VIETNAM RUBBER GROUP

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 2115 /CSVN-CBTT
Ref: Explanation of profit fluctuation in Quarter 2/2026 compared to Quarter 2/2025 at Consolidated Financial Statement of Vietnam Rubber Group.

Hochiminh City, July 30 ,2026

Respectfully to:

- State Securities Committee;
- Hochiminh City Stock Exchange.

Company: **VIETNAM RUBBER GROUP – JOINT STOCK COMPANY**

Stock code : GVR

Address : No.236 Nam Ky Khoi Nghia Street, Xuan Hoa Ward, Hochiminh City.

On behalf of : Mr. **Le Thanh Hung - Chief Executive Officer**

According to Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance providing guidelines on the information disclosure on securities market.

Vietnam Rubber Group – Joint Stock Company would like to explain the fluctuation of quarter 2/2026 profit after tax more than 10% compared to quarter 2/2025 profit at the Consolidated financial statement with the main reason as follows:

- The consolidated financial statements show an increase in after-tax profit for the Quarter 2/2026 (2.556,37 billion dong) compared to quarter 2/2025 (1.523,65 billion dong) mainly due to the higher selling price of rubber latex compared to the same period last year, the disposal of rubber plantations and received financial support and Compensation for damage to rubber plantations inconnection with handover of land to local authorities at member companies, pursuant to approved policies , which led to increased profits from bussiness activities.

The foregoing is the explanation of Vietnam Rubber Group – Joint Stock Company to State Securities Committee and Hochiminh City Stock Exchange about the fluctuation of profit after tax more than 10% of quarter 2/2026 statement income compared to quarter 2/2025 in the Group's consolidated financial statements./.

LEGAL REPRESENTATIVE
TỔNG GIÁM ĐỐC

TẬP ĐOÀN CÔNG NGHIỆP CAO SU VIỆT NAM CTCP

Lê Thanh Hưng

Recipients:
- As stated above;
- Chairman (to report);
- Archive: VT, CBTT.

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

VIETNAM RUBBER GROUP - JOINT STOCK COMPANY

The second quarter of 2026 and for the period from
01/01/2026 to 30/06/2026

CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

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

THE GROUP

Vietnam Rubber Group - Joint Stock Company which was established on the basis of re-structuring the Vietnam General Rubber Corporation according to the Decision No. 252/TTg dated 29 April 1995 by the Prime Minister on reorganizing state-owned units of rubber production, circulation, related operations under both central and local authorities.

Vietnam Rubber Group was transformed from State Corporation to Parent - Subsidiary model according to the Decision No. 249/2006/QĐ-TTg dated 30 October 2006 by the Prime Minister.

Vietnam Rubber Group was transformed from Parent - Subsidiary model to One-Member Company Limited owned by the State according to the Decision No. 981/QĐ-TTg dated 25 June 2010 by the Prime Minister.

Vietnam Rubber Group operates under the Enterprise Registration Certificate of Joint Stock Company No. 0301266564 issued by Ho Chi Minh City Department of Investment and Planning (now the Department of Finance of Ho Chi Minh City) on 01 June 2018, amended for the 6th on 10 October 2025.

- Head office	No. 236 Nam Ky Khoi Nghia, Xuan Hoa ward, Ho Chi Minh City	
- Trading address	No. 236 Nam Ky Khoi Nghia, Xuan Hoa ward, Ho Chi Minh City	
- Telephone number	0283 932 5234	0283 932 5235
- Fax	0283 932 7341	

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

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. Tran Cong Kha	Chairman	
Mr. Le Thanh Hung	Member	
Mr. Ha Van Khuong	Member	
Mr. Nguyen Hay	Member	
Mr. Do Huu Phuoc	Member	
Mr. Nguyen Dong Phong	Member	
Mr. Truong Minh Trung	Member	
Mrs. Huynh Thi Cam Hong	Member	

Board of Management

Mr. Le Thanh Hung	General Director	
Mr. Do Huu Phuoc	Deputy General Director	
Mr. Pham Hai Duong	Deputy General Director	
Mr. Truong Minh Trung	Deputy General Director	
Mr. Tran Thanh Phung	Deputy General Director	(Retired on 01/07/2026)
Mr. Pham Van Hoi Em	Deputy General Director	
Mr. Tran Nhu Hung	Deputy General Director	

Board of Supervision

Mr. Nguyen Van Cuong	Head of the Board of Supervision	Appointed on 29/04/2026
Mr. Nguyen Minh Duc	Member	
Mr. Vo Van Tuan	Member	

LEGAL REPRESENTATIVE

The legal representative of the Group during the period and until the preparation of these Interim Consolidated Financial Statements are Mr. Tran Cong Kha – Chairman of the Board of Directors and Mr. Le Thanh Hung – General Director.

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

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

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of the Interim Consolidated 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 Consolidated Financial Statements;
- Prepare and present the Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the current requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on going concern basis unless it is inappropriate to presume that the Group will continue in business.

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

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

Other commitments

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

Approved, 28 July 2026

On behalf of the Board of Management

Legal Representative

TẬP ĐOÀN CÔNG NGHIỆP CAO SU VIỆT NAM CTCP THÀNH PHỐ HỒ CHÍ MINH

Le Thanh Hung

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code	ASSETS	Note	30/06/2026 VND	01/01/2026 VND
100	**A. CURRENT ASSETS**		**37,897,604,212,888**	**32,825,054,873,278**
110	**I. Cash and cash equivalents**	03	**8,272,516,007,792**	**8,237,433,366,831**
111	1. Cash		4,165,837,398,102	3,524,824,180,222
112	2. Cash equivalents		4,106,678,609,690	4,712,609,186,609
120	**II. Short-term investments**	04	**20,552,468,432,186**	**14,453,487,737,457**
121	1. Trading securities		1,163,634,161	1,163,634,161
122	2. Allowance for decline in value of trading securities		(68,237,000)	(68,237,000)
123	3. Short-term held-to-maturity investments		20,560,557,559,734	14,461,576,865,005
124	4. Allowance for short-term impairment of held-to-maturity investments		(9,184,524,709)	(9,184,524,709)
130	**III. Short-term receivables**		**3,199,772,718,389**	**2,236,796,548,504**
131	1. Short-term trade receivables	05	1,374,899,919,541	1,545,717,198,992
132	2. Short-term prepayments to suppliers	06	525,074,834,458	277,167,608,712
133	3. Short-term intra-company receivables		16,986,446,930	-
135	4. Other short-term receivables	07	1,587,014,338,373	723,016,063,856
136	5. Allowance for short-term doubtful debts		(400,187,767,951)	(384,508,859,859)
137	6. Shortage of assets awaiting resolution	08	95,984,947,038	75,404,536,803
140	**IV. Inventories**	10	**4,025,822,821,437**	**6,550,880,042,645**
141	1. Inventories		4,053,900,206,487	6,579,575,310,282
142	2. Allowance for decline of inventories		(28,077,385,050)	(28,695,267,637)
150	**V. Short-term biological assets**		**3,948,939,656**	**3,994,846,640**
152	1. Short-term seasonal or consumable plants		3,948,939,656	3,994,846,640
160	**VI. Other short-term assets**		**1,843,075,293,428**	**1,342,462,331,201**
161	1. Short-term deferred expenses	17	384,679,668,685	58,658,743,138
162	2. Deductible VAT		557,979,222,162	583,881,360,428
163	3. Short-term taxes and other receivables from State budget	23	900,416,402,581	699,922,227,635

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Code	ASSETS	Note	30/06/2026 VND	01/01/2026 VND
200	**B. NON - CURRENT ASSETS**		**52,366,345,316,291**	**53,515,518,856,489**
210	**I. Long-term receivables**		**140,109,982,688**	**113,728,207,506**
212	1. Long-term prepayments to suppliers	06	851,808,697	2,857,884,972
213	2. Working capital provided to sub-units		1,127,766,607	-
215	3. Other long-term receivables	07	168,535,109,884	143,281,101,309
216	4. Allowance for long-term doubtful debts		(30,404,702,500)	(32,410,778,775)
220	**II. Fixed assets**		**35,147,065,715,670**	**35,218,015,322,637**
221	1. Tangible fixed assets	13	35,028,708,539,622	35,103,249,769,220
222	- *Historical cost*		*61,679,305,260,950*	*60,750,581,425,614*
223	- *Accumulated depreciation*		*(26,650,596,721,328)*	*(25,647,331,656,394)*
224	2. Finance lease fixed assets	14	595,047,649	826,328,791
225	- *Historical cost*		*1,850,249,158*	*3,101,449,158*
226	- *Accumulated depreciation*		*(1,255,201,509)*	*(2,275,120,367)*
227	3. Intangible fixed assets	15	117,762,128,399	113,939,224,626
228	- *Historical cost*		*219,584,887,694*	*213,028,281,634*
229	- *Accumulated amortization*		*(101,822,759,295)*	*(99,089,057,008)*
230	**III. Long-term biological assets**		**294,273,123,203**	**277,299,864,152**
237	1. Long-term seasonal or consumable plants	11		
240	**IV. Investment properties**	16	**1,206,696,934,950**	**1,264,547,270,595**
241	- Historical cost		2,488,884,250,468	2,482,753,187,421
242	- Accumulated depreciation		(1,282,187,315,518)	(1,218,205,916,826)
250	**V. Long-term assets in progress**	12	**6,838,397,787,307**	**7,319,021,910,264**
251	1. Long-term work in progress		97,840,269,102	91,329,787,254
252	2. Construction in progress		6,740,557,518,205	7,227,692,123,010
260	**VI. Long-term investments**	04	**2,449,040,875,779**	**3,054,127,135,358**
262	1. Investments in joint ventures and associates		1,645,855,115,972	1,958,492,542,280
263	2. Equity investments in other entities		339,068,105,622	334,068,105,622
264	3. Allowance for long-term impairment of other investments		(38,639,067,586)	(37,517,822,411)
265	4. Long-term held-to-maturity investments		871,994,487,421	1,167,841,000,517
266	5. Allowance for long-term impairment of held-to-maturity investments		(369,237,765,650)	(368,756,690,650)
270	**VII Other long-term assets**		**6,290,760,896,694**	**6,268,779,145,977**
271	1. Long-term deferred expenses	17	5,903,479,534,825	5,871,412,008,061
272	2. Deferred income tax assets	44a	295,358,597,010	300,331,804,167
273	3. Long-term equipment, supplies and spare parts		91,922,764,859	97,035,333,749
270	**TOTAL ASSETS**		**90,263,949,529,178**	**86,340,573,729,767**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Code	CAPITAL	Note	30/06/2026 VND	01/01/2026 VND
300	**C. LIABILITIES**		**23,382,593,244,952**	**24,186,867,217,471**
310	**I. Current liabilities**		**9,030,098,286,096**	**10,959,285,864,772**
311	1. Short-term trade payables	20	926,677,272,197	977,560,282,259
312	2. Short-term prepayments from customers	21	666,688,140,961	1,210,965,510,966
313	3. Dividend and profit payables	22	40,755,628,642	34,159,169,425
314	4. Short-term axes and other payables to State budget	23	1,045,531,586,291	704,131,986,762
315	5. Payables to employees		1,173,020,434,530	2,536,461,010,706
316	6. Short-term accrued expenses	24	479,894,606,348	399,203,909,115
319	7. Short-term unearned revenue	26	406,588,902,083	607,468,819,494
320	8. Other short-term payables	25	2,305,888,014,466	1,711,475,514,385
321	9. Short-term borrowings and finance lease liabilities	19	1,184,649,714,257	1,446,793,217,535
322	10. Provisions for short-term payables	27	-	39,643,876,712
323	11. Bonus and welfare funds		800,403,986,321	1,291,422,567,413
330	**II. Non-current liabilities**		**14,352,494,958,856**	**13,227,581,352,699**
332	1. Long-term prepayments from customers	21	78,781,761,067	78,781,761,067
334	2. Long-term accrued expenses	24	174,893,123,493	253,654,412,736
337	3. Long-term unearned revenue	26	10,670,137,699,604	9,775,066,346,651
338	4. Other long-term payables	25	299,701,324,311	259,918,000,969
339	5. Long-term borrowings and finance lease liabilities	19	1,414,314,744,661	1,526,123,400,920
342	6. Deferred income tax liabilities	44b	4,291,419,969	4,291,419,969
344	7. Science and technology development fund	28	1,710,374,885,751	1,329,746,010,387

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Code	CAPITAL	Note	30/06/2026 VND	01/01/2026 VND
400	**D. OWNER'S EQUITY**	29	**66,881,356,284,226**	**62,153,706,512,296**
411	1. Contributed capital		40,000,000,000,000	40,000,000,000,000
411a	*Ordinary shares with voting rights*		*40,000,000,000,000*	*40,000,000,000,000*
412	2. Share premium		13,703,740,793	13,706,420,744
414	3. Other capital		401,346,224,796	401,346,224,796
416	4. Differences upon asset revaluation		(1,576,214,727,358)	(1,576,214,727,358)
417	5. Exchange rate differences	30	1,753,067,771,186	1,734,063,547,194
418	6. Development and investment funds	29e	9,172,943,147,490	8,581,921,234,139
420	7. Retained earnings		10,834,722,424,731	7,154,047,020,674
420	*RE accumulated to the previous year*		*6,297,059,678,244*	*3,389,655,975,696*
420	*RE of the current period*		*4,537,662,746,487*	*3,764,391,044,978*
429	8. Non – Controlling interests		6,281,787,702,588	5,844,836,792,107
440	**TOTAL CAPITAL**		**90,263,949,529,178**	**86,340,573,729,767**

Approved, 28 July 2026

Preparer	In charge of accounting	Legal Representative
Hoang Quoc Hung	Luu Thi To Nhu	Le Thanh Hung

M.S.D.N: 0301... TẬP ĐOÀN CÔNG NGHIỆP CAO SU VIỆT NAM CTCP THÀNH PHỐ HỒ CHÍ MINH

CONSOLIDATED STATEMENT OF INCOME

The second quarter of 2026 and for the period from 01/01/2026 to 30/06/2026

Code	ITEMS		Note	Quarter II		Cumulative from the beginning of the year to the	
				Year 2026	Year 2025	Year 2026	Year 2025
				VND	VND	VND	VND
01	**1.**	**Revenue from sales of goods and provision of services**	**32**	**7,099,473,488,032**	**6,017,859,341,875**	**15,949,580,890,500**	**11,573,187,693,874**
02	2.	Revenue deductions	33	2,112,957,689	1,187,814,894	7,063,283,588	6,218,347,624
10	**3.**	**Net revenue from sales of goods and provision of services**	**34**	**7,097,360,530,343**	**6,016,671,526,981**	**15,942,517,606,912**	**11,566,969,346,250**
11	**4.**	**Cost of goods sold and provision of services**	**35**	**4,930,643,312,539**	**4,390,193,562,999**	**11,439,111,575,025**	**8,121,918,662,145**
20	**5.**	**Gross profit from sales of goods and provision of services**		**2,166,717,217,804**	**1,626,477,963,982**	**4,503,406,031,887**	**3,445,050,684,105**
21	**6.**	**Gain/(loss) on liquidation or disposal of investment properties**		**-**	**-**	**-**	**-**
22	7.	Financial income	36	524,055,354,395	323,776,399,477	784,020,339,689	472,506,090,910
23	8.	Financial expense	37	49,249,515,502	77,390,392,036	106,821,747,924	163,838,970,877
24		*In which: Interest expense*		*37,654,876,400*	*67,716,140,218*	*78,171,487,706*	*136,080,276,007*
25	9.	Selling expense	38	105,134,681,769	108,981,569,246	221,514,145,256	197,748,864,064
26	10.	General and administrative expenses	39	881,340,990,615	532,606,563,355	1,411,052,691,913	951,623,134,738
27	11.	Share of joint ventures and associates' profit or loss	40	95,059,769,323	55,786,378,976	125,383,629,547	104,367,925,150
30	**12.**	**Net profit from operating activities**		**1,750,107,153,636**	**1,287,062,217,798**	**3,673,421,416,030**	**2,708,713,730,486**
31	13.	Other income	41	1,429,574,140,187	614,656,783,824	2,563,260,489,486	954,178,974,927
32	14.	Other expenses	42	106,128,850,336	64,271,562,528	202,233,980,374	145,813,645,031
40	**15.**	**Other profit**		**1,323,445,289,851**	**550,385,221,296**	**2,361,026,509,112**	**808,365,329,896**
50	**16.**	**Total net profit before tax**		**3,073,552,443,487**	**1,837,447,439,094**	**6,034,447,925,142**	**3,517,079,060,382**
51	17.	Current corporate income tax expense	43	511,565,786,572	301,650,655,447	965,216,657,068	538,049,185,691
52	18.	Deferred corporate income tax expense	44c	5,613,656,001	12,146,713,254	(524,177,361)	44,423,745,810
60	**19.**	**Profit after corporate income tax**		**2,556,373,000,914**	**1,523,650,070,393**	**5,069,755,445,435**	**2,934,606,128,881**
61	20.	Profit after tax attributable to owners of the Parent		2,288,744,719,412	1,403,971,688,666	4,539,496,367,794	2,631,459,082,343
62	21.	Profit after tax attributable to non-controlling interest		267,628,281,502	119,678,381,727	530,259,077,641	303,147,046,538
70	**22.**	**Basic earnings per share**	**45**	**572**	**351**	**1,079**	**658**

Approved, 28 July 2026

Preparer	In charge of accounting	Legal Representative
Hoang Quoc Hung	Luu Thi To Nhu	Le Thanh Hung

M.S.D.N:0301...
TẬP ĐOÀN CÔNG NGHIỆP CAO SU VIỆT NAM CTCP
THÀNH PHỐ HỒ CHÍ MINH

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

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

(Indirect method)

Code		ITEMS	Note	First 06 months of 2026 VND	First 06 months of 2025 VND
	I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
01	*1.*	***Profit before tax***		***6,034,447,925,142***	***3,517,079,060,382***
	2.	***Adjustments for***			
02	-	Depreciation and amortization of fixed assets and investment properties		1,416,148,283,215	1,253,683,801,441
03	-	Allowances and provisions		(31,558,330,658)	(6,568,260,139)
04	-	Exchange. gains / losses from retranslation of monetary items denominated in foreign currency		(10,289,210,182)	(6,692,086,668)
05	-	Gains / losses from investment activities		(1,991,258,969,116)	(1,268,848,563,546)
06	-	Interest expense		78,171,487,706	136,080,276,007
07	-	Other adjustments		429,241,135,124	377,898,224,997
08	*3.*	***Operating profit before changes in working capital***		***5,924,902,321,231***	***4,002,632,452,474***
09	-	Increase, decrease in receivables		(1,766,172,644,864)	(342,682,493,934)
10	-	Increase, decrease in inventories		2,507,349,838,770	(957,338,026,475)
11	-	Increase, decrease in payables (excluding interest payable, corporate income tax payable)		(772,951,009,045)	(342,007,782,394)
12	-	Increase, decrease in prepaid expenses		(423,984,935,148)	(260,973,557,632)
13	-	Increase, decrease in trading securities		-	-
14	-	Interest paid		(72,156,182,213)	(148,869,546,941)
15	-	Corporate income tax paid		(680,058,730,227)	(607,712,310,614)
16	-	Other receipts from operating activities		1,196,560,593,109	155,379,424,003
17	-	Other payments on operating activities		(761,873,789,536)	(817,331,513,538)
20		***Net cash flow from operating activities***		***5,151,615,462,077***	***681,096,644,949***
	II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
21	1.	Purchase or construction of fixed assets and other long-term assets		(564,930,404,028)	(407,540,831,321)
22	2.	Proceeds from disposals of fixed assets and other long-term assets		930,127,510,678	714,794,753,591
23	3.	Loans and purchase of debt instruments from other entities		(13,485,830,175,900)	(7,534,819,183,769)
24	4.	Collection of loans and resale of debt instrument of other entities		7,640,966,172,111	7,784,082,214,549
25	5.	Equity investments in other entities		(5,000,000,000)	-
26	6.	Proceeds from equity investment in other entities		-	-
27	7.	Interest and dividend received		781,019,476,864	760,480,676,940
30		***Net cash flow from investing activities***		***(4,703,647,420,275)***	***1,316,997,629,990***

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

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

(Indirect method)

Code	ITEMS	Note	First 06 months of 2026 VND	First 06 months of 2025 VND
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	1. Proceeds from issuance of shares and receipt of contributed capital		-	-
32	2. Repayment of capital contributions and repurchase of stock issued		-	-
33	3. Proceeds from borrowings		1,514,674,195,497	1,809,252,455,423
34	4. Repayment of principal		(1,887,826,998,679)	(4,212,717,942,635)
35	5. Repayment of financial principal		(199,826,904)	-
36	6. Dividends or profits paid to owners		(36,009,847,354)	(65,979,823,230)
40	*Net cash flow from financing activities*		*(409,362,477,440)*	*(2,469,445,310,442)*
50	**Net cash flows in the period**		**38,605,564,362**	**(471,351,035,503)**
60	**Cash and cash equivalents at the beginning of the period**		**8,237,433,366,831**	**5,778,855,663,194**
61	Effect of exchange rate fluctuations		(3,522,923,402)	238,679,705,921
70	**Cash and cash equivalents at the end of the period**	03	**8,272,516,007,792**	**5,546,184,333,612**

Approved, 28 July 2026

Preparer	In charge of accounting	Legal Representative
Hoang Quoc Hung	Luu Thi To Nhu	Le Thanh Hung

M.S.D.N:0301... TẬP ĐOÀN CÔNG NGHIỆP CAO SU VIỆT NAM CTCP THÀNH PHỐ HỒ CHÍ MINH

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

1 . GENERAL INFORMATION OF THE GROUP

1.1 . Forms of Ownership

Vietnam Rubber Group - Joint Stock Company which was established on the basis of re-structuring the Vietnam General Rubber Corporation according to the Decision No. 252/TTg dated 29 April 1995 by the Prime Minister on reorganizing state-owned units of rubber production, circulation, related operations under both central and local authorities.

Vietnam Rubber Group was transformed from State Corporation to Parent - Subsidiary model according to the Decision No. 249/2006/QĐ-TTg dated 30 October 2006 by the Prime Minister.

Vietnam Rubber Group was transformed from Parent - Subsidiary model to One-Member Company Limited owned by the State according to the Decision No. 981/QĐ-TTg dated 25 June 2010 by the Prime Minister.

Vietnam Rubber Group operates under the Enterprise Registration Certificate of Joint Stock Company No. 0301266564 issued by Ho Chi Minh City Department of Investment and Planning (now the Department of Finance of Ho Chi Minh City) on 01 June 2018, amended for the 6th on 10 October 2025.

The Group's Charter capital is VND 40,000,000,000,000, contributed capital as at 30 June 2026 is VND 40,000,000,000,000; equivalent to 4,000,000,000 shares with the par value of VND 10,000 per share.

- International trading nam(: Vietnam Rubber Group
- Abbreviation : VRG
- Head office : No. 236 Nam Ky Khoi Nghia, Xuan Hoa ward, Ho Chi Minh City
- Trading address : No. 236 Nam Ky Khoi Nghia, Xuan Hoa ward, Ho Chi Minh City
- Telephone number : 0283 932 5234 0283 932 5235
- Fax : 0283 932 7341
- Website : https://www.vnrubbergroup.com

The total number of employees of the Group as at 30 June 2026 was 75,934 (as at 01 January 2026: 75,901).

1.2 . Business field

Grow, exploit and trade products from rubber tree.

