

INVESTMENT JOINT STOCK COMPANY

DAKLAK RUBBER



DRI

CONSOLIDATED FINANCIAL STATEMENTS

Q3 - 2025

DakLak, October 2025

DAKLAK RUBBER INVESTMENT JOINT STOCK COMPANY

Address: No. 59 Cao Thang - Tan An Ward - DakLak Province

CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

BALANCE SHEET

As at 30/09/2025

Unit: VND
VND/LAK: 0,8279

ITEMS		Code	Notes	30/09/2025	01/01/2025
A	CURRENT ASSETS (100=110+120+130+140+150)	100		291.802.847.296	222.807.571.471
I	Cash and cash equivalents (110=111+112)	110		72.343.807.544	81.129.688.423
1	Cash	111	5.1	72.343.807.544	81.129.688.423
2	Cash Equivalents	112		-	-
II.	Short-term financial investments (120=121+122+123)	120		62.011.112.453	10.000.000.000
1	Trading securities	121		-	-
2	Provision for diminution in the value of trading securities (*)	122		-	-
3	Held to maturity investment	123	5.2	62.011.112.453	10.000.000.000
III	Short-term receivables (130=131+132+133+134+135+136+137+139)	130		30.607.685.751	6.476.927.852
1	Short-term receivables from customers	131	5.3	20.588.845.470	4.383.576.600
2	Short term pre-payment to suppliers	132	5.4	7.934.354.023	245.950.000
3	Short-term internal receivables	133		-	-
4	Construction contract's progress payment receivables	134		-	-
5	Short-term loans receivable	135		-	-
6	Other short-term receivables	136	5.5	2.084.486.258	1.847.401.252
IV	Inventories (140=141+149)	140		124.221.391.192	115.992.121.938
1	Inventories	141	5.6	124.221.391.192	115.992.121.938
V	Other current assets (150=151+152+154+155)	150		2.618.850.356	9.208.833.258
1	Short-term prepaid expenses	151	5.7	621.406.461	1.644.399.059
2	VAT receivable	152		1.813.015.732	7.380.006.036
3	Taxes receivable from State Treasury	153	5.16	184.428.163	184.428.163
B	LONG-TERM ASSETS (200=210+220+240+250+260)	200		529.082.364.631	506.262.228.352
	Long-term receivables (210=211+212+213+214+215+216+219)	210		80.000.000.000	80.000.000.000
1	Long-term receivables from customers	211		-	-
2	Long-term pre-payment to suppliers	212		-	-
3	Investments in equity of subsidiaries	213		-	-
4	Long-term internal receivables	214		-	-
5	Long-term loan receivables	215	5.8	80.000.000.000	80.000.000.000
II	Fixed assets (220=221+224+227+230)	220		378.015.801.278	375.452.097.992
1	Tangible fixed assets	221	5.9	372.619.500.433	370.055.797.147
	- Historical costs	222		816.612.407.338	752.260.910.267
	- Accumulated depreciation (*)	223		(443.992.906.905)	(382.205.113.120)
2	Financial leasing fixed assets	224		-	-
3	Intangible fixed assets	227	5.10	5.396.300.845	5.396.300.845
	- Historical costs	228		5.929.078.184	5.909.403.812
	- Accumulated depreciation (*)	229		(532.777.339)	(513.102.967)
IV	Long-term asset in progress (240=241+242)	240		49.966.737.349	36.765.882.701
1	Long-term work in progress	241		-	-
2	Construction in progress	242	5.11	49.966.737.349	36.765.882.701
	Long- term financial Investments (250=251+252+253+254+255)	250		3.000.000.000	3.000.000.000
1	Equity investments in subsidiaries	251		-	-
2	Investments in joint ventures and associates	252		-	-
3	Equity investments in other entities	253	5.12	3.000.000.000	3.000.000.000
VI	Other long-term assets (260=261+262+263+268)	260		18.099.826.004	11.044.247.659
1	Long-term prepaid expenses	261	5.13	16.170.317.621	11.044.247.659
2	Deferred income tax asset	262		1.929.508.383	-
	TOTAL ASSETS (270=100+200)	270		820.885.211.927	729.069.799.823

