

Số: 91/MH3/2025.

Dong Nai, date 21. July, 2025

Form 01-A

DISCLOSURE OF PERIODIC FINANCIAL STATEMENTS

To: HANOI STOCK EXCHANGE (HNX)

Pursuant to the provisions of Clause 3, Article 14 of the Circular No. 96/2020/TT-BTC dated on November 16, 2020 of the Minister of Finance providing guidelines on disclosure of information on the securities market, Binh Long Rubber Industrial park JSC hereby discloses its unreviewed Quarter 2/2025 financial statements (FS) to The Hanoi Stock Exchange as follows:

1. Organization name: Binh Long Rubber Industrial Park JSC.

- Stock symbol: MH3

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

- Tel: 02713.645206 Fax: 02713.645204.

- Email: vanphongblip@gmail.com. Website: WWW.BLIP.VN

2. Content of information disclosed:

- Unreviewed Q2/2025 Financial Statements:

☒ Standalone FS (The listed organization has no subsidiaries or higher-level accounting units with subsidiaries);

☐ Consolidated FS (The listed organization has subsidiaries);

☐ Aggregated FS (The listed organization has a subordinate accounting unit with separate accounting structures).

- Situations Requiring Explanation:

+ The Auditor's opinion is not an unqualified opinion on the financial statements (for the 2025 audited financial statements):

☐ Yes

☒ No

Explanation document if applicable:

☐ Yes

☐ No

+ The net profit after tax for the reporting period differs by 5% or more before and after auditing, or shifts from a loss to a profit or vice versa (for the 2024 audited financial statements);



☐ Yes ☒ No
Explanation document if applicable:
☐ Yes ☐ No

+ The net profit after tax in the business results report for the reporting period differs by 10% or more from the same period of the previous year.
☒ Yes ☐ No

+ The net profit after tax in the reporting period shows a loss, shifting from a profit in the previous year's report to a loss this year, or vice versa:
☐ Yes ☒ No
Explanation document if applicable:
☐ Yes ☐ No

This information has been disclosed on the Company's electronic portal on on date .21..July, 2025 at the following link: <https://blip.vn/tin-doanh-nghiep-minh-hung-cong-bo>.

Attachment files:

- Unreviewed Q2/2025.Financial Statements

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



TỔNG GIÁM ĐỐC



Phan Huy Thành

Binh Long Rubber Industrial park JSC
Address: 3A zone – Minh Hung wards
– Dong Nai province

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No.: 92/MH3/2025.

Dong Nai, date 24./ June /2025.

*On: Explanation on the net profit
after tax differs by 10% or more
Quarter 2/2025 Financial Statements
compared to the same period of previous year*

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

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

In pursuance of the Circular No 96/2020/TT-BTC of the Minister of Finance, we would like to disclose the document of explanation the net profit after tax in the business results report for the reporting period differs by 10% or more from the same period of the previous year as follows:

Profit after tax in quarter 2/2025 is: 12,120,986,672 VND, equivalent to 55.22% compared to the same period report last year.

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

Revenue from sales and service provision decreased by 107.63% over the same period last year.

Revenue from financial activities decreased by 64.09% over the same period last year, due to bank deposit interest rates decreased.

Original cost of goods sold sharply increased by 255.68% over the same period last year. Due to last year recorded a reduction in land lease from the State.

Other income sharply increased due to the collection of procedure fees for preparing land lease contract documents.

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

Best regards!

GENERAL DIRECTOR



Phan Huy Thành



Binh Long industrial park

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

**FINANCIAL STATEMENTS
QUARTER 2/2025**

Chon Thanh, date July 18, 2025

BINH LONG RUBBER INDUSTRIAL PARK JSC

Form B 01 - DN

3A zone, Minh Hung wards, Dong Nai province

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

BALANCE SHEET

QUARTER 2/2025

Currency unit: VND

Indicators	Code	Explain	Previous Period	Reporting Period
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		858.102.136.402	838.304.746.891
I. CASH AND CASH EQUIVALENTS (110=111+112)	110		5.382.175.464	1.863.090.848
1. Cash	111	3	5.382.175.464	1.863.090.848
2. Cash equivalents	112		0	0
II. SHORT-TERM FINANCE INVESTMENT (120=121+122+123)	120	4	819.934.000.000	810.200.000.000
1. Securities held-for-trading	121		0	0
2. Provision short-term securities investment (*)	122		0	0
3. Investments held-to-maturity	123		819.934.000.000	810.200.000.000
III. SHORT-TERM RECEIVABLES (130=131+132+133+134+135+136+137+139)	130		31.376.489.423	23.717.049.036
1. Short-term receivables due to customers	131	5	24.877.539.797	22.957.633.514
2. Short-term prepaid expenses to suppliers	132	6	930.470.569	938.582.676
3. Internal short-term receivables	133		-	0
4. Construction contract progress receivables due to customers	134		-	0
5. Short-term loan receivables	135		-	0
6. Other receivables	136	7	21.216.479.357	15.468.833.146
7. Provision for bad receivables (*)	137		(15.648.000.300)	-15.648.000.300
8. Shortage of assets awaiting resolutions	139		-	0
IV. INVENTORIES (140=141+149)	140		205.969.594	367.801.995
1. Inventories	141		205.969.594	367.801.995
2. Provision for devaluation of inventories (*)	149		0	0
V. OTHER SHORT-TERM ASSETS	150		1.203.501.921	2.156.805.012
1. Short-term assets expenses	151			
2. VAT Deducted	152		-	0
3. Statutory obligations	153	15	1.203.501.921	2.156.805.012
4. Trading Government Bonds	154		-	0
5. Other short-term assets	155		-	0
B. LONG - TERM ASSETS (200=210+220++230+240+250+260)	200		361.121.143.867	368.632.425.228

