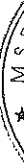


INTERIM FINANCIAL STATEMENTS

INDUSTRIAL RUBBER JOINT STOCK COMPANY

For the period from 01/01/2026 to 30/06/2026

(reviewed)



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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Industrial Rubber Joint Stock Company ("the Company") presents its report and the Company's Interim Financial Statements for the period from 01/01/2026 to 30/06/2026.

THE COMPANY

Industrial Rubber Joint Stock Company, formerly known as the Rubber Plantation Union, was established in 1976. Pursuant to Decision No. 5509/QĐ.CT.UBT dated 15 November 2004, the People's Committee of Dong Nai Province decided to convert the Union into Industrial Rubber One Member Limited Liability Company.

Industrial Rubber Joint Stock Company officially operates under the Joint Stock Company model according to the Enterprise Registration Certificate No. 3600259017 issued by the Department of Planning and Investment of Dong Nai Province (now the Finance Department of Dong Nai Province) for the first time on 01 March 2018, 8th re-registered on 05 July 2021.

The Company's head office is located at: No. 14, 21 April street, Hang Gon ward, Dong Nai city.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

The members of the Board of Directors, the Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors:

Mr. Pham Nam Hung	Chairman
Mr. Nguyen Dang Tan	Member
Mr. Nguyen Thai Nguyen	Member
Mr. Hoang Thanh Bach	Member
Mr. Nguyen Cao Duc	Member

Board of Management:

Mr. Nguyen Dang Tan	Director
Mr. Nguyen Thai Nguyen	Deputy Director

Board of Supervision:

Mrs. Tran Thi Hong Loan	Head of the Board of Supervision
Mrs. Ngo Thi Cam Ha	Member
Mrs. Tran Thi Cam	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of these Interim Financial Statements are Mr. Pham Nam Hung - Chairman of the Board of Directors and Mr. Nguyen Dang Tan - Director.

AUDITORS

The auditors of the AASC Auditing Firm Company Limited have taken the review of the Interim Financial Statements for the Company.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

We, the Board of Management is responsible for the Interim Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Directors and Board of Management to ensure the preparation and presentation of Interim Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Financial Statements;
- Prepare the Interim Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Interim Financial Statements give a true and fair view of the financial position at 30 June 2026, its operation results and cash flows for the 06-months period then ended of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

On behalf of the Board of Management



Nguyen Dang Tan
Legal Representative
Approved, 10 August 2026

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: Shareholders, the Board of Directors and the Board of Management
Industrial Rubber Joint Stock Company

We have reviewed the accompanying Interim Financial Statements of Industrial Rubber Joint Stock Company prepared on 31 July 2026, from page 05 to page 35, including: Interim Statement of Financial Position as at 30 June 2026, Interim Statement of Income, Interim Statement of Cash Flows for the 06-months period then ended and Notes to the Interim Financial Statements.

The Board of Management's responsibility

The Board of Management is responsible for the preparation and presentation of the Interim Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial statements and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditors' conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements does not give a true and fair view, in all material respects, of the financial position of Industrial Rubber Joint Stock Company as at 30 June 2026, its operating results and cash flows for the 06-months period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements.

AASC Auditing Firm Company Limited



Đào Trung Thành

Audit Director

Certificate of registration to audit practice

No. 4700-2024-002-1

Ho Chi Minh City, 10 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION*As at 30 June 2026*

Code	ASSETS	Note	30/06/2026	01/01/2026
			VND	VND
100	A. CURRENT ASSETS		143,043,785,075	150,432,567,670
110	I. Cash and cash equivalents	03	6,350,073,518	22,606,257,589
111	1. Cash		1,927,689,956	2,637,678,137
112	2. Cash equivalents		4,422,383,562	19,968,579,452
120	II. Short-term financial investments	04	115,714,794,518	103,244,200,547
123	1. Short-term held-to-maturity investments		115,714,794,518	103,244,200,547
130	III. Short-term receivables		628,027,719	145,281,652
132	1. Short-term prepayments to suppliers	05	107,402,719	145,281,652
135	2. Other short-term receivables		520,625,000	-
140	IV. Inventories	06	17,580,605,053	23,896,568,989
141	1. Inventories		22,977,206,796	34,365,782,966
142	2. Allowance for decline of inventories		(5,396,601,743)	(10,469,213,977)
150	V. Short-term biological assets	10	47,628,000	205,576,863
152	1. Short-term seasonal or consumable plants		47,628,000	205,576,863
160	VI. Other current assets		2,722,656,267	334,682,030
161	1. Short-term deferred expenses	11	1,572,787,612	68,420,760
162	2. Deductible VAT		10,572,381	258,749,686
163	3. Short-term taxes and other receivables from the State budget	14	1,139,296,274	7,511,584
200	B. NON-CURRENT ASSETS		60,676,197,114	61,597,637,075
220	I. Fixed assets		22,043,406,087	22,423,183,896
221	1. Tangible fixed assets	08	22,022,093,587	22,397,746,396
222	- Historical cost		60,395,238,299	60,680,241,853
223	- Accumulated depreciation		(38,373,144,712)	(38,282,495,457)
227	2. Intangible fixed assets	09	21,312,500	25,437,500
228	- Historical cost		45,375,000	45,375,000
229	- Accumulated amortization		(24,062,500)	(19,937,500)
230	II. Long-term biological assets	10	2,221,343,993	2,759,697,016
237	1. Long-term seasonal or consumable plants		2,221,343,993	2,759,697,016
250	III. Long-term assets in progress		15,833,309,483	14,940,392,865
252	1. Construction in progress	07	15,833,309,483	14,940,392,865
260	IV. Long-term financial investments	04	19,019,984,779	19,631,444,526
263	1. Equity investments in other entities		23,750,000,000	23,750,000,000
264	2. Allowance for long-term impairment of other investments		(4,730,015,221)	(4,118,555,474)
270	V. Other long-term assets		1,558,152,772	1,842,918,772
271	1. Long-term deferred expenses	11	1,558,152,772	1,842,918,772
280	TOTAL ASSETS		203,719,982,189	212,030,204,745

