receivables recorded in economic contracts, loan agreements, contract commitments, or debt commitments, that the business has repeatedly claimed but has not yet been able to collect. Determining the overdue duration of a receivable debt that is deemed to be bad and necessitates provisioning is based on the principal payback time as the original purchase and sale contract, regardless of a debt extension between parties;
- Debts receivable are not due for payment but the debtor has fallen into bankruptcy or is undergoing dissolution procedures, missing or absconding.

The increase, decrease in balance of allowance for doubtful debts need to be made at the end of the balance sheet date and recorded in the administrative expenses.

5. Inventories

Inventories are recognized at the lower of cost and net realizable value.

Inventories' cost is determined that:

- Materials, goods: included purchase cost and other directly related cost occurred to recognize inventories' cost at the current place and status.
- Finished goods: Include the cost of raw materials, direct labor, and related manufacturing overhead, allocated based on normal operating capacity. For real estate finished goods, costs include land use rights, direct costs, and related general costs incurred during the investment and construction process.
- Work in progress: Includes only the main raw material costs (or other relevant cost factors)

Net realizable value is the estimated selling price of inventories in the normal course of business, less estimated costs to complete and estimated selling expenses.

The cost of inventories is calculated using the weighted average method and is accounted for using the perpetual method.

Allowance for decline inventory is made for each inventory item with a cost higher than its net realizable value. For unfinished services, the provision is determined based on each service type with a separate pricing structure. Any increase or decrease in the provision balance at the financial year-end is recorded in cost of goods sold.

6. Prepaid expenses

Prepaid expenses are classified into short-term prepaid expense and long-term prepaid expenses on the Balance sheet and are allocated over the prepaid period or the period in which economic benefits are generated from these expenses.

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include:

Tools and instruments

Cost of tools and instruments being put into use are allocated in accordance with the straight-line method for a period of not more than 36 months.

Fixed Asset Repair Expenses

One-time major fixed asset repair expenses are allocated to costs using the straight-line method over 36 months

Prepaid Land Rental Advantage

The prepaid land rental advantage represents the value of the land rental payment for the land currently used by the company, which was reassessed at the time of enterprise valuation for equitization as of September 30, 2016, according to the conclusion of the State Audit Office of Region 12. The prepaid land rental advantage is allocated to expenses using the straight-line method over the remaining lease period (315 months), starting from the date the company officially converted into a joint-stock company (from October 1, 2018, to December 31, 2044).

Goodwill

Goodwill is recognized based on the figures in the Enterprise Valuation Report as of September 30, 2016. It is allocated to expenses using the straight-line method over 36 months.

7. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready for use state.

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The costs incurred after the initial recognition of tangible fixed assets shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of these assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the year.

When tangible fixed assets are sold or liquidated, their cost and accumulated depreciation are written off, and arisen gain/loss are recorded into the income or the expenses in the year.

Depreciating the cost of tangible fixed assets is calculated on straight-line method. Depreciation amount determined is based on historical cost and estimated useful-life of the assets. The time of depreciation is:

<u>Kind of assets</u>	<u>Depreciation period (year)</u>
Buildings, Architectures	05 – 30
Machinery and equipment	05 – 15
Means of transportation	05 – 15
Equipment and management tools	04 – 09
Perennial plants	20

The depreciation of fixed assets for rubber plantations is carried out based on Official Dispatch No. 1937/BTC-TCDN dated February 9, 2010, issued by the Corporate Finance Department – 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 on the promulgation of depreciation rates for rubber plantations over a 20-year exploitation cycle. Specifically:

<u>Year of Exploitation</u>	<u>Depreciation rate (%)</u>	<u>Year of Exploitation</u>	<u>Depreciation rate (%)</u>
Year 1	2,5	Year 11	7,0
Year 2	2,8	Year 12	6,6
Year 3	3,5	Year 13	6,2
Year 4	4,4	Year 14	5,9
Year 5	4,8	Year 15	5,5
Year 6	5,4	Year 16	5,4
Year 7	5,4	Year 17	5,0
Year 8	5,1	Year 18	5,5
Year 9	5,1	Year 19	5,2
Year 10	5,0		

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

The depreciation amount for the final year (20th year) is determined based on the remaining value of the rubber plantation in the last year of exploitation.

8. Intangible fixed assets

Intangible fixed assets are stated at initial cost less accumulated amortization.

The cost of tangible fixed assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready for use state.

The costs related to intangible fixed assets arising after initial recognition are recognized as production and business expenses in the year unless these costs are associated with a specific intangible fixed asset, and increase economic benefits from these assets.

When intangible fixed assets are sold or liquidated, their cost and accumulated depreciation are written off, and arisen gain/loss are recorded into the income or the expenses in the year.

Intangible fixed assets of the Company are:

Software program

Costs related to computer software programs that are not an integral part of the related hardware are capitalized. The historical cost of computer software includes all expenses incurred by the Company up to the point when the software is ready for use. Computer software is depreciated using the straight-line method over a period of 10 years.

Present value of liquidation value of rubber plantation in business

According to Clause 4, Article 10 of Circular 17/2015/TTLT/BNNPTNT-BTC dated April 22, 2015 of the Ministry of Agriculture and Rural Development, the current value of the liquidation value of the rubber plantation in operation is recorded as an intangible fixed asset. The current value of the liquidation value of the rubber plantation in operation is not depreciated during the period of use of the rubber plantation in operation and will be depreciated once at the time of liquidation of the rubber plantation.

9. Construction in progress

Construction expenses in progress reflect the cost directly attributing (including relevant interest expense suitable with the accounting policies of the Company) to the assets in the process of building, machinery and equipment being installed to serve the purpose of manufacturing, leasing and management, as well as costs related to the repair of fixed assets are performing. These assets are recorded at cost and are not amortized

10. Liabilities and Accrued expenses payable

Liabilities and accrual expenses are recognized for payable amounts in the future related to the received goods and services. Accruals are recognized based on the reasonable estimates of the payable amounts.

Payables are classified as trade payables, accruals, internal payables and other payables comply with the following principles:

- Trade payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity, include payables from import by a trustee.
- Accrual expenses reflect the payables to the received goods and services from seller or provided to buyer but not yet paid due to do not have invoice or insufficient accounting records and vouchers and payable to employees on sabbatical salary, operating costs must be accrued.
- Other payables reflect the non-commercial elements unrelated to selling - purchasing transactions, rendering of services.

Other Payables reflect amounts payable that are non-commercial in nature and not related to transactions involving the purchase, sale, or provision of goods and services.

11. Loans and finance lease liabilities

Loans and finance lease liabilities are reflected at historical cost and classified into current liabilities and long-term liabilities when presented in the Financial Statement

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies. Loans and financial lease liabilities that are monetary items denominated in foreign currencies are revalued at the selling exchange rate at the end of the period of the commercial bank where the Company regularly has transactions.

12. Owners' equity

The owner's contributed capital

The owner's contributed capital reflects the amount of capital actually contributed by the shareholders.

Capital surplus

Capital surplus is recognized by the difference between the issuing price and the denomination of shares at the first issue, additional issuance, the difference between the reissue price and the book value of treasury shares and the Capital portion of convertible bonds at maturity. Direct expenses related to the additional issuance of shares and re-issuance of treasury shares are recorded to reduce the capital surplus.

The owner's other funds

The owner's other funds are formed by supplementing from the results of business operations, asset revaluation and the remaining value between the fair value of donated, gifted, or sponsored assets after subtracting payable tax (if any) related to these assets.

13. Profit distribution

Profits after corporate income taxes is distributed to the shareholders after building funds in accordance with the Company's Charter as well as law and the approval of the General Meeting of Shareholders.

The profit distribution is considered non-cash items included in undistributed earnings that may affect cash flows and ability to pay as interest due to revaluation of assets contributed as capital; revaluation of monetary items; revaluation of financial instruments and other non-monetary items.