Indicators	Code	Explain	Previous Period	Reporting Period
I. LONG - TERM RECEIVABLES (210=211+212+213+214+215+216+219)	210		0	0
1. Long - term receivables from customers	211		0	0
2. Long -term prepaid expenses to suppliers	212		0	0
3. Working capital from sub-units	213		0	0
4. Internal long - term receivables	214		0	0
5. Receivables from long - term loans	215		0	0
6. Other long-term receivables	216		0	0
7. Provision for long-term bad receivables(*)	219		0	0
II. FIXED ASSETS (220=221+224+227)	220		91.988.214.047	94.088.264.778
1. Tangible fixed assets (221=222+223)	221	9	91.988.214.047	94.088.264.778
- Original cost	222		154.003.005.393	152.163.005.393
- Accumulated depreciation (*)	223		(62.014.791.346)	-58.074.740.615
2. Financial leasing fixed assets (224=225+226)	224		0	0
- Original cost	225		0	0
- Accumulated depreciation(*)	226		0	0
3. Intangible fixed assets (227=228+229)	227		0	0
- Original cost	228		0	0
- Accumulated depreciation (*)	229		0	0
III. Investment Real estate (230=231+232)	230	10	127.602.367.696	133.252.923.993
- Original costs	231		224.434.237.592	224.434.237.592
- Accumulated depreciation (*)	232		(96.831.869.896)	-91.181.313.599
IV. Long - term cost in process	240	8	23.400.105.473	23.162.931.544
1. Long - term cost for work in process	241		0	0
2. Cost for capital construction in process	242		23.400.105.473	23.162.931.544
V. LONG-TERM FINANCE INVESTMENTS (250=251+252+253+254+255)	250	4	0	0
1. Investment in equity of subsidiaries	251		0	0
2. Investment in Joint - venture, associates	252			
3. Investments in equity of other entities	253			
4. Provision for long-term finance investment (*)	254		0	0
5. Investment held-to-maturity	255		0	0
VI. OTHER LONG-TERM ASSETS (260=261+262+268)	260	11	118.130.456.651	118.128.304.913
1. Long-term prepaid expenses	261		118.130.456.651	118.128.304.913
2. Deffered income tax assets	262		0	0
3. Long-term equipments, materials, spare parts	263		0	0
4. Other long-term assets	268		0	0
TOTAL ASSETS (270=100+200)	270		1.219.223.280.269	1.206.937.172.119
C. LIABILITIES	300		646.562.780.442	615.318.940.171
I. SHORT -TERM LIABILITIES (310=311+312+313+314+315+316+317+318+319+320+323)	310		72.633.750.375	30.671.493.727

Indicators	Code	Explain	Previous Period	Reporting Period
1. Short - term payables to suppliers	311	13	5.422.785.958	4.907.701.564
2. Short-term advances from customers	312	14		0
3. Statutory obligations	313	15	6.229.942.081	2.187.842.115
4. Payables to employees	314		917.898.757	1.177.973.901
5. Short-term accrued expenses	315	16	-	564.851.927
6. Short -term internal payables (to related parties)	316		-	0
7. Construction contract progress payment due to customers	317		-	0
8. Short-term unrealizable revenue	318	17	17.380.287.819	17.380.287.820
9. Other short-term receivables	319	18	42.463.922.977	4.336.863.617
10. Short-term loans and debts to finance leasing	320	12		0
11. Provision for short-term payables	321		-	0
12. Bonus and welfare funds	322		218.912.783	115.972.783
13. Price stabilization funds	323		-	0
14. Trading government bonds	324		-	
II. LONG -TERM LIABILITIES				
(330=331+332+333+334+335+336+337+338+339+340+341+342+343)	330		573.929.030.067	584.647.446.444
1. Long - term payables to suppliers	331		-	0
2. Long -term advances from customers	332		-	0
3. Long - term accruals	333		14.682.465.247	16.710.737.717
4. Internal payable to Working capital	334		-	0
5. Long - term internal payable	335		-	0
6. Long - term unrealizable revenue	336	17	559.246.564.820	567.936.708.727
7. Other long-term payable	337	18	-	0
8. Long-term loans and debts to finance leasing	338			
9. Convertible bond	339		-	0
10. Preferred shares	340		-	0
11. Payable taxes and deferred income	341		-	0
12. Provision for long - term payable	342		-	0
13. Funds for development of Science and Technology	343			
D. OWNERSHIP EQUITY (400 = 410+430)	400		572.660.499.827	591.618.231.948
I. OWNERSHIP EQUITY				
(410=411+412+413+414+415+416+417+418+419+420+421+422)	410	19	539.101.758.222	556.564.176.883
1. Contributed chartered capital (411=411a+411b)	411		240.000.000.000	240.000.000.000
- Voting ordinary shares	411a		240.000.000.000	240.000.000.000
- Preferred shares	411b		0	0
2. Surplus capital	412		215.713.888.362	215.713.888.362
3. Option convertible bonds right	413		0	0
4. Other ownership equity	414		0	0
5. Treasury Stock(*)	415		0	0
6. Differences upon asset revaluation	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and development funds	418		60.775.000.000	55.000.000.000
9. Fund management entities	419		0	0