1.3 . Business activities

Main business activities of the Group are:

- Planting, exploitation, processing and sales of rubber latex; planting and production of wood products (including materials and finished products from wood);
- The technical, advisory, consultancy services to the rubber industry, processing, trading of products derived from rubber trees and plantation forests;
- Production and trading of the industrial rubber products, materials for rubber industry;
- Mechanic: cast, roll steel; repair, install, manufacture mechanical products and other industrial equipment (not at the office);

- Investment and trading in infrastructure and real estate (on the lands of which use has been transferred from planting rubber tree to others according to the plan of local authorities);
- Financial activities, credit and financial services;
- Power industry: investment, construction, exploitation and thermal, hydro and wind power operating plants; trading in electricity under regulations of laws;
- Investment, development, management and seaport exploitation, inland port, and roadway and waterway transportation;
- Production and trading: construction materials, agricultural materials (other than at the office);
- Water supply, sewage treatment (not at the office), environmental protection services; Providing other services such as map survey, investment consultancy (except for financial and accounting consultancy); Science & technology, computer science , goods inspection and appraisal; printing (except printing on metal packing and fabrics, filament, textile, garment, and knitting at the office), production, trading, hotel (star-qualified and not at the office), tourism, labour export;
- Cattle Raise (not at the office).

1.4 . Normal business and production cycle-

The normal operating cycle for the production and processing of rubber latex by the Group does not exceed 12 months.

The normal operating cycle for project investment activities is calculated from the time of project investment approval until the project is fully settled; this cycle extends beyond 12 months.

1.5 . The Group's operation in the period that affects the Consolidated Financial Statements for the second quarter of 2026

The Group's total net profit before tax for the second quarter of 2026 increased by VND 1,236.11 billion (equivalent to an increase of 67.27%) compared to for the second quarter of 2025. Details are as follows:

- Net revenue from sales of goods and rendering of services for the second quarter of 2026 increased by VND 1,080.69 billion, equivalent to an increase of 17.96%, while cost of sales increased by VND 540.45 billion, equivalent to an increase of 12.31%. As a result, gross profit from sales of goods and rendering of services increased by VND 540.24 billion, or 33.22%, compared with the corresponding quarter of the previous year. The increase was mainly attributable to rubber prices remaining at high levels from late 2025 to date. In addition, global demand increased, particularly demand from the tyre, automotive and industrial manufacturing sectors in China, while supply remained seasonally constrained. Higher oil prices and expectations of stronger demand from the tyre and automotive industries also contributed to rubber latex prices remaining elevated during the first six months of 2026
- General and administrative expenses for the current quarter increased by VND 348.73 billion, equivalent to an increase of 65.48%, compared with the corresponding quarter of the previous year. The increase was mainly attributable to the Group's strategic focus, since 2025, on the development of science and technology, innovation and digital transformation as key breakthroughs and primary drivers for enhancing its competitiveness and accelerating sustainable development in the coming periods. To secure funding for these initiatives, the Group and its member companies agreed to make appropriations to the Science and Technology Development Fund *(Detailed as in Note No. 39)*
- Other income for the current quarter increased by VND 814.92 billion (equivalent to an increase of 132.58%)compared with the corresponding quarter of the previous year. The increase was mainly attributable to the disposal of rubber plantations by member companies during the year. In addition, certain member companies received financial support and compensation for damage to rubber plantations in connection with the handover of land to local authorities pursuant to approved policies. *(Detailed as in Note No.41)*

1.6 . Group structure

The Group has the following dependent units:

No.	Representative office	Address
1	Representative office in	No. 56 Nguyen Du Street, Cua Nam ward, Hanoi City
2	Representative office in the Kingdom of Cambodia	No. 7B, street 466, Tonle Basac ward, Charkamon district, Phnom Penh, Cambodia
3	Representative office in the Lao People's Democratic Republic	Hongke village, Saysetha district, Vientiane Capital, Laos

During the period, the Group carried out a restructuring of certain subsidiaries through the merger of several wholly owned limited liability companies, in accordance with the resolutions of the Board of Directors of the Vietnam Rubber Group. The details are as follows:

Decision No.	Merged company	Surviving company	Merger effective date
Decision No. 581/QĐ-HĐQTCSVN dated 31/12/2025	Huong Khe – Ha Tinh Rubber One Member Limited Liability Corporation	Ha Tinh Rubber One Member Limited Liability Corporation	07/04/2026
Decision No. 582/QĐ-HĐQTCSVN dated 31/12/2025	Nam Giang – Quang Nam Rubber One Member Limited Liability Corporation	Quang Nam Rubber One Member Limited Liability Corporation	17/04/2026
Decision No. 583/QĐ-HĐQTCSVN dated 31/12/2025	Quang Ngai Rubber One Member Limited Liability Corporation	Kon Tum Rubber One Member Limited Liability Corporation	01/04/2026

All companies involved in the mergers were subsidiaries under the Group's control both before and after the merger effective dates. Accordingly, these transactions represent a restructuring of entities under common control, resulting in changes to the Group's legal structure and a reduction in the number of legal entities within the Group, without affecting the Group's control over the related net assets and business operations. The assets, liabilities, revenue, other income, expenses, and cash flows of the merged companies have been included in the Consolidated Financial Statements up to the respective merger effective dates. From the merger effective dates onwards, these balances and transactions have been reflected through the surviving companies.

1.7 . Group structure

Information on Subsidiaries and Associates

Content	Quantity
- Total number of subsidiaries during the accounting period and as at the date of the Consolidated Financial Statements	117 Companies
+ *Number of consolidated subsidiaries (directly and indirectly held)*	*117 Companies*
+ *Number of unconsolidated subsidiaries*	*0 Company*
- Total number of associates during the accounting period and as at the date of the Consolidated Financial Statements	16 Companies
+ *Number of consolidated associates*	*16 Companies*
+ *Number of unconsolidated associates*	*0 Company*

SUBSIDIARIES

Subsidiaries of the Group with 100% of contributed capital

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
1	Dong Nai Rubber Corporation Co., Ltd	No. 47, Street No. 1, Group 3, Trung Tam quarter, Xuan Lap ward, Dong Nai province	100.00%	Planting, exploiting, processing and trading natural rubber latex
2	Binh Long Rubber Co., Ltd	National Highway 13, Chon Thanh ward, Dong Nai province	100.00%	Planting, exploiting, processing, trading of latex and providing services for rubber development
3	Dau Tieng Rubber Co., Ltd	Dau Tieng commune, Ho Chi Minh City	100.00%	Planting, tending and exploiting natural rubber. Afforestation, exploitation and processing of forestry, industrial and agricultural crops
4	Loc Ninh Rubber Co., Ltd	Loc Ninh commune, Dong Nai Province	100.00%	Planting, tending, exploiting, processing and consuming rubber products. Afforestation and forest product exploitation
5	Phu Rieng Rubber Co., Ltd	Phu Rieng commune, Dong Nai Province	100.00%	Planting, tending, exploiting, processing and trading rubber for import and export
6	Krong Buk Rubber Co., Ltd	Krong Nang commune, Dak Lak province	100.00%	Planting rubber trees, coffee trees and short-term agricultural crops. Trading and importing/exporting rubber, supplies and equipment for the rubber industry; coffee, agricultural products and foodstuffs
7	Ea H'Leo Rubber Co., Ltd	No. 499 Giai Phong street, Ea Drang commune, Dak Lak province	100.00%	Planting, tending, exploiting, processing and trading natural rubber latex
8	Chu Prong Rubber Co., Ltd	Chu Prong commune, Gia Lai province	100.00%	Planting, exploiting, processing and consuming rubber and coffee; production and processing of wood. Chemical, fertilizer and rubber industries. Exploitation and processing of minerals. wholesale trading
9	Chu Se Rubber Co., Ltd	No. 420 Hung Vuong street, Chu Se commune, Gia Lai province	100.00%	Cultivation; chemical, fertilizer and rubber industries. Wholesale trading land reclamation and plantation development
10	Kon Tum Rubber Co., Ltd	No. 639 Phan Dinh Phung street, Dak Cam ward, Quang Ngai province	100.00%	Replanting, exploiting, tending and processing of rubber latex
11	Mang Yang Rubber Co., Ltd	No. 536 Nguyen Hue street, Dak Doa commune, Gia Lai province	100.00%	Wholesale trading of rubber. Cultivation, mixed farming and rubber plantation. Production of fertilizers and nitrogen compounds. Wholesale trading of fertilizers, pesticides and other agricultural chemicals

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
12	Chu Pah Rubber Co., Ltd	No. 01 Nguyen Thi Minh Khai street, Chu Pah commune, Gia Lai province	100.00%	New planting, tending, exploiting and processing of rubber latex, coffee and pepper. Production of finished wood products. Production of fertilizers. Wholesale trading and direct export activities
13	Quang Nam Rubber Co., Ltd	National Highway 1A, Thang Binh commune, Da Nang city	100.00%	Investment in planting and tending rubber trees; Construction of civil works, construction of rural and mountainous infrastructure
14	Ha Tinh Rubber Co., Ltd	Km22, National Highway 15A, Ha Linh commune, Ha Tinh province	100.00%	Planting, protecting and enriching forests; Exploiting, processing and consuming forest products; Exporting finished rubber products; Production of bricks and tiles
15	Thanh Hoa Rubber Co., Ltd	No. 135 Ly Nam De street, Hac Thanh ward, Thanh Hoa province	100.00%	Investment in planting, tending, exploiting, processing of raw rubber and consumption of rubber products
16	Quang Tri Rubber Co., Ltd	No. 264 Hung Vuong street, Nam Dong Ha ward, Quang Tri province	100.00%	Replanting, tending, exploiting, processing and trading of natural rubber latex
17	Binh Thuan Rubber Co., Ltd	Duc Tai town, Hoai Duc commune, Lam Dong province	100.00%	Replanting, tending, exploiting and processing of rubber latex

Revenue-generating units owned by the Group with 100% charter capital

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
18	Rubber Research Institute of Vietnam	No. 236 Nam Ky Khoi Nghia street, Xuan Hoa ward, Ho Chi Minh City	100.00%	Research, training and transfer of scientific and technological advances in the fields of agriculture and natural rubber industry
19	Rubber Medical Center	No. 410 Truong Chinh street, Tan Binh ward, Ho Chi Minh City	100.00%	Medical examination and treatment, periodic health check-ups for workers in the rubber industry and other industries
20	Vietnam Rubber Magazine	No. 236 Nam Ky Khoi Nghia street, Xuan Hoa ward, Ho Chi Minh City	100.00%	Journalism and printing
21	Mien Dong College	No. 1428 Phu Rieng Do street, Binh Phuoc ward, Dong Nai province	100.00%	Training, scientific research and technology transfer in the rubber industry

SUBSIDIARIES

Subsidiaries in which the Group holds controlling shares or capital contributions

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
22	Geruco Song Con Hydro Power JSC	Ngat hamlet, Song Kon commune, Da Nang city	77.25%	Investment in construction, operation management and production of electricity; Construction of civil works, irrigation works, hydropower plants, transportation infrastructure, airports, seaports, bridges, culverts and infrastructure works for urban areas and industrial zones
23	VRG - Bao Loc JSC	No. 263 Hoang Van Thu street, Ward 1, Bao Loc city, Lam Dong province	80.93%	Production and business of hydropower; Construction of industrial works, transportation infrastructure, irrigation works and hydropower plants
24	VRG - Dak Nong JSC	Residential Group 10, Mac Thi Buoi Street, Bac Gia Nghia ward, Lam Dong province	91.34%	Investment in construction, operation management and trading of electricity from hydropower plants; Investment in planting, tending, exploiting and processing rubber, other industrial crops and afforestation
25	Rubber Industry and Import - Export JSC	No. 64 Truong Dinh street, Xuan Hoa Ward, Ho Chi Minh City	83.50%	Manufacturing of products from rubber trees. Processing, manufacturing and trading of sports paper for export. Trading rubber and rubber products
26	Hong Phuc Trading and Real Estate Co., Ltd.	50–52 Vo Van Tan Street, Xuan Hoa Ward, Ho Chi Minh City	83.50%	Manufacture and trading of rubber products; technical rubber products
27	Dong Hoa Wood Processing One Member Co., Ltd	502A Ly Thuong Kiet Street, Thong Nhat 1 Quarter, Di An Ward, Ho Chi Minh City	83.50%	Sawing, planing and preservation of wood. Details: Processing of rubber trees and other planted forest trees
28	Geru Star Sport JSC	No. 1/1 Tan Ky Tan Quy street, Tay Thanh ward, Ho Chi Minh City	83.08%	Specializing in the production and trading of sports equipment; Trading rubber; Importing materials and supplies for manufacturing sports equipment.
29	MDF VRG - Quang Tri Wood JSC	Nam Dong Ha Industrial Park, Nam Dong Ha ward, Quang Tri province	97.31%	Production and business of importing and exporting MDF and Okal artificial wood; Planting, trading and exploiting raw materials for the production of MDF wood, paper and other industrial plants.
30	Phuoc Hoa Rubber JSC	Hamlet 2A, Phuoc Hoa commune, Ho Chi Minh City	66.62%	Planting rubber trees; Exploiting and processing rubber latex; Purchasing raw latex; Retail trading of petroleum; Trading and processing rubber wood

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
31	Viet Lao Rubber JSC	No. 207 Nguyen Van Troi street, Phu Nhuan Ward, Ho Chi Minh City	89.29%	Land reclamation, afforestation, tending, exploiting and processing rubber latex (not operating in Ho Chi Minh City); trading raw rubber materials, timber exploitation (not
32	Viet Lao Rubber JSC	Km6, Houay Nhang Kham Village, Pakse City, Champasak Province, Laos	89.29%	Land clearing, forest plantation, cultivation, harvesting, and processing of natural rubber latex
33	Hoa Binh Rubber JSC	Hamlet 7, Hoa Hoi commune, Ho Chi Minh	55.06%	Planting, tending, exploiting and preliminary processing of natural rubber
34	Hang Gon Rubber Joint Stock Company	Hang Gon ward, Dong Nai province	50.00%	Purchasing, preliminary processing of rubber latex; Wholesale of processed natural rubber latex; Trading rubber products and chemicals used in rubber production
35	Quasa Geruco JSC	D21, Southeast Asia Trade Center, Lao Bao commune, Quang Tri province	98.99%	Planting, tending, exploiting and processing rubber and raw material forests
36	Quasa – Geruco JSC	Vam Hong Kham Village, Phine District, Savannakhet Province, Laos	98.99%	Planting, tending, exploiting and processing rubber and raw material forests
37	Rubber Trading and Tourism Services JSC	Hoa Binh Avenue, Mong Cai ward, Quang Ninh province	96.49%	Trading in rubber and agricultural, forestry, aquatic products; Executing hotel and tourism complex construction projects; Trading international and domestic travel services
38	Nam Tan Uyen Joint Stock Corporation	Tan Hiep ward, Ho Chi Minh City	42.30%	Real estate business, ownership, use, or lease of land rights
39	Thuan An Wood Processing JSC	Binh Duong Boulevard, Thuan Giao ward, Ho Chi Minh City	63.15%	Producing other wood products; manufacturing products from bamboo, rattan, straw and plaiting materials; trading rubber latex
40	Dau Tieng Woodwork JSC	Quarter 3, Dau Tieng commune, Ho Chi Minh City	61.00%	Exploiting, processing wood and manufacturing products such as cabinets, tables, chairs, beds, household items and interior decoration products
41	Hung Yen Hospitality services JSC	No. 611 Phan Dinh Phung street, Dak Cam ward, Quang Ngai province	98.41%	Tourism, services, driver training and testing
42	Rubber Engineering JSC	No. 12 HT25 street, Quarter 2, Tan Thoi Hiep ward, Ho Chi Minh City	92.05%	Specializing in manufacturing and processing machines for rubber latex
43	Dong Phu Rubber JSC	Thuan Loi commune, Dong Nai province	55.24%	Cultivation, processing of agricultural and forestry products; livestock farming; Chemical fertilizer and rubber industry

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
44	Tay Ninh Rubber JSC	National Highway 22B, Phuoc Thanh commune, Tay Ninh province	60.00%	Planting, tending, exploiting, processing and consuming natural rubber
45	Son La Rubber JSC	Group 11, To Hieu ward, Dien Bien Province	99.36%	Planting, tending, exploiting and processing rubber latex
46	Dien Bien Rubber JSC	Team 19, Thanh Nua commune, Dien Bien province	100.00%	Planting rubber trees and preliminary processing of rubber latex; Services supporting the new planting of rubber trees; Afforestation, wood processing and livestock farming; Agents for the purchase, sale and distribution of seedlings, fertilizers and rubber products
47	Lai Chau Rubber JSC	Group 5, Doan Ket ward, Lai Chau province	98.32%	Planting rubber trees and preliminary processing of rubber latex; Services supporting the new planting of pepper trees; Afforestation; fertilizer distribution agents; Trading and importing/exporting activities
48	Sa Thay Rubber JSC	No. 308E Phan Dinh Phung street, Dak Cam ward, Quang Ngai province	95.36%	Planting and tending rubber trees
49	Nghe An Rubber Investment and Development JSC	No. 17 Phan Dang Luu street, Truong Vinh ward, Nghe An province	93.03%	Planting rubber trees: planting, tending, exploiting and processing pure rubber; Afforestation and forest care
50	Tan Bien Kampongthom Rubber JSC	Group 8, Thanh Phu hamlet, Tan Hiep commune, Tay Ninh province	99.07%	Planting and tending rubber trees
51	Tan Bien – Kampong Thom Rubber JSC	Santuk District, Kampong Thom Province, Kingdom of Cambodia	99.07%	Cultivation, maintenance, harvesting, processing, and trading of natural rubber
52	Mekong Rubber Co., Ltd	Group 8, Thanh Phu Hamlet, Tan Hoi Commune, Tay Ninh Province	99.07%	Trading of natural rubber latex
53	Mekong Rubber Co., Ltd	Kroyer Commune, Prasat Balang District, Kampong Thom Province, Kingdom of	99.07%	Cultivation, maintenance, harvesting, processing, and trading of natural rubber
54	Ba Ria Rubber JSC	Duc Trung hamlet, Ngai Giao commune, Ho Chi Minh City	97.47%	Planting, tending, exploiting, processing and trading natural rubber latex; Hotel and tourism services
55	Phu Rieng Kratie Rubber JSC	Phu Nguyen hamlet, Phu Rieng commune, Dong Nai province	70.00%	Production of other rubber products; Afforestation and forest care; Planting rubber trees

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
56	VRG Phu Yen JSC	Lot 01-11, Hung Vuong new quarter, Hung Vuong street, Tuy Hoa ward, Dak Lak province	94.70%	Investment in construction, operation management and trading of electricity from hydropower plants; Investment in planting, exploiting and processing rubber
57	Tan Bien Rubber JSC	Group 2, Thanh Phu hamlet, Tan Hoi commune, Tay Ninh province	98.46%	Cultivation, chemical fertilizer and rubber industry; Production and trading of materials and tools for agricultural production
58	Dau Giay Industrial Zone JSC	Km2, Provincial Road 769, Dau Giay commune, Dong Nai province	71.04%	Real estate business, ownership, use or lease of land rights
59	Long Khanh Industrial Zone JSC	Long Khanh Industrial Park, Binh Loc ward, Dong Nai province	75.68%	Real estate business, investment in construction and operation of industrial park infrastructure
60	Ha Giang Rubber JSC	Group 4, Cluster 9, Bac Quang commune, Tuyen Quang province	100.00%	Planting, tending, exploiting and processing rubber tree latex; Services supporting new planting; Livestock farming; Afforestation and forest care; wood processing; agents for purchasing and collecting rubber latex
61	Truong Phat Rubber JSC	Hamlet 1, Chanh Phu Hoa ward, Ho Chi Minh City	55.09%	Wood processing; trading rubber latex
62	Dong Phu Kratie JSC	Thuan Phu I hamlet, Thuan Loi commune, Dong Nai province	62.20%	Planting, tending, exploiting and processing rubber
63	Dong Phu – Kratie Rubber JSC	Kratie District, Kratie Province, Kingdom of Cambodia	62.20%	Cultivation, maintenance, harvesting, and processing of natural rubber
64	Dong Nai Kratie JSC	Trung Tam hamlet, Xuan Lap ward, Dong Nai province	88.73%	Planting, exploiting and processing rubber and agricultural crops; production and trading of agricultural supplies
65	Dong Nai – Kratie Rubber JSC	Kratie District, Kratie Province, Kingdom of Cambodia	88.73%	Cultivation, maintenance, harvesting, and processing of natural rubber
66	VRG Ngoc Linh Hydropower JSC	Dak Pek commune, Quang Ngai province	77.46%	Generation, transmission and distribution of electricity
67	Dong Phu Technical Rubber JSC	Dong Phu commune, Dong Nai province	41.13%	Processing technical rubber and rubber products for domestic use; Business trading, import and export of rubber, supplies, fertilizers and chemicals
68	Bao Lam Rubber JSC	Bao Lam 5 commune, Lam Dong province	93.83%	Planting, exploiting and processing natural rubber; management, protection, planting of forests and exploitation and processing of forest products

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
69	An Dien Industry JSC	Rach Bap Industrial Park, D1 street, Long Nguyen ward, Ho Chi Minh City	92.67%	Real estate business, ownership, use, or lease of land use rights
70	VRG Kien Giang MDF Wood JSC	Lot M, Street No. 1, Thanh Loc Industrial Park, Thanh Hung commune, An Giang	99.82%	Production of plywood, veneer, other laminated wood and other types of wood; Afforestation and forest care
71	Phu Thinh Investment Construction Rubber JSC	Phu Rieng commune, Dong Nai province	87.65%	Planting, tending, exploiting and processing rubber latex; wood processing
72	Tay Ninh Import - Export and Proccessing Furniture JSC	Ben Muong hamlet, Thanh Duc commune, Tay Ninh province	50.67%	Sawing, slicing and planing wood; Wood exploitation; Production of plywood, veneer and other laminated wood products
73	Dautieng Rubber Mechanical Transport JSC	Quarter 4A, Dau Tieng commune, Ho Chi Minh City	65.39%	Freight transportation services by road; Machinery and equipment repair for production; Repair of machinery and transport equipment (excluding the design of road vehicles)
74	Lai Chau II Rubber JSC	Bum To commune, Lai Chau province	99.80%	Planting, tending, exploiting and processing rubber latex
75	Ba Ria Kampongthom JSC	National Highway 56, Ngai Giao commune, Ho Chi Minh City	92.75%	Planting, tending, exploiting and processing rubber latex
76	Ba Ria – Kampong Thom Rubber JSC	Santuk District, Kampong Thom Province, Kingdom of Cambodia	92.75%	Cultivation, maintenance, harvesting, and processing of rubber latex
77	Chu Se Kampongthom JSC	No. 420 Hung Vuong street, Chu Se commune, Gia Lai province	99.95%	Agricultural service activities; Production of other rubber products; Planting rubber trees; Planting cashew trees; Planting coffee trees
78	C.R.C.K.2 Rubber Development Limited Liability	Stoung District, Kampong Thom Province, Kingdom of Cambodia	99.95%	Cultivation, maintenance, harvesting, and processing of rubber latex
79	Bean Heack Rubber One Member Limited Liability	420 Hung Vuong Street, Chu Se Commune, Gia Lai Province	99.95%	Trading of natural rubber latex
80	Bean Heack Investment Limited Liability Corporation	Stoung District, Kampong Thom Province, Kingdom of Cambodia	99.95%	Cultivation, maintenance, harvesting, and processing of rubber latex