Dividends are record as payables at the time of approval of the shareholders' meeting.

14. Recognition of revenue

Revenue is recognized when the Company has the ability to receive certain economic benefits that can be reliably determined. Revenue are determined at the fair value of the amounts collected or to be earned after deduction of trade discounts, sales devaluation and sales returns.

Revenue from selling goods and finished products

Revenue from sales is recognized when all of the following conditions are met:

- The Company has transferred most of risks and benefits associated with ownership of products, goods to the buyer.
- The Company no longer hold the right to manage goods as owners or the right to control goods.
- Revenue is determined with relative certainty.
- The Company has gained or will gain economic benefits from the good sale transaction.
- Costs related to sale transactions may be determined.

Revenue from services rendered

Revenue of a service provision transaction is recognized when the outcome of that transaction is determined reliably. In case the service is performed for many periods, the revenue recorded during the period is based on the results of the work completed on the end of the fiscal year date. The outcome of the service provision transaction is determined when all of the following conditions are satisfied:

- Revenue is determined relatively reliably.
- It is possible to obtain economic benefits from the service provision.
- Determine the completed work portion at the end of the fiscal year.
- Determine the costs incurred for the transaction and the cost to complete the transaction to provide that service.

Revenue from lease operating assets

Revenue from lease operating assets is recorded on a straight-line method over the term of the lease. Revenue received in advance of many periods are allocated to revenue in accordance with the rental period.

Interest

Interest is recognized on an accrual basis, determined on the balance of deposit accounts and actual interest rates for each period.

Dividends and shared profit

Dividends and shared profit are recognized when shareholders are entitled to receive dividends or profits from the capital contribution. Received dividends are shares, that are only monitored for the increase in the number of shares, do not recognize the value of shares received.

15. Revenue deductions

Revenue Deductions are amounts adjusted as reductions to the total revenue in the year, including trade discounts/ sales rebate/ and sales returns.

Revenue deductions arising in the same period as the sale of products, goods, or services shall be deducted from the revenue of that period;

For products, goods, or services that were sold in previous periods but are subject to trade discounts, sales discounts, or returns in subsequent periods, the revenue reduction shall be recorded according to the following principles:

- If the discounts, sales reductions, or returns occur before the issuance of the financial statements, the revenue shall be reduced in the financial statements of the reporting period (previous period).
- In case products, goods, and services must be discounted, have trade discounts, or are returned after the issuance of the Financial Statement, record a reduction in revenue for the period in which it occurs (the following period).

16. Cost of goods sold

Cost of goods sold is the total cost of goods, finished products and direct costs of the volume of goods and services provided, other expenses are included or recorded reducing in the cost of goods.

17. Financial expenses

Financial expenses are the costs related to financial activities include expenses or losses related to financial activities/ lending and borrowing expenses/ Allowance for decline in value of trading securities/ Allowance for impairments in other entities/ Loss on foreign currency sales/ Foreign exchange loss...

18. Selling expenses and General administration expenses

Selling expenses and General administration expenses are all costs related to the process of selling products, goods, rendering of services and general administration expenses of the Company.

19. Borrowing costs

Borrowing costs include loan interest and other costs directly related to loans.

Borrowing costs are recognized into expenses when incurred. Where the borrowing costs are directly related to the investment in construction or production of assets in progress need a long enough period (more than 12 months) to be put into use for the intended purpose or sold, these borrowing costs are capitalized. For separate loans for the construction of fixed assets, investment properties, interest is capitalized even if the construction period is less than 12 months. Income arising from temporary investment of loans is recorded at a decrease in the cost of related assets.

For general loans, which are used to invest in construction or production of assets in progress, the capitalized borrowing costs are determined by the capitalization ratio to the average accumulated cost arise for the investment in capital construction or manufacturing of that asset. Capitalization rates are calculated using weighted average interest rates on outstanding loans during the year, excluding separate loans to form a particular asset.

20. Foreign currency transaction

Transactions denominated in foreign currencies are converted into VND using the actual exchange rate at the date of the transaction. The balances of monetary items denominated in foreign currencies at the year end are revaluated at the actual exchange rate of that date.

Foreign exchange differences arising on transactions in foreign currencies in the period are recognized in financial income or expenses. Exchange differences arising from revaluation of monetary items denominated in foreign currencies at the fiscal year ended date, after balancing increase and decrease differences, are recorded in financial income or expenses.

Exchange rate used for converting transactions denominated in foreign currency is the actual exchange rate at the time of the transactions. Actual exchange rates for foreign currency transactions are determined as follows:

- Actual exchange rate when trading foreign currencies (forex forward contracts for immediate delivery, forward contracts, futures contracts, options contracts, swap contracts): the exchange rate in the foreign currency trading contract signed between the Company and the bank.
- In case the contract does not state the payment rate:
 - For capital contributions or receipt of capital contributions: the buying rate of the bank where the Company opens its account to receive investors' capital at the date of contribution.
 - For receivables: the buying rate of the commercial bank where the Company appoints its customer for making payment at the transaction time.
 - For payables: the selling rate of commercial bank where the Company anticipates conducting transactions at the date of the transactions.
 - For purchases of assets or expenses paid immediately in foreign currency (not through the payable accounts): the buying rate of the commercial bank where the Company makes payment.

Exchange rate used for revaluation of balance of the monetary items denominated in foreign currencies at the end of the fiscal year is determined based on the following principles:

- For foreign currency accounts in banks: the buying rate of the bank where the Company opens its foreign currency accounts.
- For monetary items denominated in foreign currencies classified as other assets: the buying rate of the bank where the Company regularly has transactions.
- For monetary items denominated in foreign currencies classified as liabilities: the selling rate of the bank where the Company regularly has transactions.

21. Corporate income tax

Corporate income tax during the period includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as adjustment of non-taxable incomes and transferred losses.

Deferred corporate income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the financial statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Book values of deferred corporate income tax assets are considered at the balance sheet dates and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used. Deferred corporate income tax assets are not yet recorded

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in before that will be reconsidered as at the accounting period ended and recorded when being reliably taxable profit to be able to use these deferred income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rates to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the income statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity of the company.

Deferred income tax assets and deferred income tax liabilities should be offset when:

- The Company has a legal right to implement the offset of current income tax assets and current income tax payable; and
- Those deferred income tax assets and deferred income tax payable related to corporate income tax is administered by the same tax authority:
 - For the same taxable entity; or
 - The Company intends to pay current income tax payable and current income tax assets on the basis of net or recover assets at the same time with the payment of liabilities in each future period when the significant deferred income tax payable or deferred income tax assets to be paid or recovered.

22. Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions. Parties are also considered to be related if they are subject to common control or common significant influences.

When considering the relationship of related parties, the nature of the relationship is much paid attention to rather than its legal form.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

Unit: VND

1. Cash

	Closing balance VND	Opening balance VND
- Cash on hand	1,430,106,247	344,106,249
+ VND	1,429,733,427	343,756,129
+ CAD 20,00 #	372,820	350,120
- Cash at bank	67,732,162,561	67,552,628,794
+ VND	41,713,372,802	52,464,815,266
+ USD 1.000.592,55 #	26,018,789,759	596.801,78 # 15,087,813,528
- Cash equivalents	20,128,671,100	-
Term deposits of no more than 03 months at:	20,128,671,100	-
+ At BIDV bank (*)	10,000,000,000	-
+ At Agribank	10,128,671,100	-
Total	89,290,939,908	67,896,735,043

(*) As of September 30, 2025, the company mortgaged this deposit to execute a long-term loan contract at Vietnam Joint Stock Commercial Bank for Industry and Trade.