Address: No. 59 Cao Thang - Tan An Ward - DakLak Province

For the nine-month period ended 30 September 2025

ĐẤU TƯ CAO SU ĐẮK LẮK

Nguyen Do
General Director

DAKLAK RUBBER INVESTMENT JOINT STOCK COMPANY

Address: No. 59 Cao Thang - Tan An Ward - DakLak Province

CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

INCOME STATEMENT

Unit: VND

VND/LAK: 0,8627

ITEMS	Code	Notes	Q3-2025	Q3-2024	Cumulative from 01/01/2025 to 30/09/2025	Cumulative from 01/01/2024 to 30/09/2024
1. Revenue from sales of goods and services rendered	1	6.1	184.123.731.098	143.138.960.129	487.586.047.854	323.368.530.920
2. Less deductions	2		-	-	-	-
3. Net revenue (10 = 01 - 02)	10		184.123.731.098	143.138.960.129	487.586.047.854	323.368.530.920
4. Cost of goods sold	11	6.2	118.763.253.242	85.003.386.862	302.567.888.592	212.774.928.491
5. Gross profit (20 = 10 - 11)	20		65.360.477.856	58.135.573.267	185.018.159.262	110.593.602.429
6. Financial income	21	6.3	5.705.742.924	7.180.559.813	15.915.198.100	17.581.150.064
7. Financial expenses	22	6.4	2.822.747.005	1.826.851.975	4.845.943.758	3.943.139.651
- In which: Interest expense	23		1.207.375.968	931.303.074	1.861.822.044	2.384.662.047
8. Profit/(loss) in joint ventures and associates			-	-	-	-
9. Selling expenses	25	6.5	7.637.651.068	8.314.529.650	21.577.413.092	20.707.086.765
10. General & administration expenses	26	6.6	11.475.235.153	6.780.929.441	30.911.099.589	17.132.707.430
11. Net operating profit/(loss) (30 = 20+(21-22)-25-26)	30		49.130.587.554	48.393.822.014	143.598.900.923	86.391.818.647
12. Other income	31	6.7	489.783.702	51.000.000	489.783.702	51.000.000
13. Other expenses	32	6.8	611.599.745	256.883.541	2.252.182.321	256.883.541
14. Profit from other activities (40 = 31 - 32)	40		(121.816.043)	(205.883.541)	(1.762.398.619)	(205.883.541)
15. Accounting profit before tax (50 = 30+40)	50		49.008.771.511	48.187.938.473	141.836.502.304	86.185.935.106
16. Current corporate income tax expenses	51		11.195.755.986	6.457.738.616	27.253.508.043	13.871.827.418
17. Deferred corporate income tax expenses	52		(1.085.742.252)	-	(1.929.508.383)	-
18. Net profit after tax (60 = 50 - 51 - 52)	60		38.898.757.777	41.730.199.857	116.512.502.644	72.314.107.688
18.1. Profit after tax of shareholders of parent company	61	6.9	38.981.529.934	39.921.169.262	116.798.383.127	70.584.755.706
18.2. Profit after tax of non-controlling shareholders	62		(82.772.157)	1.809.030.595	(285.880.483)	1.729.351.982
19. Earning per share (*)	70	6.9	533	534	1.596	945
20. Diluted earnings per share (*)	71				-	-



Nguyen Thi Thu Ha
Preparer



Le Thanh Cuong
Chief Accountant



Nguyen Do
General Director

Dak Lak, 21 October 2025

DAKLAK RUBBER INVESTMENT JOINT STOCK COMPANY

Address: No. 59 Cao Thang - Tan An Ward - DakLak Province

CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

**STATEMENT OF CASH FLOWS
INDIRECT METHOD**

Unit: VND

ITEMS		Code	Notes	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
I. CASH FLOWS FROM OPERATING ACTIVITIES					
1.	Profit before tax	01		141.836.502.304	86.185.935.106
2.	Adjustments for:				
-	Depreciation of fixed assets and investment properties	02		32.514.222.149	32.965.927.609
-	Provisions and allowances	03		-	-
-	Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04		(2.850.391.962)	(5.356.390.710)
-	Gain/ (loss) from investing activities	05		(5.664.530.260)	(6.821.044.829)
-	Interest expenses	06		1.861.822.044	2.384.662.047
-	Others	07		-	-
3.	Operating profit/(loss) before changes of working capital	08		167.697.624.275	109.359.089.223
-	Increase/ (decrease) of receivables	09		(18.563.767.595)	111.747.327
-	Increase/ (decrease) of inventories	10		(8.229.269.254)	(11.391.845.596)
-	Increase/ (decrease) of payables	11		(22.596.175.543)	(15.624.770.967)
-	Increase/ (decrease) of prepaid expenses	12		(4.103.077.364)	690.730.973
-	Increase/ (decrease) of trading securities	13		-	-
-	Interests paid	14		(2.809.460.214)	(2.821.036.681)
-	Corporate income tax paid	15		(36.647.202.537)	(14.215.789.617)
-	Other cash inflows	16		1.131.660.782	-
-	Other cash outflows	17		(5.753.170.359)	(4.596.214.079)
	Net cash flows from operating activities	20		70.127.162.191	61.511.910.583
II. CASH FLOWS FROM INVESTING ACTIVITIES					
1.	Purchases and construction of fixed assets and other non-current assets	21		(39.734.602.018)	(22.338.671.122)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		1.661.789.494	-
3.	Cash outflow for lending, buying debt instruments of other entities	23		(59.913.063.637)	(7.000.000.000)
4.	Cash recovered from lending, selling debt instruments of other entities	24		10.000.000.000	-
5.	Investments into other entities	25		-	-
6.	Withdrawals of investments in other entities	26		-	-
7.	Interest earned, dividends and profits received	27		6.362.708.539	7.782.775.052
	Net cash flows from investing activities			(81.623.167.622)	(21.555.896.070)

