

**Binh Long Rubber Industrial park JSC**

**Address:** Minh Hung ward –

Chon Thành district – Binh Phước province

**No.:** 13 /MH3/2025.

*On: Explanation on the difference of  
over 10% in profit after tax in Quarter  
4/2024 over the same period last year*

**THE SOCIALIST REPUBLIC OF VIETNAM**

**Independence - Freedom – Happiness**

*Chon Thành, dated 4/04/2025.*

**To:**

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

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

In pursuance of the Circular No 96/2020/TT-BTC of the Minister of Finance, we would like to explain profit after tax in the business performance report changes by 10% or more over the same period report last year as follows:

Profit after tax in quarter 4/2024 is: 9.840.327.362 VND, equivalent to 78.08% compared to the same period report last year.

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

Revenue from sales and service provision decreased by 27.24% over the same period last year; due to last year recorded one-time revenues.

Revenue from financial activities decreased by 77.86% over the same period last year, due to bank deposit interest rates decreased.

Original cost of goods sold decreased by 21.22% over the same period last year, due to last year recorded expenses equivalent to revenues recorded as one-time revenues.

General and administration expenses decreased by 54.97% over the same period last year.

Other revenues increased by 209.18% over the same period last year.

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

Best regards!



**GENERAL DIRECTOR**

*Phan Huy Chinh*



Binh Long industrial park

**BINH LONG RUBBER INDUSTRIAL PARK  
JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS  
QUARTER 4/2024**

*Chon Thanh, date January 24, 2025*



## BINH LONG RUBBER INDUSTRIAL PARK JSC

Form B 01 - DN

Minh hung ward, Chơn thành district, Bình Phước province

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

## BALANCE SHEET

QUARTER 4/2024

Currency unit: VND

Indicators	Code	Explain	Previous Period	Reporting Period
<b>A. SHORT-TERM ASSETS</b> (100=110+120+130+140+150)	<b>100</b>		<b>838.530.384.840</b>	<b>908.998.501.827</b>
<b>I. CASH AND CASH EQUIVALENTS</b> (110=111+112)	<b>110</b>		<b>1.863.090.848</b>	<b>341.023.735.886</b>
1. Cash	111	3	1.863.090.848	5.223.735.886
2. Cash equivalents	112		0	335.800.000.000
<b>II. SHORT-TERM FINANCE INVESTMENT</b> (120=121+122+123)	<b>120</b>	<b>4</b>	<b>810.200.000.000</b>	<b>532.384.613.390</b>
1. Securities held-for-trading	121		0	0
2. Provision short-term securities investment (*)	122		0	0
3. Investments held-to-maturity	123		810.200.000.000	532.384.613.390
<b>III. SHORT-TERM RECEIVABLES</b> (130=131+132+133+134+135+136+137+139)	<b>130</b>		<b>23.942.891.870</b>	<b>32.929.881.986</b>
1. Short-term receivables due to customers	131	5	22.957.633.514	21.961.870.498
2. Short-term prepaid expenses to suppliers	132	6	938.582.676	4.875.813.958
3. Internal short-term receivables	133			0
4. Construction contract progress receivables due to customers	134			0
5. Short-term loan receivables	135			0
6. Other receivables	136	7	15.694.675.980	20.128.410.346
7. Provision for bad receivables (*)	137		-15.648.000.300	-14.036.212.816
8. Shortage of assets awaiting resolutions	139		0	0
<b>IV. INVENTORIES (140=141+149)</b>	<b>140</b>		<b>367.801.995</b>	<b>177.356.753</b>
1. Inventories	141		367.801.995	177.356.753
2. Provision for devaluation of inventories (*)	149		0	0
<b>V. OTHER SHORT-TERM ASSETS</b>	<b>150</b>		<b>2.156.600.127</b>	<b>2.482.913.812</b>
1. Short-term assets expenses	151			
2. VAT Deducted	152		0	0
3. Statutory obligations	153	15	2.156.600.127	2.482.913.812
4. Trading Government Bonds	154		0	0
5. Other short-term assets	155		0	0
<b>B. LONG - TERM ASSETS</b> (200=210+220++230+240+250+260)	<b>200</b>		<b>371.545.077.647</b>	<b>382.099.936.078</b>