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2. Held-to-maturity investments

	Closing balance	Opening balance
Deposits with maturity 1 year	11,157,763,432	11,110,852,000
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Dak Lak Branch (*)	10,000,000,000	10,000,000,000
- Vietnam JSC Bank for Foreign Trade - Dak Lak	1,157,763,432	1,110,852,000
Total	11,157,763,432	11,110,852,000

(*) As of September 30, 2025, the company mortgaged this deposit to execute a long-term loan contract at Vietnam Joint Stock Commercial Bank for Industry and Trade.

3. Short-term trade receivables

	Closing balance	Opening balance
Receivables from customers being related parties (Refer to Note VIII.1)	3,757,574,500	3,757,574,500
- Dak Lak Rubber Wood Processing JSC	3,757,574,500	3,757,574,500
Receivables from other customers	28,877,322,486	21,636,505,025
- Nhat Thong Agricultural Company Limited	9,989,067,800	9,989,067,800
- Ukko Corporation	993,139,056	-
- Quan Quan Production Trading Service Company Limited	2,505,903,298	892,357,895
- Hai Hien Raw Material Production Company Limited	3,412,481,400	1,744,799,616
- Furniweb Joint Stock Company (Vietnam)	3,644,222,400	832,809,600
- Weber-Schaer	-	2,187,233,395
- Other entities	8,332,508,532	5,990,236,719
Total	32,634,896,986	25,394,079,525

As of September 30, 2025, a total amount of VND 9,989,067,800 in accounts receivable is past due but has not been recovered. The Company has made a 100% provision for doubtful debts.

4. Short-term prepayments to suppliers

	Closing balance	Opening balance
Prepayments to other suppliers	12,912,871,844	9,289,310,000
Truc Pho Co., Ltd.	4,443,540,077	4,443,540,077
Le Vu Construction Co., Ltd.	1,176,293,056	1,176,293,056
HP Construction Consulting Co., Ltd.	1,753,163,556	214,000,000
96 Construction and Trading Co., Ltd.	989,411,400	-
Truong An Mechanical and Electrical Company	697,000,000	-
Ceebee Chemicals SDN BHD	638,776,299	-
Other entities	3,214,687,456	3,455,476,867
Total	12,912,871,844	9,289,310,000

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As of September 30, 2025, the total amount of advances to suppliers includes VND 6,160,872,731, which has been outstanding since before the privatization in 2016 and has not yet been recovered. The company has made a 100% provision for doubtful debts.

5. Short-term other receivables

	Closing balance		Opening balance	
	Amount	Allowance	Amount	Allowance
Receivables from related parties	-	-	-	-
Receivables from other entities	5,434,635,375	(1,026,820,349)	3,743,399,078	(1,026,820,349)
Nong Huu Thuan Sinh JSC	1,026,820,349	(1,026,820,349)	1,026,820,349	(1,026,820,349)
Employee social insurance receivables	1,998,389,117	-	1,126,899,464	-
Advances	1,320,231,739	-	790,529,044	-
Interest receivable	82,840,955	-	215,715,652	-
Short-term pledges, mortgages or deposits	53,000,000	-	3,000,000	-
Other receivables	953,353,215	-	580,434,569	-
Total	5,434,635,375	(1,026,820,349)	3,743,399,078	(1,026,820,349)

6. Short-term allowance for doubtful debts

	Closing balance	Opening balance
At the Company Office	21,704,645,380	22,337,975,380
- Truc Pho Co., Ltd.	4,443,540,077	4,443,540,077
- Vinh son Joint Stock Company	332,983,444	332,983,444
- Dat Thanh Phat Construction and Trading Co., Ltd.	110,585,973	110,585,973
- Phu Quy Production and Construction Co., Ltd.	44,210,873	44,210,873
- Le Vu Construction Company	1,176,293,056	1,176,293,056
- Nong Huu Thuan Sinh Joint Stock Company	1,026,820,349	1,026,820,349
- RITA Media and Consulting Advertising Co., Ltd.	10,018,236	10,018,236
- Dak Lak Rubber Wood Processing Joint Stock Company	3,757,574,500	3,757,574,500
- Production Farm (N19/8)	18,761,637	18,761,637
- Nguyen Xuan Yen	7,500,000	7,500,000
- Hoang Loc Agricultural Cooperative	-	433,330,000
- AGRITECHO Co., Ltd.	762,810,000	962,810,000
- Nhat Thong Agricultural Co., Ltd.	9,989,067,800	9,989,067,800
- Ky Nguyen Construction and Trading Co., Ltd.	24,479,435	24,479,435
At Hotel Branch	43,385,000	43,385,000
- Viptour Vietnam International Travel Co., Ltd	7,060,000	7,060,000
- Alfa Travel and Service Co., Ltd	22,133,000	22,133,000
- ICS Vietnam Co., Ltd	6,300,000	6,300,000
- TBT Japanese Technology Construction Co., Ltd	7,892,000	7,892,000
Total	21,748,030,380	22,381,360,380

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7. Inventories

	Closing balance		Opening balance	
	Historical cost	Allowance	Historical cost	Allowance
Raw materials, materials	18,413,876,148	(11,026,309)	16,324,906,208	(11,026,309)
Tools, equipment	4,824,472,435	-	5,279,287,330	-
Work in progress	19,334,147,162	-	7,795,479,285	-
Finished products	76,843,848,450	(3,615,607,574)	59,792,185,305	-
Merchandise	3,051,778,404	-	180,943,442	-
Goods sent for sale	-	-	3,417,115,235	-
Total	122,468,122,599	(3,626,633,883)	92,789,916,805	(11,026,309)

- Raw materials and supplies at the end of the period include additives used for rubber latex processing, packaging materials for finished products, as well as various types of plant protection chemicals, fertilizers, and other raw materials;
- Tools and equipment consist of labor protection gear, tapping cups, latex collection cups, girder wires, and latex collection strings;
- Work-in-progress production costs up to September 30, 2025 include: the value of raw latex at the processing plant that has not yet been processed into finished products; work-in-progress production of durian expected to be harvested in the fourth quarter of 2025;
- Finished products include various types of rubber latex products such as SVR 5, SVR 10, SVR 3L, SVR CV60, and bananas;
- Merchandise consists of beer, soft drinks, and souvenirs at Dakruco Hotel;
- The Company has 11,026,309 VND of poor quality, stagnant inventory as of September 30, 2025;
- The Company has no inventory pledged or mortgaged for loans as of September 30, 2025.

8. Short-term/long-term prepaid expenses**8.1. Short-term**

	Closing balance	Opening balance
Tools and equipment costs awaiting allocation	33,049,317	54,077,722
Insurance costs	71,040,374	354,687,117
Repair and replacement costs	10,970,263	9,432,963
Other short-term prepaid expenses awaiting allocation	113,012,060	129,983,940
Total	228,072,014	548,181,742

8.2. Long-term

	Closing balance	Opening balance
Repair and replacement costs	4,158,620,861	3,290,527,509
Prepaid land lease advantage based on enterprise value	4,697,987,384	4,878,870,239
Tools and equipment awaiting allocation	818,792,157	826,074,454
Other long-term prepaid expenses awaiting allocation	955,559,988	594,318,222
Total	10,630,960,390	9,589,790,424

DAK LAK RUBBER JOINT STOCK COMPANY*Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province**FINANCIAL STATEMENT (SEPARATE)**Quarter III/2025 ended September 30, 2025*

(*) The prepaid land rental advantage is allocated to expenses using the straight-line method over the remaining lease period (312 months), starting from the date the company officially converted into a joint-stock company (from October 1, 2018, to December 31, 2044).

9. Long-term loan receivables

	Closing balance	Opening balance
Long-term loan receivables from related parties	-	-
Investment in joint rubber plantation	2,710,399,213	2,984,024,025
- Cur M'gar Plantation Branch	2,315,670,906	2,589,295,718
- Phu Xuan Plantation Branch	394,728,307	363,218,088
- Cuor Dang Plantation Branch (*)	-	31,510,219
Total	2,710,399,213	2,984,024,025

These are investment receivables related to rubber plantation projects in collaboration with local households. Under these agreements, the Company provides initial investment costs during the basic construction period of the rubber plantations, as specified in each contract. The contract duration extends from the signing date until the full recovery of the investment value or until the liquidation of the rubber plantation.