DAKLAK RUBBER INVESTMENT JOINT STOCK COMPANY

Address: No. 59 Cao Thang - Tan An Ward - DakLak Province

CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

ITEMS		Code	Notes	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
III. CASH FLOWS FROM FINANCING ACTIVITIES					
1.	Proceeds from issuing stocks and capital contributions from owners	31		-	-
2.	Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3.	Proceeds from borrowings	33		101.286.659.404	80.891.787.834
4.	Repayment for loan principal	34		(62.694.955.838)	(86.836.653.336)
5.	Payments for financial leased assets	35		-	-
6.	Dividends and profit paid to the owners	36		(35.989.581.214)	(43.827.399.148)
	Net cash flows from financing activities	40		2.602.122.352	(49.772.264.650)
	Net cash flows during the year	50		(8.893.883.079)	(9.816.250.137)
	Beginning cash and cash equivalents	60	5.1	81.129.688.423	60.334.618.849
	Effects of fluctuations in foreign exchange rates	61		108.002.200	(81.953.641)
	Ending cash and cash equivalents	70	5.1	72.343.807.544	50.436.415.071

Dak Lak, 21 October 2025



Nguyen Thi Thu Ha
Preparer



Le Thanh Cuong
Chief Accountant



Nguyen Do
General Director

DAKLAK RUBBER INVESTMENT JOINT STOCK COMPANY

Address: 59 Cao Thang Street, Tan An Ward, Daklak Province

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. GENERAL INFORMATION**1.1. Ownership**

Daklak Rubber Investment Joint Stock Company (Parent Company) is a joint stock company.

The Parent Company's shares are traded on the UPCOM market exchange with the stock code DRI and the first trading day is 23 May 2017.

1.2. Scope of operating activities

The Group (including parent company and subsidiaries) operates in the field of industrial crop cultivation and processing.

1.3. Line of business

Invest in developing projects to plant, care for, exploit and process rubber latex, rubber wood, cashew, banana and durian products for domestic consumption and export.

1.4. Business cycle

Business cycle of the Company is not exceeding 12 months.

1.5. Structure of the Company

The Group includes the Parent Company and 2 subsidiaries:

Company name	Head office Totalress	Proportion benefit	Voting rights ratio
Dak Lak Rubber Company Limited	Tha Luong Village, Pakse District, Champasak Province, Laos	100%	100%
DRI High-Tech Agriculture Company Limited	59 Cao Thang Street, Tan An Ward, Daklak Province	83.87%	83.87%

1.6. Statement of comparability of information in the Financial Statements

The figures presented in the Consolidated Financial Statements for the nine-month period ended 30 September 2025 are comparable to the corresponding figures for the previous year.

1.7. The number of employees

The number of employees of the Group as at 30 September 2025 was 2.661 people (as at 30 September 2024 was 2.653 People).

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**2.1. Fiscal year**

The financial year of the Group is from January 01 to December 31 annually.

2.2. Accounting currency

The Company maintains its accounting records in Vietnamese Dong (VND) due to the revenues and expenditures are made primarily by currency VND.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

3. APPLICABLE ACCOUNTING STANDARDS AND REGIME

3.1. Applicable Accounting Standards and Regimes

The consolidated financial statements are prepared and presented in accordance with the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the method of preparing and presenting consolidated financial statements and Vietnamese Accounting Standards.

The Group applies the Vietnamese enterprise accounting regime issued under Circular No. 200/2014/TT-BTC and Circular No. 202/2014/TT-BTC. These circulars are effective for fiscal years beginning on or after 01 January 2015. The Group applies the accounting standards, these circulars and other circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements.