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Indicators	Code	Explain	Previous Period	Reporting Period
<b>I. LONG - TERM RECEIVABLES (210=211+212+213+214+215+216+219)</b>	<b>210</b>		<b>0</b>	<b>0</b>
1. Long - term receivables from customers	211		0	0
2. Long -term prepaid expenses to suppliers	212		0	0
3. Working capital from sub-units	213		0	0
4. Internal long - term receivables	214		0	0
5. Receivables from long - term loans	215		0	0
6. Other long-term receivables	216		0	0
7. Provision for long-term bad receivables(*)	219		0	0
<b>II. FIXED ASSETS (220=221+224+227)</b>	<b>220</b>		<b>94.088.264.778</b>	<b>99.360.398.970</b>
1. Tangible fixed assets (221=222+223)	221	9	94.088.264.778	99.360.398.970
- Original cost	222		152.163.005.393	149.877.820.208
- Accumulated depreciation (*)	223		-58.074.740.615	-50.517.421.238
2. Financial leasing fixed assets (224=225+226)	224		0	0
- Original cost	225		0	0
- Accumulated depreciation(*)	226		0	0
3. Intangible fixed assets (227=228+229)	227		0	0
- Original cost	228		0	0
- Accumulated depreciation (*)	229		0	0
<b>III. Investment Real estate (230=231+232)</b>	<b>230</b>	<b>10</b>	<b>133.252.923.993</b>	<b>133.254.594.732</b>
- Original costs	231		224.434.237.592	213.239.518.730
- Accumulated depreciation (*)	232		-91.181.313.599	-79.984.923.998
<b>IV. Long - term cost in process</b>	<b>240</b>	<b>8</b>	<b>23.162.931.544</b>	<b>23.509.475.988</b>
1. Long - term cost for work in process	241		0	0
2. Cost for capital construction in process	242		23.162.931.544	23.509.475.988
<b>V. LONG-TERM FINANCE INVESTMENTS (250=251+252+253+254+255)</b>	<b>250</b>	<b>4</b>	<b>0</b>	<b>7.000.000.000</b>
1. Investment in equity of subsidiaries	251		0	0
2. Investment in Joint - venture, associates	252			
3. Investments in equity of other entities	253			
4. Provision for long-term finance investment (*)	254		0	0
5. Investment held-to-maturity	255		0	7.000.000.000
<b>VI. OTHER LONG-TERM ASSETS (260=261+262+268)</b>	<b>260</b>	<b>11</b>	<b>121.040.957.332</b>	<b>118.975.466.388</b>
1. Long-term prepaid expenses	261		121.040.957.332	118.975.466.388
2. Deffered income tax assets	262		0	0
3. Long-term equipments, materials, spare parts	263		0	0
4. Other long-term assets	268		0	0
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>1.210.075.462.487</b>	<b>1.291.098.437.905</b>
<b>C. LIABILITIES</b>	<b>300</b>		<b>615.793.560.512</b>	<b>702.148.240.369</b>
<b>I. SHORT -TERM LIABILITIES (310=311+312+313+314+315+316+317+318+319+320+323)</b>	<b>310</b>		<b>13.200.974.321</b>	<b>96.226.306.316</b>

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Indicators	Code	Explain	Previous Period	Reporting Period
1. Short - term payables to suppliers	311	13	4.907.701.564	3.940.107.925
2. Short-term advances from customers	312	14		6.082.567.683
3. Statutory obligations	313	15	2.853.759.622	60.776.335.670
4. Payables to employees	314		1.177.973.901	1.182.128.496
5. Short-term accrued expenses	315	16	0	889.766.400
6. Short -term internal payables (to related parties)	316			0
7. Construction contract progress payment due to customers	317			0
8. Short-term unrealizable revenue	318	17	0	19.267.301.848
9. Other short-term receivables	319	18	4.145.566.451	4.080.766.511
10. Short-term loans and debts to finance leasing	320	12		0
11. Provision for short-term payables	321			
12. Bonus and welfare funds	322		115.972.783	7.331.783
13. Price stabilization funds	323		0	0
14. Trading government bonds	324		0	
<b>II. LONG -TERM LIABILITIES</b>				
<b>(330=331+332+333+334+335+336+337+338+339+340+341+342+343)</b>	<b>330</b>		<b>602.592.586.191</b>	<b>605.921.934.053</b>
1. Long - term payables to suppliers	331		0	0
2. Long -term advances from customers	332		0	0
3. Long - term accruals	333		17.275.589.644	20.591.655.265
4. Internal payable to Working capital	334			0
5. Long - term internal payable	335			0
6. Long - term unrealizable revenue	336	17	585.316.996.547	585.330.278.788
7. Other long-term payable	337	18	0	0
8. Long-term loans and debts to finance leasing	338			0
9. Convertible bond	339		0	0
10. Preferred shares	340		0	0
11. Payable taxes and deffered income	341		0	0
12. Provision for long - term payable	342		0	0
13. Funds for development of Science and Technology	343			
<b>D. OWNERSHIP EQUITY (400 = 410+430)</b>	<b>400</b>		<b>594.281.901.975</b>	<b>588.950.197.536</b>
<b>I. OWNERSHIP EQUITY</b>				
<b>(410=411+412+413+414+415+416+417+418+419+420+421+422)</b>	<b>410</b>	<b>19</b>	<b>559.227.846.910</b>	<b>550.905.515.551</b>
1. Contributed chartered capital (411=411a+411b)	411		240.000.000.000	240.000.000.000
- Voting ordinary shares	411a		240.000.000.000	240.000.000.000
- Preferred shares	411b		0	0
2. Surplus capital	412		215.713.888.362	215.713.888.362
3. Option convertible bonds right	413		0	0
4. Other ownership equity	414		0	0
5. Treasury Stock(*)	415		0	0
6. Differences upon asset revaluation	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and develoment funds	418		55.000.000.000	50.000.000.000
9. Fund management entities	419		0	0

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Indicators	Code	Explain	Previous Period	Reporting Period
10. Other funds belong to ownership equity	420		0	0
11. Undistributed after-tax profit (421=421a+421b)	421		48.513.958.548	45.191.627.189
- Previous year Undistributed earnings	421a		52.627.189	
- Present year Undistributed earnings	421b		48.461.331.359	45.191.627.189
12. Capital construction investment funds	422			
<b>II. OTHER BUDGET RESOURCES AND FUNDS (430=432+433)</b>	<b>430</b>		<b>35.054.055.065</b>	<b>38.044.681.985</b>
1. Budget resources	431		10.900.015.054	10.900.015.054
2. Budget resources used to acquire fixed assets	432		24.154.040.011	27.144.666.931
<b>Total capital resource</b>	<b>440</b>		<b>1.210.075.462.487</b>	<b>1.291.098.437.905</b>