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Code	CAPITAL	Note	30/06/2026 VND	01/01/2026 VND
300	C. LIABILITIES		13,905,032,430	18,935,056,745
310	I. Current liabilities		13,905,032,430	18,935,056,745
311	1. Short-term trade payables	12	34,759,504	171,387,000
312	2. Short-term prepayments from customers	13	6,686,000,000	158,194,520
314	3. Short-term taxes and other payables to State budget	14	304,221,317	4,583,690,261
315	4. Payables to employees		1,256,987,913	7,512,614,683
316	5. Short-term accrued expenses		2,975,488	273,974,133
319	6. Short-term deferred revenue		17,721,294	-
320	7. Other short-term payables	15	357,345,219	4,366,585,219
323	8. Bonus and welfare fund		5,245,021,695	1,868,610,929
400	D. OWNER'S EQUITY		189,814,949,759	193,095,148,000
411	1. Contributed capital		175,000,000,000	175,000,000,000
411a	Ordinary shares with voting rights		175,000,000,000	175,000,000,000
420	2. Retained earnings		14,814,949,759	18,095,148,000
420a	Retained earnings accumulated to previous year		13,967,148,000	1,893,496
420b	Retained earnings of the current period		847,801,759	18,093,254,504
440	TOTAL CAPITAL		203,719,982,189	212,030,204,745

Pham Thi Ngoc Han
Pham Thi Ngoc Han
Preparer

Vu Duc Thang
Vu Duc Thang
Chief Accountant

Nguyen Dang Tan
Nguyen Dang Tan
Legal Representative
Approved, 10 August 2026



INTERIM STATEMENT OF INCOME*For the period from 01/01/2026 to 30/06/2026*

Code	ITEMS	Note	First 6 months of 2026 VND	First 6 months of 2025 VND
01	1. Revenue from sales of goods and provision of services	18	17,032,225,550	3,467,731,520
02	2. Revenue deductions		-	-
10	3. Net revenue from sales of goods and provision of services		17,032,225,550	3,467,731,520
11	4. Cost of goods sold and provision of services	19	13,992,251,544	5,537,311,955
20	5. Gross profit from sales of goods and provision of services		3,039,974,006	(2,069,580,435)
22	7. Financial income	20	3,089,122,727	2,470,093,747
23	8. Financial expenses	21	611,459,747	408,696,723
24	<i>In which: Interest expense</i>		-	-
25	9. Selling expenses	22	62,100,000	2,240,000
26	10. General and administrative expenses	23	5,155,255,901	5,650,164,651
30	11. Net profit from operating activities		300,281,085	(5,660,588,062)
31	12. Other income	24	873,034,531	121,328,906
32	13. Other expenses	25	21,497,500	68,052,579
40	14. Other profit		851,537,031	53,276,327
50	15. Total net profit before tax		1,151,818,116	(5,607,311,735)
51	16. Current corporate income tax expenses	26	304,016,357	-
52	17. Deferred corporate income tax expenses		-	17,538,508
60	18. Profit after corporate income tax		847,801,759	(5,624,850,243)
70	19. Basic earnings per share	27	48	(321)

Pham Thi Ngoc Han
Pham Thi Ngoc Han
Preparer

Vu Duc Thang
Vu Duc Thang
Chief Accountant

Nguyen Dang Tan
Nguyen Dang Tan
Legal Representative

Approved, 10 August 2026

INTERIM STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026

(Under indirect method)

Code	ITEMS	Note	First 6 months of 2026	First 6 months of 2025
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		1,151,818,116	(5,607,311,735)
	2. Adjustments for			
02	- Depreciation of fixed assets and investment properties		263,292,180	303,812,021
03	- Provisions		(4,461,152,487)	2,295,850,201
05	- Gains/losses from investment activities		(2,952,756,561)	(2,402,064,426)
08	3. Profit from operating activities before changes in working capital		(5,998,798,752)	(5,409,713,939)
09	- Increase/Decrease in receivables		(1,366,353,452)	(275,989,650)
10	- Increase/Decrease in inventory		12,084,878,056	(3,147,610,505)
11	- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)		(4,126,761,177)	(4,386,218,703)
12	- Increase/Decrease in deferred expenses		(1,219,600,852)	(1,264,459,612)
15	- Corporate income tax paid		(4,583,690,261)	(3,156,330,578)
17	- Other expenses on operating activities		(751,589,234)	(1,649,001,253)
20	Net cash flows from operating activities		(5,961,915,672)	(19,289,324,240)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase of fixed assets and other long-term assets		(892,916,618)	(2,042,743,464)
22	2. Proceeds from disposals of fixed assets and other long-term assets		264,040,000	102,230,000
23	3. Loans to other entities and purchase of debt instruments of other entities		(37,800,000,000)	(11,100,000,000)
24	4. Collection of loans and resale of debt instrument of other entities		27,500,000,000	27,500,000,000
27	5. Interest and dividend received		634,608,219	1,030,725,802
30	Net cash flows from investing activities		(10,294,268,399)	15,490,212,338
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
36	1. Dividends or profits paid to owners		-	(8,750,000,000)
40	Net cash flows from financing activities		-	(8,750,000,000)
50	Net cash flows in the period		(16,256,184,071)	(12,549,111,902)
60	Cash and cash equivalents at beginning of the period		22,606,257,589	15,394,820,195
70	Cash and cash equivalents at end of the period	03	6,350,073,518	2,845,708,293

Pham Thi Ngoc Han
Preparer

Vu Duc Thang
Chief Accountant

Nguyen Dang Tan
Legal Representative
Approved, 10 August 2026



NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the period from 01/01/2026 to 30/06/2026***1 . GENERAL INFORMATION OF THE COMPANY****Forms of ownership**

Industrial Rubber Joint Stock Company, formerly known as the Rubber Plantation Union, was established in 1976. Pursuant to Decision No. 5509/QĐ.CT.UBT dated 15 November 2004, the People's Committee of Dong Nai Province decided to convert the Union into Industrial Rubber One Member Limited Liability Company.

Industrial Rubber Joint Stock Company officially operates under the Joint Stock Company model according to the Enterprise Registration Certificate No. 3600259017 issued by the Department of Planning and Investment of Dong Nai Province (now the Finance Department of Dong Nai Province) for the first time on 01 March 2018, 8th re-registered on 05 July 2021.

The Company's head office is located at: No. 14, 21 April street, Hang Gon ward, Dong Nai city.

Company's Charter capital: VND 175,000,000,000, actual contributed capital as at 30 June 2026: VND 175,000,000,000; equivalent to 17,500,000 shares with the par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026: 131 employees (as at 01 January 2026: 135 employees).

Business field

Agriculture, forestry, and real estate.