In certain cases, if the rubber trees fail to achieve the required yield for exploitation, the invested households may be unable to repay the invested costs, in such instances, a allowance for impairment of the investment value will be recognized.

DAK LAK RUBBER JOINT STOCK COMPANY

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FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

10. Tangible fixed assets

	Buildings, structures	Machinery equipment	Mean of transportation, transmitters	Office equipment, furniture	Perennial plants	Other fixed assets	Total
Historical cost							
Opening balance	314,950,662,066	282,296,754,528	68,214,766,514	3,045,711,966	672,785,686,880	687,875,636	1,341,981,457,590
Increase in the year	6,100,192,566	-	2,912,279,727	34,900,000	91,204,984,097	-	100,252,356,390
- Purchase	-	-	2,912,279,727	34,900,000	-	-	2,947,179,727
- Construction completed	6,100,192,566	-	-	-	91,204,984,097	-	97,305,176,663
Decreasing	-	-	-	-	(7,284,470,938)	-	(7,284,470,938)
- Decrease due to damage	-	-	-	-	(7,284,470,938)	-	(7,284,470,938)
- Liquidation, sale	-	-	-	-	-	-	-
Closing balance	321,050,854,632	282,296,754,528	71,127,046,241	3,080,611,966	756,706,200,039	687,875,636	1,434,949,343,042
Depreciation							
Opening balance	204,238,514,037	259,082,922,341	49,010,988,943	2,614,642,612	170,257,755,133	310,705,791	685,515,528,857
Depreciation	5,942,584,629	7,478,005,210	1,928,197,958	56,065,423	25,116,183,208	43,198,020	40,564,234,448
Decreasing	-	-	-	-	(3,105,005,741)	-	(3,105,005,741)
Closing balance	210,181,098,666	266,560,927,551	50,939,186,901	2,670,708,035	192,268,932,600	353,903,811	722,974,757,564
Net book value							
Opening balance	110,888,112,423	23,445,165,543	19,894,698,505	165,585,990	501,695,196,427	377,169,845	656,465,928,733
Closing balance	110,869,755,966	15,735,826,977	20,187,859,340	409,903,931	564,437,267,439	333,971,825	711,974,585,478

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FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

11. Intangible fixed assets

	Computer software	Quality control technology	Current liquidation value of rubber plantation (*)	Total
Historical cost				
Opening balance	2,337,596,658	300,000,000	19,013,079,559	21,650,676,217
Increase in the year	-	-	-	-
Decrease in the year	-	-	(3,687,730,241)	(3,687,730,241)
- Liquidation, sale	-	-	(3,687,730,241)	(3,687,730,241)
Closing balance	2,337,596,658	300,000,000	15,325,349,318	17,962,945,976
Depreciation				
Opening balance	2,074,346,658	290,000,000	-	2,364,346,658
Depreciation	20,250,000	10,000,000	-	30,250,000
Decrease in the year	-	-	-	-
Closing balance	2,094,596,658	300,000,000	-	2,394,596,658
Net book value				
Opening balance	263,250,000	10,000,000	19,013,079,559	19,286,329,559
Closing balance	243,000,000	-	15,325,349,318	15,568,349,318

12. Long-term work in progress

	Closing balance	Opening balance
Investment costs for developing durian gardens	-	823,506,296
Investment costs for developing pineapples gardens	446,838,105	-
Total	446,838,105	823,506,296

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Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

13. Construction in progress

	Area (ha)	Closing balance VND	Opening balance VND
Investment in rubber plantation	4,733.42	620,465,898,189	629,072,018,529
<i>Phu Xuan farm</i>	1,785.98	320,331,893,062	242,019,992,404
Rubber garden planted in 2016	240.80	59,873,446,672	83,201,974,335
Rubber garden planted in 2017	357.03	71,258,700,366	71,558,246,706
Rubber garden planted in 2018	267.42	48,252,942,216	44,301,510,844
Rubber garden planted in 2019	182.90	29,014,239,634	26,192,701,710
Rubber garden planted in 2020	321.63	51,652,924,094	8,657,766,653
Rubber garden planted in 2021	416.20	59,433,196,602	7,634,914,661
Forestry Garden 2023 FSC		291,630,645	265,281,662
Forestry Garden 2024 FSC		236,728,032	207,595,833
Forestry Garden 2025 FSC		318,084,801	-
<i>Cu K'po farm</i>	1,186.82	222,777,680,319	253,163,186,610
Rubber garden planted in 2015	-	-	1,373,396,055
Rubber garden planted in 2016	169.27	40,260,166,333	84,744,123,844
Rubber garden planted in 2017	321.55	69,644,183,142	64,484,820,637
Rubber garden planted in 2018	287.87	50,194,894,117	46,113,016,243
Rubber garden planted in 2019	261.49	43,706,107,689	39,567,727,546
Rubber garden planted in 2020	146.64	18,892,459,258	16,818,602,285
Forestry Garden 2025 FSC		79,869,780	-
Planting forest shelter belts in 2024		-	61,500,000
<i>19/8 farm</i>	85.82	8,812,664,800	8,812,664,800
Rubber garden planted in 2017 (*)	85.82	8,812,664,800	8,812,664,800
<i>Cuordang farm</i>	591.74	-	82,589,367,180
Rubber garden planted in 2017		-	-
Rubber garden planted in 2020	252.86	-	37,660,632,270
Rubber garden planted in 2021	338.88	-	44,928,734,910
<i>Cu M'gar farm</i>	1,083.06	68,543,660,008	42,486,807,535
Rubber garden planted in 2018	38.1	-	8,846,223,617
Rubber garden planted in 2019	21.44	3,807,429,225	3,481,174,495
Rubber garden planted in 2020	92.54	16,984,396,313	15,302,242,022
Rubber garden planted in 2022	121.57	15,496,453,224	13,461,095,698
Rubber garden planted in 2024	27.8	1,770,508,925	1,332,964,503
Rubber garden planted in 2025	781.61	21,448,036,023	-
Coffee garden intercropped in 2025		8,664,872,906	-
Areca garden planted in 2025		371,963,392	-
Planting forest shelter belts in 2022		-	63,107,200
High-tech agricultural project	11.73	5,273,075,692	1,976,347,089
8,250 areca trees planted in 2019 (intercropped)	-	-	545,549,482
New durian garden planted in 2025	11.73	1,557,377,274	1,130,524,046
Windbreak glue 28,000 trees planted in 2019 (intercropping)	-	-	300,273,561
Coffee garden intercropped in 2025		834,916,916	-
Durian garden planted in 2025	50.05	2,880,781,502	-
Other construction in progress		8,999,654,501	4,837,893,315
Company Office		1,224,606,608	4,837,893,315
Major Repair of Latex Processing Plant		756,215,112	-
Coffee and Rubber Intercropping Project at Cu M'gar farm		7,018,832,781	-
Total		634,738,628,382	635,886,258,933

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Note to Financial Statement (cont'd)

(*) This is the value of the rubber plantation that has been subject to recovery under Decision No. 1903/QĐ-UBND dated August 20, 2020, issued by the People's Committee of Dak Lak Province. The Company has ceased investment and maintenance. Nguyen Hoang Investment and Development JSC, the project's investor, made an advance compensation payment of VND 10,000,000,000 to the Company. However, since Nguyen Hoang JSC does not meet the conditions to implement the project, it has not fully paid the compensation to the Company as per the approved plan. As a result, the Company has not yet handed over the land to the State and is currently recording the costs under construction in progress and advances from customers.