Date 24 January 2025

Preparer



Lê Thị Hoàng Thảo

Chief Accountant



Lê Văn Trung

General Director



Phan Huy Thành



**BINH LONG RUBBER INDUSTRIAL PARK JSC**  
 Minh hưng ward, Chon thành district, Binh Phước province

Mẫu số B03 - DN

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

**INCOME STATEMENTS**  
**QUARTER 4/2024**  
 Master sheet form

Currency unit: VND

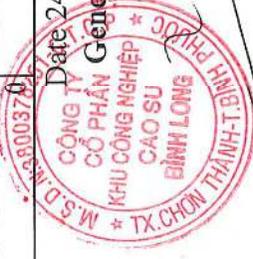
Interpretation	Code	inter-pretation	QUARTER 4/2024		Accumulated from beginning to end	
			Reporting period	Previous period	Reporting period	Previous period
1. Revenue from sales and services provision	1	25	25.063.189.076	92.025.272.816	93.467.784.692	154.475.719.362
2. Revenue deductions	2		0	0	0	0
<b>3. Net Revenue from sales and services provision (10=01-02)</b>	<b>10</b>		<b>25.063.189.076</b>	<b>92.025.272.816</b>	<b>93.467.784.692</b>	<b>154.475.719.362</b>
4. Original cost of good sold	11	26	16.158.155.602	76.160.403.681	53.050.710.002	116.719.747.419
<b>5. Gross profit from sales and services provision (20=10-11)</b>	<b>20</b>		<b>8.905.033.474</b>	<b>15.864.869.135</b>	<b>40.417.074.690</b>	<b>37.755.971.943</b>
6. Income from financing activities	21	27	9.467.152.743	12.159.798.249	39.367.361.682	41.067.224.910
7. Expenses from financing activities	22	28	0	0	0	2.620.546
- In which: Interest expenses	23		0	0	0	0
8. Sale expenses	25	31	24.086.140	24.086.140	96.344.560	96.344.560
9. General and administrative expenses	26	31	6.486.394.436	11.798.871.977	19.772.978.847	23.361.517.551
<b>10. Net Operating profit [30=20+(21-22)-(25+26)]</b>	<b>30</b>		<b>11.861.705.641</b>	<b>16.201.709.267</b>	<b>59.915.112.965</b>	<b>55.362.714.196</b>
11. Other income	31	29	495.874.394	237.060.135	821.054.889	928.427.823
12. Other expenses	32	30	14.369.183	6.917.500	144.349.832	10.631.134
<b>13. Other profit (40 = 31-32)</b>	<b>40</b>		<b>481.505.211</b>	<b>230.142.635</b>	<b>676.705.057</b>	<b>917.796.689</b>
<b>14. Net profit before tax(50=30+40)</b>	<b>50</b>		<b>12.343.210.852</b>	<b>16.431.851.902</b>	<b>60.591.818.022</b>	<b>56.280.510.885</b>
15. Current corporate income tax expense	51	32	2.502.883.490	3.829.582.289	12.310.486.663	10.952.917.927
16. Deferred corporate income tax expense	52	32	0	0	0	0
<b>17. Net profit after tax (60=50-51-52)</b>	<b>60</b>		<b>9.840.327.362</b>	<b>12.602.269.613</b>	<b>48.281.331.359</b>	<b>45.327.592.958</b>
18. Basic earnings per share (*)	70		410	1.050	2.012	3.777
19. Diluted earnings per share(*)	71		0	0	0	0

Preparer

Chief of Accountant

Date: 24 January 2025

General Director



Lê Thị Hoàng Thảo

Lê Văn Trung

Phan Huy Thành

1/HA/B03/2024/01

BINH LONG RUBBER INDUSTRIAL PARK JSC

Form no. B03 - DN

Minh hưng ward, Chơn thành district, Bình Phước province

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

## CASH FLOW STATEMENTS

(Master sheet form)

(Using direct method)

QUARTER 4/2024

Currency Unit: VND

Interpretation	Code	Accumulated from beginning to end period present year	Accumulated from beginning to end period previous year
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>		<b>0</b>	<b>0</b>
1. Cash receipts from selling, providing services and other revenues	01	79.188.873.680	95.740.242.838
2. Cash paid to suppliers of goods and services	02	-64.332.573.599	-82.288.292.572
3. Cash paid to employees	03	-9.209.473.741	-11.264.052.797
4. Interest paid	04		
5. Corporate income taxes paid	05	-13.714.854.672	-8.953.444.375
6. Other cash receipts from operating activities	06	47.000.205.522	41.362.812.662
7. Other cash paid to operating activities	07	-68.144.391.917	-20.756.512.271
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>-29.212.214.727</b>	<b>13.840.753.485</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>		<b>0</b>	<b>0</b>
1. Cash paid to purchase, building fixed assets and other long-term assets	21	-763.112.858	-373.143.836
2. Cash receipts from sale, transference of fixe assets and other long-term assets	22		
3. Paid to loans provided to other entities' debt-based instruments	23	-758.428.317.021	-480.646.859.965
4. Receipts from loans provided to other entities' debt-based instruments	24	487.612.930.411	487.984.718.693
5. Cash paid to contribution chartered capital in other entities	25		
6. Cash receipts from contribution chartered capital other entities	26	0	0
7. Proceeds from interest received, dividends received	27	28.990.057	145.238.888
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>-271.549.509.411</b>	<b>7.109.953.780</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		<b>0</b>	<b>0</b>
1. Proceeds from issuance of share capital	31	0	336.032.488.362
2. Cash to return contributed capital to owners/buy back issued shares...	32	0	-1.100.000
3. Proceeds from long/short term borrowings	33	0	0
4. Payments of loan	34	0	-15.232.362.985
5. Payments for principal of finance leaser	35		
6. Dividend, interest paid to owner	36	-38.400.000.000	-46.206.420.008
<b>Net cash flows from financing activities</b>	<b>40</b>	<b>-38.400.000.000</b>	<b>274.592.605.369</b>
<b>Net cash flows within the period (50 = 20 + 30 + 40)</b>	<b>50</b>	<b>-339.161.724.138</b>	<b>295.543.312.634</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>	<b>341.023.735.886</b>	<b>45.483.043.798</b>
Impact of exchange rate fluctuation	61	1.079.100	-2.620.546
<b>Cash and cash equivalents at the end of the period (70 = 50+61)</b>	<b>70</b>	<b>1.863.090.848</b>	<b>341.023.735.886</b>