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
81	Mang Yang - Ratanakiri Rubber JSC	No. 536 Nguyen Hue street, Dak Doa commune, Gia Lai province	100.00%	Planting rubber trees; Afforestation and forest care; Cattle farming; production of NPK fertilizers; Road freight transportation
82	Chumomray Rubber Limited Liability Company	Hamlet 7, Ia Toi Commune, Ia H'Drai District, Kon Tum Province	100.00%	Cultivation, maintenance, harvesting, and processing of rubber latex
83	Hoang Anh Mang Yang K Rubber Development	Rattanakiri Province, Cambodia	100.00%	Cultivation, maintenance, harvesting, and processing of rubber latex
84	Dak Doa Wood Processing Limited Liability Company	Hamlet II, Tan Binh Commune, Dak Doa District, Gia Lai Province	100.00%	Production, processing, and trading of wood products
85	Phuoc Hoa – Kampongthom Rubber Development JSC	Boeung Lavea commune, Santuk district, Kampong Thom province, Kingdom of	66.62%	Planting, tending, exploiting and processing rubber latex
86	Bac Dong Phu Industrial Park Corporation	Bau Ke quarter, Dong Phu commune, Dong Nai province	45.10%	Real estate business, ownership, use, or lease of land rights; Planting rubber trees; Construction of various types of houses
87	Binh Long Rubber Industrial park Corporation	Hamlet 3A, Minh Hung ward, Dong Nai province	57.09%	Real estate business, ownership, use, or lease of land rights; Afforestation and forest care; construction of other civil engineering works
88	Yen Bai Rubber JSC	Hamlet 2, Van Phu ward, Lao Cai province	99.79%	Planting rubber trees and preliminary processing of rubber latex
89	Dau Tieng – Lao Cai Rubber JSC	No. 186 Hoang Lien street, Lao Cai ward, Lao Cai province	89.54%	Planting rubber trees and preliminary processing of rubber latex
90	Krong Buk - Ratanakiri Rubber JSC	Krong Nang commune, Dak Lak province	100.00%	Investment, tending, processing and consumption of rubber; investment in infrastructure construction, civil construction; Trading, importing and exporting rubber
91	Krong Buk - Rattanakiri Rubber JSC	Talav Commune, Andoung Meas District, Ratanakiri Province, Kingdom of Cambodia	100.00%	Planting rubber trees and preliminary processing of rubber latex
92	Chu Prong - Stungtreng Rubber JSC	Chu Prong commune, Gia Lai province	99.86%	Planting rubber trees and preliminary processing of rubber latex
93	Chu Prong K Rubber Limited Liability Company	No. 92 Norodom Street, Daun Penh District, Phnom Penh, Kingdom of Cambodia	99.86%	Planting rubber trees and preliminary processing of rubber latex
94	Binh Phuoc Kratie 1 Rubber Limited Liability Company	Kaev Seima District, Mondulkiri Province, Kingdom of Cambodia	99.86%	Planting rubber trees and preliminary processing of rubber latex

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
95	Dau Tieng Kratie Rubber JSC	No. 33, Cluster 26, Dau Tieng commune, Ho Chi Minh City	95.00%	Planting, tending, exploiting and processing rubber latex
96	Dau Tieng Kratie Rubber JSC	Chhlong District, Kratie Province, Kingdom of Cambodia	95.00%	Planting rubber trees and preliminary processing of rubber latex
97	Dau Tieng Cambodia Rubber JSC	Quarter 2, Dau Tieng commune, Ho Chi Minh City	97.99%	Planting, tending, exploiting and processing rubber latex
98	Dau Tieng Cambodia Rubber Development Limited Liability	Snoul District, Kratie Province, Kingdom of Cambodia	97.99%	Planting rubber trees and preliminary processing of rubber latex
99	Dong Nai Rubber Wood Processing JSC	Street No. 7, Long Khanh Industrial Park, Binh Loc ward, Dong Nai province	69.00%	Production of plywood, veneer, other laminated wood and other wood products; Wood exploitation; Sawing, slicing, planing and preserving wood; Production of beds, cabinets, tables and chairs
100	C.R.C.K Aphivath Caoutchouc Co., Ltd	Don Cam Pech commune, San Dan district, Kampong Thom province, Kingdom of Cambodia	100.00%	Planting, tending, exploiting and processing rubber latex
101	Tan Binh Industrial Park JSC	Vinh Tan ward, Ho Chi Minh City	59.64%	Investment in construction and business of industrial park technical infrastructure; Real estate business, rental of offices, factories, warehouses and parking lots
102	VRG Khai Hoan Joint Stock Company	Cau Sat hamlet, Ben Cat ward, Ho Chi Minh City	51.04%	Production of medical gloves
103	Bolikhamxay Ha Tinh Rubber Co., Ltd	Bolikhamxay province, Lao People's Democratic Republic	100.00%	Planting, tending, exploiting and processing rubber latex
104	Tay Ninh Siem Reap Aphivath Caoutchouc Co., Ltd	Trapeang Prasat commune, Trapeang Prasat district, Oddar Meanchey province, Kingdom of Cambodia	60.00%	Planting, tending, exploiting and processing rubber latex
105	Best Royal (K) One Member Limited Liability Company	Trapeang Prasat Commune, Trapeang Prasat District, Oddar Meanchey Province, Kingdom of Cambodia	60.00%	Planting, tending, exploiting and processing rubber latex

SUBSIDIARIES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
106	VRG Oudomxay Co., Ltd	Oudomxay province, Lao People's Democratic Republic	100.00%	Planting, tending, exploiting and processing rubber latex
107	VKETI Co., Ltd	Kratie province, Kingdom of Cambodia	100.00%	Planting, tending, exploiting and processing rubber latex
108	Dau Tieng – Lai Chau Rubber JSC	Zone 2, Than Uyen commune, Lai Chau province	99.98%	Planting rubber trees; Construction of various types of houses; Exploitation of precious metal ores
109	Ea H'Leo – Binh Minh Rubber Co., Ltd	Ratanakiri province, Kingdom of Cambodia	100.00%	Planting, tending, exploiting and processing rubber latex
110	Phuoc Hoa Dak Lak Rubber One member Co., Ltd	No. 138 Hung Vuong street, Ea Sup commune, Dak Lak province	66.62%	Planting, tending, exploiting and processing rubber latex
111	Muong Nhe Dien Bien Rubber JSC	Muong Nhe village, Muong Nhe commune, Dien Bien province	100.00%	Planting, tending, exploiting and processing rubber latex
112	Qua Van - Quang Tri Rubber Co., Ltd (Laos)	Salavan province, Lao People's Democratic Republic	100.00%	Planting, tending, exploiting and processing rubber latex
113	VRG Japan Rubber Export JSC	No. 269A Nguyen Trong Tuyen street, Phu Nhuan ward, Ho Chi Minh City	50.00%	Wholesale trading of rubber
114	Loc Ninh Wood JSC	Dien Bien Phu street, Ninh Thuan quarter, Loc Ninh commune, Dong Nai province	68.17%	Sawing, slicing, planing and preserving wood; Wood exploitation; Wood production
115	Phuoc Hoa - Dak Lak Rubber and Forestry Co., Ltd	Hamlet 2, Ea Rok commune, Dak Lak province	60.34%	Planting fruit trees; Processing and preserving fruits and vegetables; Planting rubber trees; Production of other rubber products
116	Kon Tum Rubber Wood Manufacturing Co., Ltd	Hamlet 01, Dak Ha commune, Quang Ngai province	51.00%	Exploiting wood and other forest products; gathering forest products; Sawing, slicing and preserving wood
117	Vietnam Furniture Town Corporation	U&I Building, No. 158 Ngo Gia Tu street, Thu Dau Mot ward, Ho Chi Minh City	33.97%	Production of other wood and metal products.

ASSOCIATES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
1	Thong Nhat JSC	Bau Xeo Industrial Park, Trang Bom commune, Dong Nai province	36.07%	Investment in construction and business of industrial park infrastructure; trading in electricity and clean water; wastewater treatment services
2	Joint Venture Company (Visorutex)	No. 08 Tran Quy Khoach street, Tan Dinh ward, Ho Chi Minh City	27.57%	Planting, exploiting, processing and exporting rubber
3	Binh Phuoc Infrastructure Construction Investment JSC	Hoa Vinh hamlet, Chon Thanh commune, Dong Nai province	29.17%	Manufacturing construction materials from clay; construction of various types of houses; Construction of railway and road works; General wholesale trading
4	VRG Dongwha MDF JSC	Lot G, Minh Hung III Industrial Park, Minh Hung ward, Dong Nai province	49.00%	Afforestation, exploitation and processing of wood and raw materials; Production and trading of artificial MDF wood and chemicals for the wood industry
5	VRG Long Thanh Investment and Development JSC	Lot E, Loc An - Binh Son Industrial Park, Long Thanh commune, Dong Nai province	31.00%	Infrastructure business
6	Ho Chi Minh City Rubber JSC	No. 636 Vo Van Kiet street, Cho Quan ward, Ho Chi Minh City	27.14%	Land reclamation, new planting, tending, exploitation, processing and trading of rubber products; Production, trading and processing of agricultural and forestry products for export
7	Ben Thanh Rubber JSC	Lot B3.1, Northwest Cu Chi Industrial Park, Tan An Hoi commune, Ho Chi Minh City	48.27%	Production and trading of rubber products; conveyor belts, rubber sheets, raw rubber and technical rubber products
8	Dong Nai Rubber Construction JSC	Street No. 1, Trung Tam hamlet, Xuan Lap ward, Dong Nai province	35.88%	Construction of civil, industrial, transportation and irrigation works; Production of construction materials: ready-mixed concrete, hot asphalt concrete, culverts and precast concrete components; Planting, exploitation, processing and trading of agricultural and industrial crops
9	Loc Thinh JSC	Nhon Trach 2 - Loc Khang Industrial Park, Nhon Trach commune, Dong Nai province	32.59%	Construction of railway and road works; Construction of transportation projects; Real estate business, ownership, use or lease of land use rights; Investment in the construction of industrial park infrastructure
10	V.R.G SA DO Rubber Thread JSC	Lots K5, K6, K7, N9A street, Dau Giay Industrial Park, Dau Giay commune, Dong Nai province	49.06%	Production of synthetic fiber and production of other rubber products

ASSOCIATES

No.	Name of Company	Place of establishment	Rate of interest	Principal activities
11	Chu Pah Rubber Wood Processing JSC	Ia Khuoi Industrial Park, Tan Lap hamlet, Ia Khuoi commune, Gia Lai province	34.32%	Timber exploitation; Production of other wood products; Production of products from bamboo, rattan, straw and plaiting materials
12	Viet My Ha Tinh Agricultural Development JSC	16 Vo Liem Son street, Thanh Sen ward, Ha Tinh province	35.94%	Exploitation of chemical minerals and fertilizer minerals; Drainage and wastewater treatment; Construction of civil engineering works
13	Nam Tan Uyen Urban and Industrial Co., Ltd	Long Thanh Plantation Office, Zone 13, Binh An commune, Dong Nai province	8.46%	Real estate business, ownership, use or lease of land use rights; Construction of various types of houses; Construction of railway and road works
14	Dau Tieng Viet Lao Rubber JSC	Quarter 3, Dau Tieng commune, Ho Chi Minh City	49.00%	Planting, tending, exploiting and processing rubber in Laos
15	Viet Nam Rubber Urban and Industrial Park Development JSC	No. 165 Bach Dang street, Le Thanh Nghi, Hai Phong city	36.47%	Investment in construction of infrastructure and business of industrial parks; Construction of houses, apartments and offices; Exploitation and processing of various types of minerals; Leasing land, warehouses, offices, houses and parking lots
16	Vinh Son Investment JSC	Village 7, Phu Cat Commune, Hanoi City	19.98%	Investment in construction, operation management, and commercial electricity trading of hydropower plants; Construction of civil, industrial and infrastructure works.

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 Group maintains its accounting records in Vietnam Dong (VND).

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Group applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and the Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by Ministry of Finance, the Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Group applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Consolidated Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and notes

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026. On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing some articles of the Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements, effective from 01/01/2026.

The Group has adopted the applicable requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in Note 52 of the Interim Consolidated Financial Statements.

2.4 . Basis for preparation of the Interim Consolidated Financial Statements

The Consolidated Financial Statements are prepared based on consolidating the Separate Financial Statements of the Group and Financial Statements of its subsidiaries under its control are prepared for the accounting period from 01/01/2026 to 30/06/2026. Control right is achieved when the Group has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in the Financial Statements of subsidiaries and the Group. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Group and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the period are included in the Interim Consolidated Financial Statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main income and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated Financial Statements.

Determination of the Group's control and interest percentage in subsidiaries:

- *Determination of voting rights:* The Group holds direct voting rights in the subsidiary through the capital it directly invests in the subsidiary.
- Determination of interest percentage:

+ *Direct interest percentage:* The Group has a direct interest in a subsidiary if it owns part or all of the subsidiary's net assets. If the subsidiary is not wholly owned by the Group, non-controlling shareholders of the subsidiary also have a direct interest in it. The direct interest is determined based on the investor's ownership percentage in the net assets of the investee.

+ *Indirect interest percentage:* The Group holds an indirect interest in a subsidiary if a portion of that subsidiary's net assets is directly held by another subsidiary within the Group. The Group's indirect interest in the subsidiary is determined based on the interest percentage held by the directly investing subsidiary.

Percentage (%) of the Group's indirect interest in the subsidiary	=	Percentage (%) of interest in the directly investing subsidiary	×	Percentage (%) of interest held by the directly investing subsidiary in the indirectly invested subsidiary

Non - controlling interests

Non – controlling interests represents the portion of profit or loss and net assets of subsidiaries not held by owners.

Profit and loss when there is a change in the Group's ownership in subsidiaries:

In case subsidiaries raise additional capital from the owners: When preparing Consolidated Financial Statements the Parent company determines and presents the changes in its ownership and non - controlling interests in the net assets of the subsidiary before and after raising additional capital.

2.5 . Accounting estimates

The preparation of the Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting 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 date of the Consolidated Financial Statements and the reported amounts of revenue and expenses during the accounting period.

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

- Provision for doubtful debts
- Provision for devaluation of inventories
- Provision for payables
- Estimated allocation of prepaid 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 Group's Consolidated Financial Statements 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 Group include cash and cash equivalents, trade receivables, other receivables and lendings, long-term investment. 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 Group include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses 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 accounting period because the Circular No. 210/2009/TT-BTC and 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 . Translation of the Financial Statements prepared in foreign currencies into Vietnam Dong

The translation of the financial statements of a subsidiary whose accounting records are maintained in a currency other than the Group is Vietnam Dong (VND), for the purpose of preparing the Consolidated Financial Statements, is carried out as follows:

Financial Statements prepared in foreign currencies are translated to Financial Statements prepared in Vietnam Dong at the exchange rates as follows:

- Assets and liabilities are translated into Vietnam Dong using the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions at the end of the accounting period;
- Owner's equity is translated into Vietnam Dong at the actual transaction rates at the capital contribution dates;
- Exchange differences and differences arising from the revaluation of assets are translated into Vietnam Dong at the actual transaction rates at the revaluation date;
- Retained earnings, funds derived from retained earnings for each period are translated into Vietnam Dong based on the Statement of Income items. The remaining retained earnings shall be translated into Vietnam Dong at the book exchange rate recorded for retained earnings;
- Dividends and profits paid are translated into Vietnam Dong at the actual transaction rates at the dates of dividend/ profit payments;
- Items of the Statement of Income and the Statement of Cash flows are translated into Vietnam Dong at the actual transaction rates at the dates of the transactions. If the average exchange rate of the accounting period is approximately equal to the actual exchange rates at the dates of the transactions the average exchange rate may be applied.

All foreign exchange differences arising from the translation of the subsidiary's financial statements for consolidation purposes are recognized in the foreign exchange differences item within equity in the Consolidated Statement of Financial Position, and are reclassified to consolidated profit or loss upon disposal of the investment.

2.8 . Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnam Dong using the actual rate at the transaction dates (is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions)

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Company regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasured.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

2.9 . 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.

2.10 . Business combination and goodwill

All business combinations shall be accounted for by applying the purchase method. The cost of a business combination includes the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer, in exchange for control of the acquiree plus any costs directly attributable to the business combination. The acquiree's identifiable assets, liabilities and contingent liabilities in business combination are measured at their fair values at the at the acquisition date.

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the identifiable subsidiable assets at the acquisition date held by Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Group will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the year of arising.

2.11 . Financial investments

Trading securities are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon liquidation or transfer, cost of trading securities is determined using weighted average method.

Investments held to maturity comprise term deposits, negotiable instruments, bonds, preference shares classified as liabilities and loans, etc. held to maturity to earn profits periodically and other held to maturity investments or of a similar nature and excluding derivative instruments

For the lending receivables from customer of Vietnam Rubber Finance Company Limited - a unit operating under the credit institution model merged into the Parent Company - Vietnam Rubber Group according to the Decision No. 1634/QĐ-TTg dated 22/09/2015 of the Prime Minister:

- Lendings are presented on the Consolidated Statement of Financial Position according to the principal balance at the reporting date. These lendings are tracked as outstanding credit and provisions are made according to credit risk provisions.
  + Credit risk provisions: Credit risk provisions are made quarterly and recorded in the Consolidated Financial Statements in the following quarter. Particularly, provisions for the fourth quarter are made and recorded in December on the basis of lendings as at 30 November every year.
  + Specific provisions are calculated based on the provision rate and lendings balance after deducting the value of collateral assets that have been discounted at the prescribed rate for each type of collateral asset. Specific provision rates applied to each debt group are as follows:

Group	Type	Specific reserve rate
1	Standard debts	0%
2	Debts needing attention	5%
3	Substandard debts	20%
4	Doubtful debts	50%
5	Debts giving rise to loss	100%

  + General provision: General provision is made equal to 0.75% of the total value of outstanding lendings classified from Group 1 to Group 4 as at 30 November every year.

- The Group classifies debt and sets up credit risk provisions according to the Decision No. 22/VBHN-NHNN dated 04/06/2014 by the Governor of the State Bank of Vietnam, promulgating regulations on debt classification, provisioning and use of provisions for handling credit risks in banking operations of credit institutions.
- In addition, according to the Official Dispatch No. 1687/NHNN-TCKT dated 20/03/2015 of the State Bank of Vietnam, lending receivables are also classified into: Current debt and Overdue debt according to the credit contract or the appendices to extend and adjust the debt term.
- Repo shares activities are recorded as lending receivables, credit risk provisions in the Repo field are determined by the Group based on the net value of Repo shares at the end of the accounting period.

Investments in associates: During the year, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Accounting Standards on "Financial reporting of interest in joint ventures" and "Accounting for investments in associates".

In the Consolidated Financial Statements, investments in associates are accounted for using equity method. Under this method, the investments are initially recognised at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not. Dividends received from associates that have been recognized in profit or loss during the year are eliminated upon preparation of the Consolidated Financial Statements, and the Group records a corresponding reduction in Finance income for the year.

The determination of the Group's voting rights and interest percentage in associates is similar to the determination of control and interest percentage in subsidiaries *(detailed as in Note No. 2.3).*

For the adjustment of the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting period, the Group shall:

- For the adjustment to the Statement of Income of previous periods: make an adjustment to the undistributed profit after tax according to net adjusted accumulated amount to the beginning of the reporting period.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the balance sheet of the previous periods: determine the adjustment to the corresponding items on the Statement of Financial Position according to net accumulated adjusted amount.

For the adjustment of the value of investments in joint ventures and associates arising in the period, the Group shall exclude the preferred dividends of other shareholders (if preferred shares are classified as Owner's capital); expected number of deductions for bonus and welfare funds of joint ventures and associates; share of profits related to transactions of joint ventures, associates contributing capital or selling assets to the Group before determining the Group's share in the profit or loss of the joint venture or associated company during the reporting period. The Group then adjusts the value of the investment in proportion to its share in profits and losses of joint ventures and associates and immediately recognizes it in the Consolidated Statement of Income.

The Financial Statements of associates are prepared in the same period with the Group's Consolidated Financial Statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

The Group ceases the use of the equity method of accounting since the date it no longer has significant influence over the associate. If the retained equity interest is a long-term investment, the entity measures the retained equity interest at fair value regarded as the cost on initial recognition. Profit/(loss) from the disposal of associate is recognised in the Consolidated Statement of Income. The unrealised profits related to interest of the Group in joint ventures or associates at the time of ceasing the application of the equity method is also recognised in the Consolidated Statement of Income.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

For dividends received in the form of shares, only the number of shares received is recorded without any increase in the investment value and financial income.

Provision for devaluation of investments is made at the end of the period as follows:

- Investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.
- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.12 . 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 Group. The receivables shall be classified into short-term receivables or long-term receivables on the Consolidated 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 possible losses.

2.13 . 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, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

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:

- For construction investment activities: The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.
- For production activities: The value of work in progress is recorded based on actual cost incurred for each stage in production chain.

Provision 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. For contracts involving significant risks relating to inventories, the Company assesses whether a provision should be recognized for each individual onerous contract and records such provision as cost of goods sold.

2.14 . Fixed assets, Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs aument future economic benefits obtained from the use of tangible fixed assets are extended to their initital standards conditions, these costs are capitalized as an incremental in their historical cost.

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

The historical cost of finance lease fixed assets is recognised at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred related with finance lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses in order to fully recover the capital.

Fixed assets are depreciated (amortized) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	08 - 25 years
- Machinery, equipment	03 - 10 years
- Transportation equipment	03 - 08 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	08 - 20 years
- Management software	02 - 20 years

Depreciation of fixed assets related to rubber plantations is separately carried out in accordance with Official Letter No. 1937/BTC-TCDN dated 09/02/2010 issued by the Corporate Finance Department – Ministry of Finance regarding depreciation of rubber plantations, and Decision No. 221/QĐ-CSVN dated 27/04/2010 issued by Vietnam Rubber Group on the promulgation of the depreciation rates for rubber plantations based on a 20-year exploitation cycle, specifically as follows:

Year of exploitation	*Depreciation rate (%)*	*Year of exploitation*	*Depreciation rate (%)*
1st year	2.50	11th year	7.00
2nd year	2.80	12th year	6.60
3rd year	3.50	13th year	6.20
4th year	4.40	14th year	5.90
5th year	4.80	15th year	5.50
6th year	5.40	16th year	5.40
7th year	5.40	17th year	5.00
8th year	5.10	18th year	5.00
9th year	5.10	19th year	5.20
10th year	5.00	20th year	Carrying amount

2.15 . Biological assets

The Group's biological assets include bearer plants harvested only once, such as hybrid acacia, rubber trees grown for timber, and other forest trees.

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.

Biological assets expected to be harvested within 12 months or within the normal operating cycle are classified as current assets; all other biological assets are classified as non-current assets.

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 Group shall recognize an impairment loss for these assets.

2.16 . Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for operating leases are recorded at historical cost, accumulated depreciation and carrying amount. Depreciation is calculated using the straight-line method over the estimated useful lives as follows:

- Buildings, structures	05 - 25 years
- Land use rights	According to the land use right term

An item of owner-occupied property or inventories only becomes an investment property when its using purposed has been changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only where it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

2.17 . Construction in progress

Construction in progress includes the costs of immature rubber plantations and construction costs that have not been completed as at the end of the accounting period, and are recognized at historical cost. The costs of immature rubber plantations comprise material costs for planting and cultivation activities, labor costs, and other related overhead expenses. Immature rubber plantations are capitalized as fixed assets once the technical conditions are satisfied in accordance with the guidelines of Vietnam Rubber Group. Typically, the investment cycle is about 7–8 years depending on the technical standards applicable to each planting year. Construction in progress also includes construction costs, machinery and equipment installation costs, and other direct costs.

2.18 . 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 Statement of Income on a straight-line basis over the period of the lease.