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Note to Financial Statement (cont'd)

14. Long-term financial investments

	Closing balance			Opening balance		
	History cost	Allowance	Fair value	History cost	Allowance	Fair value
- Investment in subsidiary company	388,387,995,284	-	482,456,120,568	836,133,024,630	-	788,500,316,698
- Dak Lak Rubber Investment JSC (i)	-	-	-	447,745,029,346	-	370,500,000,000
- Daknoruco Rubber Joint Stock Company (ii)	19,775,566,455	-	37,703,188,740	19,775,566,455	-	37,869,756,097
- Dak Lak Mondolkiri Rubber Development Company Limited (iii)	368,612,428,829	-	444,752,931,829	368,612,428,829	-	380,130,560,601
- Investment in associate company	339,120,808,995	(101,672,256)	386,397,691,846	7,965,447,149	(101,672,256)	7,848,285,297
- Dak Lak Rubber Investment JSC (i)	331,155,361,846	-	378,810,000,000	-	-	-
- Dak Lak Rubber Wood Processing JSC (iv)	101,672,256	(101,672,256)	-	101,672,256	(101,672,256)	-
- Rubber Technical Joint Stock Company (ii)	7,863,774,893	-	7,587,691,846	7,863,774,893	-	7,848,285,297
- Investment in other entities	7,939,327,297	-	-	13,495,221,178	-	16,433,944,619
- Thai Duong Rubber Joint Stock Company (v)	-	-	-	5,556,143,881	-	7,176,894,653
- Dak Lak Rubber People's Credit Fund (v)	7,939,327,297	-	-	7,939,077,297	-	9,257,049,966
Total	735,448,131,576	(101,672,256)	868,853,812,414	857,593,692,957	(101,672,256)	812,782,546,614

- (i) The fair value of the investment in Dak Lak Rubber Investment Joint Stock Company (listed on the UpCom exchange) is determined based on the company's closing stock price as of September 30, 2025, which is VND 11,500 per share. In the first 9 months of 2025, the Company will be profitable;
- (ii) Dak Lak Rubber Wood Processing Joint Stock Company is in the process of dissolution, and its equity is negative, according to its financial statements. The Company has made a 100% impairment provision for this investment.

The remaining companies are almost all profitable and pay dividends regularly.

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Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

Additional information

		Closing balance			Opening balance		
	Operational status	Number of shares	Capital ratio	Voting ratio	Number of shares	Capital ratio	Voting ratio
Investment in subsidiary							
- Dak Lak Rubber Investment JSC	Active	Converted into an affiliated company			44,537,500	60.84%	60.84%
- Daknoruco Rubber Joint Stock Company	Active	2,568,100	73.37%	73.37%	2,568,100	73.37%	73.37%
- Dak Lak Mondolkiri Rubber Development Company Limited	Active	-	100.00%	100.00%	-	100.00%	100.00%
Investment in associate							
- Dak Lak Rubber Investment JSC	Active	32,940,000	45.00%	45.00%			
- Dak Lak Rubber Wood Processing JSC	Pending Dissolution	301,998	45.13%	45.13%	301,998	45.13%	45.13%
- Rubber Technical Joint Stock Company	Active	540,000	28.79%	28.79%	-	28.79%	28.79%
Investment in other entities							
- Thai Duong Rubber Joint Stock Company	Active	-	0.0%	0.0%	360,000	10.0%	10.0%
- Dak Lak Rubber People's Credit Fund	Active	-	10.46%	10.46%	-	10.46%	10.46%

The main transactions between the Company and its subsidiaries and associates during the period are presented in Note VIII.1.

The number of shares of Dak Lak Rubber Investment Joint Stock Company pledged as collateral for loans as of September 30, 2025, is 11,000,000 shares (Refer to Note V.22).

Results of divestment in 09 months:

	Dak Lak Rubber Investment Joint Stock Company	Thai Duong Rubber Joint Stock Company
Divestment and transfer value	179,150,520,000	8,901,000,000
Investment cost	(116,589,667,500)	(5,556,143,881)
Divestment and transfer costs	(347,850,141)	(131,296,296)
Profit	62,213,002,359	3,213,559,823
Ownership ratio (after divestment and transfer)	45%	0%

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FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

15. Short-term trade payables

	Closing balance	Opening balance
Trade payable to related parties	4,251,923,837	20,691,037,045
<i>(Refer to Note VIII.1)</i>		
Rubber Technical Joint Stock Company	1,068,104,971	1,404,477,919
Dak Lak Mondolkiri Rubber Development Co. Ltd	3,183,818,866	19,286,559,126
Daknoruco Rubber Joint Stock Company	-	-
Trade payable to other entities	39,710,189,966	17,902,442,215
Song Gianh Corporation Joint Stock Company	6,887,062,751	1,582,710,880
Van Chuc Company Limited	6,709,568,758	-
999 Production-Trade-Service Company Limited	6,118,252,000	-
Hoang Minh Phuc Construction and Trade Company	3,334,439,403	-
Vuong Khai Company Limited	3,289,994,133	1,266,473,330
DONG PHU RUBBER JOINT STOCK COMPANY	2,508,090,480	-
Que Lam Phuong Nam Company Limited	2,484,538,000	-
Thien Nhuan Joint Stock Company	1,364,040,000	804,980,000
Minh Tan Fertilizer Import-Export Joint Stock Company	1,073,605,000	-
Tan Hong Lam International Company Limited	-	2,092,363,092
Other entities	5,940,599,441	12,155,914,913
Total	43,962,113,803	38,593,479,260

16. Short-term advances from customers

	Closing balance	Opening balance
Advances from related parties	7,439,150,646	-
Rubber Technical Joint Stock Company	7,439,150,646	-
Thai Duong Rubber Joint Stock Company	-	1,605,544,080
Advances from other customers	11,316,814,241	22,981,090,932
Nam Dat Production-Trade-Service Co., Ltd.	-	11,466,000,000
Nguyen Hoang Development Investment Co.Ltd (*)	10,000,000,000	10,000,000,000
Other entities	-	1,515,090,932
Total	18,755,964,887	22,981,090,932

(*) Refer to note V.13

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FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

17. Taxes and other receivables, payables to States budget

	Opening balance		Payable amounts	Paid amounts	Closing balance	
	Receivables	Payables			Receivables	Payables
Value added tax	-	1,370,941,597	6,557,668,431	7,928,610,028	-	-
VAT on Imports	-	-	503,293,901	503,293,901	-	-
Import Tax	-	-	3,715,617	3,715,617	-	-
Corporate Income Tax	-	-	14,868,775,887	2,600,000,000	-	12,268,775,887
Personal income tax	-	49,406,940	825,168,663	852,295,090	-	22,280,513
Natural resource tax	-	3,797,569	62,109,455	59,273,762	-	6,633,262
Land tax	12,904,213	-	314,601,815	1,644,875	-	300,052,727
Land rent	-	67,873,850,352	20,420,029,826	63,893,483,279	-	24,400,396,899
Other taxes	-	656,809	12,856,164,580	12,855,944,892	-	876,497
Fees, charges and other payables	-	-	37,947,001,250	37,947,001,250	-	-
Total	12,904,213	69,298,653,267	94,358,529,425	126,645,262,694	-	36,999,015,784

The Company's tax reports will be subject to examination by the Tax Authority, the amount of tax presented on these financial statements may change as determined by the Tax Authority.

Value added tax

The Company has paid value added tax (VAT) in accordance with deduction method. The tax rate apply for all activities in accordance with relevant regulations.

Import and Export Tax

The company declares and pays taxes according to the notification from the Customs authority.

Corporate income tax

The company is required to pay corporate income tax on taxable income at a tax rate of 20%.

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Note to Financial Statement (cont'd)

Land rent

The Company must pay land rent for the land area being used including production and business land and non-agricultural land. Every location has a distinct price for a land rent unit. Paying land rent complies with the notice issued by the tax office.