3.2. Comply with the Vietnamese Accounting Standards and Vietnamese Accounting Regime

The Board of General Directors ensures that it has complied with the requirements of accounting standards, the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC, Circular No. 202/2014/TT-BTC as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing the consolidated financial statements .

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Basis for preparing the financial statements

The consolidated financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

4.2. Basis of financial statement consolidation

The consolidated financial statements include the financial statements of the parent company and its subsidiaries. A subsidiary is an entity that is controlled by the parent company. Control exists when the parent company has the power, directly or indirectly, to govern the financial and operating policies of a subsidiary so as to obtain benefits from its activities. In assessing control, potential voting rights that are currently exercisable or convertible are taken into account.

The results of operations of subsidiaries acquired or sold during the year are presented in the consolidated statement of income from the date of acquisition or up to the date of sale of the investment in that subsidiary.

In case the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of the subsidiary will be appropriately adjusted before being used for preparing the consolidated financial statements.

Balances of accounts on the Balance Sheet between companies in the same Group, intra-group transactions, unrealized intra-group profits arising from these transactions are eliminated when preparing the consolidated financial statements. Unrealized losses arising from intra-group transactions are also eliminated unless the costs creating such losses are unrecoverable.

The non-controlling interest in the net assets of a consolidated subsidiary is identified as an item in the equity section of the consolidated balance sheet. The non-controlling interest consists of the amount of the non-controlling interests at the date of the original business combination and the non-controlling interest in changes in equity since the date of the business combination. Losses arising at the subsidiary must be allocated in proportion to the non-controlling interest, even if such losses are greater than the non-controlling interest in the net assets of the subsidiary .

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

Business combination

The assets, liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any Totalitional difference between the purchase price and the fair value of the assets acquired is recognised as goodwill. Any negative difference between the purchase price and the fair value of the assets acquired is recognised in the income statement for the year in which the subsidiary is acquired.

Non-controlling interests at the date of the initial business combination are measured based on the non-controlling interest's share of the fair value of the assets, liabilities and contingent liabilities recognised.

4.3. Accounting estimates

The preparation of consolidated financial statements in accordance with Vietnamese Accounting Standards, Accounting Systems for enterprises and legal regulations related to the preparation and presentation of consolidated financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of the consolidated financial statements as well as the reported figures on revenues and expenses during the period. Although the accounting estimates are made with all the knowledge of the Board of General Directors, the actual figures may differ from the estimates and assumptions made.

4.4. Foreign currency transactions

During the period, transactions in currencies other than VND are converted into VND at the actual exchange rate at the time of the transaction. At the end of the accounting period, the balance of assets and liabilities denominated in foreign currencies are converted into VND at the transfer buying rate and selling rate, respectively, announced by the commercial bank where the parent company and its subsidiaries regularly conduct transactions on that date.

Exchange rate differences arising during the period from foreign currency transactions are recorded in financial income or financial expenses. Exchange rate differences arising from revaluation of foreign currency items at the end of the fiscal year after offsetting the increase and decrease are recorded in financial income or financial expenses.

4.5. Cash and cash equivalents

Cash includes cash, cash in banks. Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of investment, which are easily convertible to a known amount of cash and are subject to an insignificant risk of change in value at the reporting date.

4.6. Principles of foreign currency conversion

Transactions in foreign currencies are translated at the exchange rate on the date of the transaction. Balances of foreign currency items at the end of the financial period are translated at the exchange rate on that date.

Exchange rate differences arising during the period from foreign currency transactions are recorded in financial income or financial expenses. Exchange rate differences arising from revaluation of foreign currency items at the end of the fiscal year after offsetting the increase and decrease are recorded in financial income or financial expenses.

The exchange rate used to convert transactions in foreign currency is the actual exchange rate at the time of the transaction. The actual exchange rate for transactions in foreign currency is determined as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

- Actual exchange rate when buying and selling foreign currencies (spot foreign currency contracts, forward contracts, futures contracts, options contracts, swap contracts): exchange rate signed in foreign currency buying and selling contracts between the Group and the bank.
- If the contract does not specify a payment rate:
 - For capital contributions or capital receipts: foreign currency buying rate of the bank where the Group opens an account to receive capital from investors on the date of capital contribution.
 - For receivables: the buying rate of the commercial bank where the Group designates the customer to make payment at the time the transaction occurs.
 - For payables: selling rate of the commercial bank where the Group plans to transact at the time the transaction occurs.
 - For asset purchases or expenses paid immediately in foreign currency (not through payable accounts): the buying rate of the commercial bank where the Group makes the payment.