Date 24 January 2025

Preparer

Chief of accountant

General Director



Lê Thị Hoàng Thảo



Lê Văn Trung



Phan Huy Thành

**Binh Long Rubber Industrial Park JSC**

Address: Minh Hung wards, Chon Thanh district, Binh Phuoc province.

**Form B 09a - DN**

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

**CONSOLIDATED FINANCIAL STATEMENTS EXPLAINATION****Quarter 4/2024****I. Operational characteristics of enterprise**

1. Equity ownership stype: Joint Stock Company. Charter capital of Company in accordance with Business Registration Certificate is 240.000.000.000 VNĐ. Total shares are 24.000.000 shares.

2. Business majors

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

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

**II. Accounting periods, Currency unit reported in accounting**

1. Fiscal year (beginning 01<sup>st</sup> January and ending 31<sup>st</sup> December)

2. Currency unit reported in accounting: Vietnam dong.

**III. Adoption of accounting standards and policies**

Applicable accounting system: in pursuance of the Circular No 200/2014/TT-BTC on December 22, 2014.

2. Disclosure of adoption of accounting standards and policies.

The company applies the Vietnamese Accounting Standards (VAS) and other relevant standard guidelines promulgated by the State. All financial statements are formulated and laid out in accordance with all provisions of each standard, each circular guiding performance of existing accounting standards and policies of which enterprises apply. 3.

Accounting types to apply: Desktop Bookkeeping

**IV. Applicable Accounting policies**

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

2. Applicable Foreign exchange differences in accounting

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

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4. Principles for recording cash amounts and cash equivalents
5. Accounting principles for financial investments.
  - a) Trading securities.
  - b) Investments held to maturity.
  - c) Lendings
  - d) Investment in the subsidiaries, joint-venture, associated companies
  - đ) Investments on other entities' financial instruments.
  - e) Other accounting methods applicable for other transactions related to financial investments.
6. Accounting principles of receivable debts.
7. Principles for recording inventories
  - Principles for recording inventories.
  - Methods of determining cost of inventories
  - Methods of accounting for the inventories.
  - Methods of provision for decline in value of inventories.
8. Principles for recording and depreciation of fixed assets, fixed assets as finance leases, investment properties:
  - Principles for recording fixed assets (tangible, in-tangible, finance leases): for original cost
  - Method of depreciating and amortizing fixed assets (tangible, in-tangible, finance leases): straight - line method.

Depreciating and amortizing time shall be estimated as follows:

+ Dynamo machinery and equipment	10 - 15 years
+ Machinery and equipment.	8 - 10 years
+ Experimental and measuring equipment	8 years
+ Transportation and facilities	08 – 20 years
+ Managerial devices.	6 – 8 years
+ Buliding and structures	10 – 30 years
+ Cattle and perennial trees	8 years
+Other tangible fixed assets not-yet specified in those above-mentioned groups	15 years
+ Other In-tangible fixed assets	15 years
9. Accounting principles for business corporation contracts.
10. Accounting principles for deferred corporate income tax
11. Accounting principles for prepaid expenses
12. Accounting principles for liabilities
13. Accounting principles for recording loans and liabilities to finance leasing.
14. Principles for recording and capitalization borrowing costs.
  - Principles for recording borrowing costs.
  - Capitalization rate applied to determine borrowing costs capitalized in period.
15. Principle for recording payable expenses
16. Principles and methods for recording provisions payable
17. Principle for recording unrealized revenue.

18. Accounting principle for recording convertible bonds.  
 19. Principle for recording owner's equity  
 - Principles for recording owner's contributed capital, share capital surplus, right of convertible bond options, other owner's capital: Actual contributed capital.  
 - Principles for recording differences in revaluation of fixed assets.  
 - Principles of recording exchange rate differences.  
 - Principles for recognising undistributed profit.
20. Principle and method of recording revenue: in accordance with Accounting Standard 14,15

- Goods sold revenue
- Services provision revenue
- Financial activities revenue
- Construction contracts revenue.
- Other revenue

21. Accounting principles for revenue deductions

22. Accounting principle for cost of goods sold.

23. Accounting principle for financial expenses.

24. Accounting principle for goods sold expenses, managerial expenses.

25. Principle and method recognizing current income tax/deferred income tax expenses.

26. Other accounting principles and methods.

#### VI. Events or major transactions in interim accounting period

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

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

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

		Currency unit: VNĐ		
<b>3. Cash</b>		<b>period ended</b>	<b>Initial year</b>	
- Cash		27.772.701	116.717.326	
- Termless deposit at bank		1.835.318.147	5.107.018.560	
- Cash equivalents		0	335.800.000.000	
<b>Total</b>		<b>1.863.090.848</b>	<b>341.023.735.886</b>	
<b>4. Financing investments</b>		<b>period ended</b>	<b>Initial year</b>	
- Investments held to maturity		Period ended	Initial year	
Short-term	Original cost	Recording cost	Original cost	Recording cost
+ Term deposit	810.200.000.000	810.200.000.000	532.384.613.390	532.384.613.390
+ Long-term				
- Term deposit				
- Bonds	0	0	7.000.000.000	7.000.000.000
- Other investments				
<b>5. Receivable from customers</b>		Period ended	Initial year	