Land tax

The land rent is paid according to the notification from the tax authority.

Other taxes

The company declares and pays in accordance with regulations.

18. Payables to employees

	Closing balance	Opening balance
Salary payable	47,901,330,578	29,080,781,604
Closing balance	47,901,330,578	29,080,781,604

19. Short-term accrued expenses

	Closing balance	Opening balance
Office and dependent accounting branches	3,310,233,343	6,475,017,172
- Advance provision for interest expense	2,795,748,714	3,468,447,853
- Intercropping management expense	-	1,881,224,024
- Other payable expenses	514,484,629	1,125,345,295
Dakruco Hotel Complex	203,018,460	57,729,697
- Other payable expenses	203,018,460	57,729,697
Rubber Thread Processing Factory	444,916,940	378,926,575
- Uniform and product introduction expenses	60,000,000	117,000,000
- Hazardous waste and post-production wastewater	193,470,908	109,951,527
- Other payable expenses	191,446,032	151,975,048
Total	3,958,168,743	6,911,673,444

20. Short-term unearned revenues

	Closing balance	Opening balance
Revenue from leasing land for intercropping	33,006,972,301	20,857,118,477
Total	33,006,972,301	20,857,118,477

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FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

21. Short-term/Long-term other payables**21.1. Short-term**

	Closing balance	Opening balance
Payables to related parties	-	2,079,076,490
<i>(Refer to Note VIII.1)</i>		
Payables to other entities	32,025,086,835	87,529,019,420
- Payables for equitization (*)	24,446,403,457	49,446,403,457
- Dak Lak Provincial Social Insurance	-	1,490,000,000
- Severance pay	-	2,241,424,432
- Union funds	1,781,741,809	1,686,720,259
- Late payment of various taxes	-	12,887,918,130
- Interest on capital mobilization of officers and employees	22,559,014	12,593,802
- Other payables	5,774,382,555	19,763,959,340
Total	32,025,086,835	89,608,095,910

(*) The company has adjusted its charter capital in accordance with the equitization plan and was officially converted into a joint-stock company as approved by Decision No. 739/QĐ-UBND dated April 11, 2018, of the People's Committee of Dak Lak Province. On February 9, 2020, the People's Committee of Dak Lak Province issued Decision No. 395/QĐ-UB on approving the finalization of proceeds from equitization, equitization expenses, costs for resolving redundant labor policies, and the finalization of state capital at Dak Lak Rubber One-Member Limited Liability Company at the time of its official conversion into a joint-stock company. Accordingly, the remaining amount the company is required to pay for equitization is VND 49,446,403,457.

The details of the outstanding balance related to equitization as of September 30, 2025, are as follows:

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FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

(*) The details of the outstanding balance related to equitization	Amount
State capital as of 30/09/2016 (valuation date):	1,558,722,333,139
Value of State Capital Arising After Valuation Until Equitization Date (From 01/10/2016 to 30/09/2018)	112.329.904.669
- Net profit after tax for the period from 01/10/2016 to 30/09/2018	291.593.211.213
- Appropriation to bonus and welfare funds for the period from 01/10/2016 to 30/09/2018	(63,880,553,359)
- Payment of taxes to Ban Don Tourism and Trade Joint Stock Company	(5,590,133,649)
- Exchange rate difference	(64,559,157)
- The revaluation difference corresponding to fixed assets disposed of from the enterprise valuation date to the enterprise value announcement date.	(109,591,760,379)
- The revaluation difference corresponding to the investment in Saigon Plant Protection Joint Stock Company disposed of from the enterprise valuation date to the enterprise value announcement date.	(136,300,000)
State capital at the official time of conversion into a joint stock company	1.671,052,237,808
Charter capital of the joint stock company	(1,558,000,000,000)
Proceeds from shares employee sales not yet remitted to the Business Restructuring Support Fund	3,788,527,250
Proceeds from share sales through the Stock Exchange	20,000,000
Adjustment of the valuation difference in equitization payments due to miscalculation by the State Audit	(53,610,717,872)
Income from compensation for the reclamation of 43 hectares of the Km7 residential area (CV1252/UBND-KT dated 15/02/2019)	(3,207,359,400)
The reduction difference between the compensation value for rubber trees according to the compensation plan of the People's Committee of Cu M'gar District and the approved enterprise valuation – Project: Buon Gram B Residential Area, Eadrong Commune, Cu M'gar District (Decision No. 741/QĐ-UBND approving the compensation plan, issued on 28/03/2018 by the People's Committee of Cu M'gar District).	(457,890,000)
The reduction difference between the compensation value for rubber trees according to the compensation plan of the Provincial People's Committee and the approved enterprise valuation – Project: Dak Lak Interprovincial Bus Station (Compensation plan approval decision issued on 22/11/2017)	(481,052,043)
The reduction difference between the compensation value for rubber trees according to the compensation plan of the Provincial People's Committee and the approved enterprise valuation – Project: Thaco Display, Business, and Warranty Center (Compensation plan approval decision issued on 22/11/2017)	(232,626,069)
Adjustment to reduce net profit after tax before the transition to a joint stock company as per the State Audit's conclusion in the minutes dated 10/09/2020.	(1,458,403,117)
Corporate income tax for the year 2017 and the first nine months of 2018	(3,585,792,522)
The remaining after-tax profit after making allocations to funds for the first nine months of 2018	(1,023,190,839)
Expenses that lack sufficient basis for settlement into equitization costs.	13,230,000
Equitization expenses	(3,370,559,739)
- Share sale organization expenses	(231,626,000)
- Consulting fees for enterprise valuation.	(570,000,000)
- Consulting fees for developing the equitization plan	(150,000,000)
- Remuneration for the Equitization Steering Committee and the Equitization Task Force	(193,000,000)
- Other expenses	(140,114,915)
- Expenses for redundant labor policies.	(2,042,930,424)
Outstanding balance related to equitization as of December 31, 2024	49,446,403,457
Paid in period	25,000,000,000
Outstanding balance related to equitization as of September 30, 2025	24,446,403,457

DAK LAK RUBBER JOINT STOCK COMPANY*Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province**FINANCIAL STATEMENT (SEPARATE)**Quarter III/2025 ended September 30, 2025**Note to Financial Statement (cont'd)***21.2. Long-term**

	Closing balance	Opening balance
Payables to related parties	-	-
Payables to other entities	76,805,002,958	86,798,757,775
- Welfare bonus fund payable to employees (pre-equitization period)	54,655,211,872	54,655,211,872
- Tam An Dak Lak Joint Stock Company (*)	6,000,000	9,775,866,000
- Ho Lak Tobacco Joint Stock Company (*)	1,801,626,000	2,425,294,000
- Duong Duc Cuong (*)	873,000,000	2,182,500,000
- Hong Thuan High-Tech Agricultural Company	1,098,324,499	1,452,432,499
- Luu Thanh Diep (*)	1,178,520,000	1,178,520,000
- Saigon - Ban Me Agricultural Products Co. Ltd (*)	813,097,400	1,084,075,700
- Bui Thi Kim Anh	3,943,490,000	19,701,000
- Other entities	12,435,733,187	14,025,156,704
Total	76,805,002,958	86,798,757,775

(*) Received deposit under a high-tech agricultural business cooperation contract, with a term of 4 to 5 years.