Business activities

Main business activities of the Company include:

- Rubber cultivation: Production of rubber plant seedlings, planting, and care of rubber trees. Extraction and preliminary processing of ribbed smoked sheet (RSS) and crepes rubber;
- Wholesale of other materials and installation equipment in construction: Trading in rubberwood products;
- Other specialized wholesale not elsewhere classified: Wholesale of rubber (latex) product;
- Wholesale of solid, liquid, gas fuels and related products: Wholesale of rubberwood fuel;
- Other professional, scientific and technological activities not elsewhere classified: Consultancy services for private rubber development;
- Real estate business, land use rights under ownership, usage, or lease: Investment in residential infrastructure development and business.

Normal business and production cycle

The Company's normal operating cycle for rubber latex production and processing activities does not exceed 12 months.

The melaleuca and mahogany plantation projects have a business production cycle lasting more than 12 months.

The Company's operation in the period that affects the Interim Financial Statements:

Revenue from sales of goods and rendering of service in the first 06 months of 2026 increased by VND 13.564 billion, equivalent to an increase of 391.16% compared to the first 06 months of 2025. The total cost of goods sold and services rendered in the period increased by VND 8.455 billion, equivalent to an increase of 152.69% compared to the same period of previous year. The revenue growth rate in the first 06 months of 2026 is higher than the growth rate of cost of goods sold and services rendered, making gross profit in the first 06 months of 2026 increase by VND 5.109 billion, equivalent to an increase of 246.89% compared to the same period of previous year.

The main reason is the sharp increase in the output and unit price of latex sold in the period. The output of RSS latex sold in the period reached 210 tons, an increase of 179 tons, equivalent to an increase of 577.42% compared to the first 06 months of 2025. The average unit price of RSS latex in the period reached 55.85 million VND/ton, increase by 9.51% compared to the same period of previous year.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY**2.1 . Accounting period and accounting currency**

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

2.2 . Standards and Applicable Accounting Policies*Applicable Accounting Policies*

The Company applies Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Minister of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and disclosures

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the corporate accounting regime to replace Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21/03/2016 of the Ministry of Finance on amendments and supplements to a number of articles of Circular No. 200/2014/TT-BTC, effective for the fiscal year starting on or after 01 January 2026.

The Company has applied non-retrospectively the provisions of Circular No. 99/2025/TT-BTC from January 01, 2026. The Circular also represents changes in the presentation of some items in the financial statements. Comparative figures are reclassified to match the presentation of the current period. Details of the reclassification of comparative figures are set out in Note 31 of these interim financial statements.

2.4 . Basis for preparation of Interim Financial Statements

Interim Financial Statements are presented based on historical cost principle.

2.5 . Accounting estimates

The preparation of the Interim Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to the preparation and presentation of the Interim Financial Statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the end of the accounting period and the reported amounts of revenue and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Financial Statements include:

- Allowance for decline of inventories;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of Management to be reasonable under the circumstances.

2.6 . Financial instruments

Initial recognition

Financial assets

Financial assets of the Company include cash and cash equivalents, trade receivables and other receivables. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the period because the prevailing statutory regulations require to present Financial Statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.7 . Cash and cash equivalents

Cash includes cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 03 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.8 . Financial investments

Investments held to maturity include: term deposits held to maturity to earn profits periodically and other held to maturity investments.

Investments in equity of other entities included: investments in equity of other entities but not control, joint control, or significant influence on the investee. Book value of these investments is determined at original cost. After initial recognition, the value of these investments is determined at original cost less provision for diminution in value of investments.



Allowances for devaluation of investments are made at the end of the period as followings:

- With regard to investments held long-term (other than trade securities) and not influencing significantly on the investee: If an investment in listed shares or the fair value of the investment is determined reliably, the provisions shall be made according to the market value of the shares; if an investment is not determined the fair value at the reporting time, the provision shall be made according to Financial Statements on provision date of the investee.
- With regard to investments held to maturity: the provisions for doubtful debts shall be made according to the recovery under regulatory requirements.

2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.10 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in progress at the end of the period: The value of work in progress is recorded based on actual cost incurred for each unfinished product.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.11 . Fixed assets

Tangible fixed assets, intangible fixed assets are stated at the historical cost. During using time, tangible fixed assets, intangible fixed assets are recorded at cost, accumulated depreciation and net book value.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of fixed assets beyond their initial standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of Income in the period in which the costs are incurred.

Depreciation (amortised) is provided on a straight-line basis. Depreciation (amortised) period is estimated as follows:

- Buildings, structures	05 - 25 years
- Machinery, equipment	05 - 08 years
- Vehicles, transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 08 years
- Perennial plants	20 years
- Management software	5.5 years

2.12 . Biological assets

Biological assets of Company include: Short-term seasonal or consumable plants

Short-term seasonal or consumable plants:

All acquisition, cultivation, and care costs incurred directly related to these assets... are recognized in the historical cost of the biological asset. In case these costs do not increase the future economic benefits of the company, they must be recognized as expenses in the period.

At the end of the accounting period, if there are indicators or evidence that the biological assets are impaired or that their net realizable value is lower than their carrying amount, the Company shall recognize an impairment loss for these assets.

2.13 . Construction in progress

Construction in progress includes costs of planting and caring for rubber trees, fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.14 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to the Interim Statement of Income on a straight-line basis over the period of the lease.

2.15 . Deferred expenses

The expenses incurred but related to results of business operations of several accounting periods are recorded as prepaid expenses and are amortised to the income statement in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis no more than 03 years.
- Repair and maintenance costs are recognized at their actual amounts incurred and amortized to expenses on a monthly basis over a period not exceeding three years.
- Due to the nature of the rubber industry, rubber tapping is typically carried out from April to December each year. Accordingly, certain common costs incurred during the current period for rubber tapping and production, but relating to the annual production output, have been allocated by the Company based on the ratio of the actual rubber output harvested during the period to the planned annual rubber output. The remaining costs, which are presented under "Deferred expenses", will be fully allocated to production costs during the last six months of the year (Detailed as in Note No. 11).

- Other long-term prepaid expenses are recorded according to their historical costs and allocated on the straight-line basis in their useful life.

2.16 . Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Interim Financial Statements according to their remaining terms at the reporting date.

2.17 . Dividends and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.18 . Accrued expenses

Payables to goods or services received from the seller or provided for the seller during a reporting period, but payments of such goods or services have not been made and other payables which are recorded to operating expenses of the reporting period.