Indicators	Code	Explain	Previous Period	Reporting Period
10. Other funds belong to ownership equity	420		0	0
11. Undistributed after-tax profit (421=421a+421b)	421		22.612.869.860	45.850.288.521
- Previous year Undistributed earnings	421a		288.521	52.627.189
- Present year Undistributed earnings	421b		22.612.581.339	45.797.661.332
12. Capital construction investment funds	422			
II. OTHER BUDGET RESOURCES AND FUNDS (430=432+433)	430		33.558.741.605	35.054.055.065
1. Budget resources	431		10.900.015.054	10.900.015.054
2. Budget resources used to acquire fixed assets	432		22.658.726.551	24.154.040.011
Total capital resource	440		1.219.223.280.269	1.206.937.172.119

Date July 18, 2025

Preparer

Chief Accountant

General Director



Le Thi Hoang Thao



Le Van Trung



Phan Huy Thanh



BINH LONG RUBBER INDUSTRIAL PARK JSC
3A zone, Minh Hung wards, Dong Nai province

Form no. B03 - DN

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

CASH FLOW STATEMENTS

(Master sheet form)

(Under direct method)

QUARTER 2/2025

Currency Unit: VND

Interpretation	Code	Accumulated from beginning to end period present year	Accumulated from beginning to end period previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES		0	0
1. Cash receipts from selling, providing services and other revenues	01	42.049.179.706	32.467.264.628
2. Cash paid to suppliers of goods and services	02	-29.329.327.659	-32.843.928.106
3. Cash paid to employees	03	-6.589.987.447	-5.227.733.672
4. Interest paid	04		
5. Corporate income taxes paid	05	-1.836.965.983	-6.601.454.123
6. Other cash receipts from operating activities	06	15.240.452.010	26.233.931.061
7. Other cash paid to operating activities	07	-5.922.201.318	-48.813.946.848
Net cash flows from operating activities	20	13.611.149.309	-34.785.867.060
II. CASH FLOWS FROM INVESTING ACTIVITIES		0	0
1. Cash paid to purchase, building fixed assets and other long-term assets	21	-352.880.000	-387.310.980
2. Cash receipts from sale, transference of fixe assets and other long-term assets	22		
3. Paid to loans provided to other entities' debt-based instruments	23	-206.934.000.000	910.500.000.000
4. Receipts from loans provided to other entities' debt-based instruments	24	197.200.000.000	-870.800.000.000
5. Cash paid to contribution chartered capital in other entities	25		
6. Cash receipts from contribution chartered capital other entities	26		0
7. Proceeds from interest received, dividends received	27	6.318.569	13.469.641
Net cash flows from investing activities	30	-10.080.561.431	39.326.158.661
CASH FLOWS FROM FINANCING ACTIVITIES		0	0
1. Proceeds from issuance of share capital	31	0	0
2. Cash to return contributed capital to owners/buy back issued shares...	32	0	0
3. Proceeds from long/short term borrowings	33	0	0
4. Payments of loan	34	0	0
5. Payments for principal of finance leaser	35		
6. Dividend, interest paid to owner	36	-15.200.000	17.694.592.175
Net cash flows from financing activities	40	-15.200.000	17.694.592.175
Net cash flows within the period (50 = 20 + 30 + 40)	50	3.515.387.878	22.234.883.776
Cash and cash equivalents at the beginning of the period	60	1.863.090.848	341.023.735.886
Impact of exchange rate fluctuation	61	3.696.738	0
Cash and cash equivalents at the end of the period (70 = 50+61)	70	5.382.175.464	363.258.619.662