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

22. Short-term/Long-term borrowings and finance lease liabilities**22.1. Short-term**

	Opening balance	Loans incurred during the year	Loans repaid during the year	Closing balance
Short-term loans	143,394,099,889	112,509,781,644	(255,903,881,533)	-
Short-term loans from related parties	-	-	-	-
Other short - term loans	143,394,099,889	112,509,781,644	(255,903,881,533)	-
- Vietnam JSC Bank for Industry and Trade – Dak Lak Branch	53,970,856,701	57,678,530,816	(111,649,387,517)	-
- Vietnam Bank for Investment and Development - Dak Lak Branch	59,945,601,254	44,831,250,828	(104,776,852,082)	-
- Ho Chi Minh City Development JSC Bank - Dak Lak Branch	15,000,000,000	-	(15,000,000,000)	-
- Vietnam JSC Bank for Foreign Trade - Dak Lak Branch	9,977,641,934	10,000,000,000	(19,977,641,934)	-
- Vietnam Bank for Agriculture and Rural Development - North Dak Lak Branch	4,500,000,000	-	(4,500,000,000)	-
Long-term loan due to be repaid	-	900,000,000	(600,000,000)	300,000,000
- Vietnam JSC Bank for Industry and Trade – Dak Lak Branch	-	900,000,000	(600,000,000)	300,000,000
Total	143,394,099,889	113,409,781,644	(256,503,881,533)	300,000,000

22.2. Long-term

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

	Opening balance	Loans incurred during the year	Loans repaid during the year	Closing balance
Long-term loans	135,227,055,650	245,707,204,263	(52,326,322,883)	328,607,937,030
Long-term loans from related parties (Refer to Note VIII.1)	80,000,000,000	-	-	80,000,000,000
- Dak Lak Rubber Investment Joint Stock Company (i)	80,000,000,000	-	-	80,000,000,000
Long-term loans from other	55,227,055,650	245,707,204,263	(52,326,322,883)	248,607,937,030
- Long-term loan Vietinbank - Dak Lak Branch (ii)	-	245,700,000,000	-	245,700,000,000
- Long-term loans from employees (iii)	55,227,055,650	7,204,263	(52,326,322,883)	2,907,937,030
Total	135,227,055,650	245,707,204,263	(52,326,322,883)	328,607,937,030
In which				
- Long-term loans due within 1 year	-	900,000,000		900,000,000
Long-term loans and financial leases	135,227,055,650			327,707,937,030

(i) Long-term loan from Dak Lak Rubber Investment Joint Stock Company under loan contracts::

- Loan contract No. 01/2023/HĐVV, signed on May 22, 2023: The maximum loan amount is VND 40,000,000,000, used for business operations and investment. The interest rate is 10.5% per annum at the time of lending, adjusted based on the floating interest rate of VietinBank throughout the loan term. The loan term is 24 months from the disbursement date for each loan. The borrower pledges 6,000,000 shares of Dak Lak Rubber Investment Joint Stock Company held by Dak Lak Rubber Joint Stock Company. These shares are listed and traded on UPCOM and deposited at BIDV Securities Joint Stock Company (BSC) (Refer to Note V.14).
- Loan contract No. 01/2024/HĐVV, signed on November 22, 2024: The loan amount is VND 40,000,000,000, used for business operations and replanting of rubber and durian trees. The interest rate is 9.5% per annum, adjusted based on the floating interest rate of VietinBank throughout the loan term. The loan term is 36 months from the disbursement date for each loan. The borrower pledges 5,000,000 shares of Dak Lak Rubber Investment Joint Stock Company held by Dak Lak Rubber Joint Stock Company. These shares are listed and traded on UPCOM and deposited at BIDV Securities Joint Stock Company (BSC) (Refer to Note V.14).

(ii) Long-term loan from Vietinbank - Dak Lak Branch: Investment project loan contract No. 25.85.1003/2025: Maximum loan amount is 300,000,000,000 VND, the purpose is to pay for investment costs of the project: Compensation for investment costs of replanting and caring for rubber trees (5,617.8 ha) in Krong Buk District and CuMgar District invested by the Company in the period 2015-2024. The borrower mortgages a number of Land Use Rights Certificates. The loan term is 120 months.

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

23. Bonus and welfare fund

	Closing balance	Opening balance
Bonus and welfare fund	37,571,878,765	38,007,191,324
Bonus fund for Company managers	1,074,362,991	1,106,362,709
Total	38,646,241,756	39,113,554,033

24. Owner's equity**24.1. Statement of changes in owners' equity**

	Contributed capital	Investment and development fund	Undistributed profit after tax	Total
Beginning balance of the previous year	1,558,000,000,000	31,558,179,038	56,012,753,493	1,645,570,932,531
Increase during the year	-	6,535,731,453	50,512,373,482	57,048,104,935
Decrease during the year	-	-	(17,588,256,951)	(17,588,256,951)
Ending balance of the previous year	1,558,000,000,000	38,093,910,491	88,936,870,024	1,685,030,780,515
Beginning balance of the current year	1,558,000,000,000	38,093,910,491	88,936,870,024	1,685,030,780,515
Increase during the period	-	15,153,712,000	71,934,421,988	87,088,133,988
Decrease during the period	-	-	(75,271,456,599)	(75,271,456,599)
Ending balance of the current period	1,558,000,000,000	53,247,622,491	85,599,835,413	1,696,847,457,904

24.2. Details of investment capital

	Closing balance	Opening balance
The People's Committee of Dak Lak province	1,541,416,000,000	1,541,416,000,000
Other shareholders	16,584,000,000	16,584,000,000
Total	1,558,000,000,000	1,558,000,000,000

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

24.3. Shares

	Closing balance Shares	Opening balance Shares
The number of shares subscribed to issue	155,800,000	155,800,000
The number of shares issued	155,800,000	155,800,000
- Ordinary shares	155,800,000	155,800,000
- Preference shares	-	-
The number of treasury shares	-	-
- Ordinary shares	-	-
- Preference shares	-	-
The number of shares circulated	155,800,000	155,800,000
- Ordinary shares	155,800,000	155,800,000
- Preference shares	-	-
Par values shares circulated (VND/share)	10,000	10,000

24.4. Undistributed profit after tax

	Closing balance	Opening balance
Profits brought forward	88,936,870,024	56,012,753,493
Adjustments for previous year's profit	-	-
Profits after corporate income tax of current period	71,934,421,988	50,512,373,482
Profit distribution	(75,271,456,599)	(17,588,256,951)
Previous year profit distribution	(75,271,456,599)	(17,588,256,951)
- Dividend payment	(38,326,800,000)	-
- Allocation to the Development Investment Fund	(15,153,712,000)	(6,535,731,453)
- Allocation to the Bonus and Welfare Fund	(21,470,079,317)	(10,761,828,000)
- Allocation for bonus fund for Company managers	(320,865,282)	(290,697,498)
Profit distribution for the current year	-	-
Undistributed profit after tax	85,599,835,413	88,936,870,024

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENTS

Unit: VND

1. Revenues**1a. Total revenue**

	Current period	Previous period
Revenue from related parties (Refer to Note VIII.1)	-	-
Revenue from other entities	173,272,032,034	155,430,259,586
Revenue from rubber latex sales	128,267,819,459	94,768,678,237
Revenue from restaurant, motel and tourism services	5,272,891,663	5,547,530,302
Revenue from rubber thread and acid products	25,869,694,320	27,398,905,944
Revenue from selling high-tech agricultural products	5,775,858,828	15,414,284,596
Revenue from leasing land for intercropping	6,835,367,879	11,003,177,583
Revenue from other	1,250,399,885	1,297,682,924
Total	173,272,032,034	155,430,259,586

2. Cost of goods sold

	Current period	Previous period
Cost of rubber latex	124,199,446,341	99,241,539,251
Cost of restaurant, motel and tourism services	6,039,776,143	5,890,202,185
Cost of finished rubber thread	27,519,968,956	29,114,049,309
Cost of high-tech agricultural products sold	2,914,582,400	8,839,273,359
Cost of intercropping and others	1,014,761,504	349,396,017
Total	161,688,535,344	143,434,460,121