Accrued expenses are recognised as production and operating expenses for the period in accordance with the matching principle, whereby expenses are recognised in the same period as the related revenue. Accrued expenses are subsequently settled based on the actual costs incurred. Any difference between the accrued amounts and the actual costs is adjusted by increasing or decreasing the expenses of the relevant departments, as appropriate.

2.19 . Deferred revenue

Deferred revenue comprises advance receipts from customers, such as amounts received in advance for one or more accounting periods in respect of the lease of assets, as well as other unearned revenue, including amounts corresponding to the value of goods or services to be provided or discounts and rebates to be granted to customers under customer loyalty programmes.

Deferred revenues are transferred to revenue from sale of goods and service provisions or financial income according to the amount which is determined in accordance with each accounting Chairman.

2.20 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

2.21 . Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Sale of goods

- The entity has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The entity retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.

Financial income

Revenue arising from the used by the others of entity assets yielding interest and other financial income shall be recognised when:

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

2.22 . Cost of goods sold

Cost of goods sold and rendering of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

2.23 . Financial expenses

Items recorded into financial expenses consist of:

- Provision for losses from investment in other entities.

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

2.24 . Financial expenses

Items recorded into financial expenses consist of the actual costs incurred in the process of providing goods and services.

Items recorded into financial expenses consist of the actual expenses incurred in the general management of the Company.

2.25 . Corporate income tax**a) *Current corporate income tax expenses***

Current corporate income tax expense is determined based on taxable income during the period and current corporate income tax rate.

b) *Tax incentives*

Pursuant to Clause 3, Article 19 of Decree No. 320/2025/ND-CP dated 15/12/2025, guiding the implementation of the Law on Corporate Income Tax, the Company is entitled to a 15% corporate income tax rate on income derived from cultivation, livestock farming and processing activities in the agricultural and aquaculture sectors in areas not classified as economically disadvantaged or especially disadvantaged areas, in accordance with the investment legislation.

c) *Current corporate income tax rate*

For the accounting period from 01/01/2026 to 30/06/2026, the Company applies the corporate income tax rate:

- Tax rate 15% for applies to income from cultivation, livestock farming and processing activities in the agricultural and aquaculture sectors;
- Tax rate 20% for the remaining activities.

2.26 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and affiliated companies;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.27 . Segment information

The Company's primary business activities are the cultivation, extraction and preliminary processing of rubber, which are mainly conducted within the territory of Vietnam. Therefore, the Company does not present segment reports by business activity or geographical area.

3 . CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	19,475,502	1,375,329,868
Demand deposit	1,908,214,454	1,262,348,269
Cash equivalents	4,422,383,562	19,968,579,452
	6,350,073,518	22,606,257,589

Detailed information on demand deposits and cash equivalents as at 30/06/2026 is as follows:

			Value VND
Demand deposits			
- Vietnam Joint Stock Commercial Bank of Industry and Trade - Dong Nai Branch			945,376,736
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch			675,180,770
- Others			287,656,948
			1,908,214,454
	Term	Interest rate	Value VND
Cash equivalents			
- Vietnam Joint Stock Commercial Bank of Industry and Trade - Dong Nai Branch	03 months	4.75% per annum	4,400,000,000
Interest on cash equivalents			
- Vietnam Joint Stock Commercial Bank of Industry and Trade - Dong Nai Branch			22,383,562
			4,422,383,562

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4 . FINANCIAL INVESTMENTS

a) Short-term held-to-maturity investments

	30/06/2026			01/01/2026		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Term deposits	112,400,000,000	112,400,000,000	-	102,100,000,000	102,100,000,000	-
Interest on term deposits	3,314,794,518	3,314,794,518	-	1,144,200,547	1,144,200,547	-
	115,714,794,518	115,714,794,518	-	103,244,200,547	103,244,200,547	-

Detailed information on held-to-maturity investments as at 30/06/2026 is as follows:

	Currency	Term	Interest	Term deposits - Original	Accrued interest income
- Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Transaction Center	VND	From 6 to 12 months	From 5.9% to 8.0% per annum	17,900,000,000	532,908,767
- Saigon Treasure Commercial Joint Stock Bank - Long Khanh Branch	VND	From 9 to 12 months	From 5.7% to 6.0% per annum	15,600,000,000	610,339,726
- Nam A Commercial Joint Stock Bank - Long Khanh Branch	VND	From 7 to 12 months	From 5.7% to 8.0%	15,500,000,000	444,930,137
- Vietnam Bank for Agriculture and Rural Development - Long Khanh Branch (Agribank)	VND	From 4 to 12 months	From 4.7% to 6.0% per annum	15,500,000,000	499,547,944
- Military Commercial Joint Stock Bank - Long Khanh Branch	VND	12 months	From 5.0% to 6.3%	14,300,000,000	468,076,164
- Vietnam Joint Stock Commercial Bank of Industry and Trade - Dong Nai Branch	VND	12 months	From 5.1% to 8.0% per annum	14,000,000,000	247,693,150
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch	VND	From 6 to 12 months	From 5.8% to 8.0% per annum	10,600,000,000	158,054,794
- Vietnam Export Import Commercial Joint Stock Bank - Long Khanh Branch	VND	12 months	5.8% per annum	9,000,000,000	353,243,836
				112,400,000,000	3,314,794,518

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4. FINANCIAL INVESTMENTS (CONTINUED)

b) Equity investments in other entities

	30/06/2026				01/01/2026			
	Original cost	Recoverable value	Allowance	VND	Original cost	Recoverable value	Allowance	VND
Investments in equity of other entities								
- Nhon Trach Investment JSC	23,750,000,000	19,019,984,779	(4,730,015,221)		23,750,000,000	19,631,444,526	(4,118,555,474)	
	<u>23,750,000,000</u>	<u>19,019,984,779</u>	<u>(4,730,015,221)</u>		<u>23,750,000,000</u>	<u>19,631,444,526</u>	<u>(4,118,555,474)</u>	

The Company has not determined the fair value of financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not provided any detailed guidance on the determination of the fair value.