Preparer

Chief of accountant

Date July 18, 2025

General Director

Le Thi Hoang Thao

Le Van Trung

Phan Huy Thanh



INCOME STATEMENTS

Quarter 2nd/2025

Master sheet form

Currency unit: VND

Interpretation	Code	interpre- tation	QUARTER 2/2025		Accumulated from beginning to end	
			Reporting period	Previous period	Reporting period	Previous period
1. Revenue from sales and services provision	1	25	26.242.710.549	24.383.254.614	48.776.453.021	45.737.423.255
2. Revenue deductions	2		0	0	0	0
3. Net Revenue from sales and services provision (10=01-02)	10		26.242.710.549	24.383.254.614	48.776.453.021	45.737.423.255
4. Original cost of good sold	11	26	16.737.799.582	6.546.442.697	31.770.436.940	21.238.889.425
5. Gross profit from sales and services provision (20=10-11)	20		9.504.910.967	17.836.811.917	17.006.016.081	24.498.533.830
6. Income from financing activities	21	27	9.484.456.352	14.797.592.624	18.799.556.260	25.794.980.610
7. Expenses from financing activities	22	28	0	0	0	0
- In which: Interest expenses	23		0	0	0	0
8. Sale expenses	25	31	24.086.140	24.086.140	48.172.280	48.172.280
9. General and administrative expenses	26	31	4.875.989.190	5.066.684.525	8.658.657.817	9.478.723.171
10. Net Operating profit [30=20+(21-22)-(25+26)]	30		14.089.291.989	27.543.633.876	27.098.742.244	40.766.618.989
11. Other income	31	29	1.106.004.323	20.129.593	1.259.004.285	172.607.865
12. Other expenses	32	30	0	30.068.039	1.914.874	30.068.039
13. Other profit (40 = 31-32)	40		1.106.004.323	-9.938.446	1.257.089.411	142.539.826
14. Net profit before tax(50=30+40)	50		15.195.296.312	27.533.695.430	28.355.831.655	40.909.158.815
15. Current corporate income tax expense	51	32	3.074.309.640	5.582.804.035	5.743.250.316	8.277.006.659
16. Deferred corporate income tax expense	52	32	0	0	0	0
17. Net profit after tax (60=50-51-52)	60		12.120.986.672	21.950.891.395	22.612.581.339	32.632.152.156
18. Basic earnings per share (*)	70		505	915	942	1.360
19. Diluted earnings per share(*)	71		0	0	0	0

Preparer



Le Thi Hoang Thao

Chief of Accountant



Le Van Trung

Date July 18, 2025

General Director



Phan Huy Thanh

Binh Long Rubber Industrial Park JSC

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

Form B 09a - DN

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

STANDALONE FINANCIAL STATEMENTS EXPLANATION**Quarter 2nd/2025****I. Operational characteristics of Company**

1. Form of Ownership: Binh Long Rubber Industrial Park Joint Stock Company operates under the Business Registration Certificate No. 44.03.000090 issued for the 1st time on October 09, 2007 and amended for the 9th time into Business registration certificate No. 3800378251 on August 20th, 2024 granted by the Department of Planning and Investment of Binh Phuoc province.

Charter capital of Company in accordance with Business Registration Certificate is 240,000,000,000 VNĐ. Total issued shares are 24.000.000 shares, par value is 10,000VNĐ/share.

2. Business majors

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

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

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

II. Accounting periods, Currency unit reported in accounting

1. Fiscal year (beginning 01st January and ending 31st December)

2. Currency unit reported in accounting: Vietnam dong.

III. Adoption of accounting standards and policies

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

2. Disclosure of adoption of accounting standards and policies:

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

3. Accounting types to apply: Desktop Bookkeeping

IV. Applicable Accounting policies

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

Impacts (if any) caused by translation of Financial Statements formulated in foreign currency into Vietnam Dong.

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

Depreciating and amortizing time shall be estimated as follows:

+ Dynamo machinery and equipment	10 - 15 years
+ Machinery and equipment.	8 - 10 years
+ Experimental and measuring equipment	8 years
+ Transportation and facilities	08 – 20 years
+ Managerial devices.	6 – 8 years
+ Building and structures	10 – 30 years
+ Cattle and perennial trees	8 years
+ Other tangible fixed assets not-yet specified in those above-mentioned groups	15 years
+ Other In-tangible fixed assets	15 years
9. Accounting principles for business corporation contracts.
10. Accounting principles for deferred corporate income tax
11. Accounting principles for prepaid expenses
12. Accounting principles for liabilities
13. Accounting principles for recording loans and liabilities to finance lease.

14. Principles for recording and capitalization borrowing costs.
 - Principles for recording borrowing costs.
 - Capitalization rate applied to determine borrowing costs capitalized in period.
15. Principle for recording payable expenses
16. Principles and methods for recording provisions payable
17. Principle for recording unrealized revenue.
18. Accounting principle for recording convertible bonds.
19. Principle for recording owner's equity
 - Principles for recording owner's contributed capital, share capital surplus, right of convertible bond options, other owner's capital: Actual contributed capital.
 - Principles for recording differences in revaluation of fixed assets.
 - Principles of recording exchange rate differences.
 - Principles for recognising undistributed profit.
20. Principle and method of recording revenue: in accordance with Accounting Standard 14,15

- Goods sold revenue
 - Services provision revenue
 - Financial activities revenue
 - Construction contracts revenue.
 - Other revenue
21. Accounting principles for revenue deductions
 22. Accounting principle for cost of goods sold.
 23. Accounting principle for financial expenses.
 24. Accounting principle for goods sold expenses, managerial expenses.
 25. Principle and method recognizing current income tax/deferred income tax expenses.
 26. Other accounting principles and methods.