2.19 . Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid 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 prepaid expenses of the Group include:

- Prepaid land expenses include prepaid land rental, including those related to leased land for which the Group has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with the Circular No. 45/2013/TT-BTC dated 25/04/2013 issued by the Ministry of Finance guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These expenses are recognized in the Consolidated Statement of Income on a straight-line basis according to the lease term of the contract.
- Due to the specific characteristics of the rubber industry in Vietnam, latex harvesting typically takes place from April to December each year, therefore, certain general expenses incurred during this period for rubber latex exploitation and production, but related to the entire year's output, have been allocated by the Company based on the proportion of actual latex harvested during the period to the planned annual harvest volume. The remaining expenses, currently recorded under "Prepaid expenses," will be fully allocated to production costs during the last 06 months of the year.
- Tools and supplies include assets which are possessed by the Group in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis over their usefull life.

2.20 . Payables

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

2.21 . Dividend 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.

2.22 . Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in detail in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in detail in terms of types of currency.

2.23 . Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.24 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the accounting period, but the payments for such goods or services have not been made and other payables such as interst expense, accrued cost of land lease and industrial park infrastructure usage fees, wastewater treatment fees, etc. which is recorded as operating expenses of the accounting period.

The recording of accrued expenses as operating expenses during the period shall be carried out under the matching principle between revenue and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.25 . Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Group has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provisions for payables are recorded as operating expenses of the accounting period. In case provision made for the previous accounting period but not used up exceeds the one made for the current reporting period, the difference is recorded as a decrease in operating expenses. The excess of the provision for payables relating to construction warranty is recorded as other income in the accounting period.

2.26 . Unearned revenue

Unearned revenue include prepayments from customers for one or many accounting period relating to asset leasing.

Unearned revenue is transferred to Revenue from sales of goods and rendering of services with the amount corresponding to each accounting period.

2.27 . Science and Technology Development Fund

The Science and Technology Development Fund is appropriated to establish a stable financial resource for carrying out scientific research, technological development, innovation, technology transfer, and application of technology directly supporting production and business activities, thereby enhancing productivity, product and service quality, and the Group's competitiveness.

The appropriation of the Fund is carried out in accordance with Article 17 of the Law on Corporate Income Tax No. 67/2025/QH15 and its guiding documents, including Decree No. 320/2025/NĐ-CP dated 15 December 2025 issued by the Government, specifically as follows:

- The Group determines the annual appropriation level from taxable income for corporate income tax purposes, with a maximum rate not exceeding 20% of taxable income in the financial year.
- The Fund is accounted for and monitored separately in accordance with prevailing accounting regulations.
- The Group prepares and submits the report on the appropriation and utilization of the Science and Technology Development Fund together with the annual corporate income tax finalization return in accordance with the guidance of the tax authorities.

Within 05 years from the year of appropriation, if the Fund is not utilized, less than 70% of the appropriated amount is utilized, or the Fund is used for improper purposes, the Group shall repay to the state budget the corporate income tax corresponding to the portion of income previously deducted for the Fund but not utilized or improperly utilized. At the same time, the Group shall pay interest arising from the corporate income tax payable to be refunded (calculated based on the late payment interest rate in accordance with the prevailing Law on Tax Administration).

2.28 . Owner's equity

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

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Other capital under Owners' Equity is recorded at the residual value, being the difference between the fair value of assets donated or granted to the enterprise by other organizations or individuals, after deducting (-) any taxes payable (if any) related to the donated or granted assets; and the amounts supplemented from operating results.

Repurchased own shares bought before the effective date of the Securities Law No. 54/2019/QH1 (01 January 2021) are shares issued by the Group and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Repurchased own shares bought after 01/01/2021 will be cancelled and adjusted to reduce equity.

Differences arising from asset revaluation shall be recorded when receiving decision of State on asset revaluation, or when carrying out the equitization of State-owned enterprises and other cases in accordance with legal regulations.

Foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies reflected in the balance of the Foreign Exchange Differences account until the disposal of the investment include:

- Exchange differences resulting from the translation of the financial statements of a foreign subsidiary;
- Exchange differences from foreign currency payables accounted for as a hedge of the enterprise's net investment in a foreign operation.

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

2.29 . Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Group 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:

Revenue from sales of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Group no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

Revenue from rendering of services

- The percentage of completion of the transaction at the Consolidated Statement of Financial Position date can be

Revenue from construction contract

- In cases where the construction contract stipulates that the contractor is paid according to the planned schedule, and the construction contract performance can be reliably estimated, the construction contract revenue is recognized based on the portion of work completed as determined by the Group at the date of preparation of the Consolidated Financial Statements, regardless of whether the scheduled billing invoice has been issued or the amount stated on the invoice.
- In cases where the construction contract stipulates that the contractor is paid based on the value of work performed, and the construction contract performance can be reliably determined and confirmed by the customer, the revenue and costs related to the contract are recognized corresponding to the portion of work completed and confirmed by the customer during the year, as reflected on the issued invoice.

Increases and decreases arising from contract execution, bonuses, and other payments are only recognized as revenue when they have been agreed upon with the customer.

- When the outcome of a construction contract cannot be reliably estimated, revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable. Contract costs are recognized as expenses in the period in which they are incurred.

Revenue from sales of electricity

Revenue from sales of electricity is determined based on the actual volume of electricity supplied to customers and the unit price specified in the Power Purchase Agreement and its related appendices entered into by the Company and the buyer.

Financial income

Financial incomes include income from interest, dividends and other financial gains by the Group shall be recognised when the two (2) conditions are satisfied:

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

Dividends and profit distributions are recognized when the Group's right to receive the dividends or profit distributions arising from its equity investments is established.

Bonus shares or stock dividends shall not be recognized as income when the right to receive bonus shares or stock dividend is established. Instead, the number of bonus shares or stock dividends will be presented on the related Note to the Consolidated Financial Statements.

2.30 . Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the period include: trade discounts, sales returns and sales discounts.

Trade discounts, sales returns and sales discounts. incurred in the same period of sales of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Group records the decrease in revenue under the following principles: If it is incurred prior to the issuance of the Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of the Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.31 . Cost of goods sold and provision of services

Cost of goods sold and provision 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.

The expense accrual to estimate the cost of real estate must comply with the following principles:

- The accrued expenses have been stated in approved budget and actually arisen but there are insufficient dossiers and documents for acceptance;
- The expense accrual is only aimed at calculating the cost of real estate that has been completed during the period and meets all requirements for revenue recognition;
- The accrued expenses and actual expenses included in cost of goods sold are in conformity with the norm of cost price on the basis of total cost estimate of sold real estate (determined by area).

2.32 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs; interest on deferred payment purchases, interest on leased assets;
- Provision for losses from investment in other entities, exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.33 . Selling expenses, General and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.
General and administrative expenses comprise actual costs incurred for the general administration of the Group.

2.34 . Liquidation or disposal of fixed assets and investment properties

Liquidation or disposal of fixed assets and investment properties is recognized in the Consolidated Statement of Income when the majority of the risks and benefits associated with ownership are transferred to the buyer.

The gain or loss from the liquidation or disposal of fixed assets and investment properties are determined as the difference between revenue and expenses directly related to the sale of the fixed assets, investment properties and carrying amount of fixed assets and investment properties. The gain or loss from the liquidation or disposal of investment properties presented on a net basis in the Statement of Income.

2.35 . Corporate income tax

a) Deferred income tax asset and Deferred income tax liability

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of fiscal year.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded a decrease to the extent that it is not sure taxable economic benefits will be usable.

b) Current corporate income tax expense and deferred corporate income tax expense

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

Deferred corporate income tax expense is determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current CIT expense and deferred CIT expense are not offset against each other.

c) Tax incentive policy

For projects in Viet Nam: Tax incentives relating to business sectors and geographical locations in accordance with Clause 1, Article 4; Clauses 2 and 3, Article 18; and Clause 4, Article 19 of Decree No. 320/2025/ND-CP dated 15/12/2025 issued by the Government.

For projects in the Kingdom of Cambodia: Pursuant to notifications from the General Department of Taxation of Cambodia regarding profit tax (income tax) exemptions and Official Letter No. 3498/CSVN-TCKT dated 11/12/2017 from Vietnam Rubber Group – Joint Stock Company on the guidance for the implementation of corporate income tax incentives (CIT) for investment projects in Cambodia. Accordingly, the companies are granted profit tax exemptions for the following periods:

- Trigger period: This period starts from the date the project is granted a permanent investment certificate by the Council for the Development of Cambodia ("CDC") and ends on the last day of the taxable year preceding the year in which the Company first generates taxable income, or at the end of the 3rd-year from the year the investment project first generates income, whichever comes first.
- Priority period: In accordance with the Law on Financial Management 2009, agro-industrial investment projects are granted a priority period of 03 years.

For projects in the Lao People's Democratic Republic: According to the project development agreements for rubber tree plantations, industrial crop cultivation, and construction of processing factories in the provinces, the Companies are exempt from corporate income tax for from 07 years to 10 years starting from the year of commencement of exploitation, and are subject to a corporate income tax rate of 10% for the subsequent years.

d) Current corporate income tax rate

During the accounting period, the Group applied the following corporate income tax rates:

- An exemption from corporate income tax is granted for income derived from cultivation activities (including products from planted forests) that have not been processed into other products or have only undergone preliminary processing, carried out in areas with especially difficult socio-economic conditions as prescribed by the laws on investment, and subject to satisfying the conditions specified in Points b1 and b2, Clause 1, Article 4 of Decree No. 320/2025/NĐ-CP dated 15/12/2025 issued by the Government.
- A 10% corporate income tax rate is applied to income derived from cultivation activities (including products from planted forests) that have not been processed into other products or have only undergone preliminary processing, carried out in areas with difficult socio-economic conditions as prescribed by the laws on investment, and subject to satisfying the conditions specified in Points b1 and b2, Clause 1, Article 4 of Decree No. 320/2025/NĐ-CP dated 15/12/2025 issued by the Government;
- A 15% corporate income tax rate is applied to income derived from cultivation activities (including products from planted forests) that have not been processed into other products or have only undergone preliminary processing, conducted in areas that are not classified as areas with difficult socio-economic conditions or areas with especially difficult socio-economic conditions as prescribed by the laws on investment, and subject to satisfying the conditions specified in Points b1 and b2, Clause 1, Article 4 of Decree No. 320/2025/NĐ-CP dated 15 December 2025 issued by the Government.
- Mien Dong College applies corporate income tax determination based on taxable revenue. Accordingly, the school has registered with the tax authority and has been approved to pay corporate income tax at a rate ranging from 2% to 5% of revenue, depending on the specific type of service provided. From 01/09/2025, a 20% corporate income tax rate is applied to taxable production and business activities.
- A 20% tax rate is applied to all other activities.

2.36 . Earnings per share (EPS)

Basic earnings per share (EPS) are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Group (after adjusting for the Bonus and welfare funds and Allowance for Executive Board) by the weighted average number of ordinary shares outstanding during the period.

The Group does not have any potentially dilutive shares; therefore, the requirement to present diluted earnings per share is not applicable.

2.37 . 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 Group's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Group or being under the control of the Group, or being under common control with the Group, including the Group's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Group that have a significant influence on the Group, key management personnel of the Group, the close family members of these individuals;
- Enterprises due to the above-mentioned individuals directly or indirectly hold an important part of the voting rights 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 the Consolidated Financial Statements, the Group should consider the nature of the relationship rather than the legal form of the relationship.

2.38 . Segment information

A segment is a distinguishable component of the Group that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the Financial Statements of the Group in order to help users of the Financial Statements better understand and make more informed judgements about the Group as a whole.

The Board of Management considers that the Group operates in business segments comprising latex production and trading; manufacturing and trading of rubber products; wood processing; construction, real estate and infrastructure; power generation and trading; and other business activities. These operations are primarily conducted within the territory of Vietnam. Accordingly, the Group's segment reporting is presented by business activities rather than by geographical areas.

3 . CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	154,925,106,087	172,960,709,122
Demand deposits	4,003,104,360,066	3,351,863,471,100
Cash in transit	7,807,931,949	-
Cash equivalents (i)	4,106,678,609,690	4,712,609,186,609
	8,272,516,007,792	**8,237,433,366,831**

(i) These are term deposits with original maturities of less than three months placed with commercial banks, bearing interest rates ranging from 0.5% per annum to 8.83% per annum.

4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/06/2026			01/01/2026		
	Value	Recoverable value	Allowance	Value	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Short-term investment	**20,560,557,559,734**	**20,551,373,035,025**	**(9,184,524,709)**	**14,461,576,865,005**	**14,452,392,340,296**	**(9,184,524,709)**
- Principal amount	20,355,235,484,642	20,347,706,359,642	(7,529,125,000)	14,214,728,125,856	14,207,199,000,856	(7,529,125,000)
+ *Term deposits* (1.1)	*20,347,487,235,642*	*20,347,487,235,642*	-	*14,206,979,876,856*	*14,206,979,876,856*	-
+ *Loans* (2)	*7,748,249,000*	*219,124,000*	*(7,529,125,000)*	*7,748,249,000*	*219,124,000*	*(7,529,125,000)*
- Interest amount	205,322,075,092	203,666,675,383	(1,655,399,709)	246,848,739,149	245,193,339,440	(1,655,399,709)
+ *Deposit interest and bond interest*	*203,666,675,383*	*203,666,675,383*	-	*245,193,339,440*	*245,193,339,440*	-
+ *Interest on short-term loans*	*1,655,399,709*	-	*(1,655,399,709)*	*1,655,399,709*	-	*(1,655,399,709)*
Long-term investment	**871,994,487,421**	**502,756,721,771**	**(369,237,765,650)**	**1,167,841,000,517**	**799,084,309,867**	**(368,756,690,650)**
- Principal amount	861,240,494,867	492,002,729,217	(369,237,765,650)	1,156,883,849,864	788,127,159,214	(368,756,690,650)
+ *Term deposits* (1.2)	*95,515,000,000*	*95,515,000,000*	-	*387,875,149,781*	*387,875,149,781*	-
+ *Bond*	*5,000,000,000*	*5,000,000,000*	-	*5,000,000,000*	*5,000,000,000*	-
+ *Loans* (2)	*760,725,494,867*	*391,487,729,217*	*(369,237,765,650)*	*764,008,700,083*	*395,252,009,433*	*(368,756,690,650)*
- Interest amount	10,753,992,554	10,753,992,554	-	10,957,150,653	10,957,150,653	-
+ *Interest on long-term loans*	*10,753,992,554*	*10,753,992,554*	-	*10,957,150,653*	*10,957,150,653*	-
	21,432,552,047,155	**21,054,129,756,796**	**(378,422,290,359)**	**15,629,417,865,522**	**15,251,476,650,163**	**(377,941,215,359)**

4 . FINANCIAL INVESTMENTS

(1.1) These are term deposits with remaining maturities of less than 12 months placed with commercial banks, bearing interest rates ranging from 2.8% per annum to 6.1% per annum.

(1.2) These are term deposits with remaining maturities of more than 12 months placed with commercial banks, bearing interest rates ranging from 8.2% per annum to 9.15% per annum.

(2) Details of the principal amounts of loans are as follows:

	01/01/2026		Movements in principal amount during the		30/06/2026	
	Value	Allowance	Increases	Decreases	Value	Allowance
	VND	VND	VND	VND	VND	VND
Short-term						
- Loans to member companies within the Group	219,124,000	-	-	-	219,124,000	-
- Loans to the Parent Company – Vietnam Rubber Industry Group	7,529,125,000	(7,529,125,000)	-	-	7,529,125,000	(7,529,125,000)
	7,748,249,000	**(7,529,125,000)**	**-**	**-**	**7,748,249,000**	**(7,529,125,000)**
Long-term						
- Loans to member companies within the Group	60,035,004,653	-	-	1,060,205,216	58,974,799,437	-
- Loans formerly granted by the merged Vietnam Rubber One-Member Limited Liability Finance Company (i)	703,973,695,430	(368,756,690,650)	-	2,223,000,000	701,750,695,430	(369,237,765,650)
+ *Loans under share repurchase agreements*	*51,616,359,215*	*(42,736,059,215)*	-	*30,000,000*	*51,586,359,215*	*(43,844,559,215)*
+ *Loans to customers*	*652,357,336,215*	*(326,020,631,435)*	-	*2,193,000,000*	*650,164,336,215*	*(325,393,206,435)*
	764,008,700,083	**(368,756,690,650)**	**-**	**3,283,205,216**	**760,725,494,867**	**(369,237,765,650)**

(i) See additional information in Note 09.

4 . FINANCIAL INVESTMENTS

b) Trading securities

	=CDKT!ED9		01/01/2026	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Total value of shares received from the merger of Vietnam Rubber Finance One Member Co., Ltd	**1,163,634,161**	**(68,237,000)**	**1,163,634,161**	**(68,237,000)**
- MB Real Estate JSC	1,095,397,161	-	1,095,397,161	-
- Vietnam Pyramid New Technology Corporation (OTC)	68,237,000	(68,237,000)	68,237,000	(68,237,000)
	1,163,634,161	**(68,237,000)**	**1,163,634,161**	**(68,237,000)**

The Group 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.

4 . FINANCIAL INVESTMENTS

c) Investments in associates

The investment in the associates are presented using the equity method:

	30/06/2026			01/01/2026		
	Rate of interest	Rate of voting rights	Book value under the equity method	Rate of interest	Rate of voting rights	Book value under the equity method
			VND			VND
- Thong Nhat JSC	36.07%	36.07%	86,748,205,143	36.07%	36.07%	86,200,905,273
- Joint Venture Company (Visorutex)	27.57%	27.57%	2,616,215,833	27.57%	27.57%	2,616,215,833
- Binh Phuoc Infrastructure Construction Investment JSC	29.17%	29.17%	62,376,502,838	29.17%	29.17%	66,726,794,166
- VRG Dongwha MDF Wood JSC	49.00%	49.00%	535,084,951,080	49.00%	49.00%	665,746,657,103
- VRG Long Thanh Investment and Development JSC	31.00%	31.00%	258,558,945,513	31.00%	31.00%	415,288,435,513
- Ho Chi Minh City Rubber Corporation	27.14%	27.14%	31,101,709,210	27.14%	27.14%	30,684,513,921
- Ben Thanh Rubber JSC	48.27%	48.27%	108,383,933,922	48.27%	48.27%	106,277,272,107
- Dong Nai Rubber Construction JSC	35.88%	41.50%	11,196,012,529	35.88%	41.50%	11,155,495,521
- Loc Thinh Corporation	32.59%	32.59%	36,148,381,603	32.59%	32.59%	36,107,044,853
- VRG SA DO Rubber Thread JSC	49.06%	49.06%	-	49.06%	49.06%	-
- Chu Pah Rubber Wood Processing JSC	34.32%	34.32%	7,798,191,948	34.32%	34.32%	7,783,844,443

4 . FINANCIAL INVESTMENTS

c) Investments in associates *(Continued)*

	30/06/2026			01/01/2026		
	Rate of interest	Rate of voting rights	Book value under the equity method	Rate of interest	Rate of voting rights	Book value under the equity method
			VND			VND
- Viet My Microbial Organic Fertilizer Trading	35.94%	35.94%	3,920,635,455	35.94%	35.94%	3,920,635,455
- Nam Tan Uyen Urban and Industrial Co., Ltd	8.46%	20.00%	79,933,191,060	8.46%	20.00%	79,933,191,060
- Dau Tieng Viet Lao Rubber JSC	49.00%	49.00%	244,400,571,005	49.00%	49.00%	258,815,349,532
- Viet Nam Rubber Industrial Zone and Urban Development JSC	36.47%	39.35%	125,536,820,285	36.47%	39.35%	137,777,611,379
- Vinh Son Investment JSC	19.98%	21.54%	52,050,848,548	19.98%	21.54%	49,458,576,121
			1,645,855,115,972			**1,958,492,542,280**

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

4 . FINANCIAL INVESTMENTS

d) Investments in other entities

	30/06/2026			01/01/2026		
	Original cost	Fair value	Allowance	Original cost	Fair value	Allowance
	VND	VND	VND	VND	VND	VND
- Sai Gon VRG Investment Corporation *(Stock code: SIP)* [i.1]	91,001,763,420	91,001,763,420	-	91,001,763,420	91,001,763,420	-
- Viet Lao Power JSC	79,567,924,335	79,567,924,335	-	79,567,924,335	79,567,924,335	-
- EVN International JSC *(Stock code: EIC)* [i.1]	44,118,073,392	44,118,073,392	-	44,118,073,392	44,118,073,392	-
- DT.741 Street BOT Trading JSC	26,350,000,000	26,350,000,000	-	26,350,000,000	26,350,000,000	-
- Hydraulic Construction Coporation No. 4 JSC *(Stock code: TL4)* [i.1]	24,418,782,000	24,418,782,000	-	24,418,782,000	24,418,782,000	-
- Highway 13-An Loc-Hoa Lu BOT Coporation	23,082,813,181	-	(23,082,813,181)	23,082,813,181	-	(23,082,813,181)
- Saigon Dongha Tourist JSC	13,877,341,956	1,761,324,384	(12,116,017,572)	13,877,341,956	1,711,475,043	(12,165,866,913)
- Phu Viet Tin JSC	12,500,000,000	12,500,000,000	-	12,500,000,000	12,500,000,000	-
- Thanh Hoa Sugar - Cane JSC	4,897,408,624	4,897,408,624	-	4,897,408,624	4,897,408,624	-
- Vung Tau Intourco Resort JSC	3,850,000,000	2,213,761,881	(1,636,238,119)	3,850,000,000	3,384,856,397	(465,143,603)
- Tuan Loc Quang Tri JSC	3,000,000,000	3,000,000,000	-	3,000,000,000	3,000,000,000	-
- Rubber Investment Construction and Import - Export JSC	1,500,000,000	-	(1,500,000,000)	1,500,000,000	-	(1,500,000,000)
- MB Real Estate JSC	600,000,000	600,000,000	-	600,000,000	600,000,000	-
- Rubber Real Estate – Export Wood Processing JSC	303,998,714	-	(303,998,714)	303,998,714	-	(303,998,714)
- North East Binh Phuoc Limited Liability	5,000,000,000	5,000,000,000	-	5,000,000,000	5,000,000,000	-
- Phuoc Thinh Phat Gia Lai Trading and Transportation Limited Liability Company	5,000,000,000	5,000,000,000	-	-	-	-
	339,068,105,622	**300,429,038,036**	**(38,639,067,586)**	**334,068,105,622**	**296,550,283,211**	**(37,517,822,411)**

4 . **FINANCIAL INVESTMENTS**

Investments in other entities *(Continued)*

	30/06/2026			01/01/2026		
	Original cost	Fair value	Allowance	Original cost	Fair value	Allowance
	VND	VND	VND	VND	VND	VND
- Southern Hot Strip Steel Corporation [i.2]	-	-	-	-	-	-
- Hung Thinh Steel JSC [i.2]	-	-	-	-	-	-

[i.1] The fair value of these investments is determined based on the closing prices of the respective securities on the HOSE and UPCOM exchanges as at 30/06/2026 and 31/12/2025. Details as in follow:

	30/06/2026		01/01/2026	
	Original cost	Fair value	Original cost	Fair value
	VND	VND	VND	VND
- Sai Gon VRG Investment Corporation *(Stock code: SIP)*	91,001,763,420	1,114,777,371,600	91,001,763,420	1,165,751,287,200
- EVN International JSC *(Stock code: EIC)*	44,118,073,392	82,080,000,000	44,118,073,392	113,616,000,000
- Hydraulic Construction Coporation No. 4 JSC *(Stock code: TL4)*	24,418,782,000	26,860,660,200	24,418,782,000	31,744,416,600
	159,538,618,812	**1,223,718,031,800**	**159,538,618,812**	**1,311,111,703,800**

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

[i.2] According to the results of determining the value of the enterprise for equitization as at 01/01/2016, these investments had their original price re-evaluated by the Group as VND 0 because these units have accumulated losses greater than equity.