- Short-term receivable from customers	<b>22.957.633.514</b>	<b>21.961.870.498</b>
+ Detailed receivables from customers of which occupying 10% upwards of total receivables		
MDF VRG Dongwha Co., Ltd	1.286.832.413	0
Longfa Vietnam Co., Ltd	555.008.593	481.377.065
Green Solution JSC.	5.927.985.900	5.740.644.923
Ben Thang Hai Co., Ltd	926.979.860	810.082.637
Uu Viet Paper Co., Ltd	7.501.619.387	7.329.205.092
Hoa Mai Kintergarten JSC	785.837.145	785.837.145
Minh Hung Paper Co., Ltd	571.177.624	1.864.511.810
Thuy Tram trading & service Co., Ltd	626.468.296	549.612.729
Thuan An Paper Co., Ltd	1.373.926.535	798.908.880
Nam Long Paper Co., Ltd	562.621.523	263.129.795
Khoi Nguyen Paper Co., Ltd	658.503.315	1.072.619.662
Trach Lam Wooden Co., Ltd	89.891.643	654.340.160
Yun Shing yarn technology Co., Ltd	767.051.283	
Tan An Co., Ltd	876.647.570	
YEE HUNG international Co., Ltd	419.087.680	
Trach Lam Wooden Co., Ltd	195.012.141	
RONGHENG Vietnam Co., Ltd	358.791.979	
<b>6. Prepaid Expenses</b>	<b>Period ended</b>	<b>Initial year</b>
Short-term receivable from customers	<b>938.582.676</b>	<b>4.875.813.958</b>
+ Detailed receivables from customers of which occupying 10% upwards of total receivables		
Nhat Quang Minh Co., Ltd	510.839.084	510.839.084
ATP Investment & Consultant Co., Ltd	135.000.000	135.000.000
Huy Hoang Environment technology Co., Ltd	145.200.000	145.200.000
Thien Phuong Co., Ltd	0	3.141.905.153
Hanoi FP Equipment Co., Ltd	0	740.400.000
<b>7. Other receivables</b>	<b>Period ended</b>	<b>Initial year</b>
	Value reservation value	ervation Short-term
	15.694.675.980	20.128.410.346
- Receivables from equitization/ Privatization receivable		
- Dividends and profits receivables from financing investment		
- Deposit/ Court fees	90.061.520	
- Lendings		
- Other receivables	15.604.491.489	20.128.410.346
+ Deposit interests receivables	14.782.862.465	19.095.652.191
+ Other receivables	821.629.024	1.032.758.155
<b>Total</b>	<b>15.694.675.980</b>	<b>20.128.410.346</b>
<b>8. Long-term assets in progress</b>	<b>Period ended</b>	<b>Initial year</b>
- Capital Construction in progress		
+Purchases	37.500.000	37.500.000
+Capital Construction	23.125.431.544	23.471.975.988
<b>Total</b>	<b>23.162.931.544</b>	<b>23.509.475.988</b>
- Detailed construction sites which account for more than 10% of capital construction value		
Drainage system outside industrial zone's fence:	15.742.956.938	

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Expansion phrase 2<sup>nd</sup> with area of 577.53ha: 1.787.112.443  
 GT 12A KT Traffic system TNM, TNT: 1.807.764.278  
 Technical infra of road D2 from road N11 to road N15: 11.194.718.862

**9. Increase, decrease tangible fixed assets**

Item	Buildings and structures	Machinery and Equipment	Means of transportation /transmission	Facilities prior to work, measuring or experiment	Cattle, perennial trees	Other tangible fixed assets	Total
<b>Original cost</b>							
Balance at initial year	140.682.553.981	2.206.937.500	5.765.375.454	38.100.000	540.550.364	644.302.909	149.877.820.208
Purchasings in year			2.285.185.185				2.285.185.185
Capital construction investment accomplished							0
- Other increasement							0
- Transfer to investment properties							0
- Disposal							
- Other decreasement							0
Year-end balance	140.682.553.981	2.206.937.500	8.050.560.639	38.100.000	540.550.364	644.302.909	152.163.005.393
- Cumulative depreciation cost							0
- Initial year balance	43.815.268.065	1.449.597.733	4.225.028.478	38.100.000	501.301.311	488.125.651	50.517.421.238
- Depreciation yearly	6.952.069.644	138.795.836	399.004.916	0	29.024.737	38.424.244	7.557.319.377
Other increasement							0
- Transfer to investment properties							0
- Disposal							
- Other decreasement							0
Year – end balance	<b>50.767.337.709</b>	<b>1.588.393.569</b>	<b>4.624.033.394</b>	<b>38.100.000</b>	<b>530.326.048</b>	<b>526.549.895</b>	<b>58.074.740.615</b>
Remained value							0
At first day initial year	96.867.285.916	757.339.767	1.540.346.976	0	39.249.053	156.177.258	99.360.398.970
- At last day year-end	89.915.216.272	618.543.931	3.426.527.245	0	10.224.316	117.753.014	94.088.264.778

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**10. Increase, decrease in investment properties**