Detailed information on investees

Name of investee	Place of establishment and operation	Rate of interest	Rate of voting rights	Principal activities
- Nhon Trach Investment JSC	Dong Nai	3.79%	3.79%	Investment, construction and real estate

5 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
<i>Other parties</i>				
BNM Vietnam Co., Ltd	81,634,500	-	81,634,500	-
Minh Phat Business Household	25,000,000	-	-	-
VETC Electronic Toll Collection Co., Ltd	768,219	-	1,017,152	-
AASC Auditing Firm Co., Ltd	-	-	44,000,000	-
Sonadezi Services JSC	-	-	18,630,000	-
	107,402,719	-	145,281,652	-

6 . INVENTORIES

	30/06/2026		01/01/2026	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Raw material	433,594,343	-	500,210,580	-
Tools, supplies	29,947,145	-	42,781,465	-
Work in progress	1,372,668,590	(1,139,890,575)	236,965,148	(128,460,974)
Products	21,140,996,718	(4,256,711,168)	33,585,825,773	(10,340,753,003)
	22,977,206,796	(5,396,601,743)	34,365,782,966	(10,469,213,977)

7 . CONSTRUCTION IN PROGRESS

	30/06/2026	01/01/2026
	VND	VND
Basic construction plantations (*)		
- Rubber replanting in 2022	7,319,961,695	6,963,402,329
- Rubber replanting in 2023	2,798,473,281	2,652,613,437
- Rubber replanting in 2024	3,552,088,435	3,306,701,953
- Rubber replanting in 2025	2,162,786,072	2,017,675,146
	15,833,309,483	14,940,392,865

7 CONSTRUCTION IN PROGRESS (CONTINUED)

(*) Detailed information on basic construction plantations at 30/06/2026 as follows:

		Investment capital	Address	Area	Total investment	Expected completion time
				Hectare	VND billion	
Rubber replanting 2022	in	Owner's equity	Xuan Hoa Commune, Dong Nai City	97.18	14.608	2028
Rubber replanting 2023	in	Owner's equity	Xuan Hoa Commune, Dong Nai City	43.45	6.759	2029
Rubber replanting 2024	in	Owner's equity	Xuan Hoa Commune, Dong Nai City	60.98	8.887	2030
Rubber replanting 2025	in	Owner's equity	Xuan Hoa Commune, Dong Nai City	38.06	6.682	2032

Project status as at 30/06/2026: The rubber plantation project is in the maintenance stage and is being continued.

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8 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment and furniture	Perennial plants	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	11,481,851,219	1,687,463,913	6,059,619,115	798,827,257	40,652,480,349	60,680,241,853
- Liquidation, disposal	-	-	-	-	(285,003,554)	(285,003,554)
Ending balance	<u>11,481,851,219</u>	<u>1,687,463,913</u>	<u>6,059,619,115</u>	<u>798,827,257</u>	<u>40,367,476,795</u>	<u>60,395,238,299</u>
Accumulated depreciation						
Beginning balance	11,460,811,111	1,627,333,074	3,819,560,743	732,160,590	20,642,629,939	38,282,495,457
- Depreciation in the period	5,402,880	8,782,783	76,452,800	6,666,600	161,862,117	259,167,180
- Liquidation, disposal	-	-	-	-	(168,517,925)	(168,517,925)
Ending balance	<u>11,466,213,991</u>	<u>1,636,115,857</u>	<u>3,896,013,543</u>	<u>738,827,190</u>	<u>20,635,974,131</u>	<u>38,373,144,712</u>
Net carrying amount						
Beginning balance	21,040,108	60,130,839	2,240,058,372	66,666,667	20,009,850,410	22,397,746,396
Ending balance	<u>15,637,228</u>	<u>51,348,056</u>	<u>2,163,605,572</u>	<u>60,000,067</u>	<u>19,731,502,664</u>	<u>22,022,093,587</u>

- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 14,511,885,704.

9 INTANGIBLE FIXED ASSETS

The intangible fixed asset of the Company is the Misa accounting software, with the historical cost and accumulated amortization as at 30/06/2026 being VND 45,375,000 and VND 24,062,500, respectively. The amortization expense for the period is VND 4,125,000.

10 . BIOLOGICAL ASSETS

	30/06/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
a) Short-term				
Short-term seasonal or consumable plants	47,628,000	47,628,000	205,576,863	205,576,863
- Cassava cultivation project	47,628,000	47,628,000	205,576,863	205,576,863
b) Long-term				
Long-term seasonal or consumable plants	2,221,343,993	2,221,343,993	2,759,697,016	2,759,697,016
- Melaleuca plantation project (*)	2,159,651,243	2,159,651,243	2,705,018,266	2,705,018,266
- Mahogany plantation project	61,692,750	61,692,750	54,678,750	54,678,750
	2,268,971,993	2,268,971,993	2,965,273,879	2,965,273,879

(*) This balance comprises the melaleuca plantation and cultivation project located in Xuan Hoa Commune, Dong Nai City, and Tan Minh commune, Lam Dong province. The project details are as follows:

- Project owner: Industrial Rubber Joint Stock Company;
- Source of funding: Equity;
- Project area: 202.94 hectares;
- Total investment: VND 15.157 billion;
- Investment objective: For sale upon the trees reaching maturity;
- Project commencement and expected completion: The project commenced in 2024 and is expected to be completed and put into operation during 2030 - 2031;
- Project status as at 30/06/2026: The project is currently under implementation.

11 . DEFERRED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
a) Short-term		
Dispatched tools and supplies	188,643,856	-
Insurance premium	51,314,760	68,420,760
Others (*)	1,332,828,996	-
	1,572,787,612	68,420,760
b) Long-term		
Research and development expenses	1,414,132,439	1,696,960,439
Environmental permit licensing expense	144,020,333	145,958,333
	1,558,152,772	1,842,918,772

(*) Detailed as in Note No. 2.15

12 . SHORT-TERM TRADE PAYABLES

	30/06/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<i>Other parties</i>				
Dao Nguyen Minh Thu	-	-	171,387,000	171,387,000
Other short-term trade payables	34,759,504	34,759,504	-	-
	<u>34,759,504</u>	<u>34,759,504</u>	<u>171,387,000</u>	<u>171,387,000</u>

13 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	30/06/2026	01/01/2026
	VND	VND
<i>Other parties</i>		
Loc Thanh Binh Trading Sevised Company Limited	6,686,000,000	-
Others	-	158,194,520
	<u>6,686,000,000</u>	<u>158,194,520</u>

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14 . SHORT-TERM TAXES AND OTHER PAYABLES TO STATE BUDGET

	Opening receivables	Opening payables	Payables in the period	Actual payment in the period	Closing receivables	Closing payables
	VND	VND	VND	VND	VND	VND
Value added tax	-	-	312,740,359	312,740,359	-	-
Corporate income tax	-	4,583,690,261	304,016,357	4,583,690,261	-	304,016,357
Personal income tax	2,645,667	-	(28,425,513)	124,013,826	155,085,006	-
Natural resource tax	759,010	-	2,249,170	1,285,200	-	204,960
Land tax and land rental	4,106,907	-	1,447,638,732	2,427,743,093	984,211,268	-
	7,511,584	4,583,690,261	2,038,219,105	7,449,472,739	1,139,296,274	304,221,317

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Financial Statements could be changed at a later date upon final determination by the tax authorities.