VI. Events or major transactions in interim accounting period

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

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

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

Currency unit: VND

3. Cash and Cash equivalents

	Closing balance	Opening balance
Cash	42,114,660	27,772,701
Termless deposit at bank	5,340,060,804	1,835,318,147
Cash equivalents	0	0
Total	5,382,175,464	1,863,090,848

4. Financing investments

Investments held to maturity	Closing balance		Opening balance	
	Original cost	Recording cost	Original cost	Recording cost
Short-term				
Term deposit	819,934,000,000	819,934,000,000	810,200,000,000	810,200,000,000
Long-term				
Term deposit				
Bonds	0	0	0	0
Other investments				

5. Receivable from customers

Closing balance	Opening balance
24,877,539,797	22,957,633,514

+ Detailed receivables from customers of which accounting for 10% upwards of total receivables

MDF VRG Dongwha Co., Ltd	1,513,905,843	1,286,832,413
Longfa Vietnam Co., Ltd	611,042,061	555,008,593
Green Solution JSC,	5,935,681,343	5,927,985,900
Ben Thang Hai Co., Ltd	736,976,236	926,979,860
Uu Viet Paper Co., Ltd	7,565,465,274	7,501,619,387
Hoa Mai Kintergarten JSC	785,837,145	785,837,145
Minh Hung Paper Co., Ltd	626,159,851	571,177,624
Thuy Tram trading & service Co., Ltd	713,768,912	626,468,296
Thuan An Paper Co., Ltd	3,167,291,724	1,373,926,535
Nam Long Paper Co., Ltd	322,133,690	562,621,523
Khoi Nguyen Paper Co., Ltd	840,040,000	658,503,315
Trach Lam Wooden Co., Ltd	101,984,824	89,891,643
Tan An Co., Ltd	569,165,966	876,647,570
YEE HUNG international Co., Ltd	528,172,000	419,087,680
Trach Lam Wooden JSC	0	195,012,141
RONGHENG Vietnam Co., Ltd	576,453,858	358,791,979

6. Prepaid Expenses

Closing balance	Opening balance
930,470,569	938,582,676
Short-term receivable from customers	
Nhat Quang Minh Co., Ltd	510,839,084
ATP Investment & Consultant Co., Ltd	135,000,000
Huy Hoang Environment technology Co., Ltd	145,200,000

7. Other receivables

	Closing balance		Opening balance	
	Value	Reservation	Value	Reservation
Short-term	21,216,479,357		15,468,833,146	
Privatization receivable;				
Dividends and profits				
receivables				
Deposit/ Court fees	113,753,220		90,184,491	
Lendings				
Other receivables	21,102,726,137		15,378,771,626	
Deposit interests receivables	19,725,440,438		14,782,862,465	
Other receivables	1,377,285,699		595,786,190	
Total	21,216,479,357		15,468,833,146	

8. Long-term assets in progress

Capital Construction in progress

+ Purchases;

+ Capital Construction;

Total

- Detailed construction sites which account for more than 10% of capital construction value

Drainage system outside industrial zone's fence:

Expansion phase 2nd with area of 577,53ha:

GT 12A KT Traffic system TNM, TNT:

Closing balance	Opening balance
37,500,000	37,500,000
23,362,605,473	23,125,431,544
23,400,105,473	23,162,931,544

15,980,130,867

1,787,112,443

1,807,764,278

9. Increase, decrease tangible fixed assets

Item	Buildings and structures	Machinery and Equipment	Means of transportation /transmission	Facilities prior to work, measuring or experiment	Cattle, perennial trees	Other tangible fixed assets	Total
Original cost							
Balance at initial year	140,682,553,981	2,206,937,500	8,050,560,639	38,100,000	540,550,364	644,302,909	152,163,005,393
Purchases in year		1,840,000,000					1,840,000,000
Capital construction investment accomplished							0
- Other increase							0
- Transfer to investment properties							0
- Disposal							0
- Other decrease							0
Year-end balance	140,682,553,981	4,046,937,500	8,050,560,639	38,100,000	540,550,364	644,302,909	154,003,005,393
- Cumulative depreciation cost							0
- Initial year balance	50,767,337,709	1,588,393,569	4,624,033,394	38,100,000	530,326,048	526,549,895	58,074,740,615
- Depreciation yearly	3,475,398,463	69,397,918	366,310,662	0	9,731,566	19,212,122	3,940,050,731
Other increase							0
- Transfer to investment properties							0
- Disposal							0
- Other decrease							0
Year – end balance	54,242,736,172	1,657,791,487	4,990,344,056	38,100,000	540,057,614	545,762,017	62,014,791,346
Remained value							0
At first day initial year	89,915,216,272	618,543,931	3,426,527,245	0	10,224,316	117,753,014	94,088,264,778
- At last day year-end	86,439,817,809	2,389,146,013	3,060,216,583	0	492,750	98,540,892	91,988,214,047