Item	No.	Increase	Decrease	No.
	Initial Year	In year	In year	Year end
<b>a) Investment properties for lease</b>	<b>213.239.518.730</b>	<b>11.194.718.862</b>		<b>224.434.237.592</b>
Original cost				
- Land Use Right				
- Building				
- Building and Land Use Right				
- Technical infrastructure	213.239.518.730	11.194.718.862		<b>224.434.237.592</b>
<b>Cumulative depreciation cost</b>	<b>79.984.923.998</b>	<b>11.196.389.601</b>		<b>91.181.313.599</b>
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	79.984.923.998	11.196.389.601		91.181.313.599
<b>Remained cost</b>	<b>133.254.594.732</b>	<b>11.194.718.862</b>	<b>11.196.389.601</b>	<b>133.252.923.993</b>
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	<b>133.254.594.732</b>	<b>11.194.718.862</b>	<b>11.196.389.601</b>	<b>133.252.923.993</b>

**11. Expenses prepaid**

	<b>Period ended</b>	<b>Initial year</b>
Long term	<b>121.040.957.332</b>	<b>118.975.466.388</b>
- Expenses for insurance		
- (Other expenses: detailing in case of major value)	<b>121.040.957.332</b>	<b>118.975.466.388</b>
+ Cost of mine clearance	1.232.262.589	1.275.534.765
+ Cost of filling and level-ling occupancy surface	870.162.494	787.968.360
+ Rubber plantation compensation cost	4.017.029.934	4.147.053.014
+ Brokerage Commission fees	3.242.536.194	3.338.880.754
+ Land rental tax to State Budget	103.933.606.199	103.933.606.199

+ Equipment and facilities		487.394.769	338.832.344
+ Other long term expenses		7.257.965.153	5.153.590.952
<b>Total</b>		<b>121.040.957.332</b>	<b>118.975.466.388</b>

12. Loan and Finance lease liabilities	Period ended		Interim		Initial year	
	Value	Payable	Increase	Decrease	Value	Payable
Short-term loan						
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

13. Trade payables	Period ended		Initial year	
	Value	Amount can be paid	Value	Amount can be paid
- Short - term trade payables	4.907.701.564	4.907.701.564	3.940.107.925	3.940.107.925
+ Detailed each subject which account for more than 10% of total payable	0	0	2.879.595.842	2.879.595.842
BEWASE - BP branch				
BEWASE BP Co., Ltd	3.236.549.627	3.236.549.627		
TM Grow International JSC				
Hoang Hung T&S Co., Ltd	185.787.033	185.787.033		
Hoang Nguyen Investment and Development Co., Ltd	242.416.000	242.416.000		
Thanh Loc construction Co., Ltd	430.160.080	430.160.080	430.160.080	430.160.080
td	186.590.000	186.590.000		
Payable to subjects	626.198.824	626.198.824	630.352.003	630.352.003
<b>Total</b>	<b>4.907.701.564</b>	<b>4.907.701.564</b>	<b>3.940.107.925</b>	<b>3.940.107.925</b>

18. Other payables	Period ended	Initial year
- Short term	<b>4.145.566.451</b>	<b>4.080.766.511</b>
+ Surplus of assets awaiting for resolution		
+ Trade union fees	91.124.986	0
+ Social insurance	0	0
+ Health insurance	0	0
+ Unemployment insurance	0	0
+ Privatization payable		
+ Short term collateral and deposits.	2.003.240.486	1.974.432.814
+ Dividends, profit payable	2.051.200.979	2.106.333.697
+ Other payables	0	
<b>Total</b>	<b>4.145.566.451</b>	<b>4.080.766.511</b>

15. Statutory obligations	Opening balance	Payable amount in year	Already paid amount in year	Closing period
a) Payable (detailed taxes)				
- Value added tax	(2.286.540.352)	4.732.546.759	(4.120.776.851)	(1.674.770.444)
- Corporate income tax	3.907.251.499	12.310.486.663	(13.714.854.672)	2.502.883.490
- Personal income tax	(96.882.943)	514.892.449	(548.963.057)	(130.953.551)
- Property tax and Land rental	56.487.157.865	0	(56.487.157.865)	0
- License tax	0	3.000.000	(3.000.000)	0
- Registration tax	0	0	0	0
- Other taxes	282.435.789	260.168.575	(542.604.364)	85.000.000
<b>Total</b>	<b>58.293.421.858</b>	<b>17.821.094.446</b>	<b>(75.417.356.809)</b>	<b>697.159.495</b>
Receivable taxes	2.482.913.812			2.156.600.127
Payable taxes	60.776.335.670			2.853.759.622

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

19. Detailed owner's contributed capital	Period ended	Initial year
- Contributed capital of mother company (in case being a sub-unit company)	0	0
- Contributed capital of major shareholders	<b>240.000.000.000</b>	<b>240.000.000.000</b>
+ Binh Long Rubber Co., Ltd	98.637.400.000	98.637.400.000
+ Nam Tan Uyen Joint Stock Corporation	90.691.730.000	90.691.730.000
+ Other shareholders	50.670.870.000	50.670.870.000
<b>Total</b>	<b>240.000.000.000</b>	<b>240.000.000.000</b>
<b>Chartered Capital transaction with owners and Dividends, Profit distributed</b>	<b>Period ended</b>	<b>Initial year</b>
- Chartered capital of owner	<b>240.000.000.000</b>	<b>240.000.000.000</b>
+ Contributed capital at initial year	0	240.000.000.000
+ Contributed capital increases in year	0	0
+ Contributed capital decrease in year	...	...
+ Contributed capital at end year	<b>240.000.000.000</b>	<b>240.000.000.000</b>
- Dividends, Profit distributed in quarter 4/2024	0	0