15 . OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
- Short-term deposits, collateral received	357,345,219	4,366,585,219
+ Ngan Kim Thinh Co. Ltd	332,000,000	-
+ Mr. Ngo Van Vu	14,800,000	14,800,000
+ Hoa Linh Agriculture Co., Ltd	10,545,219	10,545,219
+ Tri Thinh One Member Limited Liability Company	-	4,310,850,000
+ Mr. Hoang Ngoc Tan	-	30,390,000
	357,345,219	4,366,585,219

16 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Retained earnings	Total
	VND	VND	VND
Beginning balance of the previous period	175,000,000,000	13,265,393,496	188,265,393,496
Profit/loss of the previous period	-	(5,624,850,243)	(5,624,850,243)
Dividend distribution for 2024	-	(8,750,000,000)	(8,750,000,000)
Appropriation to Bonus and welfare fund	-	(1,267,000,000)	(1,267,000,000)
Appropriation to allowance for Executive Board	-	(324,000,000)	(324,000,000)
Ending balance of the previous period	<u>175,000,000,000</u>	<u>(2,700,456,747)</u>	<u>172,299,543,253</u>
Beginning balance of the current period	175,000,000,000	18,095,148,000	193,095,148,000
Profit/loss of the current period	-	847,801,759	847,801,759
Appropriation to Bonus and welfare fund (*)	-	(3,625,000,000)	(3,625,000,000)
Appropriation to allowance for Executive Board (*)	-	(503,000,000)	(503,000,000)
Ending balance of the current period	<u>175,000,000,000</u>	<u>14,814,949,759</u>	<u>189,814,949,759</u>

According to the Resolution of the General Meeting of Shareholders No. 201 dated 30 June 2026, the Company announced the distribution of 2025 profit as follows:

	Rate	Amount
	(%)	VND
Business results after corporate income tax for 2025	100.00	18,093,254,504
Appropriation to Bonus and welfare fund	20.04	3,625,000,000
Appropriation to allowance for Executive Board	2.78	503,000,000
Retained earnings after appropriation to funds		13,967,148,000
+ Retained earnings accumulated to the previous years		1,893,496
+ Retained earnings of 2025	77.18	13,965,254,504
Dividend distribution for 2025 (expected to be implemented in 10/2026)		13,965,254,504
Retained earnings after dividend distribution		1,893,496

b) Details of owners' contributed capital

	Rate	Ending balance	Rate	Beginning balance
	(%)	VND	(%)	VND
- Dong Nai Food Industrial Corporation	65.85	115,236,000,000	65.85	115,236,000,000
- Capella Group Joint Stock Company	7.50	13,125,000,000	7.50	13,125,000,000
- Tuan Loc Construction Investment Corporation	7.50	13,125,000,000	7.50	13,125,000,000
- Others	19.15	33,514,000,000	19.15	33,514,000,000
	<u>100</u>	<u>175,000,000,000</u>	<u>100</u>	<u>175,000,000,000</u>

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

	First 6 months of 2026 VND	First 6 months of 2025 VND
Owner's contributed capital		
- At the beginning of the period	175,000,000,000	175,000,000,000
- At the end of the period	175,000,000,000	175,000,000,000

d) Share

	30/06/2026	01/01/2026
Quantity of Authorized issuing shares	17,500,000	17,500,000
Quantity of issued shares		
- Common shares	17,500,000	17,500,000
Quantity of circulation shares		
- Common shares	17,500,000	17,500,000
Par value per share: VND 10,000		

17 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

Operating leased asset

The Company signs land lease agreements with the State for business and production purposes. According to these agreements, the Company shall pay annual land rent until the contract expiration date in accordance with current State regulations. Information on the leased land lots is as follows:

No.	Location	Purpose of use	Area (m2)	Lease term
1	Hang Gon Ward, Dong Nai City	Perennial crop cultivation	1,100,643.40	Until 15/10/2043
2	Xuan Dinh Commune, Dong Nai City	Perennial crop cultivation	1,605,300.00	Until 15/10/2043
3	Xuan Hoa Commune, Dong Nai City	Perennial crop cultivation	5,686,911.80	Until 15/10/2043
4	Hang Gon Ward, Dong Nai City	Non-agricultural production	4,462.70	Until 15/10/2043
5	Xuan Dinh Commune, Dong Nai City	Non-agricultural production	13,540.70	Until 15/10/2043
6	Tan Minh Commune, Binh Thuan Province (*)	Perennial crop cultivation	1,140,743.50	Until 20/04/2035

(*) Pursuant to Decision No. 67/QĐ-HĐQT dated 13/03/2026, the Board of Directors approved the handover of the recovered land and the disposal of assets thereon to implement the investment and operation project of the Km47+500 rest stop under the Phan Thiet - Dau Giay component project of the Eastern North - South Expressway. The total recovered land area is 8,107.4 m² and the total number of rubber and melaleuca trees affected is 254 and 265, respectively.