10. Increase, decrease in investment properties

Item	No,	Increase	Decrease	No,
	Initial Year	In year	In year	Year end
a) Investment properties for lease	224,434,237,592	0		224,434,237,592
Original cost				
- Land Use Right				
- Building				
- Building and Land Use Right				
- Technical infrastructure	224,434,237,592	0		224,434,237,592
Cumulative depreciation cost	91,181,313,599	5,650,556,297		96,831,869,896
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	91,181,313,599	5,650,556,297		96,831,869,896
Remained cost	133,252,923,993		5,650,556,297	127,602,367,696
- Land Use Right	0			0
- Building	0			0
- Building and land use right	0			0
- Technical infrastructure	133,252,923,993		5,650,556,297	127,602,367,696

11. Expenses prepaid

	Closing balance	Opening balance
Long term	118,130,456,651	118,128,304,913
- Expenses for insurance		
- (Other expenses: detailing in case of major value)	118,130,456,651	118,128,304,913
+ Cost of mine clearance	1,210,626,501	1,232,262,589
+ Cost of filling and level-ling occupancy surface	855,136,594	870,162,494
+ Rubber plantation compensation cost	3,952,018,394	4,017,029,934
+ Brokerage Commission fees	3,194,363,914	3,242,536,194
+ Land rental tax to State Budget	103,933,606,199	103,933,606,199
+ Equipment and facilities	150,975,608	487,394,769
+ Other long-term expenses	4,833,729,441	4,345,312,734
Total	118,130,456,651	118,128,304,913

12. Loan and Finance lease liabilities

Short-term loan
Long-term loan

13. Trade payables**Closing balance****Interim****Opening balance****Closing balance****Opening balance**

	Value	Amount can be paid	Value	Amount can be paid
- Short - term trade payables				
+ Detailed each subject which account for more than 10% of total payable;	5,422,785,958	5,422,785,958	4,907,701,564	4,907,701,564
BIWASE BP Co., Ltd	3,976,787,615	3,976,787,615	3,236,549,627	3,236,549,627
Cao Gia Quy Environment Limited Company	155,815,920	155,815,920	94,868,280	94,868,280
Hoang Nguyen Investment and Development Co., Ltd	430,160,080	430,160,080	430,160,080	430,160,080
Payable to related subjects	860,022,343	860,022,343	1,146,123,577	1,146,123,577
Total	5,422,785,958	5,422,785,958	4,907,701,564	4,907,701,564

14. Other payables	Closing balance	Opening balance
- Short term	42,463,922,977	4,336,863,617
+ Surplus of assets awaiting for resolution		91,124,986
+ Trade union fees	67,702,134	0
+ Social insurance	0	0
+ Health insurance	0	0
+ Unemployment insurance	0	2,003,240,486
+ Privatization payable		2,051,200,979
+ Short term collateral and deposits,	1,960,219,864	191,297,166
+ Dividends, profit payable	40,436,000,979	0
+ Other payables	0	4,336,863,617
Total	42,463,922,977	4,336,863,617

15. Statutory obligations	Opening balance	Payable amount in year	Already paid amount in year	Closing balance
a) Payable (detailed taxes)				
- Corporate income tax	1,836,965,983	5,743,250,316	1,836,965,063	5,743,250,316
- Personal income tax	(130,953,551)	12,453,080	48,536,224	(167,036,695)
- Property tax and Land rental	0	0	0	0
- License tax	0	3,000,000	3,000,000	0
- Registration tax	0	0	0	0
- Other taxes	0	1,914,874	1,914,874	0
Total	31,037,103	8,384,390,861	3,388,987,804	5,026,440,160
Receivable taxes	2,156,805,012			
1,203,501,921				
Payable taxes	2,187,842,115			6,229,942,081

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

19. Detailed owner's contributed capital	Closing balance	Opening balance
---	------------------------	------------------------

- Contributed capital of mother company (in case being a sub-unit company)	0	0
- Contributed capital of major shareholders	240,000,000,000	240,000,000,000
+ Binh Long Rubber Co., Ltd	98,637,400,000	98,637,400,000
+ Nam Tan Uyen Joint Stock Corporation	90,691,730,000	90,691,730,000
+ Other shareholders	50,670,870,000	50,670,870,000
Total	240,000,000,000	240,000,000,000
Chartered Capital transaction with owners and Dividends, Profit distributed	Closing balance	Opening balance
- Chartered capital of owner	240,000,000,000	240,000,000,000
+ Contributed capital at initial year	0	240,000,000,000
+ Contributed capital increases in year	0	0
+ Contributed capital decrease in year	...	...
Contributed capital at end year	240,000,000,000	240,000,000,000
- Dividends, Profit distributed in quarter 4 th	0	0
Comparison table of changes of owner's equity		