### Comparison table of changes of owner's equity

	Items belonged to Owner's equity					
	Contributed chartered capital	Difference of exchange rate	Investment & development fund	Share premium	Undistributed after-tax profit and other funds	Total
A	1	2	3	4	5	6
Contributed capital balance	120.000.000.000	0	36.000.000.000		61.953.898.871	217.953.898.871
- Contributed capital increased previous year	120.000.000.000		0	215.713.888.362		335.713.888.362
- Profit in previous year					45.191.627.189	45.191.627.189
- other increase						0
- Contributed capital decrease previous year						
- extracted to fund, dividends			14.000.000.000		(61.953.898.871)	(47.953.898.871)
Contributed capital balance in present year	240.000.000.000	0	50.000.000.000	215.713.888.362	45.191.627.189	550.905.515.551
- Contributed capital increased present year	0		0	0		0
- Profit in present year					48.461.331.359	48.461.331.359
- Other increased						
Contributed capital decreased present year		0				0
- loss in present year						0
- extracted to fund, dividends			5.000.000.000		(45.139.000.000)	(40.139.000.000)
End year balance	240.000.000.000	0	55.000.000.000	215.713.888.362	48.513.958.548	559.227.846.910

**Stock**

	Period ended	Initial year
- Quantity of Authorized issuing stocks	24.000.000	24.000.000
- Quantity of issued stocks	24.000.000	24.000.000
+ Common stocks	24.000.000	24.000.000
+ Preferred stocks		...

- Amount of issued stocks being bought back	...	...
+ Common stocks	...	...
+ Preferred stocks	...	...
- Quantity of circulation stocks	24.000.000	24.000.000
+ Common stocks	24.000.000	24.000.000
+ Preferred stocks	...	...

\* Par value per stock : 10.000 VND

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

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

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

The company finalizes the right to advance cash dividends of shareholders on last registration day as 14 August 2024, upcoming payment date as 30 August 2024 with an advance portion of 9%/share (each share receivable is 900 VND).

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

## 25. Total revenue from sales and services provision

Interpretation	4 <sup>th</sup> Quarter		Accumulated total between start date & end date	
	Present quarter	Previous quarter	Present quarter	Previous quarter
1. Revenue from sales and services provision	25.063.189.076	92.025.272.816	93.647.784.692	154.475.719.362
- Revenue from trading investment properties	10.014.963.389	79.878.927.278	40.418.693.643	108.691.365.357
- Revenue from fresh water provision service	11.522.646.777	9.097.383.313	42.065.851.325	35.546.970.550
- Revenue from waste water treatment service	2.780.817.005	2.940.390.796	10.418.477.819	10.128.812.026
Others	744.761.905	108.571.429	744.761.905	108.571.429
2. Revenue deductions				
3. Net profit from sales and services provision	25.063.189.076	92.025.272.816	93.647.784.692	154.475.719.362

26. Original cost of good sold

Quarter 4/2024

Quarter 4/2023

- Expenses in investment properties	2.511.433.795	64,479,549.890
- Original cost of fresh water provision service	10.397.186.305	8,444.526.330
- Original cost of waste water treatment service	3.249.535.502	3.236.327.461
Among those: accrued cost of goods, finished products of real estates comprising of:		
- Original cost of services provision		
- Other recorded deductions of original cost of goods sold		
<b>Total</b>	<b>16.158.155.602</b>	<b>76.160.403.681</b>

27. Income from financing activities	Quarter 4/2024	Quarter 4/2023
- Interest income, interest from loans	9.467.152.743	12.159.798.249
- Income earned on the sale of investments		
- Distributed dividends , profit earned		
- Foreign exchange difference profit		
- Unrealized gain from foreign exchange difference		
- Other income from financing activities		
<b>Total</b>	<b>9.467.152.743</b>	<b>12.159.798.249</b>

28. Financial expenses	Quarter 4/2024	Quarter 4/2023
- Interest expenses	0	0
...	...	...
- Payment discount, interest from installment sales	0	0
...	...	...
- Loss from disposal of financial investments	0	...
...	...	...
- Unrealized loss from foreign exchange difference	0	...
<b>Total</b>	<b>0</b>	<b>0</b>

29. Other income	Quarter 4/2024	Quarter 4/2023
- Disposal of fixed assets;		0
- Brokerage commission from Telecom;	14.683.635	11.168.021
- Construction contract documents earned;	0	0
- Income from electricity bills collected;		
- Other (Marketing contracts earned)	484.190.759	225.892.114
<b>Total</b>	<b>495.874.394</b>	<b>237.060.135</b>

30. Other expenses	Quarter 4/2024	Quarter 4/2023
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- Remained value of fixed assets and cost of disposal of fixed assets;	0	0
- Cost of electricity supplying activity;	0	0
- Cost for non-compliance as fines, penalties	0	0
- Other	14.369.183	6.917.500
<b>Total</b>	<b>14.369.183</b>	<b>6.917.500</b>

### 31. Selling expenses and General administrative expenses

Selling expenses and General administrative expenses		
	Quarter 4/2024	Quarter 4/2023
<b>1) Amounts of General administrative expenses arising in period</b>	<b>6.486.394.436</b>	<b>11.798.871.977</b>
- Detailed amounts which account for more than 10% of total general administrative expenses		
Expenses for raw materials, materials	52.620.608	156.662.177
Labor	877.548.489	4.465.960.404
Depreciation and amortization	364.646.355	1.195.908.264
Tax, charge, fee	3.874.440	18.908.473
Expenses from external services	1.041.187.972	200.631.988
Other expenses by cash	352.383.837	1.033.425.924
Assessories, equipments	37.405.654	0
Provision for expenses	756.727.081	4.727.374.747
<b>2) Amounts of selling expenses arising in period</b>	<b>24.086.140</b>	<b>24.086.140</b>
- Detailed amounts which account for more than 10% of total selling expenses		
+ Labor costs allocated to service business.		
+ Cost of allocating prepaid expenses to major business		
+ Cost of allocating prepaid expenses to service business	24.086.140	24.086.140