18 . TOTAL REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Revenue from sales of finished latex	11,728,500,000	1,632,000,000
Revenue from sales of melaleuca	3,344,380,000	-
Revenue from sales of cassava	1,330,767,250	1,312,234,320
Revenue from sales of scrap latex	377,168,000	523,497,200
Revenue from sales of liquid latex	251,410,300	-
	17,032,225,550	3,467,731,520

19 . COST OF GOODS SOLD

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Cost of finished latex sold	16,304,848,559	2,029,028,093
Cost of melaleuca sold	974,559,023	529,795,356
Cost of cassava sold	1,103,844,757	1,091,335,028
Cost of scrap latex sold	469,596,381	-
Cost of liquid latex sold	212,015,058	-
Provision for decline of inventories	(5,072,612,234)	1,887,153,478
	13,992,251,544	5,537,311,955

In which: Purchase from related parties

Total purchase value:

	-	1,671,458,000
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20 . FINANCE INCOME

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Interest income, interest from loans	3,089,122,727	2,470,093,747
	3,089,122,727	2,470,093,747

21 . FINANCIAL EXPENSES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Provisions for devaluation of trading securities and investments	611,459,747	408,696,723
	611,459,747	408,696,723

22 . SELLING EXPENSES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Expenses from external services	47,400,000	-
Loading and unloading cost of latex for sale	14,700,000	2,240,000
	62,100,000	2,240,000

23 . GENERAL AND ADMINISTRATIVE EXPENSES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Raw materials	287,917,593	399,460,056
Labor expenses	2,818,751,435	2,891,280,848
Depreciation and amortisation expenses	77,636,749	77,744,067
Tax, charge, fee	76,378,697	62,325,105
Expenses of outsourcing services	951,699,648	1,306,699,819
Other expenses by cash	942,871,779	912,654,756
	5,155,255,901	5,650,164,651

24 . OTHER INCOME

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Gain from liquidation, disposal of fixed assets	147,554,371	-
Gain from intercropping	147,910,088	121,328,906
Collection of compensation	577,570,072	-
	873,034,531	121,328,906

25 . OTHER EXPENSES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Residual value and expenses of liquidation and disposal of fixed assets	-	68,029,321
Additional tax assessments and penalties	21,497,500	23,258
	21,497,500	68,052,579

26 . CURRENT BUSINESS INCOME TAX EXPENSE

	First 6 months of 2026 VND	First 6 months of 2025 VND
<i>Corporate income tax from main business activities</i>		
Total profit before tax	1,151,818,116	(5,607,311,735)
Increase	549,744,197	134,423,258
- <i>Unreasonable expenses</i>	549,744,197	134,423,258
Decrease	(181,480,527)	(87,692,542)
- <i>Provision for devaluation of financial investments already taxed in 2025</i>	(181,480,527)	-
- <i>Unearned revenue already taxed in 2024</i>	-	(87,692,542)
Taxable income	1,520,081,786	(5,560,581,019)
- <i>Income from main business operations (tax rate: 15%)</i>	(2,182,193,280)	(7,587,585,086)
- <i>Income from other operations (tax rate: 20%)</i>	3,702,275,066	2,027,004,067
Current corporate income tax expense (20% tax rate)	304,016,357	-
Tax payable at the beginning of period	4,583,690,261	3,016,244,178
Tax paid in the period	(4,583,690,261)	(3,156,330,578)
Corporate income tax payable at the end of the period	304,016,357	(140,086,400)

27 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows:

	First 6 months of 2026 VND	First 6 months of 2025 VND
Profit after tax	847,801,759	(5,624,850,243)
Profit distributed for common stocks	847,801,759	(5,624,850,243)
Average number of outstanding common shares in circulation in the period	17,500,000	17,500,000
Basic earnings per share	48	(321)

The Company has not planned to make any distribution to Bonus and welfare fund, bonus for the Board of Management from the net profit after tax at the date of preparing the Interim Financial Statements.

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

28 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	First 6 months of 2026 VND	First 6 months of 2025 VND
Raw materials	494,911,641	627,709,192
Labour expenses	7,554,938,557	5,709,665,826
Depreciation and amortisation expenses	263,292,180	303,812,021
Expenses of outsourcing services	1,495,179,843	1,774,206,912
Other expenses in cash	2,468,469,959	2,347,999,814
	12,276,792,180	10,763,393,765

29 . FINANCIAL INSTRUMENTS

Financial risk management

The Company's financial risks including market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company may face with the market risk such as changes in interest rates.

Interest rate risk

The Company bears the risk of interest rates due to fluctuation in fair value of future cash flow of a financial instrument according to changes in market interest rates if the Company has time or demand deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain any interest profitable for its operation purpose.

Credit Risk

Credit risk is risk in which the potential loss may be incurred if a counterpart fails to perform its obligations under contractual terms or financial instruments. The Company has credit risk from operating activities (mainly for trade receivables) and financial activities (including bank deposits, loans and other financial instruments).

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Cash and cash equivalents	6,330,598,016	-	-	6,330,598,016
Trade receivables, other receivables	520,625,000	-	-	520,625,000
Lendings	115,714,794,518	-	-	115,714,794,518
	<u>122,566,017,534</u>	<u>-</u>	<u>-</u>	<u>122,566,017,534</u>
As at 01/01/2026				
Cash and cash equivalents	21,230,927,721	-	-	21,230,927,721
Lendings	103,244,200,547	-	-	103,244,200,547
	<u>124,475,128,268</u>	<u>-</u>	<u>-</u>	<u>124,475,128,268</u>

Liquidity risk

Liquidity risk is the risk in which the Company has trouble in settlement of its financial obligations due to lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Trade payables, other payables	392,104,723	-	-	392,104,723
Accrued expenses	2,975,488	-	-	2,975,488
	395,080,211	-	-	395,080,211
As at 01/01/2026				
Trade payables, other payables	4,537,972,219	-	-	4,537,972,219
Accrued expenses	273,974,133	-	-	273,974,133
	4,811,946,352	-	-	4,811,946,352

The Company believes that risk level of loan repayment is low. The Company has the ability to pay debts matured from cash flows from its operating activities and cash received from matured financial assets.

30 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim Financial Statements.

31 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	Relation
Dong Nai Food Industrial Corporation	Parent company
Capella Group Joint Stock Company	Major shareholder
Tuan Loc Construction Investment Corporation	Major shareholder
Bien Hoa Import and Export JSC (Bihimex)	Unit under the Parent company
Dong Nai Agricultural Products Joint Stock Company	Sister company
Phu Son Livestock Joint Stock Company	Sister company
Dong Nai Import Export Joint Stock Company	Sister company
Tho Vuc One Member Limited Liability Company	Sister company
Buu Long Investment Development One Member Limited Liability Company	Sister company
Dong Nai Joint Stock Company of Agricultural Material	Sister company
Dong Nai Tourist Joint Stock Company	Sister company
Dong Nai Football Joint Stock Company	Associate of Parent company
Dong Nai - VINECO Agriculture Company Limited	Associate of Parent company

List and relation between related parties and the Company are as follows (*continued*):