	Items belonged to Owner's equity					
	Contributed chartered capital	Difference of exchange rate	Investment & development fund	Share premium	Undistributed after-tax profit and other funds	Total
A	1	2	3	4	5	6
Contributed capital balance	240,000,000,000	0	50,000,000,000	215,713,888,362	45,191,627,189	550,905,515,551
- Contributed capital increased previous year	0	0	0	0	0	0
- Profit in previous year					45,797,661,332	45,797,661,332
- other increase						0
- Contributed capital decrease previous year						
- extracted to fund, dividends			5,000,000,000		(45,139,000,000)	(40,139,000,000)
Contributed capital balance in present year	240,000,000,000	0	55,000,000,000	215,713,888,362	45,850,288,521	556,564,176,883
- Contributed capital increased present year	0		0	0		0
- Profit in present year					22,612,581,339	22,612,581,339
- Other increased						
Contributed capital decreased present year		0				0
- loss in present year						0
- extracted to fund, dividends	0	0	5,775,000,000	0	(45,850,000,000)	(40,075,000,000)
End year balance	240,000,000,000	0	60,775,000,000	215,713,888,362	22,612,869,860	539,101,758,222

Stock	Closing balance	Opening balance
- Quantity of Authorized issuing stocks	24,000,000	24,000,000
- Quantity of issued stocks	24,000,000	24,000,000
+ Common stocks	24,000,000	24,000,000
+ Preferred stocks		...
- Amount of issued stocks being bought back (treasury stocks)	...	...
+ Common stocks	...	...
+ Preferred stocks	...	...
- Quantity of outstanding stocks	24,000,000	24,000,000
+ Common stocks	24,000,000	24,000,000
+ Preferred stocks	...	...

* Par value per outstanding stock : 10,000 VND

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

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

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

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

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

25. Total revenue from sales and services provision

Interpretation	2 nd Quarter		Accumulated total from beginning balance to closing balance	
	Present period	Previous period	Present period	Previous period
1. Revenue from sales and services provision	26,242,710,549	24,383,254,614	48,776,453,021	45,737,423,255
- Revenue from trading investment properties	10,278,958,446	10,091,965,677	20,523,377,054	20,138,776,647
- Revenue from fresh water provision service	13,242,475,259	11,358,355,258	23,569,179,109	20,741,053,294
- Revenue from waste water treatment service	2,721,276,844	2,932,933,679	4,683,896,858	4,857,593,314
Others				
2. Revenue deductions				

3. Net profit from sales and services provision				
---	--	--	--	--

26. Original cost of good soldQuarter 2nd/2025Quarter 2nd/2024

- Expenses in investment properties	2,187,969,349	-5,931,268,867
- Original cost of fresh water provision service	11,926,530,601	10,160,594,459
- Giá vốn của dịch vụ đã cung cấp xử lý nước thải	2,623,299,632	2,317,117,105
Original cost of waste water treatment service Among those: accrued cost of goods, finished products of real estates comprising of: - Original cost of services provision - Other recorded deductions of original cost of goods sold		
Cộng	16,737,799,582	6,546,442,697

27. Income from financing activitiesQuarter
2nd/2025Quarter
2nd/2024

- Interest income, interest from loans	9,484,456,352	14,797,592,624
- Income earned on the sale of investments		
- Distributed dividends, profit earned		
- Foreign exchange difference profit		
- Unrealized gain from foreign exchange difference		
- Other income from financing activities		
Total	9,484,456,352	14,797,592,624

28. Financial expensesQuarter
2nd/2025Quarter
2nd/2024

- Loan interest;	0	0
- Payment discounts, deferred sales interest;		
- Loss due to liquidation of financial investments;		
- Exchange rate difference loss due to reassessment of year-end closing balance;		
- Provision for devaluation of trading securities and investment losses;		
- Other financial costs;		
- Deductions in financial expenses.		
Total	0	0

29. Other incomeQuarter 2nd/2025Quarter 2nd/2024

- Disposal of fixed assets;		
- Brokerage commission from Telecom;	11,854,323	11,129,593
- Construction contract documents earned;		
- Income from electricity bills collected;		
- Other (Advertising contracts earned)	1,094,150,000	9,000,000

Total	1,106,004,323	20,129,593
	Quarter 2nd/2025	Quarter 2nd/2024

30. Other expenses

- Remained value of fixed assets and cost of disposal of fixed assets;		
- Cost of electricity supplying activity		
- Cost for non-compliance as fines, penalties	0	1,091,620
- Other	0	28,976,419
Total	0	30,068,039