5 . SHORT-TERM TRADE RECEIVABLES

	30/06/2026 VND	01/01/2026 VND
- Receivables from customers for domestic rubber latex sales	242,716,758,747	371,506,175,885
- Receivables from customers for exported rubber latex	233,362,611,536	288,361,025,934
- Receivables from customers for rubber latex processing, pallet manufacturing, and wood product production services	231,953,235,957	379,666,182,919
- Receivables from customers for electricity generation and trading activities	69,536,389,527	132,093,096,647
- Receivables from customers for liquidated and fallen rubber trees	5,048,340,800	5,042,895,000
- Receivables from customers for the sale, transfer, and installation of mechanical works and machinery and equipment	16,263,823,151	303,374,372
- Receivables from customers for consultancy, supervision, and appraisal services in construction and installation works	-	570,964,000
- Receivables from customers for industrial park and residential area infrastructure leasing	85,798,488,504	167,651,894,047
- Receivables from customers for asset leasing activities	125,203,608,969	28,215,526,078
- Receivables from customers for goods trading and provision of other services	365,016,662,350	172,306,064,110
	1,374,899,919,541	**1,545,717,198,992**

In which:

- Short-term trade receivables from related parties	53,984,633,144	55,410,968,402
- Short-term trade receivables from other parties	1,320,915,286,397	1,490,306,230,590

(Detailed as in Note No. 51)

6 . PREPAYMENTS TO SUPPLIERS

a) Short-term prepayments to suppliers

	30/06/2026	01/01/2026
	VND	VND
- Prepayments to suppliers for domestic goods	117,029,040,526	76,661,474,857
- Prepayments to suppliers for imported goods	59,222,991,598	562,715,409
- Prepayments to suppliers for construction and installation works	70,373,837,357	49,974,937,166
- Prepayments to suppliers for domestic services rendered	92,184,031,879	45,279,397,716
- Prepayments to suppliers for imported services and technology transfer	1,077,552,090	159,579,744
- Others	185,187,381,008	104,529,503,820
	525,074,834,458	**277,167,608,712**

b) Long-term prepayments to suppliers

	30/06/2026	01/01/2026
	VND	VND
- Prepayments to suppliers for construction and installation works	-	2,006,076,275
- Others	851,808,697	851,808,697
	851,808,697	**2,857,884,972**

7 . OTHER RECEIVABLES

a) Other short-term receivables

	30/06/2026	01/01/2026
	VND	VND
- Advances	193,492,564,257	108,432,536,502
- Mortgages	73,804,184,888	51,706,789,075
- Dividends and profits receivable	343,968,580,497	23,400,379,655
- Receivables from employees	22,352,371,117	4,352,786,874
- Receivables from insurances	9,719,098,321	13,974,856,267
- Funding pending final settlement (i)	39,207,989,820	33,521,671,439
- Receivables from investments in Business Cooperation Contracts (BCCs)	3,904,878,586	32,854,029,483
- Receivables under decisions of inspection, audit and state regulatory authorities	-	335,349,085
- Others	900,564,670,887	454,437,665,476
	1,587,014,338,373	**723,016,063,856**

In which:

- Other short-term receivables from related parties	306,203,610,000	110,000,000
- Other short-term receivables from other parties	1,280,810,728,373	722,906,063,856

(Detailed as in Note No. 51)

b) Other long-term receivables

	30/06/2026	01/01/2026
	VND	VND
- Advances	2,402,300,000	1,523,500,000
- Mortgages	64,735,409,069	50,886,423,489
- Receivables for allocated funds (i)	39,909,657,116	24,590,567,468
- Receivables from investments in Business Cooperation Contracts (BCCs)	21,664,019,509	24,311,103,516
- Others	39,823,724,190	41,969,506,836
	168,535,109,884	**143,281,101,309**

(i) Detailed as in Note No. 25

8 . SHORTAGE OF ASSETS AWAITING RESOLUTION

	30/06/2026	01/01/2026
	VND	VND
- Cash	8,294,774,985	6,753,129,068
- Inventories	54,846,761,102	54,975,817,277
- Fixed assets	6,768,389,848	4,988,752,895
- Other assets	26,075,021,103	8,686,837,563
	95,984,947,038	**75,404,536,803**

9 . DOUBTFUL DEBT

	30/06/2026			01/01/2026		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Total value of receivables that are overdue or not due but difficult to be recovered						
- V.R.G Sa Do Rubber Thread Joint Stock Company	53,984,633,144	-	(53,984,633,144)	53,984,633,144	-	(53,984,633,144)
- Sao Kim Investment and Services Joint Stock Company	26,927,521,922	3,962,510,623	(22,965,011,299)	26,927,521,922	6,648,718,715	(20,278,803,207)
- Thai Hoa Industrial Chemicals Company Limited	21,362,738,057	-	(21,362,738,057)	21,362,738,057	6,408,821,418	(14,953,916,639)
- Delta Securities JSC	19,984,360,000	-	(19,984,360,000)	19,984,360,000	-	(19,984,360,000)
- Mr. Pham Duy Khuong	-	-	-	28,471,341,389	-	(28,471,341,389)
- Ecological Tourism Villa Village in District 9	11,250,000,000	-	(11,250,000,000)	11,250,000,000	-	(11,250,000,000)
- Rubber Construction Investment JSC	13,252,000,000	-	(13,252,000,000)	14,252,000,000	-	(14,252,000,000)
- Indochina Interior and Trading Construction Investment JSC	9,861,193,744	-	(9,861,193,744)	9,861,193,744	-	(9,861,193,744)
- Dong Thap Seafood Processing Export JSC	8,956,471,270	-	(8,956,471,270)	8,956,471,270	-	(8,956,471,270)
- Huu Nghi Manufacturing, Trading and Service Co., Ltd	7,843,792,484	-	(7,843,792,484)	7,843,792,484	-	(7,843,792,484)
- Prime Paper Group JSC	32,460,537	-	(32,460,537)	5,566,565,134	124,042,772	(5,442,522,362)

9 . DOUBTFUL DEBT

	30/06/2026			01/01/2026		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Total value of receivables that are overdue or not due but difficult to be recovered						
- Building Materials and Construction Company Limited BMC	5,007,361,732	-	(5,007,361,732)	5,007,361,732	-	(5,007,361,732)
- Duy Anh Trading and Transportation Co., Ltd	5,536,301,264	-	(5,536,301,264)	5,536,301,264	-	(5,536,301,264)
- Tan Trung Thanh Connect Corporation	4,262,586,793	-	(4,262,586,793)	4,262,586,793	-	(4,262,586,793)
- Forestry Products and Handicrafts Production and Export-Import JSC (UPEXIM)	3,870,681,600	-	(3,870,681,600)	3,870,681,600	-	(3,870,681,600)
- Mr. Do Minh Tien	4,380,245,322	980,132,500	(3,400,112,822)	4,380,245,322	622,806,500	(3,757,438,822)
- Romi Spot	5,102,350,426	-	(5,102,350,426)	5,102,350,426	-	(5,102,350,426)
- Others	305,650,944,435	71,730,529,156	(233,920,415,279)	228,825,293,031	34,721,409,273	(194,103,883,758)
	507,265,642,730	**76,673,172,279**	**(430,592,470,451)**	**465,445,437,312**	**48,525,798,678**	**(416,919,638,634)**

(1) Vietnam Rubber Finance One member Limited Company ("RFC") was merged into the Group from 01/12/2015, lendings outstanding balance as at 30/06/2026 with the amount of VND 706.89 billion includes 173 lending customers, detailed information:

	30/06/2026	01/01/2026
	VND	VND
Accrued interest (i)	2,208,752,143,909	2,185,319,695,386
- *Uncollected lending interest*	*2,199,885,377,491*	*2,176,452,928,968*
- *Uncollected interest receivable from repo share*	*8,866,766,418*	*8,866,766,418*
The value of collateral in lending contracts	1,382,547,510,861	1,398,428,340,861

(i) The accrued interest is being monitored by the Group off the Statement of Financial Position according to regulations for credit institutions and guidance under the Official Dispatch No. 4222/BTC-CDKT dated 30/03/2016.

Document status and handling plan relating to such lendings as at 30/06/2026 include:

Document status	Number of dossiers	Outstanding balance	
		Principal balance	Interest
		VND	VND
Lawsuit documents	26	382,024,156,261	958,981,935,862
- *Credit documents being processed by the Court has no verdict yet*	*20*	*334,979,385,478*	*900,768,048,204*
- *Credit documents are being processed containing the verdict*	*2*	*12,112,850,582*	*52,682,624,628*
- *Credit documents that the court has suspended the lawsuit due to the expiration of the right to sue for debt collection*	*4*	*34,931,920,201*	*5,531,263,030*
Documents at the enforcement agency	146	319,586,539,169	1,249,686,380,961
- *Judgment execution documents with mortgaged assets (judgment creditor and judgment debtor)*	*8*	*40,890,764,794*	*126,681,345,275*
- *Judgment execution documents with mortgaged assets (judgment creditor)*	*37*	*267,649,104,055*	*741,684,735,362*
- *Judgment execution documents without mortgaged assets*	*101*	*11,046,670,320*	*381,320,300,324*
Unfiled Lawsuit documents	1	140,000,000	83,827,086
	173	**701,750,695,430**	**2,208,752,143,909**

(2) Details of lending receivables under Repo share:

Customers	Mortgaged assets (Share)	Quantity of shares	30/06/2026	
			Principal balance	Provision
			VND	VND
To Dinh Chien	Hung Thinh Steel JSC	1,650,000	16,496,910,403	16,496,910,403
Kien Quan Investment JSC	Hung Thinh Steel JSC	1,000,000	7,000,000,000	7,000,000,000
Kien Quan Investment JSC	Hung Thinh Steel JSC	900,000	9,000,000,000	9,000,000,000
Vuong Dang	Hung Thinh Steel JSC	100,000	172,528,611	172,528,611
Le Thanh Nha	Kien Quan Investment JSC	1,200,000	5,500,000,000	5,500,000,000
Le Thanh Nha	Stock code: HAG	506,000	13,431,920,201	5,133,520,201
			51,601,359,215	**43,302,959,215**

For lending receivables under Repo shares, the entire number of shares has been transferred to RFC and the Group has the right to transfer the entire number of shares. The recoverable value of the lendings is determined according to the fair value of the investment at the end of the accounting period.

10 . INVENTORIES

	30/06/2026		01/01/2026	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
- Goods in transit	1,236,365,684	-	82,107,892,068	-
- Raw materials	758,024,258,806	(4,470,683,514)	539,127,341,649	(2,540,206,285)
- Tools, supplies	277,986,436,754	-	228,767,841,804	(532,782,992)
- Work in progress	1,385,095,660,711	-	833,500,851,578	-
- Finished goods	1,596,457,738,110	(23,571,836,093)	4,842,182,749,205	(21,728,129,275)
- Goods	24,147,143,316	-	14,578,077,856	(3,853,339,171)
- Goods on consignment	10,952,603,106	(34,865,443)	39,310,556,122	(40,809,914)
	4,053,900,206,487	**(28,077,385,050)**	**6,579,575,310,282**	**(28,695,267,637)**

11 . BIOLOGICAL ASSETS

Biological assets other than mature bearer animals

	30/06/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
- Short-term Seasonal or consumable plants	3,948,939,656	3,948,939,656	3,994,846,640	3,994,846,640
- Long-term Seasonal or consumable plants (i)	294,273,123,203	294,273,123,203	277,299,864,152	277,299,864,152
	298,222,062,859	**298,222,062,859**	**281,294,710,792**	**281,294,710,792**

(i) Detailed information:

	30/06/2026	01/01/2026
	VND	VND
- Raw material plantations for the wood processing factory (1)	84,632,272,267	86,516,253,917
- Rubber plantations for timber	93,332,188,244	83,640,374,252
- Hybrid acacia and melaleuca plantations	112,620,228,755	106,885,798,462
- Other plantations	3,688,433,937	257,437,521
	294,273,123,203	**277,299,864,152**

(1) VRG Kien Giang MDF Wood Joint Stock Company – a subsidiary of the Group – has acquired the rights to exploit production forests from several other entities in order to implement the investment project for developing a raw material area for the VRG Kien Giang MDF Wood Processing Plant. The Company carries out activities including cultivation, planting, and harvesting of trees to supply wood materials for production or to sell these materials to partners in need.

12 . LONG-TERM ASSETS IN PROGRESS

a) Long-term work in progress

	30/06/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Long-term work in progress	97,840,269,102	97,840,269,102	91,329,787,254	91,329,787,254
	97,840,269,102	**97,840,269,102**	**91,329,787,254**	**91,329,787,254**

Detailed information:

	30/06/2026	01/01/2026
	VND	VND
- Costs of the Phuoc Hoa Residential Area Project (i)	62,815,060,479	62,725,821,433
- Costs of the Nam Tan Uyen Expanded Industrial Park Housing Project	9,731,628,350	9,731,628,350
- Others	25,293,580,273	18,872,337,471
	97,840,269,102	**91,329,787,254**

(i) Information related to the Phuoc Hoa Residential Area Project:

- Investor: Phuoc Hoa Rubber Joint Stock Company – a subsidiary of the Group;
- Location: Phuoc Hoa commune, Ho Chi Minh City;
- Purpose: investment in a residential area;
- Project scale: 31.35 ha;
- Total investment capital: VND 106.632 billion, comprising two phases: phase one involves investment in the project's infrastructure components and phase two includes investment in commercial areas, high-rise residential buildings and other related facilities, etc.;
- Project status: The Company is finalizing documentation to subdivide land plots for handover to customers who have made advance payments.
- As at the current date, the Company has been re-issued 56 Land use right Certificates for the Phuoc Hoa Residential Area and has completed the installation of equipment at the residential area's monitoring station in accordance with the approved planning. The Company is continuing to complete land-related procedures to proceed with the issuance of individual land use right certificates to each household in accordance with regulations as soon as possible.

b) Construction in progress

	30/06/2026 VND	01/01/2026 VND
Construction in progress	6,704,501,828,786	7,216,223,626,350
- *Rubber plantation under basic construction*	*5,100,820,692,296*	*6,031,220,708,376*
- *Other plantations*	*44,291,808,556*	*74,691,460,778*
- *Rubber processing plants and production lines*	*112,868,885,998*	*93,405,784,043*
- *Roads and irrigation dams*	*5,022,566,705*	*16,708,804,048*
- *Architectural works and infrastructure* (i)	*602,787,525,538*	*531,541,185,659*
- *Others*	*838,710,349,693*	*468,655,683,446*
Procurement of fixed assets	34,318,101,925	7,230,914,313
Periodic repairs and maintenance	1,737,587,494	4,237,582,347
	6,740,557,518,205	**7,227,692,123,010**

(i) Details include:

	30/06/2026 VND	01/01/2026 VND
- Minh Hung 1 and 2 Industrial Cluster Project	96,730,040,983	96,403,640,983
- South Pleiku Industrial Park Project	133,029,514,862	101,332,989,189
- Nam Song Bac Song Hydropower Project	74,118,382,088	74,118,382,088
- Nam Tan Uyen Expanded Industrial Park Project – Phase 2	89,000,374,381	30,357,379,581
- Architectural works and infrastructure	209,909,213,224	229,328,793,818
	602,787,525,538	**531,541,185,659**

13 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Perennial plantations	Others	Total
	VND	VND	VND	VND	VND	VND	VND
Historical cost							
Beginning balance	13,498,776,804,559	6,671,050,411,058	2,114,489,709,803	231,807,478,689	38,170,588,223,371	63,868,798,134	60,750,581,425,614
- Purchase in the period	-	38,759,987,892	21,997,298,658	1,032,539,485	-	-	61,789,826,035
- Completed construction investment	62,573,144,022	-	-	416,666,667	1,156,202,977,130	54,255,410	1,219,247,043,229
- Liquidation, disposal	(17,393,268,464)	(27,604,190,205)	(15,832,738,845)	(307,039,286)	(342,469,298,503)	-	(403,606,535,303)
- Exchange differences arising from the translation of FS at the beginning and ending of the period	1,907,707,407	620,058,824	67,410,797	(76,368,403)	59,061,362,711	437,492	61,580,608,828
- Other adjustments	3,225,108,037	(2,967,565,847)	(498,133,333)	-	(9,439,282,310)	(607,234,000)	(10,287,107,453)
- Reclassification	(50,241,428)	235,891,308	(158,764,280)	(26,885,600)	-	-	-
Ending balance	**13,549,039,254,133**	**6,680,094,593,030**	**2,120,064,782,800**	**232,846,391,552**	**39,033,943,982,399**	**63,316,257,036**	**61,679,305,260,950**
Accumulated depreciation							
Beginning balance	8,384,108,609,268	4,667,042,055,329	1,593,975,979,281	200,062,003,228	10,750,168,548,775	51,974,460,513	25,647,331,656,394
- Depreciation in the period	263,121,240,708	117,701,506,036	49,601,517,377	4,009,670,159	854,344,020,154	1,139,351,161	1,289,917,305,593
- Liquidation, disposal	(14,584,712,657)	(28,160,134,493)	(14,695,527,087)	(307,039,285)	(226,819,008,065)	-	(284,566,421,587)
- Exchange differences arising from the translation of FS at the beginning and ending of the period	(168,263,125)	(461,167,719)	(327,403,905)	(41,605,014)	4,645,438,903	365,359	3,647,364,499
- Other adjustments	1,141,953,152	(3,096,821,741)	(498,133,333)	-	(2,672,947,649)	(607,234,000)	(5,733,183,571)
- Reclassification	786,747,436	1,535,742,888	(1,473,341,561)	11,905,987	1,082	(861,055,832)	-
Ending balance	**8,634,405,574,782**	**4,754,561,180,300**	**1,626,583,090,772**	**203,734,935,074**	**11,379,666,053,199**	**51,645,887,201**	**26,650,596,721,328**
Carrying amount							
Beginning balance	5,114,668,195,291	2,004,008,355,729	520,513,730,522	31,745,475,461	27,420,419,674,596	11,894,337,621	35,103,249,769,220
Ending balance	**4,914,633,679,351**	**1,925,533,412,730**	**493,481,692,029**	**29,111,456,478**	**27,654,277,929,200**	**11,670,369,835**	**35,028,708,539,622**

In which:

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period:	VND	4,674,118,642,322
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period:	VND	8,325,071,661,062
- Cost of tangible fixed assets awaiting for liquidation at the end of the period:	VND	62,437,874,909

14 . FINANCE LEASE FIXED ASSETS

	Machinery, equipment	Total
	VND	VND
Historical cost		
Beginning balance	3,101,449,158	3,101,449,158
- Purchase of finance lease assets	(1,251,200,000)	(1,251,200,000)
Ending balance	**1,850,249,158**	**1,850,249,158**
Accumulated depreciation		
Beginning balance	2,275,120,367	2,275,120,367
- Depreciation in the period	231,281,142	231,281,142
- Purchase of finance lease assets	(1,251,200,000)	(1,251,200,000)
Ending balance	**1,255,201,509**	**1,255,201,509**
Carrying amount		
Beginning balance	826,328,791	826,328,791
Ending balance	**595,047,649**	**595,047,649**

15 . INTANGIBLE FIXED ASSETS

	Land use rights	Copyright, patent	Software and computer licenses	Others	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	126,615,680,634	304,990,000	58,928,043,975	27,179,567,025	213,028,281,634
- Purchase in the period	2,372,576,000	-	3,803,619,493	250,000,000	6,426,195,493
- Exchange differences arising from the translation of FS at the beginning and ending of the period	112,320,418	-	25,064,846	(6,974,697)	130,410,567
Ending balance	**129,100,577,052**	**304,990,000**	**62,756,728,314**	**27,422,592,328**	**219,584,887,694**
Accumulated amortization					
Beginning balance	26,862,284,149	304,990,000	48,977,793,171	22,943,989,688	99,089,057,008
- Amortization in the period	511,076,182	-	1,309,701,334	904,348,289	2,725,125,805
- Exchange differences arising from the translation of FS at the beginning and ending of the period	(13,058,886)	-	26,369,673	(4,734,305)	8,576,482
Ending balance	**27,360,301,445**	**304,990,000**	**50,313,864,178**	**23,843,603,672**	**101,822,759,295**
Carrying amount					
Beginning balance	99,753,396,485	-	9,950,250,804	4,235,577,337	113,939,224,626
Ending balance	**101,740,275,607**	-	**12,442,864,136**	**3,578,988,656**	**117,762,128,399**

In which:

- Carrying amount of intangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 10,034,142,427
- Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND 70,463,884,871

16 . INVESTMENT PROPERTIES

Investment properties held for lease

	Land use rights	Infrastructure	Total
	VND	VND	VND
Historical cost			
Beginning balance	38,112,664,064	2,444,640,523,357	2,482,753,187,421
- Completed construction investment	-	6,093,824,216	6,093,824,216
- Other adjustments	-	37,238,831	37,238,831
Ending balance	**38,112,664,064**	**2,450,771,586,404**	**2,488,884,250,468**
Accumulated depreciation			
Beginning balance	14,837,803,347	1,203,368,113,479	1,218,205,916,826
- Depreciation in the period	279,735,909	63,701,662,783	63,981,398,692
Ending balance	**15,117,539,256**	**1,267,069,776,262**	**1,282,187,315,518**
Carrying amount			
Beginning balance	23,274,860,717	1,241,272,409,878	1,264,547,270,595
Ending balance	**22,995,124,808**	**1,183,701,810,142**	**1,206,696,934,950**

In which:
- Cost of fully depreciated investment properties but still held for lease: VND 45,322,826,601

Fair value of investment properties has not been appraised and determined exactly as at 30/06/2026. However, based on leasing activities and market price of these assets, the Board of Management believed that fair value of investment properties is higher than their carry amount at the end of the accounting period.