Related parties	Relation
Dong Nai Import Export Processing Agricultural Products and Foods	Associate of Parent company
Big C Dong Nai International Trade and Service Company Limited	Associate of Parent company
Bochang - Donatours Company Limited	Associate of Parent company
Co.op Mart Bien Hoa Supermarket Trading Service Company Limited	Associate of Parent company
Dong Nai Food Processing Company Limited	Associate of Parent company
Bien Hoa Building Materials Production and Construction JSC	Associate of Parent company
Tan Mai General Wood Joint Stock Company	Associate of Parent company
Dong Nai Cow Raising and Milk Processing Joint Stock Company	Associate of Parent company
Lothamilk Joint Stock Company	Associate of Parent company
Vinh An Hotel Joint Stock Company	Associate of Parent company
Rang Dong Food Company Limited	Associate of Parent company
Sai Gon Old Thing Center Corporation	Same key management personnel
Members of the Board of Directors, the Board of Directors, the Board of Supervision and Chief Accountant	Management personnel

In addition to the information with related parties presented in the above Notes, the Company has transactions during the period with related parties as follows:

Transactions during the period:

	First 6 months of 2026 VND	First 6 months of 2025 VND
Purchase of goods and services	-	1,671,458,000
- Dong Nai Joint Stock Company of Agricultural Material	-	1,671,458,000
Remuneration to members of the Board of Management	507,840,000	495,600,000
- Mr. Nguyen Dang Tan	183,360,000	183,360,000
- Mr. Nguyen Thai Nguyen	162,240,000	162,240,000
- Mr. Vu Duc Thang	162,240,000	150,000,000
Remuneration to members of the Board of Directors	153,600,000	202,800,000
- Mr. Pham Nam Hung	38,400,000	40,560,000
- Mr. Nguyen Dang Tan	28,800,000	40,560,000
- Mr. Nguyen Thai Nguyen	28,800,000	40,560,000
- Mr. Nguyen Cao Duc	28,800,000	40,560,000
- Mr. Hoang Thanh Bach	28,800,000	40,560,000
Remuneration to members of the Board of Supervision	200,640,000	202,800,000
- Mrs. Tran Thi Hong Loan	162,240,000	162,240,000
- Mrs. Ngo Thi Cam Ha	19,200,000	20,280,000
- Mrs. Tran Thi Cam	19,200,000	20,280,000

In addition to the above related parties' transactions, other related parties did not have any transactions during the year and have no balance at the end of the accounting period with the Company.

32 . COMPARATIVE FIGURES

The comparative information in this Financial Statement is presented in the form of corresponding data. According to this method, comparative information of the previous period is presented on the Company's financial position, statement of income and cash flows in the previous period.

The comparative figures in the Interim Statement of Financial Position and corresponding notes are the figures of the Financial Statements for the fiscal year ended 31 December 2025. The information in the Interim Statement of Income, the Interim Statement of Cash flows, and corresponding notes is the information of the Interim Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. This information has been audited and reviewed by AASC Auditing Firm Company Limited.

As presented in Note 2.3, the Company applies non-retrospectively Circular 99/2025/TT-BTC from 01 January 2026. As a result, the presentation of some items in the financial statements changed. Some figures as of 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 are reclassified to conform to the requirements on presentation of financial statements under Circular 99, specifically as in Appendix I. *Details are as attached in the appendix.*



Pham Thi Ngoc Han
Preparer



Vu Duc Thang
Chief Accountant



Nguyen Dang Tan
Legal Representative

Approved, 10 August 2026



APPENDIX - COMPARATIVE INFORMATION

Figures according to the Financial Statements
for the fiscal year ended as at 31/12/2025

Code	Items	Amount	VND
	a) Balance sheet		
	ASSETS		
<u>110</u>	<u>I. Cash and cash equivalents</u>	<u>22,437,678,137</u>	
112	2. Cash equivalents	19,800,000,000	
<u>120</u>	<u>II. Short-term financial investments</u>	<u>102,100,000,000</u>	
123	1. Held-to-maturity investments	102,100,000,000	
<u>130</u>	<u>III. Short-term receivables</u>	<u>1,458,061,651</u>	
136	2. Other short-term receivables	1,312,779,999	
<u>140</u>	<u>IV. Inventories</u>	<u>24,102,145,852</u>	
141	1. Inventories	34,571,359,829	
149	2. Provision for devaluation of inventories	(10,469,213,977)	
<u>150</u>	<u>VI. Other short-term assets</u>	<u>334,682,030</u>	
151	1. Short-term prepaid expenses	68,420,760	
152	2. Deductible VAT	258,749,686	
153	3. Taxes and other receivables from State budget	7,511,584	
<u>240</u>	<u>V. Long-term assets in progress</u>	<u>17,700,089,881</u>	
241	1. Long-term work in progress	2,759,697,016	
242	2. Construction in progress	14,940,392,865	

Adjusted figures according to Circular No. 99/2025/TT-BTC

Code	Items	Amount	VND	Changes	Rename
	a) Statement of Financial Position				
	ASSETS				
<u>110</u>	<u>I. Cash and cash equivalents</u>	<u>22,606,257,589</u>			
112	2. Cash equivalents	19,968,579,452			Restatement
<u>120</u>	<u>II. Short-term financial investments</u>	<u>103,244,200,547</u>			
123	1. Short-term held-to-maturity investments	103,244,200,547			Restatement, rename
<u>130</u>	<u>III. Short-term receivables</u>	<u>145,281,652</u>			
135	2. Other short-term receivables	-			Restatement, code change
<u>140</u>	<u>IV. Inventories</u>	<u>23,896,568,989</u>			
141	1. Inventories	34,365,782,966			Restatement
142	2. Provision for devaluation of inventories	(10,469,213,977)			Code change
<u>150</u>	<u>V. Short-term biological assets</u>	<u>205,576,863</u>			
152	1. Short-term seasonal or consumable plants	205,576,863			Restatement
<u>160</u>	<u>VI. Other short-term assets</u>	<u>334,682,030</u>			
161	1. Short-term prepaid expenses	68,420,760			Rename, code change
162	2. Deductible VAT	258,749,686			Code change
163	3. Short-term taxes and other receivables from State budget	7,511,584			Code change
<u>230</u>	<u>II. Long-term biological assets</u>	<u>2,759,697,016</u>			
237	1. Long-term seasonal or consumable plants	2,759,697,016			Restatement
<u>250</u>	<u>III. Long-term assets in progress</u>	<u>14,940,392,865</u>			
251	1. Long-term work in progress	-			Restatement, code change
252	2. Construction in progress	14,940,392,865			Code change