31. Selling expenses and General administrative expenses

Selling expenses and General administrative expenses	Quarter 2nd/2025	Quarter 2nd/2024
1) Amounts of General administrative expenses arising in period	4,875,989,190	5,066,684,525
- Detailed amounts which account for more than 10% of total general administrative expenses		
Expenses for raw materials, materials	38,936,417	58,324,281
Labor	2,898,128,793	2,185,725,796
Depreciation and amortization	385,462,020	259,942,166
Tax, charge, fee	4,995,226	16,119,585
Expenses from external services	705,151,193	2,063,219,921
Other expenses by cash	829,563,817	465,252,776
Assessories, equipments	13,751,724	18,100,000
Provision for expenses		
2) Amounts of selling expenses arising in period	24,086,140	24,086,140
- Detailed amounts which account for more than 10% of total selling expenses		
+ Labor costs allocated to service business,		
+ Cost of allocating prepaid expenses to major business		
+ Cost of allocating prepaid expenses to service business	24,086,140	24,086,140

Foreign currency types:	Closing balance	Opening balance
- US Dollar (USD)	705,34	705,34
- Japanese Yen (JPY)	160,103	160,103

32. CURRENT CORPORATE INCOME TAX EXPENSE,

- Corporate income tax from industrial park infrastructure operating activities	Quarter 2nd/2025	Quarter 2nd/2024
Total profit before tax	3,190,913,767	10,950,723,879
Expense increases (Unreasonable expenses)	174,337,016	362,049,200
Remuneration arising Corporate income tax	3,365,250,783	11,312,773,079
Expenses for taxable income (Current corporation income tax expense rate 20%)	673,050,157	2,262,554,616
Corporate income tax deducted (50%)		
Corporate income tax payable at ending period of major business activity	673,050,157	2,262,554,616
Corporate income tax from service provision business		
Total profit before tax	1,315,944,658	1,197,760,799
Remuneration arising Corporate income tax	1,315,944,658	1,197,760,799
Expenses for taxable income (rate 20%)	263,188,932	239,552,160
Current corporation income tax expense rate 20%	263,188,932	239,552,160
Corporate income tax from other business activities		
Total profit before tax	10,688,437,887	15,373,418,252
Expense increases	1,914,874	30,068,039
- Unreasonable expenses	1,914,874	30,068,039
- Loss in foreign exchange rate difference at closing period		
Expenses for taxable income (rate 20%)	10,690,352,761	15,403,486,291
Current corporation income tax expense rate 20%	2,138,070,551	3,080,697,259
Total Current corporation income tax expense	2,138,070,551	3,080,697,259
Total corporation income tax expense payable at closing period	3,074,309,640	5,582,804,035

33. BUSINESS AND PRODUCTION COST BY ITEMS

Business and production cost by items	Quarter 2nd/2025	Quarter 2nd/2024
- Raw materials	312,256,835	177,681,046
- Labor	3,022,150,954	2,310,466,856
- Depreciation and amortization	4,059,201,065	3,806,516,415
- Expenses from external services	1,028,123,951	3,338,044,837

- Other expenses by cash	872,396,907	1,533,001,508
Total	9,294,129,712	11,165,710,662

34, Transaction and balance with related parties

Transaction with related parties

Balance with related party:	Balance content	Quarter 2nd/2025	Quarter 2nd/2024
MDF VRG Dongwha Joint-Venture Co.,	Income from sale and service provision	3,996,828,149	4,257,123,770

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

Individual executes transaction	Internal individuals and the close family members of these internal individuals	Dividends receipt in Quarter 2nd/2025	Date executing transaction with the Company
Binh Long Rubber Co., Ltd	Chairperson of Board of Directors	0	
Nam Tan Uyen Joint Stock Corporation	Major Shareholder	0	

Balance with related parties:

Balance with related parties	Balance content	Closing balance	Beginning balance
MDF VRG Dongwha Joint-Venture Co.,	Short-term receivable	1,513,905,843	1,286,832,413

Remuneration, Income of key managers

Full Name	Position	In 2025	In 2024
Mr. Le Van Vui	Former chairman (until date 26/6/2024)	0	18,000,000
Mr. Ha Trong Binh	Board member (until date 26/6/2024)	0	13,500,000
Mr. Ha Hue Hai	Board member, General director (until date 26/6/2024)	0	353,785,920
Mr. Hoang Van Xuyen	Chairman	18,000,000	27,000,000
Mr. Phan Huy Thanh	Board member, General director	215,515,514	219,956,971
Mr. Nguyen Huu Tu	Board member	13,500,000	27,000,000
Mr. Trinh Xuan Tien	Board member	13,500,000	27,000,000
Mr. Le Duc Le Van	Member of Supervisory board	9,000,000	18,000,000

Mr.Dinh Thanh Toan	Member of Supervisory board	9,000,000	9,000,000
Mr. Do Chi Hieu	Administrator, Secretary of Directors Board	12,600,000	25,200,000
Mr. Huynh Van Thi	Deputy General director	210,820,733	488,852,545
Mr.Vu Manh Xuan Tung	Chief of Supervisory board	193,992,845	448,343,715
Mr. Le Van Trung	Chief accountant	193,992,845	446,343,715

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

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

10. Other information

Prepared, date July 18th, 2025

Preparer



Le Thi Hoang Thao

Chief accountant



Le Van Trung

General Director



Phan Huy Thanh