17 . DEFERRED EXPENSES

		30/06/2026	01/01/2026
		VND	VND
a)	**Short-term**		
	- Dispatched tools and supplies	48,598,322,836	24,116,154,611
	- Repair expenses	5,541,421,104	1,854,569,330
	- Job severance allowance costs	215,000,000	-
	- Prepaid land rental and office rental	10,536,823,736	87,501,535
	- Others (i)	319,788,101,009	32,600,517,662
		384,679,668,685	**58,658,743,138**

(i) These are general expenses related to rubber latex exploitation and production for the entire year, which are allocated by the Company to production costs based on the actual harvested output. *(Detailed as in Note No. 2.18)*

		30/06/2026	01/01/2026
b)	**Long-term**		
	- Dispatched tools and supplies	285,457,207,181	237,490,353,638
	- Repair expenses	145,273,777,808	198,771,738,647
	- Project costs funded by the Science and Technology fund	105,271,106	105,271,106
	- Prepaid land rental and office rental	4,949,808,559,610	5,015,705,042,447
	- Brokerage commission expenses	44,878,961,994	46,663,551,532
	- Costs exceeding the budget pending allocation	6,439,443,795	6,439,443,795
	- Others	471,516,313,331	366,236,606,896
		5,903,479,534,825	**5,871,412,008,061**

18 . GOODWILL

	First 06 months of 2026	First 06 months of 2025
	VND	VND
Cost		
Beginning balance	100,881,139,566	409,092,309,798
Ending balance	**100,881,139,566**	**409,092,309,798**
Accumulated allocation		
Beginning balance	100,881,139,566	240,827,225,701
- Allocation, losses in the period	-	13,324,576,100
- Other adjustments	-	(128,133,503)
Ending balance	**100,881,139,566**	**254,023,668,298**
Carrying amount		
Beginning balance	-	168,265,084,097
Ending balance	**-**	**155,068,641,500**

19 . BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2026	During the period			30/06/2026
	Value	Increase	Decrease	Exchange differences arising from the translation of FS	Value
	VND	VND	VND		VND
a) Short-term borrowings					
Short-term borrowings	**1,135,852,474,231**	**1,483,690,595,497**	**1,635,058,151,751**	**(2,962,973,001)**	**981,521,944,976**
- Borrowings from credit institutions	1,128,263,474,231	1,483,690,595,497	1,635,058,151,751	(2,962,973,001)	973,932,944,976
- Borrowings from other organizations	3,089,000,000	-	-	-	3,089,000,000
- Borrowings from individuals	4,500,000,000	-	-	-	4,500,000,000
Current portion of long-term borrowings	**310,940,743,304**	**61,928,629,103**	**169,741,603,126**	**-**	**203,127,769,281**
- Borrowings from credit institutions	297,585,829,076	61,796,085,689	156,541,776,222	-	202,840,138,543
- Borrowings from other organizations	13,000,000,000	-	13,000,000,000	-	-
- Finance lease liabilities	354,914,228	132,543,414	199,826,904	-	287,630,738
	1,446,793,217,535	**1,545,619,224,600**	**1,804,799,754,877**	**(2,962,973,001)**	**1,184,649,714,257**
b) Long-term borrowings					
- Borrowings from credit institutions	1,684,017,535,662	8,000,000,000	239,768,846,928	2,363,443,550	1,454,612,132,284
- Borrowings from other organizations	152,180,736,542	22,983,600,000	13,000,000,000	-	162,164,336,542
- Borrowings from individuals	157,280,000	-	-	-	157,280,000
- Finance lease liabilities	708,592,020	-	199,826,904	-	508,765,116
	1,837,064,144,224	**30,983,600,000**	**252,968,673,832**	**2,363,443,550**	**1,617,442,513,942**
Amount due for settlement within 12 months	(310,940,743,304)	(61,928,629,103)	(169,741,603,126)	-	(203,127,769,281)
Amount due for settlement after 12 months	**1,526,123,400,920**				**1,414,314,744,661**

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

	Currency	Interest rate	Guarantee	Purpose	30/06/2026
					VND
a) Detailed information on short-term borrowings:					
Borrowings from credit institutions					**973,932,944,976**
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	According to each debt acknowledgment document	Collateral includes term deposit contracts, revolving inventories, land use rights and assets attached to land, future assets, machinery and equipment, receivables and other assets in accordance with the pledge and mortgage agreements and their accompanying appendices.	Supplementing working capital for rubber latex production and trading activities Payment of reasonable, valid and lawful expenses related to project implementation	252,584,802,786
- Vietnam Bank for Agriculture and Rural Development	VND	According to each debt acknowledgment document	Collateral includes term deposit contracts, land use rights and assets attached to land, and other assets in accordance with the pledge and mortgage agreements and their accompanying appendices.	Supplementing working capital for rubber latex production and trading, wooden furniture manufacturing, interior furnishings trading, and other production and business activities	200,271,107,577
- Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	According to each debt acknowledgment document	The system of machinery, equipment and future-formed synchronized construction works serving the production and business activities of rubber latex processing, ownership rights over the house and other assets attached to land; Collateral assets under the Mortgage Contract of other assets	Supplementing working capital for rubber latex and medium-density fibreboard (MDF) production and trading Payment of expenses for the purchase of raw timber	220,619,415,963
- Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	According to each debt acknowledgment document	Collateral includes term deposit contracts, land use rights and assets attached to land, and other assets in accordance with the pledge and mortgage agreements and their accompanying appendices.	Supplementing working capital, providing guarantees for production and business activities, opening letters of credit (L/Cs), and conducting discounting transactions	37,890,803,652

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

	Currency	Interest rate	Guarantee	Purpose	30/06/2026
					VND
- Shinhan Bank Vietnam Limited	USD	According to each debt acknowledgment document	Collateral under the Collateral contracts	Supplement business capital	160,000,000,000
- Military Commercial Joint Stock Bank	VND	According to each debt acknowledgment document	Collateral under the Collateral contracts	Supplementing working capital for rubber planting, tending, harvesting and processing activities	37,723,305,741
- Saigon Thuong Tin Commercial Joint Stock Bank	VND	8.5% per annum	Land use rights No. 0222 and No. 0223 at Ou Preah Village, Ou Kreang Commune, Sambor District, Kratie Province, Kingdom of Cambodia	Supplement business capital	57,296,148,000
- Vietnam Development Bank	VND	According to each debt acknowledgment document	Buildings and structures on land located at No. 1/1 Tan Ky Tan Quy Street, Tay Thanh Ward, Ho Chi Minh City; rights arising from Land Lease Contract No. 2954/HD-TNMT-TTDK; all inventories; all revolving receivables; and machinery, equipment and other assets under the Company's ownership and/or right of use.	Supplementing working capital and reimbursing the borrower for its own funds already used for the production, trading and distribution of sporting goods, rubber latex, raw materials and chemicals	5,500,000,000
- Saigon - Hanoi Commercial Joint Stock Bank	VND	According to each debt acknowledgment document	Unsecured	Supplement business capital	2,047,361,257

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

	Currency	Interest rate	Guarantee	Purpose	30/06/2026
					VND
Borrowings from other organizations					**3,089,000,000**
- State Treasury of Quang Tri Province	VND	Non-interest bearing	Unsecured	Funding provided to support households in planting rubber trees during the 1993–1998 period under Project 327, for which Quyet Thang Plantation acted as guarantor, pending final settlement	3,089,000,000
Borrowings from individuals					**4,500,000,000**

- These represent unsecured, interest-free loans denominated in VND from other individuals. The loans are repayable periodically and/or in accordance with the relevant agreements, with the outstanding principal due at maturity. The term of each loan is specified in the respective loan agreement but does not exceed 12 months.

	981,521,944,976

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

b) Detailed information on long-term borrowings:

	Currency	Interest rate	Guarantee	Purpose	30/06/2026 VND
Borrowings from credit institutions					**1,454,612,132,284**
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	According to each debt acknowledgment instrument	Collateral includes term deposit contracts, revolving inventories, land use rights and assets attached to land, future assets, machinery and equipment, receivables and other assets in accordance with the pledge and mortgage agreements and their accompanying appendices.	Payment of reasonable and valid investment expenditures incurred for projects at member companies, including rubber plantation establishment, replanting and maintenance projects; the Dak Sin 1 Hydropower Project; and the Sa Thay Rubber Latex Processing Plant Project	398,454,456,627
- Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	According to each debt acknowledgment instrument	Mortgage of land use rights, assets attached to land and assets to be formed in the future under the relevant pledge and mortgage agreements and their accompanying appendices	Payment of reasonable and valid investment expenditures incurred for projects at member companies, including the VRG Kien Giang MDF Wood Processing Plant Project; the La Hieng 2 Hydropower Plant Project; the 3,260-hectare Arabica Coffee Plantation Project; and the Rubberwood Processing Plant Project – Phase 1	370,480,688,808
- Vietnam Bank for Agriculture and Rural Development	VND	According to each debt acknowledgment instrument	Assets mortgaged under Mortgage Agreement No. 179/2020/HĐTC for assets attached to land entered into between Agribank – Binh Phuoc Provincial Branch and Phu Rieng Rubber One Member Limited Liability Company	Investment in the project for replanting 5,322.39 hectares of rubber trees during the 2016–2020 period, financed through individual drawdowns for project implementation	228,000,000,000
- Vietnam Maritime Commercial Joint Stock Bank	VND	According to each debt acknowledgment instrument	Mortgage of assets	Reimbursement of funds previously used for construction-in-progress expenditures incurred in 2019	111,620,103,575

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

	Currency	Interest rate	Guarantee	Purpose	30/06/2026 VND
- Saigon - Hanoi Commercial Bank Cambodia Ltd	VND	According to each debt acknowledgment instrument	Secured by balances in deposit accounts maintained with banks and other credit institutions, rights to collect debts, land use rights and assets attached to land under mortgage agreements; and the entire 4,300-hectare rubber plantation project, together with all assets formed on the project land in Kratie Province, Cambodia	Implementation of investment projects for the maintenance and new planting of rubber plantations	232,377,212,143
- Sai Gon - Ha Noi Commercial Joint Stock Bank	VND	According to each debt acknowledgment instrument	Collateral includes term deposit contracts, revolving inventories, land use rights and assets attached to land, assets formed in the future, machinery and equipment, receivables and other assets in accordance with the pledge and mortgage agreements and their accompanying appendices.	Implementation of investment projects for the replanting, maintenance and new planting of rubber plantations	45,917,277,693
- Shinhan Bank Vietnam Company Limited	VND	Fixed interest rate of 7.5% per annum for the first 3 years, from the 4th year onwards, the interest rate is adjusted every 12 months	All assets attached to the land and receivables arising from the land plot under Land use rights Certificate No. R916380, registered in the Certificate book No. 318QSDD/UB, issued by the People's Committee of Binh Phuoc Province on 16/11/2020	Financing of the rubber replanting investment project for the 2016–2020 period	26,250,000,000

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

	Currency	Interest rate	Guarantee	Purpose	30/06/2026
					VND
- Viet Capital Commercial Joint Stock Bank	VND	6.0% per annum	Mortgage of assets	Supplement business capital	25,424,000,000
- Military Commercial Joint Stock Bank	VND	According to each debt acknowledgment instrument	Mortgage of assets	Payment of reasonable and valid investment expenditures for projects at member companies, including projects for the new planting, replanting and maintenance of rubber plantations Supplementing working capital for production and business activities and providing medium-term funding for medium- and long-term investments in accordance with the approved plan	11,888,393,438
- Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	According to each debt acknowledgment instrument	Mortgage of assets	For rubber plantations under the establishment phase	4,200,000,000

19 . BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

	Currency	Interest rate	Guarantee	Purpose	30/06/2026
					VND
Borrowings from other organizations, individuals					**162,321,616,542**
- These represent VND-denominated loans from other organizations and individuals. The loans are secured by assets under the relevant mortgage agreements, bear interest at rates ranging from 6.0% per annum to 8.55% per annum, and are repayable periodically and/or in accordance with the relevant agreements, with the outstanding principal due at maturity. The term of each loan is specified in the respective loan agreement					
Finance lease liabilities					**508,765,116**
- Chailease International Leasing Company Limited	VND	From 10.14% per annum to 10.7% per annum	Deposit pledge of VND 134,596,000	Finance lease of a Heli forklift, with a leased asset value of VND 665,000,000 and a lease term of 48 months Finance lease of an XCMG LW500KN wheel loader, with a leased asset value of VND 1,325,720,000,000 and a lease term of 48 months	508,765,116
					1,617,442,513,942
Amount due for settlement within 12 months					(203,127,769,281)
Amount due for settlement after 12 months					**1,414,314,744,661**

Borrowings from banks and other credit institutions are (or are not) secured by the mortgage contract/ collaterals/ guarantee with the lender and fully registered as secured transactions.

20 . TRADE PAYABLES

a) Short-term trade payables

	30/06/2026	01/01/2026
	VND	VND
- Payables to suppliers for domestic goods	476,047,135,820	498,015,359,027
- Payables to suppliers for imported goods	55,191,953,481	12,645,401,293
- Payables to suppliers for construction and installation works	49,712,517,826	168,512,087,225
- Payables to suppliers for domestic services rendered	60,608,336,759	107,395,370,110
- Payables to suppliers for imported services and technology transfer	1,167,966,983	-
- Others	283,949,361,328	190,992,064,604
	926,677,272,197	**977,560,282,259**
In which:		
- Short-term trade payables to related parties	34,063,200	-
- Short-term trade payables to other parties	926,643,208,997	977,560,282,259

(Detailed as in Note No. 51)

21 . PREPAYMENTS FROM CUSTOMERS

a) Short-term prepayments from customers

	30/06/2026	01/01/2026
	VND	VND
- Prepayments from customers for domestic rubber purchases	372,298,638,717	615,205,015,184
- Prepayments from customers for export rubber purchases	19,034,623,312	209,224,784,957
- Prepayments from customers for the purchase of liquidated and fallen rubber trees	126,229,155,233	281,394,380,905
- Prepayments from customers for the sale, transfer, and installation of mechanical works and machinery and equipment	60,060,000	5,494,404,000
- Prepayments from customers for industrial park and residential area infrastructure leasing	67,350,086,909	3,995,740,109
- Prepayments from customers for asset leasing activities	14,153,231	-
- Prepayments from customers for other goods trading and services rendered	13,393,387,069	26,360,052,886
- Others	68,308,036,490	69,291,132,925
	666,688,140,961	**1,210,965,510,966**
In which:		
- Short-term prepayments to related parties	16,142,454,511	300,000
- Short-term prepayments to other parties	650,545,686,450	1,210,965,210,966

(Detailed as in Note No. 51)

b) Long-term prepayments from customers

	30/06/2026	01/01/2026
	VND	VND
- Prepayments from customers for real estate transfer activities	78,781,761,067	78,781,761,067
	78,781,761,067	**78,781,761,067**

22 . PREPAYMENTS FROM CUSTOMERS

	30/06/2026	01/01/2026
	VND	VND
- Dividends or profits payable	40,755,628,642	34,159,169,425
	40,755,628,642	**34,159,169,425**

The unpaid dividends mainly relate to shareholders who have not completed the procedures for securities depository registration and/or have not provided or updated all necessary information required for dividend receipt. The Group will make the payments after the shareholders complete the required procedures and provide sufficient information in accordance with applicable regulations.

23 . TAXES AND OTHER PAYABLES TO STATE BUDGET

	Tax receivables at the beginning of the period	Tax payables at the beginning of the period	Tax payables in the period	Tax paid in the period	Exchange differences arising from the translation of FS	Tax receivables at the end of the period	Tax payables at the end of the period
	VND	VND	VND	VND		VND	VND
- Domestic value added tax	128,309,387,999	74,025,181,257	473,378,251,577	484,718,018,454	-	130,923,385,169	65,299,411,550
- Import value added tax	111,430,694	-	38,940,661,400	43,457,360,682	-	4,628,129,976	-
- Natural resource tax	31,201,714	9,146,258,470	15,777,064,392	21,334,214,660	-	165,372,399	3,723,278,887
- Corporate income tax	312,530,809,650	404,397,366,702	965,372,880,579	680,058,730,227	(1,781,839,457)	270,660,801,004	646,059,668,951
- Personal income tax	17,012,439,020	29,049,971,122	59,625,736,501	97,132,537,580	(113,044,128)	32,026,552,211	6,444,239,106
- Land tax and land rental	214,378,340,651	110,913,612,645	576,063,390,541	644,700,610,613	(55,675,599)	430,924,283,346	258,766,659,669
- Special consumption tax	-	-	24,856,496	24,856,496	-	-	-
- Export, import duties	303,500,169	1,144,913,211	18,974,530,825	19,286,786,959	(1,726,216)	284,669,262	812,099,954
- Environmental protection tax	2,584,050	264,963,675	140,532,480	376,027,714	4,857,056	2,584,050	34,325,497
- Other taxes	174,059,836	72,526,299,596	19,150,419,960	46,524,329,853	(800,457,963)	183,730,995	44,361,602,899
- Fees, charges and other payables	27,068,473,852	2,663,420,084	37,265,892,202	23,511,592,210	64,159,385	30,616,894,169	20,030,299,778
	699,922,227,635	**704,131,986,762**	**2,204,714,216,953**	**2,061,125,065,448**	**(2,683,726,922)**	**900,416,402,581**	**1,045,531,586,291**

The Group'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 Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

24 . ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
a) Short-term		
- Interest expense	42,100,659,225	36,085,353,732
- Accrued land rental expenses	29,327,786,133	29,043,263,133
- Accrued expenses for outsourcing services	97,824,241,278	17,505,328,870
- Accrued expenses of land lease, industrial park infrastructure usage fees, and wastewater treatment services	151,409,969,574	154,087,536,077
- Others	159,231,950,138	162,482,427,303
	479,894,606,348	**399,203,909,115**
b) Long-term		
- Accrued expenses of land lease, industrial park infrastructure usage fees, and wastewater treatment services	174,893,123,493	253,654,412,736
	174,893,123,493	**253,654,412,736**

25 . OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
a) Short-term		
- Surplus of assets awaiting resolution	6,832,725,206	6,828,566,710
- SI, HI, UI payables	36,773,499,082	37,068,337,029
- Payables on equitization	1,527,797,740	-
- Short-term deposits, collateral received	129,473,644,301	96,350,286,244
- Funding pending final settlement [(i)]	26,023,488,386	18,491,303,199
- Capital advances and co-investment contributions	-	2,330,279,584
- Payables for capital contributions to business cooperation	8,069,741,918	8,069,741,918
- Payables for compensation, indemnification and	1,616,659,717,268	1,056,911,931,510
- Others	480,527,400,565	485,425,068,191
	2,305,888,014,466	**1,711,475,514,385**
b) Long-term		
- Short-term deposits, collateral received	92,505,127,511	64,502,956,631
- Dividends or profits payable [(i)]	82,407,320,732	87,497,124,434
- Capital advances and co-investment contributions	104,161,316,935	96,174,443,890
- Others	20,627,559,133	11,743,476,014
	299,701,324,311	**259,918,000,969**

[(i)] Details of funding pending final settlement

	First 06 months of 2026	First 06 months of 2025
	VND	VND
Funding balance at the beginning of the period	47,902,894,929	53,457,231,052
Funding received during the period	9,739,228,838	67,028,502,853
Decrease due to expenditures for non-business activities	(24,469,660,367)	(37,284,356,229)
Decrease due to depreciation of fixed assets acquired from funding	(3,859,301,218)	(4,538,229,448)
Funding balance at the end of the period	**29,313,162,182**	**78,663,148,228**
In which:		
- Funding used to acquire fixed assets remaining at the end of the period	74,522,734,190	82,742,320,395

26 . UNEARNED REVENUE

	30/06/2026	01/01/2026
	VND	VND
a) Short-term		
- Unearned revenue from sales of products, goods, and services	45,336,172,833	45,864,730,923
- Unearned revenue from industrial park infrastructure leasing [(i)]	361,252,729,250	561,604,088,571
	406,588,902,083	**607,468,819,494**
b) Long-term		
- Unearned revenue from sales of products, goods, and services	70,824,903,443	42,844,781,873
- Unearned revenue from industrial park infrastructure leasing [(i)]	10,599,312,796,161	9,732,221,564,778
	10,670,137,699,604	**9,775,066,346,651**

[(i)] Unearned revenue from industrial park infrastructure leasing represents the amounts received in advance from customers leasing land and infrastructure within the industrial parks (already handed over) for the entire lease term. This revenue is allocated gradually into revenue in the Statement of Income over future accounting periods (in accordance with the straight-line allocation of lease income over the lease term). Details are as follows:

Explanation		**Amount**
		VND
Total contract value signed and cumulatively recognized (excluding management fees):		15,774,897,553,903
- *Including: The total contract value signed and cumulatively recognized as at 30/09/2025, related to unearned revenue from land lease and industrial park infrastructure usage fees to be allocated (excluding management fees).*	(1)	*13,405,637,426,892*
Unearned lease revenue allocated into the Statement of Income over the lease term, cumulative as at 01/01/2026 (excluding management fees)		2,691,458,344,568
In which:		
- *Unearned revenue from contracts signed and cumulatively recognized as at 01/01/2026 that has been allocated into the Statement of Income over the lease term*	(2)	*2,676,490,057,094*
- *Unearned revenue from contracts signed and cumulatively recognized as at 01/01/2026, which had been allocated into the Statement of Income, was restated as the contracts met the criteria for one-time revenue recognition*		*14,968,287,474*
Unearned lease revenue allocated into the Statement of Incom during the period (excluding management fees)	(3)	100,175,410,146
Unearned revenue remaining to be allocated (excluding management fees) as at 30/06/2026	(4) = (1) - (2) - (3)	10,628,971,959,652

27 . PROVISIONS FOR SHORT-TERM PAYABLES

	30/06/2026	01/01/2026
	VND	VND
- Others	-	39,643,876,712
	-	**39,643,876,712**

28 . PROVISIONS FOR SHORT-TERM PAYABLES

	First 06 months of 2026	First 06 months of 2025
	VND	VND
Science and Technology Development Fund balance at the beginning of the period	**1,329,746,010,387**	**637,834,337,373**
Appropriation to the Science and Technology Development Fund during the period	392,707,683,380	3,938,987,898
Utilisation/reversal of the Science and Technology Development Fund during the period	(9,334,798,380)	(10,419,052,097)
Decrease in the Science and Technology Development Fund due to depreciation of fixed assets	(2,744,009,636)	(3,263,952,489)
Science and Technology Development Fund balance at the end of the period	**1,710,374,885,751**	**628,090,320,685**

29 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Other capital	Treasury shares	Asset revaluation surplus	Foreign exchange difference	Development and investment fund	Other reserves	Retained earnings	Non – Controlling Interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Balance as at 01/01/2025	**40,000,000,000,000**	**325,832,755,422**	**10,591,031,002**	**(959,534,010)**	**(1,574,186,166,105)**	**1,348,954,014,686**	**6,577,606,883,132**	**252,909,421**	**6,240,538,555,066**	**5,415,074,532,442**	**58,343,704,981,056**
Increase capital in year	-	-	105,383,170,000	-	-	-	(94,378,919,733)	-	(11,232,692,156)	228,441,889	-
Reissuance of treasury shares	-	-	-	-	-	-	-	-	-	62,343,873,206	62,343,873,206
Profit of 2025	-	-	-	-	-	-	-	-	5,318,551,565,051	680,009,330,513	5,998,560,895,564
Profit distribution of previous years	-	-	-	-	-	-	1,101,693,604,424	-	(3,311,465,543,776)	(474,723,469,595)	(2,684,495,408,947)
- Setting up Development and Investment fund	-	-	-	-	-	-	*1,101,693,604,424*	-	*(1,101,693,604,424)*	-	-
- Setting up Bonus and welfare funds and Bonus for Executive Board	-	-	-	-	-	-	-	-	*(609,771,939,352)*	*(48,581,557,464)*	*(658,353,496,816)*
- Dividend distribution	-	-	-	-	-	-	-	-	*(1,600,000,000,000)*	*(426,141,912,131)*	*(2,026,141,912,131)*
Temporary profit distrbution of this year	-	-	-	-	-	-	1,181,616,441,456	-	(1,499,342,897,299)	(24,125,882,226)	(341,852,338,069)
- Setting up Development and Investment fund	-	-	-	-	-	-	*1,181,616,441,456*	-	*(1,181,616,441,456)*	-	-
- Setting up Bonus and welfare funds and Bonus for Executive Board	-	-	-	-	-	-	-	-	*(317,726,455,843)*	*(13,865,882,226)*	*(331,592,338,069)*
- Dividend distribution	-	-	-	-	-	-	-	-	-	*(10,260,000,000)*	*(10,260,000,000)*
Profit payable to business cooperation	-	-	-	-	-	-	-	-	(20,306,226,224)	-	(20,306,226,224)
Decrease due to loss of control during the year	-	-	-	-	-	-	-	-	1,670,073,099	(2,095,791,104)	(425,718,005)
Other adjustments	-	(139,817,952,632)	(889,862,128)	959,534,010	(2,028,561,253)	(60,605,642,419)	(89,572,106,356)	-	401,023,180,273	42,300,612,242	151,369,201,737
Reclassification of line items	-	(172,308,382,046)	286,261,885,922	-	-	(199,092,077,051)	(95,044,668,784)	(252,909,421)	34,611,006,640	145,825,144,740	-
Exchange differences arising from the translation of FS	-	-	-	-	-	644,807,251,978	-	-	-	-	644,807,251,978
Balance as at 31/12/2025	**40,000,000,000,000**	**13,706,420,744**	**401,346,224,796**	**-**	**(1,576,214,727,358)**	**1,734,063,547,194**	**8,581,921,234,139**	**-**	**7,154,047,020,674**	**5,844,836,792,107**	**62,153,706,512,296**

29 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share Premium	Other capital	Treasury shares	Asset revaluation surplus	Foreign exchange difference	Development and investment fund	Other reserves	Retained earnings	Non – Controlling Interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Balance as at 01/01/2026	**40,000,000,000,000**	**13,706,420,744**	**401,346,224,796**	**-**	**(1,576,214,727,358)**	**1,734,063,547,194**	**8,581,921,234,139**	**-**	**7,154,047,020,674**	**5,844,836,792,107**	**62,153,706,512,296**
Profit for this period	-	-	-	-	-	-	-	-	4,539,496,367,794	530,259,077,641	5,069,755,445,435
Profit distribution of previous periods	-	-	-	-	-	-	589,649,513,325	-	(811,517,985,465)	(91,593,042,875)	(313,461,515,015)
- Setting up Development and Investment fund	-	-	-	-	-	-	*589,649,513,325*	-	*(589,649,513,325)*	-	-
- Setting up Bonus and welfare funds and Bonus for Executive Board	-	-	-	-	-	-	-	-	*(221,868,472,140)*	*(48,986,736,304)*	*(270,855,208,444)*
- Dividend distribution	-	-	-	-	-	-	-	-	-	*(42,606,306,571)*	*(42,606,306,571)*
Other adjustments	-	(2,679,951)	-	-	-	999,362,695	1,372,400,026	-	(83,739,199,295)	6,683,582,265	(74,686,534,260)
Reclassification	-	-	-	-	-	-	-	-	-	-	-
Exchange differences arising from the translation of FS	-	-	-	-	-	18,004,861,297	-	-	36,436,221,023	(8,398,706,550)	46,042,375,770
Balance as at 30/06/2026	**40,000,000,000,000**	**13,703,740,793**	**401,346,224,796**	**-**	**(1,576,214,727,358)**	**1,753,067,771,186**	**9,172,943,147,490**	**-**	**10,834,722,424,731**	**6,281,787,702,588**	**66,881,356,284,226**

According to the Resolutions of the Annual General Meeting of Shareholders and the Board of Directors in 2026, the Group and its subsidiaries announced the distribution of profit for the year 2025 as follows:

Profit distribution	Parent Company	Distributed in Subsidiaries		In which, provisionaly distributed in 2025
		Parent Company	Non - controlling interests	
	VND	VND	VND	VND
Appropriation to the	-	2,041,356,144,826	267,900,804,994	1,182,983,243,649
Appropriation to the Bonus and welfare funds and the Executive Bonus Fund	-	602,447,546,513	62,852,618,531	331,592,338,069
Dividend payment, profit distribution	-	1,831,512,702,258	52,866,306,571	925,364,294,519

b) Details of contributed capital

	Rate	30/06/2026	Rate	01/01/2026
	%	VND	%	VND
- Capital of State	96.77	38,708,428,190,000	96.77	38,708,428,190,000
- Capital of employees	0.72	288,133,710,000	0.72	288,133,710,000
- Capital of the trade union organization	0.02	7,262,500,000	0.02	7,262,500,000
- Others	2.49	996,175,600,000	2.49	996,175,600,000
	100	**40,000,000,000,000**	**100**	**40,000,000,000,000**

See additional information in Note 48c.