Foreign currency types:	Period ended	Initial year
- US Dollar (USD)	705.34	705.34
- Japanese Yen (JPY)	160.103	160.103

### 32. CURRENT CORPORATE INCOME TAX EXPENSE.

- Corporate income tax from industrial park infrastructure operating activities	Quarter 4/2024	Quarter 4/2023
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Total profit before tax	993.049.018	3.684.990.700
Expense increases (Unreasonable expenses)	139.100.000	198.100.000
Remuneration arising Corporate income tax	1.132.149.018	3.883.090.700
Expenses for taxable income (Current corporation income tax expense rate 20%)	226.429.804	1.244.869.890
Corporate income tax deducted (50%)	0	0
Corporate income tax payable at ending period of major business activity	<b>226.429.804</b>	<b>1.244.869.890</b>
<b>Corporate income tax from service provision business</b>		
Total profit before tax	656.741.975	-706.803.153
Remuneration arising Corporate income tax	656.741.975	0
Expenses for taxable income (rate 20%)	131.348.395	0
Current corporation income tax expense rate 20%	<b>131.348.395</b>	0
<b>Corporate income tax from other business activities</b>		
Total profit before tax	10.693.419.859	13.453.664.355
Expense increases	32.106.600	0
- Unreasonable expenses	32.106.600	0
- Loss in foreign exchange rate difference at closing period		
Expenses for taxable income (rate 20%)	2.145.105.292	13.453.664.355
Current corporation income tax expense rate 20%	2.145.105.292	2.584.712.398
Total Current corporation income tax expense	2.502.883.490	2.584.712.398
<b>Total corporation income tax expense payable at closing period</b>	<b>2.502.883.490</b>	<b>3.829.582.289</b>

### 33. BUSINESS AND PRODUCTION COST BY ITEMS

Business and production cost by items	Quarter 4/2024	Quarter 4/2023
- Raw materials	397.233.627	657.901.328
- Labor	4.041.229.448	3.847.766.549
- Depreciation and amortization	4.342.513.893	4.267.239.663
- Expenses from external services	1.041.187.972	72.524.722.694
- Other expenses by cash	417.750.171	3.661.208.777
<b>Total</b>	<b>10.239.915.111</b>	<b>84.958.839.011</b>

### 34. Transaction and balance with related parties

## Transaction with related parties

Balance with related party:	Balance content	Quarter 4/2024	Quarter 4/2023
MDF VRG Dongwha Joint-Venture Co.,	Income from sale and service provision	4.456.710.342	11.337.764.441

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

Individual executes transaction	Internal individuals and the close family members of these internal individuals	Dividends receipt in 2024	Date executing transaction with the Company
Binh Long Rubber Co., Ltd	Chairperson of Board of Directors	15.781.984.000	04/2024, 09/2024
Nam Tan Uyen Joint Stock Corporation	Major Shareholder	14.510.676.800	04/2024, 8/2024
Mr. Lê Văn Vui	Chairperson of Board of Directors (Until 26 June, 2024)	39.520.000	4/2024
Mrs. Trần Thị Kim Thanh	Wife of Chairperson of Board of Directors	25.585.000	4/2024
Mr. Phan Huy Thành	Member of Board of Directors	85.500	
Mr. Phan Văn Thường	Father of Member of Board of Directors	3.420.000	9/2024
Mrs. Vũ Thị Luyện	Wife of Chief accountant	67.184.000	04/2024; 9/2024
Mr. Nguyễn Đức Hùng	Father of person authorized to disclose information	23.450.000	4/2024

## Balance with related parties:

Balance with related parties	Balance content	Period ended	Initial year
MDF VRG Dongwha Joint-Venture Co.,	Short-term receivable	1.286.832.413	6.082.567.683

## Income of key managers

Full Name	Position	Year 2024	Year 2023
Mr. Lê Văn Vui	Former chairman (until date 26/6/2024)	18.000.000	48.000.000
Mr. Hà Trọng Bình	Board member (until date 26/6/2024)	13.500.000	37.000.000
Mr. Hà Huệ Hải	Board member, General director (until date 26/6/2024)	353.785.920	475.999.618

Mr.Hoàng văn Xuyên	Chairman	27.000.000	26.000.000
Mr.Phan Huy Thành	Board member, General director	219.956.974	0
Mr.Nguyễn Hữu Tú	Board member	27.000.000	13.500.000
Mr.Trịnh Xuân Tiến	Board member	27.000.000	37.000.000
Mr.Lê Đức Lê Văn	Member of Supervisory board	18.000.000	9.000.000
Mr.Đình Thanh Toàn	Member of Supervisory board	9.000.000	0
Mr.Đỗ Chí Hiếu	Administrator, Secretary of Directors Board	25.200.000	
Mr.Huỳnh Văn Thi	Deputy General director	488.852.545	373.289.228
Mr.Vũ Mạnh Xuân Tùng	Chief of Supervisory board	448.343.715	343.481.469
Mr.Lê Văn Trung	Chief accountant	446.343.715	343.481.469

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

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

10. Other information

Prepared, date January 24, 2025

Preparer



Lê Thị Hoàng Thảo

Chief accountant



Lê Văn Trung

General Director



Phan Huy Thành