3. Financial income

	Current period	Previous period
Dividends, distributed profits	399,070,313	151,367,321
Profits from divestment of investment in subsidiaries	16,830,000,000	14,111,250,000
Gain on exchange rate differences	846,061,944	718,026,491
Profit from investment in joint-venture rubber	670,447,569	183,207,778
Interests from late payments	2,567,583,580	11,121,341
Total	22,008,199,761	15,174,972,931

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

4. Financial expenses

	Current period	Previous period
Interest expense	6,573,690,461	6,751,624,351
Exchange rate difference loss	256,904,303	363,176,426
Other financial expenses	24,800,974	82,271,760
Total	6,855,395,738	7,197,072,537

5. Selling expenses

	Current period	Previous period
Cost of fuel, material, packaging	528,060,748	390,348,387
Cost of sales staff	43,786,189	43,366,543
Provisioning costs	-	-
Costs of outsourcing services	20,911,280	290,909
Other cash expenses	2,622,599,642	2,735,806,850
Total	3,215,357,859	3,169,812,689

6. General administration expenses

	Current period	Previous period
Expenses of office requisites, administrative materials	229,819,126	180,782,737
Expenses of administrative staffs	4,749,609,094	2,709,367,760
Depreciation expenses of fixed assets	246,338,499	252,843,498
Expenses of outsourced services	269,058,419	418,061,529
Other explicit expenses	-	680,557,136
Total	5,494,825,138	4,241,612,660

7. Other income

	Current period	Previous period
Liquidation of rubber trees, sale of assets	370,851,486	760,041,542
Income from renting houses, premises, coffee contracts	271,884,469	313,927,273
Other income	7,680,250,809	900,088,984
Total	8,322,986,764	1,974,057,799

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

8. Other expenses

	Current period	Previous period
Administrative fines, back taxes	4,503,283	-
Cost of assets recovered	-	-
Other expenses	4,396,565,915	1,941,376,744
Total	4,401,069,198	1,941,376,744

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS

Unit: VND

1. Proceeds from borrowings

	Current period (From 01/01/2025 to 30/09/2025)	Previous period (From 01/01/2024 to 30/09/2024)
Proceeds from borrowing under normal contracts	283,914,204,263	180,164,900,000
Total	283,914,204,263	180,164,900,000

2. Payment of loan principal

	Current period (From 01/01/2025 to 30/09/2025)	Previous period (From 01/01/2024 to 30/09/2024)
Repayments of principal under normal contracts	(308,371,887,270)	(352,993,573,500)
Total	(308,371,887,270)	(352,993,573,500)

VIII. OTHER INFORMATION**1. Information about related parties****1.1. Related parties**

Company	Relationship
Daknoruco Rubber Joint Stock Company	Subsidiary
Dak Lak Mondolkiri Rubber Development Company Limited	Subsidiary
Dak Lak Rubber Investment Joint Stock Company (DRI)	Associate
Dak Lak Ruber Wood Processing Joint Stock Company	Associate
Rubber Technical Joint Stock Company	Associate
Dak Lak Rubber People's Credit Fund	Other long-term investments
DRI High-Tech Agriculture Limited Company	Subsidiary of DRI

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

1.2. Balances with related parties

Company	Closing balance	Opening balance
Short-term trade receivables		
Dak Lak Rubber Wood Processing Joint Stock Company	3,757,574,500	3,757,574,500
Trade payables		
Rubber Technical Joint Stock Company	1,079,219,971	1,408,302,919
Dak Lak Mondolkiri Rubber Development Company Limited	3,183,818,866	19,286,559,126
Long-term loan		
Dak Lak Rubber Investment Joint Stock Company	80,000,000,000	80,000,000,000
Short-term accrued expenses payable (interest expense)		
Dak Lak Rubber Investment Joint Stock Company	1,242,986,300	1,617,657,534
Short-term other payables		
Dak Lak Mondolkiri Rubber Development Company Limited	2,049,256,490	2,079,076,490

1.3. Revenue from related parties

	Current period	Previous period
Revenue from rubber latex sales	-	5,045,040,000
<i>Rubber Technical Joint Stock Company</i>	-	5,045,040,000
Revenue from intercropping land lease	388,683,636	373,418,182
<i>DRI High-Tech Agriculture Limited Company</i>	388,683,636	373,418,182
Other revenue	1,309,500	-
Dak Lak Rubber Elastic Thread Company Limited	-	-
<i>Dak Lak Rubber Investment Joint Stock Company</i>	-	-
<i>Rubber Technical JSC (selling Acid elastic thread)</i>	1,309,500	-
Other income	-	-
<i>Rubber Technical JSC (land tax according to the contract)</i>	-	-
Total	389,993,136	5,418,458,182

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

1.4. Salary, remuneration and other benefits of the Executive Board

No.	Management Board members	Position	Quarter III/2025		
			Salary	Remuneration	Total
1	Nguyen Viet Tuong	Chairman	146,100,000	-	146,100,000
2	Nguyen Minh	General Director	116,700,000	20,400,000	137,100,000
3	Nguyen Tran Giang	Deputy General Director	87,000,000	20,400,000	107,400,000
4	Nguyen Van Cuc	Deputy General Director	76,401,000	20,400,000	96,801,000
5	Le Thanh Binh	Chief Accountant	80,439,000	-	80,439,000
6	Ta Quang Tong	Member of the BOM	-	20,400,000	20,400,000
7	Nguyen Van Thong	Member of the BOM	20,192,000	20,400,000	40,592,000
8	Nguyen Thac Hoanh	Head of the Supervisory	86,400,000	-	86,400,000
9	Phan Thanh Tan	Member of the BOS	48,600,000	-	48,600,000
10	Nguyen Thi Mai Quyen	Member of the BOS	55,503,000	20,400,000	75,903,000
11	Au Qui Vinh	Member of the BOS	41,406,000	10,200,000	51,606,000
Total			758,741,000	132,600,000	891,341,000

No.	Management Board members	Position	Quarter III/2024		
			Salary	Remuneration	Total
1	Nguyen Viet Tuong	Chairman	90,156,000	-	90,156,000
2	Bui Quang Ninh	General Director	25,135,000	-	25,135,000
3	Nguyen Do	Deputy General Director	67,992,000	-	67,992,000
4	Nguyen Tran Giang	Deputy General Director	87,761,000	-	87,761,000
5	Le Thanh Binh	Chief Accountant	67,392,000	-	67,392,000
6	Nguyen Van Cuc	Member of the BOM	51,910,000	13,170,000	65,080,000
7	Ta Quang Tong	Member of the BOM	-	13,170,000	13,170,000
8	Nguyen Van Thong	Member of the BOM	-	13,170,000	13,170,000
9	Nguyen Thac Hoanh	Head of the Supervisory	67,392,000	-	67,392,000
10	Phan Thanh Tan	Member of the BOS	35,362,000	-	35,362,000
11	Nguyen Thi Mai Quyen	Member of the BOS	46,572,000	8,100,000	54,672,000
Total			539,672,000	47,610,000	587,282,000

2. The Company's ability to continue as a going concern

There are no factors that lead to the doubt about the possibility of the Company to continue as a going concern and the measures and commitments to ensure the Company's operation in the future.

3. Subsequent events

There have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be presented in the financial statements.

DAK LAK RUBBER JOINT STOCK COMPANY

Address: 30 Nguyen Chi Thanh, Tan An ward, Dak Lak province

FINANCIAL STATEMENT (SEPARATE)

Quarter III/2025 ended September 30, 2025

Note to Financial Statement (cont'd)

4. Comparative figures

These are figures on the Financial Statements for the fiscal year ended December 31, 2024 audited by the Branch of Chuan Viet Auditing and Consulting Co., Ltd. in Da Nang and the figures on the Financial Statements for the previous accounting period (Quarter III/2024) ending September 30, 2024.

Dak Lak, October 28, 2025

Preparer



HOANG THI THU SUONG

Chief accountant



LE THANH BINH

General Director



NGUYEN MINH