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

	First 06 months of 2026	First 06 months of 2025
	VND	VND
Owner's contributed capital		
- At the beginning of the period	40,000,000,000,000	40,000,000,000,000
- Increase in the period	-	-
- Decrease in the period	-	
- At the end of the period	40,000,000,000,000	40,000,000,000,000
Dividends and profit		
- Dividend, profit payable at the beginning of the period	34,159,169,425	63,997,745,054
- Dividend, profit payable in the period	42,606,306,571	85,778,866,612
+ *Dividend, profit payable from last period's profit*	*42,606,306,571*	*85,778,866,612*
- Dividend, profit paid in cash	36,009,847,354	65,979,823,230
+ *Dividend, profit payable from previous period's profit*	*36,009,847,354*	*65,979,823,230*
- Dividend, profit payable at the end of the period	**40,755,628,642**	**83,796,788,436**

d) Share

	30/06/2026	01/01/2026
Quantity of Authorized issuing shares	4,000,000,000	4,000,000,000
Quantity of issued shares	4,000,000,000	4,000,000,000
- *Common shares*	*4,000,000,000*	*4,000,000,000*
Quantity of outstanding shares in circulation	4,000,000,000	4,000,000,000
- *Common shares*	*4,000,000,000*	*4,000,000,000*

Par value: VND 10,000 per share

e) Group's reserves

	30/06/2026	01/01/2026
	VND	VND
Development and investment fund	9,172,943,147,490	8,581,921,234,139
	9,172,943,147,490	**8,581,921,234,139**

30 . EXCHANGE RATE DIFFERENCES

	First 06 months of 2026	First 06 months of 2025
	VND	VND
Beginning balance	1,734,063,547,194	1,348,954,014,686
Increase in the period	19,004,223,992	464,457,689,260
- *Due to the translation of the FS from foreign currency to VND*	*19,004,223,992*	*464,457,689,260*
Decrease in the period	-	-
Ending balance	**1,753,067,771,186**	**1,813,411,703,946**

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

a) Foreign currencies

	30/06/2026	01/01/2026
- United States Dollar (USD)	141,010,549.84	100,304,850.35
- Cambodian Riel (KHR)	5,520,075,408	5,343,133,945
- Lao Kip (LAK)	328,193,795.00	2,701,572,731.00
- European Union Euro (EUR)	1,370.21	1,563.72
- Russian Ruble (RUB)	2,769,165.84	2,769,165.84
- Japanese Yen (JPY)	240,339.00	240,333.00

b) Doubtful debts written-off

	30/06/2026	01/01/2026
	VND	VND
- Customers from Vietnam Rubber Finance One member Co., Ltd	69,264,656,253	69,264,656,253
- Anxuyen JSC	15,979,699,450	15,979,699,450
- Mr. Pham Duy Khuong	28,471,341,389	28,471,341,389
- Others	47,542,040,648	47,542,040,648
	161,257,737,740	**161,257,737,740**

Reason for debt write-off: The receivables are overdue for more than 3 years and have been provisioned for doubtful debts. Some receivables from customers with significant amounts have been taken to court, but enforcement has not been possible as these customers no longer have assets to recover.

c) Information related to the accounting figures after the merger of Vietnam Rubber Finance One Member Co., Ltd

In 2015, Viet Nam Rubber Finance One Member Co., Ltd was merged into the Group as a credit institution. Pursuant to the Official Letter No. 4222/BTC-CDKT dated 30/03/2016, the doubtful debts (uncollected interest) that Vietnam Rubber Finance One Member Co., Ltd previously recorded off-statement of financial position according to regulations the decision of the Credit institution will continue to be monitored in the management system of the Parent Company - Group to collect revenue according to the provisions of law.

Off-statement of financial position items as at 30/06/2026 relating to the Vietnam Rubber Finance One Member Co., Ltd include:

	30/06/2026	01/01/2026
	VND	VND
- Uncollected lending interest	2,199,885,377,491	2,176,452,928,968
- Uncollected interest receivable from Repo share	8,866,766,418	8,866,766,418
- Collateral assets in lending contracts	1,382,547,510,861	1,398,428,340,861

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

d) Assets held under operating leases and operating lease commitments

The Group has entered into land lease agreements for use as office premises, project implementation, and rubber plantation development. Detailed information relating to these land lease agreements is as follows:

No.	Location of the leased land	Lease purpose	Area (m²)	Method of lease payment
1	An Giang Province	Wood processing	10,900,000.00	Exempted from land rental in accordance with regulations.
2	Tay Ninh Province	Production and trading of natural rubber latex	140,383,410.80	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	1,642,024.80	Exempted from land rental in accordance with regulations.
		Wood processing	85,606.40	Annual payment of land rental until the contract expiry date.
3	Ho Chi Minh City	Production and trading of natural rubber latex	521,162,082.95	Annual payment of land rental until the contract expiry date.
		Manufacturing and trading of rubber products	85,283,529.28	Annual payment of land rental until the contract expiry date.
		Construction, real estate and infrastructure	1,986,482.31	Annual payment of land rental until the contract expiry date.
		Construction, real estate and infrastructure	12,856,388.40	One-off payment for the entire lease term.
		Wood processing	3,585,428.30	Annual payment of land rental until the contract expiry date.
		Tourism, restaurant, hotel and hospital services	694,516.80	Annual payment of land rental until the contract expiry date.
		Other business activities	15,801.20	Annual payment of land rental until the contract expiry date.
4	Binh Phuoc Province	Tourism, restaurant, hotel and hospital services	466.30	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	257,010,121.23	Annual payment of land rental until the contract expiry date.
5	Dong Nai City	Tourism, restaurant, hotel and hospital services	60,749.60	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	575,725,267.80	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	50,342.70	One-off payment for the entire lease term.
		Natural forest land and land for cultivation of crops other than rubber	15,722,390.30	Annual payment of land rental until the contract expiry date.
		Construction, real estate and infrastructure	6,056,223.40	Annual payment of land rental until the contract expiry date.
		Construction, real estate and infrastructure	2,062,150.60	One-off payment for the entire lease term.
		Construction, real estate and infrastructure	2,667,911.80	Exempted from land rental in accordance with regulations.
		Other business activities	188,755.40	Annual payment of land rental until the contract expiry date.
		Other business activities	44,999.10	One-off payment for the entire lease term.
		Wood processing	36,078.20	Annual payment of land rental until the contract expiry date.

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

d) Assets held under operating leases and operating lease commitments

The Group has entered into land lease agreements for use as office premises, project implementation, and rubber plantation development. Detailed information relating to these land lease agreements is as follows:

No.	Location of the leased land	Lease purpose	Area (m²)	Method of lease payment
6	Lam Dong Province	Production and trading of natural rubber latex	92,040,607.40	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	4,800.00	One-off payment for the entire lease term.
		Electricity trading	3,009,359.40	Exempted from land rental in accordance with regulations.
		Other business activities	847,900.00	Exempted from land rental in accordance with regulations.
		Construction, real estate and infrastructure	507,735.20	Annual payment of land rental until the contract expiry date.
		Natural forest land and land planted with other crops	11,686,900.00	Exempted from land rental in accordance with regulations.
		Tourism, restaurant, hotel and hospital services	1,404.00	Annual payment of land rental until the contract expiry date.
7	Dak Lak Province	Electricity trading	421,896.20	Exempted from land rental in accordance with regulations.
		Electricity trading	224,104.70	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	5,336,754.00	Exempted from land rental in accordance with regulations.
		Production and trading of natural rubber latex	95,791,723.50	Annual payment of land rental until the contract expiry date.
		Tourism, restaurant, hotel and hospital services	28,196.70	Annual payment of land rental until the contract expiry date.
		Natural forest land and land planted with other crops	150,900.00	Exempted from land rental in accordance with regulations.
		Natural forest land and land planted with other crops	83,651.00	Annual payment of land rental until the contract expiry date.
		Wood processing	434,594.00	Exempted from land rental in accordance with regulations.
		Wood processing	1,915,533.30	Annual payment of land rental until the contract expiry date.
8	Gia Lai Province	Production and trading of natural rubber latex	94,565,722.41	Exempted from land rental in accordance with regulations.
		Production and trading of natural rubber latex	279,496,506.47	Annual payment of land rental until the contract expiry date.
		Tourism, restaurant, hotel and hospital services	3,085.40	Exempted from land rental in accordance with regulations.
		Tourism, restaurant, hotel and hospital services	18,375.60	Annual payment of land rental until the contract expiry date.
9	Ha Tinh Province	Production and trading of natural rubber latex	5,606,500.00	Exempted from land rental in accordance with regulations.
		Production and trading of natural rubber latex	117,097,221.80	Annual payment of land rental until the contract expiry date.
		Natural forest land and land for cultivation of crops other than rubber	6,787,200.00	Exempted from land rental in accordance with regulations.
		Natural forest land and land for cultivation of crops other than rubber	25,824,600.00	Annual payment of land rental until the contract expiry date.
		Natural forest land and land for cultivation of crops other than rubber	16,778,700.00	Land allocated by the State without land use fee
		Land pending return to the local authority	27,747,700.00	Land pending return to the local authority

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

d) Assets held under operating leases and operating lease commitments

The Group has entered into land lease agreements for use as office premises, project implementation, and rubber plantation development. Detailed information relating to these land lease agreements is as follows:

No.	Location of the leased land	Lease purpose	Area (m^2)	Method of lease payment
10	Da Nang City	Production and trading of natural rubber latex	49,198,264.28	Annual payment of land rental until the contract expiry date.
		Electricity trading	9,484,468.00	Annual payment of land rental until the contract expiry date.
11	Quang Ngai Province	Production and trading of natural rubber latex	9,389,932.20	Exempted from land rental in accordance with regulations.
		Production and trading of natural rubber latex	205,347,945.50	Annual payment of land rental until the contract expiry date.
		Other business activities	39,536.00	Annual payment of land rental until the contract expiry date.
		Wood processing	42,474.00	Annual payment of land rental until the contract expiry date.
		Tourism, restaurant, hotel and hospital services	30,000.00	Annual payment of land rental until the contract expiry date.
		Construction, real estate and infrastructure	13,046.80	Annual payment of land rental until the contract expiry date.
12	Quang Tri Province	Production and trading of natural rubber latex	44,796,894.00	Annual payment of land rental until the contract expiry date.
		Construction, real estate and infrastructure	538,987.10	Annual payment of land rental until the contract expiry date.
13	Nghe An Province	Production and trading of natural rubber latex	6,010.00	Unpaid land rental fees
14	Lao Cai Province	Production and trading of natural rubber latex	33,903,539.80	Exempted from land rental in accordance with regulations.
15	Lai Chau Province	Production and trading of natural rubber latex	57,838,152.80	Exempted from land rental in accordance with regulations.
		Production and trading of natural rubber latex	155,218,322.60	Annual payment of land rental until the contract expiry date.
		Tourism, restaurant, hotel and hospital services	4,049.70	Exempted from land rental in accordance with regulations.
16	Son La Province	Hotel business	20,646,212.40	Annual payment of land rental until the contract expiry date.
17	Tuyen Quang Province	Production and trading of natural rubber latex	1,514.39	Annual payment of land rental until the contract expiry date.
18	Dien Bien Province	Production and trading of natural rubber latex	25,000.00	Exempted from land rental in accordance with regulations.
		Production and trading of natural rubber latex	2,152,891.20	Annual payment of land rental until the contract expiry date.
19	Kingdom of Cambodia	Production and trading of natural rubber latex	1,034,720,655.00	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	28,200.00	One-off payment for the entire lease term.
20	Lao People's Democratic Republic	Production and trading of natural rubber latex	994,234,321.00	Annual payment of land rental until the contract expiry date.
		Production and trading of natural rubber latex	4,445.00	One-off payment for the entire lease term.

32 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Revenue from rubber latex production and trading	5,689,333,447,110	4,747,716,566,650
Revenue from rubber products production and trading	122,537,504,243	110,752,615,473
Revenue from wood processing	716,733,049,928	506,095,030,693
Revenue from real estate and infrastructure business	199,204,233,038	225,217,000,943
Revenue from infrastructure maintenance services at the Industrial Park	24,805,306,259	18,985,820,385
Revenue from utilities services trading	23,046,619,860	34,711,867,040
Revenue from tourism, restaurant, and hotel services	377,250,000	125,000,000
Revenue from electricity trading	107,972,348,798	117,705,767,167
Other revenue from sales of goods and rendering of services	215,463,728,796	256,549,673,524
	7,099,473,488,032	**6,017,859,341,875**
In which: Revenue from sales of goods and rendering of services from related parties	**52,354,770,444**	**60,477,102,851**

(Detailed as in Note No. 51)

33 . REVENUE DEDUCTION

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Trade discounts	1,572,543,000	1,142,246,995
Sales discounts	51,667,995	750,000
Sales returns	488,746,694	44,817,899
	2,112,957,689	**1,187,814,894**

34 . NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Net revenue from rubber latex production and trading	5,688,353,507,168	4,748,892,989,450
Net revenue from rubber products production and trading	121,938,767,640	108,562,528,148
Net revenue from wood processing	716,198,768,784	505,920,880,324
Net revenue from real estate and infrastructure business	199,204,233,038	225,217,000,943
Net revenue from infrastructure maintenance services at the Industrial Park	24,805,306,259	18,985,820,385
Net revenue from utilities services trading	23,046,619,860	34,711,867,040
Net revenue from tourism, restaurant, and hotel services	377,250,000	125,000,000
Net revenue from electricity trading	107,972,348,798	117,705,767,167
Other net revenue from sales of goods and rendering of services	215,463,728,796	256,549,673,524
	7,097,360,530,343	**6,016,671,526,981**

35 . COST OF GOODS SOLD

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Cost of rubber latex production and trading	3,962,373,269,119	3,504,395,617,810
Cost of rubber products production and trading	108,746,467,615	90,929,280,686
Cost of wood processing	599,478,156,290	446,977,697,839
Cost of real estate and infrastructure business	110,849,273,267	82,072,860,603
Cost of infrastructure maintenance services at the Industrial Park	1,840,856,861	1,422,240,011
Cost of utilities services trading	21,144,181,965	33,168,844,163
Cost of tourism, restaurant, and hotel services	280,135,846	36,539,721
Cost of electricity trading	69,323,145,117	62,710,334,092
Other cost of goods sold and services rendered	56,698,709,956	165,175,100,751
Provision / (Reversal) of provision for devaluation of inventories	(90,883,497)	3,305,047,323
	4,930,643,312,539	**4,390,193,562,999**
In which: Purchase from related parties	**3,647,377,440**	**197,494,500**

(Detailed as in Note No. 51)

36 . FINANCIAL INCOME

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Interest from deposits, lendings	374,269,958,616	193,252,314,822
Dividends, profits received (i)	118,866,678,710	95,919,981,465
Gain on exchange difference in the period	10,919,933,057	1,626,565,403
Gain on exchange difference at the period-end	17,868,864,513	31,707,934,931
Interest from deferred payment sale, payment discount	4,350,631,472	1,166,751,385
Others	(2,220,711,973)	102,851,471
	524,055,354,395	**323,776,399,477**

(i) Detailed as in Note No. 2.10 and No. 51

37 . FINANCIAL EXPENSES

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Interest expense	37,654,876,400	67,716,140,218
Provision / (Reversal) of provision for devaluation of investments	1,121,245,175	(743,725,488)
Loss on exchange difference in the period	1,333,220,131	20,226,061
Loss on exchange difference at the period-end	7,579,654,331	8,422,374,677
Others	1,560,519,465	1,975,376,568
	49,249,515,502	**77,390,392,036**

38 . SELLING EXPENSES

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Labour expense	4,788,418,500	6,316,337,987
Raw materials	12,286,489,915	11,710,745,408
Transportation and loading/unloading expenses	41,764,181,861	33,678,883,257
Depreciation expense	278,212,004	1,580,732,305
Expenses of outsourcing services	31,365,807,794	41,081,675,387
Commission expense	117,808,152	281,969,988
Other expenses in cash	14,533,763,543	14,331,224,914
	105,134,681,769	**108,981,569,246**

39 . GENERAL ADMINISTRATIVE EXPENSES

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Labour expense	256,598,753,033	235,091,380,128
Raw materials	14,673,315,616	8,578,117,433
Tools and supplies expense	6,126,599,258	6,191,931,678
Depreciation expense	21,450,058,834	18,878,256,303
Tax, Charge, Fee	11,838,790,978	14,176,853,999
(Reversal)/ Provisions expense	5,677,893,066	(11,161,186,929)
Expenses of outsourcing services	57,332,097,473	43,984,003,707
(Reversal)/ Setting up Science and Technology Development fund	346,872,885,000	2,370,179,457
Other expenses in cash	160,770,597,357	207,834,739,528
Goodwill allocation	-	6,662,288,050
	881,340,990,615	**532,606,563,355**

40 . SHARE OF ASSOCIATES' PROFIT OR LOSS

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Thong Nhat Joint Stock Company	5,516,553,079	4,429,363,212
Binh Phuoc Infrastructure Construction Investment Joint Stock Company	13,213,539,940	-
VRG Dongwha MDF Joint Stock Company	20,789,400,966	47,747,147,694
VRG Long Thanh Investment and Development Corporation	29,270,510,000	-
Ho Chi Minh City Rubber Joint Stock Company	1,156,403,602	327,111,138
Ben Thanh Rubber Joint Stock Company	3,509,850,845	2,887,836,163
Rubber Construction Investment Joint Stock Company	39,531,917	-
Loc Thinh Corporation	(15,764,692)	-
Chupah Rubber Wood Processing Joint Stock Company	-	7,930,294
Dau Tieng Viet Lao Rubber Joint Stock Company	19,572,781,975	2,565,023,600
Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company (VRG)	(1,712,202,280)	(2,178,033,125)
Vinh Son Investment Joint Stock Company	3,719,163,971	-
	95,059,769,323	**55,786,378,976**

41 . OTHER INCOME

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Gain from the liquidation and fallen rubber trees	447,251,012,173	428,414,179,924
Gain from liquidation, disposal of fixed assets	7,513,387,457	3,342,425,988
Collected compensation	817,395,192,610	84,625,599,929
Collected fines	883,208,030	2,646,066,809
Gain from road maintenance and restoration activities in rubber plantations	1,133,880,000	-
Gain from sale of materials, scraps	2,871,942,517	850,413,693
Reversal of Science and Technology Development fund	-	150,888,601
Received support from Rubber Export Insuarance fund	2,827,960,275	10,169,434,530
Gain from intercropping agricultural crops in rubber plantations	18,557,623,110	13,150,313,068
Others	131,139,934,015	71,307,461,282
	1,429,574,140,187	**614,656,783,824**
In which: Other income received from related parties	**46,741,309,489**	**110,112,860,000**

(Detailed as in Note No. 51)

42 . OTHER EXPENSES

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Expenses from liquidation, disposal of fixed assets	10,328,733,109	1,297,796,806
Compensation paid	304,773,252	963,302,747
Fines, late payment expense	1,487,121,715	1,856,485,688
Cost of material, scraps sold	782,949,319	348,232,837
Others	93,225,272,941	59,805,744,450
	106,128,850,336	**64,271,562,528**

43 . CURRENT CORPORATE INCOME TAX EXPENSE

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Corporate income tax expense determine on current taxable income	512,033,736,263	301,574,955,679
Adjustment of corporate income tax expense from previous periods to current period	(467,949,691)	75,699,768
Total current corporate income tax expense	**511,565,786,572**	**301,650,655,447**

44 . DEFERRED INCOME TAX

a) Deferred income tax assets

	30/06/2026	01/01/2026
	VND	VND
Corporate income tax rate used to determine deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	295,358,597,010	300,331,804,167
	295,358,597,010	**300,331,804,167**

b) **Deferred income tax liabilities**

	30/06/2026	01/01/2026
	VND	VND
Corporate income tax rate used to determine deferred income tax assets	20%	20%
Deferred income tax liabilities arising from taxable temporary difference	4,291,419,969	4,291,419,969
	4,291,419,969	**4,291,419,969**

c) **Deferred corporate income tax expense**

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Deferred CIT expense relating to taxable temporary difference	4,079,784,377	-
Deferred CIT expense relating to reversal of deferred income tax assets	1,533,871,624	12,146,713,254
	5,613,656,001	**12,146,713,254**

45 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Group are calculated as follows:

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Net profit after tax	2,288,744,719,412	1,403,971,688,666
Adjustments	-	-
- *Bonus and welfare funds and Bonus for the Executive Board*	-	-
Profit distributed to common shares	2,288,744,719,412	1,403,971,688,666
Average number of outstanding common shares in circulation in the period	4,000,000,000	4,000,000,000
Basic earnings per share	**572**	**351**

The Group has not planned to make any distribution to Bonus and welfare fund, bonus for the Executive Board from the net profit after tax at the date of preparing the Consolidated Financial Statements for the accounting period from 01/01/2026 to 30/06/2026

As at 30/06/2026, the Group does not have shares with dilutive potential for earnings per share.

46 . FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Group may face risks including: market risk, credit risk and liquidity risk. The Group 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 Group is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Group may face with the market risk such as: changes in exchange rates and interest rates.

Price risk:

The Group bears price risk of equity instruments from short-term and long-term investments in securities due to the uncertainty of future prices of the securities. As regards, long-term securities held for long-term strategies, at the end of the accounting period, the Group has no plan to sell these investments.

	Under 1 year	From 1 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Long-term investments	-	-	1,223,718,031,800	1,223,718,031,800
	-	-	**1,223,718,031,800**	**1,223,718,031,800**
As at 01/01/2026				
Long-term investments	-	-	1,311,111,703,800	1,311,111,703,800
	-	-	**1,311,111,703,800**	**1,311,111,703,800**

Exchange rate risk:
The Group bears the risk of interest rates due to the transaction made in a foreign currency other than Vietnam Dong such as: borrowings, revenue, cost, etc.

Interest rate risk:
The Group bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Group has time or demand deposits, borrowings and debts subject to floating interest rates. The Group manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit risk

Credit risk is the risk of financial loss to the Group if a counterparty fails to perform its contractual obligations. The Group has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, lendings and other financial instruments).

	Under 1 year	From 1 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Cash and cash equivalents	8,117,590,901,705	-	-	8,117,590,901,705
Trade receivable, other receivables	2,644,255,687,277	138,956,165,884	-	2,783,211,853,161
Lendings	20,551,373,035,025	502,756,721,771	-	21,054,129,756,796
	31,313,219,624,007	**641,712,887,655**	-	**31,954,932,511,662**
As at 01/01/2026				
Cash and cash equivalents	8,064,472,657,709	-	-	8,064,472,657,709
Trade receivable, other receivables	1,976,818,785,099	113,702,157,309	-	2,090,520,942,408
Lendings	14,452,392,340,296	799,084,309,867	-	15,251,476,650,163
	24,493,683,783,104	**912,786,467,176**	-	**25,406,470,250,280**

Liquidity risk

Liquidity risk is the risk that the Group has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Group mainly arises 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 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Borrowings and debts	1,184,649,714,257	1,414,314,744,661	-	2,598,964,458,918
Trade payables and other payables	3,232,565,286,663	299,701,324,311	-	3,532,266,610,974
Accrued expenses	479,894,606,348	-	174,893,123,493	654,787,729,841
	4,897,109,607,268	**1,714,016,068,972**	**174,893,123,493**	**6,786,018,799,733**
As at 01/01/2026				
Borrowings and debts	1,446,793,217,535	1,526,123,400,920	-	2,972,916,618,455
Trade payables and other payables	2,689,035,796,644	259,918,000,969	-	2,948,953,797,613
Accrued expenses	399,203,909,115	-	253,654,412,736	652,858,321,851
	4,535,032,923,294	**1,786,041,401,889**	**253,654,412,736**	**6,574,728,737,919**

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

47 . ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

	First 06 months of 2026	First 06 months of 2025
	VND	VND
a) Proceeds from borrowings during the period		
Proceeds from ordinary contracts	1,514,674,195,497	1,809,252,455,423
b) Actual repayments on principal during the period		
Repayment on principal from ordinary contracts	1,887,826,998,679	4,212,717,942,635

48 . OTHER INFORMATIONS

Other commitment

As at the date of preparation of the Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026, the Group had commitments with credit institutions and other organizations regarding borrowing guarantees for its subsidiaries as follows:

No.	Guaranteed entity	Guarantee letter No.	Dated	Guaranteed or entrusted entity	Purpose	Guarantee amount	
						USD	VND
1	VRG - Phu Yen Hydropower Investment JSC	1865/CSVN-TCKT	04/07/2013	Vietinbank - Phu Yen	La Hieng 2 Hydropower Plant		191,733,798,000
2	VRG - Phu Yen Hydropower Investment JSC	1593/CTBL-CSVN	06/04/2014	Vietinbank - Phu Yen	Payable to RFC		100,854,000,000
3	Dong Nai Kratie Rubber JSC	496/CSVN-TCKT	10/03/2011	SHB-DN	Investment in 4,100 ha rubber at Combodia		91,280,000,000
4	Dong Nai Kratie Rubber JSC	1346/CSVN-TCKT	21/05/2013	SHB-HCM	Investment in rubber construction	1,875,000	
5	Huong Khe - Ha Tinh Rubber Co., Ltd	3544/CTBL-CSVN	09/12/2013	SHB	Investment in the cultivation of immature rubber plantations and payable to RFC		271,592,000,000
6	VRG Kien Giang MDF Wood JSC	1891/CTBL-TCKT	06/07/2017	Vietinbank - HCM	Investment in the Wood processing Plant project and the forestry project		477,000,000,000
	Total					**1,875,000**	**1,132,459,798,000**

b) Other information

On 24/02/2026, the Group received Official Letter No. 1474/UBCK-GSDC from the State Securities Commission regarding the review of public company status of state-owned enterprises currently listed or registered for trading on the Stock Exchange in accordance with the Law on Securities No. 54/2019/QH14, as amended and supplemented by Law No. 56/2024/QH15.

On 04/06/2026, the Group issued Official Letter No. 1487/CSVN-CBTT to disclose its explanation of matters relating to the review of its public company status as a State-owned enterprise, pursuant to the request of the State Securities Commission. The details are as follows:

- According to the transitional provision stipulated in Clause 7, Article 59 of Law No. 68/2025/QH15, effective from 01/08/2025, during the implementation of the restructuring plan approved by the competent authority, enterprises originating from equitized state-owned enterprises that are currently listed or registered for trading but have not yet satisfied the shareholder structure requirements will not have their public company status revoked.
- On 12/02/2026, the Government issued Decree No. 57/2026/ND-CP (effective from 13/02/2026) detailing the restructuring of state capital in enterprises. The Group is currently implementing the restructuring plan in accordance with Decision No. 1479/QD-TTg dated 29/11/2022 issued by the Prime Minister, and the restructuring scheme of the Group up to the end of 2025 has been approved by the competent authority. The Group has reported the above matters to the Ministry of Finance and requested consideration and confirmation that the Group is eligible for application of the provisions stipulated in Clause 7, Article 59 of Law No. 68/2025/QH15.

Based on the prevailing legal regulations and the actual circumstances, the Group assesses that the non-fulfilment of the shareholder structure requirement (if any) falls within the scope of application of the aforementioned transitional provisions. The Group will continue to monitor the situation and implement necessary measures to ensure compliance with applicable laws in subsequent periods. Accordingly, as at the date of preparation of the Consolidated Financial Statements, the Group continues to maintain its public company status and no material impact has arisen on the preparation and presentation of the Consolidated Financial Statements in relation to this matter.

49 . 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 Consolidated Financial Statements.

50 . SEGMENT REPORTING

For management purposes, the Group is organized into business segments based on the type of products and services provided, comprising the following business segments:

- Rubber latex production and trading: including the production, processing, and trading of natural rubber latex;
- Production and trading of rubber products: including the production, processing, and trading of products made from natural rubber latex;
- Wood processing, production, and trading: including preliminary processing, production, and trading of products made from rubberwood;
- Real estate and infrastructure construction: including investment activities in the construction of real estate and infrastructure for the purpose of sale and lease at the Group's projects, as well as other real estate activities;
- Tourism, restaurant, hotel, and related services business: including the provision of tourism services, leasing of restaurants and hotels, and other related services of the Group;
- Electricity business: including the commercial electricity trading activities at the Group's power plants;
- Other business activities: including the provision of consulting services, construction services, transportation services, technical services, agricultural services, and other related services;

50 . SEGMENT REPORTING (Continued)

Under business fields:

	Production and trading of rubber latex	Production and trading of rubber products	Wood processing	Construction, real estate and infrastructure	Tourism, restaurant, and hotel services	Electricity business	Other business activities	Adjustment and elimination	First 06 months of 2026
	VND	VND	VND	VND	VND	VND	VND	VND	VND
Net revenue from sales to external customers	13,096,136,658,933	248,151,176,908	1,304,037,481,785	478,446,723,588	508,500,000	202,851,139,117	612,385,926,581	-	15,942,517,606,912
Net revenue from transactions with other	1,865,958,764,272	181,479,260	2,872,370,281	840,907,629	-	-	210,302,939,861	-	2,080,156,461,303
Cost of goods sold	9,441,213,745,336	225,112,427,384	1,130,328,839,323	235,375,467,010	314,271,692	121,809,025,424	284,957,798,856	-	11,439,111,575,025
Gross profit from sales of goods and rendering of services	**3,654,922,913,597**	**23,038,749,524**	**173,708,642,462**	**243,071,256,578**	**194,228,308**	**81,042,113,693**	**327,428,127,725**	**-**	**4,503,406,031,887**
The total cost of acquisition of fixed assets	**511,668,078,367**	**15,776,517,853**	**3,274,919,152**	**329,358,154,159**	**-**	**(1,879,186,816)**	**14,277,415,644**	**4,186,615,811**	**876,662,514,170**
Depreciation of fixed	**1,135,742,213,809**	**10,196,794,124**	**65,564,129,869**	**76,902,298,032**	**1,457,307,256**	**52,721,333,247**	**14,271,034,895**	**-**	**1,356,855,111,232**
Total assets	**92,539,215,145,842**	**575,997,838,335**	**2,703,052,437,895**	**16,121,504,084,087**	**54,697,843,595**	**2,219,219,871,983**	**47,545,111,912,236**	**(71,494,849,604,795)**	**90,263,949,529,178**
Total payables	**18,076,106,067,947**	**83,112,853,177**	**1,060,977,369,391**	**12,113,420,351,217**	**10,408,780,905**	**579,663,565,177**	**405,358,735,669**	**(8,946,454,478,531)**	**23,382,593,244,952**

The profit of each segment does not include the following items:

	Production and trading of rubber latex	Production and trading of rubber products	Wood processing	Construction, real estate and infrastructure	Tourism, restaurant, and hotel services	Electricity business	Other business activities	Adjustment and elimination	First 06 months of 2026
	VND	VND	VND	VND	VND	VND	VND	VND	VND
Financial income	635,942,313,668	7,180,920,715	11,125,265,491	298,515,966,814	70,093,831	5,647,050,848	1,349,960,511,174	(1,524,421,782,852)	784,020,339,689
Financial expenses	81,548,039,116	481,580,329	26,659,730,268	1,574,368,524	-	12,079,882,926	(120,359,111,230)	104,837,257,991	106,821,747,924
Other income	2,545,849,347,195	88,365,180	8,436,116,642	7,583,911,812	-	3,545,316,066	7,323,736,237	(9,566,303,646)	2,563,260,489,486
Other expenses	184,618,368,475	151,915,719	8,194,002,318	4,864,608,885	81,361,172	3,680,306,824	643,416,981	-	202,233,980,374
Share of joint ventures and associates' profit or loss								125,383,629,547	125,383,629,547

50 . SEGMENT REPORTING (Continued)

Under business fields:

The assets of each segment do not include the following items, as these assets are centrally managed:

	Production and trading of rubber latex	Production and trading of rubber products	Wood processing	Construction, real estate and infrastructure	Tourism, restaurant, and hotel services	Electricity business	Other business activities	Adjustment and elimination	30/06/2026
	VND	VND	VND	VND	VND	VND	VND	VND	VND
Short-term financial	8,468,903,801,146	199,846,282,509	287,051,364,333	6,573,654,174,557	28,822,266,341	140,536,323,149	5,614,689,209,990	(761,034,989,839)	20,552,468,432,186
Short-term lending receivables	912,925,251,592	-	-	-	-	-	443,886,645,544	(1,277,301,109,805)	79,510,787,331
Deductible VAT	510,447,190,559	31,600,084,078	7,285,979,014	1,191,147,186	-	1,085,455,111	6,369,366,214	-	557,979,222,162
Taxes and other receivables from State budget	630,359,028,888	933,532,097	3,940,808,815	84,160,148,327	341,969,377	1,605,540,339	179,075,374,738	-	900,416,402,581
Long-term lending	4,671,448,097	-	-	-	-	-	710,370,537,576	56,437,501,748	771,479,487,421
Long-term financial	27,763,465,955,922	-	60,140,900,869	663,575,741,687	-	69,383,727,162	36,564,860,660,951	(62,672,386,110,812)	2,449,040,875,779
Deferred corporate income tax asset	7,368,074,891	-	-	-	-	-	-	287,990,522,119	295,358,597,010

The liabilities of each segment do not include the following items, as these liabilities are centrally managed:

	Production and trading of rubber latex	Production and trading of rubber products	Wood processing	Construction, real estate and infrastructure	Tourism, restaurant, and hotel services	Electricity business	Other business activities	Adjustment and elimination	30/06/2026
	VND	VND	VND	VND	VND	VND	VND	VND	VND
Taxes and payales to State budget	947,951,648,051	99,192,561	9,976,927,475	62,077,045,848	2,474,833,899	17,646,955,200	5,304,983,257	-	1,045,531,586,291
Short-term borrowings and finance lease liabilities	1,255,845,054,653	5,500,000,000	539,133,267,881	-	-	52,990,000,000	12,680,099,656	(681,498,707,933)	1,184,649,714,257
Long-term borrowings and finance lease liabilities	1,037,660,482,420	-	213,114,359,276	22,983,600,000	-	330,290,758,619	-	(189,734,455,654)	1,414,314,744,661

51 . TRANSACTION WITH RELATED PARTIES

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

Related parties	Relation
Thong Nhat JSC	Associate
Joint Venture Company "Visorutex"	Associate
Binh Phuoc Infrastructure Construction Investment JSC	Associate
VRG Dongwha MDF JSC	Associate
VRG Long Thanh Investment and Development JSC	Associate
Ho Chi Minh City Rubber JSC	Associate
Ben Thanh Rubber JSC	Associate
Dong Nai Rubber Construction JSC	Associate
Loc Thinh JSC	Associate
V.R.G SA DO Rubber Thread JSC	Associate
Chu Pah Rubber Wood Processing JSC	Associate
Viet My Ha Tinh Agricultural Development JSC	Associate
Nam Tan Uyen Urban and Industrial Co., Ltd	Associate
Dau Tieng Viet Lao Rubber JSC	Associate
Viet Nam Rubber Urban and Industrial Park Development JSC	Associate
Vinh Son Investment JSC	Associate
Sai Gon VRG Investment Corporation	Investee
EVN International JSC	Investee
DT.741 Street BOT Trading JSC	Investee
Hydraulic Construction Coporation No. 4 JSC	Investee
Highway 13-An Loc-Hoa Lu BOT Coporation	Investee
Sai Gon Dong Ha Tourist JSC	Investee
Members of the Board of Directors, the Board of	

During the period, the Group has transactions during the period and balance at the end of accounting period with

Transactions during the period:

	The second quarter of 2026 VND	The second quarter of 2025 VND
Revenue from sales of good and redering services	**52,354,770,444**	**60,477,102,851**
- VRG Dongwha MDF JSC	8,034,227,120	7,249,390,675
- Ben Thanh Rubber JSC	15,096,291,000	17,451,639,000
- V.R.G SA DO Rubber Thread JSC	29,224,252,324	35,293,368,176
- Dau Tieng Viet Lao Rubber JSC	-	482,705,000
Income from the disposal of rubber plantations	**46,741,309,489**	**110,112,860,000**
- VRG Dongwha MDF JSC	-	110,112,860,000
- Chu Pah Rubber Wood Processing JSC	46,741,309,489	-
Purchase of goods and services	**3,647,377,440**	**197,494,500**
- Ben Thanh Rubber JSC	-	197,494,500
- Dong Nai Rubber Construction JSC	3,465,559,258	-
- V.R.G SA DO Rubber Thread JSC	181,818,182	-

	The second quarter of 2026	The second quarter of 2025
	VND	VND
Dividends received	**447,861,293,962**	**586,062,304,959**
- Thong Nhat JSc	7,394,400,000	7,394,400,000
- Binh Phuoc Infrastructure Construction Investment JSC	15,730,209,962	27,090,470,259
- Vietnam Rubber Urban and Industrial Park Development JSC	8,088,180,000	-
- VRG Dongwha MDF JSC	166,600,000,000	490,000,000,000
- VRG Long Thanh Investment and Development JSC	132,000,000,000	30,800,000,000
- DT.741 Street BOT Trading JSC	2,990,000,000	-
- EVN International JSC	4,320,000,000	-
- Viet Lao Power JSC	6,567,220,000	14,925,500,000
- Sai Gon VRG Investment Corporation	104,171,284,000	15,851,934,700

Balance at the end of the accounting period:

	30/06/2026	01/01/2026
	VND	VND
Short-term trade receivables	**53,984,633,144**	**55,410,968,402**
- VRG Dongwha MDF JSC	-	1,426,335,258
- V.R.G SA DO Rubber Thread JSC	53,984,633,144	53,984,633,144
Other short-term receivables	**306,203,610,000**	**110,000,000**
- VRG Dongwha MDF JSC	166,600,000,000	110,000,000
- VRG Long Thanh Investment and Development JSC	132,000,000,000	-
- EVN International JSC	4,320,000,000	-
- Viet Lao Power JSC	3,283,610,000	-
Short-term prepayment from customers	**16,142,454,511**	**300,000**
- V.R.G SA DO Rubber Thread JSC	-	300,000
- Chu Pah Rubber Wood Processing JSC	16,142,454,511	-
Other short-term payables	**34,063,200**	-
- Chupah Rubber Wood processing JSC	34,063,200	-

52 . COMPARATIVE FIGURES

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

As presented in Note 2.3, the Group applies to retrospectively adjustment in accordance with Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC from 01 January 2026, resulting in changes to certain items in the Financial Statements. Certain figures as of 01/01/2026 and for the accounting period from 01/01/2025 to 30/06/2025 have been reclassified to comply with the Financial Statements presentation requirements under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. Details are presented in Appendix No.01

53 . APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Consolidated Financial Statements for the accounting period from 01/01/2026 to 30/06/2026 of Vietnam Rubber Group – Joint Stock Company were approved for issuance by the Board of Management on 28 July 2026.

Approved, 28 July 2026

Preparer	In charge of accounting	Legal Representative
Hoang Quoc Hung	Luu Thi To Nhu	Le Thanh Hung

APPENDIX I: COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 and Circular No. 43/2026/TT-BTC dated 20/04/2026			
Code	**Items**	**Value**	**Code**	**Items**	**Value**	**Thay đổi**
		VND			VND	
	CONSOLIDATED STATEMENT OF FINANCIAL POSITION			**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**		
	A. CURRENT ASSETS			**A. CURRENT ASSETS**		
	I. Short-term investments			**I. Short-term investments**		
123	Held-to-maturity investments	14,206,979,876,856	123	Short-term Held-to-maturity investments	14,461,576,865,005	Restatement, rename
			124	Allowance for short-term impairment of held-	(9,184,524,709)	Restatement
135	Receivables from short-term loans	7,748,249,000				Restatement
	II. Short-term receivables			**II. Short-term receivables**		
136	Other short-term receivables	936,343,131,566	135	Other short-term receivables	723,016,063,856	Restatement, code change
137	Allowance for short-term doubtful debts	(393,693,384,568)	136	Allowance for short-term doubtful debts	(384,508,859,859)	Restatement, code change
	III. Inventories			**III. Inventories**		
141	Inventories	6,696,643,361,768	141	Inventories	6,579,575,310,282	Restatement
				IV. Short-term biological assets		
			152	Short-term seasonal or consumable plants	3,994,846,640	Restatement
	IV. Other short-term assets			**V. Other short-term assets**		
151	Short-term prepaid expenses	58,658,743,138	161	Short-term deferred expenses	58,658,743,138	Restatement, code change, rename

APPENDIX I: COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 and Circular No. 43/2026/TT-BTC dated 20/04/2026			
Code	**Items**	**Value**	**Code**	**Items**	**Value**	**Thay đổi**
		VND			VND	
	CONSOLIDATED STATEMENT OF FINANCIAL POSITION			**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**		
	B. NON-CURRENT ASSETS			**B. NON-CURRENT ASSETS**		
	I. Long-term receivables			**I. Long-term receivables**		
215	Receivables from long-term loans	764,008,700,083				Restatement
216	Other long-term receivables	134,647,684,494	215	Other long-term receivables	143,281,101,309	Restatement, code change
219	Allowance for long-term doubtful debts	(401,167,469,425)	216	Allowance for long-term doubtful debts	(32,410,778,775)	Restatement, code change
				II. Long-term biological assets		
			237	Long-term seasonal or consumable plants	277,299,864,152	Restatement
	II. Long-term assets in progress			**III. Long-term assets in progress**		
241	Long-term work in progress	214,362,850,276	251	Long-term work in progress	91,329,787,254	Restatement, code change
242	Construction in progress	7,268,885,719,294	252	Construction in progress	7,227,692,123,010	Restatement, code change

APPENDIX I: COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 and Circular No. 43/2026/TT-BTC dated 20/04/2026			
Code	**Items**	**Value**	**Code**	**Items**	**Value**	**Thay đổi**
		VND			VND	
	CONSOLIDATED STATEMENT OF FINANCIAL POSITION			**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**		
	III. Long-term investments			**IV. Long-term investments**		
253	Equity investments in other entities	329,068,105,622	263	Equity investments in other entities	334,068,105,622	Restatement, code change
254	Provision for impairment of long-term financial investments	(37,517,822,411)	264	Allowance for long-term impairment of other investments	(37,517,822,411)	Restatement, rename
255	Held-to-maturity investments	392,875,149,781	265	Long-term held-to-maturity investments	1,167,841,000,517	Restatement, code change, rename
			266	Allowance for long-term impairment of held-to-maturity investments	(368,756,690,650)	Restatement
	IV. Other long-term assets			**V. Other long-term assets**		
261	Long-term prepaid expenses	5,871,412,008,061	271	Long-term deferred expenses	5,871,412,008,061	Restatement, rename
	C. LIABILITIES			**C. LIABILITIES**		
	I. Current liabilities			**I. Current liabilities**		
			313	Dividend and profit payables	34,159,169,425	Restatement
313	Taxes and other payables to State budget	704,131,986,762	314	Short-term taxes and other payables to State	704,131,986,762	Restatement, rename
319	Other short-term payables	1,727,143,380,611	320	Other short-term payables	1,711,475,514,385	Restatement, code change

APPENDIX I: COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 and Circular No. 43/2026/TT-BTC dated 20/04/2026			
Code	**Items**	**Value**	**Code**	**Items**	**Value**	**Change**
		VND			VND	
	CONSOLIDATED STATEMENT OF FINANCIAL POSITION			**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**		
	II. Non-current liabilities			**II. Non-current liabilities**		
337	Other long-term payables	172,420,876,535	338	Other long-term payables	259,918,000,969	Restatement, code change
	D. OWNER'S EQUITY			**D. OWNER'S EQUITY**		
412	Share Premium	13,706,420,744	412	Share Premium	13,706,420,744	Rename
431	Funding	(30,220,972,859)				Restatement
432	Funding used to acquire fixed assets	78,097,161,585				Restatement
	CONSOLIDATED STATEMENT OF CASH FLOWS			**CONSOLIDATED STATEMENT OF CASH FLOWS**		
05	Gains /losses from investment activities	(1,268,848,563,546)	05	Gains /losses from investment activities	(1,268,848,563,546)	Rename
06	Interest expense	136,080,276,007	06	Interest expense	136,080,276,007	Rename
12	Increase /decrease in prepaid expenses	(260,973,557,632)	12	Increase /decrease in deferred expenses	(260,973,557,632)	Rename
14	Interest paid	(148,869,546,941)	14	Interest paid	(148,869,546,941)	Rename