The exchange rate used to re-evaluate the balance of foreign currency items at the end of the fiscal period is determined according to the following principles: For foreign currency deposits at banks: foreign currency buying rate of the bank where the Company opens a foreign currency account.

When converting the financial statements of foreign establishments - Subsidiaries to consolidate into the consolidated financial statements of the Group, the exchange rate used is as follows:

- For assets and liabilities (both monetary and non-monetary items) of foreign establishments are converted at the closing exchange rate;
- Revenue, other income and expense items of the foreign establishment are translated at the exchange rate on the transaction date. In case the average exchange rate approximates the actual exchange rate, the average exchange rate is used to translate revenue, other income and expense items of the foreign establishment.
- All exchange differences resulting from the translation of the financial statements of a foreign entity for inclusion in the consolidated financial statements are classified as equity until the disposal of that net investment.

Exchange rate used for conversion at the time of date: 30/09/2024: 0,9184 VND/LAK
31/12/2024: 0,8906 VND/LAK
30/09/2025: 0,8279 VND/LAK for the BS
0,8627 VND/LAK for the P&L,CFS

4.7. Accounts Receivable

Accounts receivable are stated at carrying amount less allowance for doubtful debts.

The classification of receivables as trade receivables and other receivables is carried out according to the following principles :

- Trade receivables reflect commercial receivables arising from purchase-sale transactions between the Company and buyers who are independent entities of the Company , including receivables for export sales entrusted to other entities.
- Other receivables reflect non-commercial receivables not related to purchase and sale transactions.

The allowance for doubtful debts represents the estimated loss due to non-payment of receivables arising on the receivables balance at the balance sheet date .

Increases and decreases in the balance of the provision for doubtful debts that must be set up at the end of the fiscal year are recorded in business administration expenses.

4.8. Inventory

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

The cost of inventories is determined as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTSFor the nine-month period ended 30 September 2025

- Raw materials and goods: include purchase costs and other directly related costs incurred in bringing inventories to their present location and condition.
- Finished goods: include the cost of raw materials, direct labor and directly related general manufacturing costs allocated based on normal levels of activity .
- Work in progress costs: only include the cost of main raw materials.

Net realizable value is the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories are valued using the weighted average method and accounted for using the perpetual inventory method.

Provision for inventory decline is made for each inventory item whose cost is greater than its net realizable value.

Provision for inventories is created for the estimated loss due to the impairment of inventories of materials, finished goods, and merchandise owned by the Group that may arise (reduction in value, deterioration in quality, obsolescence, etc.) based on appropriate evidence of impairment at the end of the financial year. Increases or decreases in this provision are recorded in the cost of goods sold in the consolidated income statement.

4.9. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all costs incurred to acquire the fixed assets up to the date when the assets are ready for use. Expenditures incurred after initial recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will increase future economic benefits from the use of the assets. Expenditures that do not satisfy the above conditions are recorded immediately as expenses.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is included in income or expenses for the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation years for various types of tangible fixed assets are as follows:

<u>Type of fixed asset</u>	<u>Year</u>
Houses, buildings	20 years
Machinery and equipment	05 – 10 years
Means of transport, transmission	08 – 10 years
Management equipment and tools	06 – 08 years
Perennial garden	According to mining output

4.10. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated depreciation. The Group's intangible fixed assets include:

Land use rights

Land use rights are all actual costs that the Group has spent directly related to the land used, including: money spent to obtain land use rights, costs for compensation, site clearance, site leveling, registration fees, etc.

The land use rights of the Group are legally transferred, the land use rights have indefinite term so they are not depreciated.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

Computer software

The cost of computer software that is not an integral part of related hardware is capitalized. The cost of computer software is all costs incurred up to the date the software is put into use. Computer software is amortized on a straight-line basis over 05 years.

ISO Certificate

ISO certification includes costs directly related to building the system and obtaining ISO certification. This cost is amortized over 10 years.

4.11. Long-term prepaid expenses

Tools, instruments

Tools and equipment put into use are allocated to expenses using the straight-line method with an allocation period of no more than 03 years.

4.12. Accounts Payable and Accrued Expenses

Liabilities and accruals are recognized for amounts to be paid in the future for goods and services received. Accruals are recognized based on reasonable estimates of the amounts to be paid.

The classification of payables as trade payables, accrued expenses and other payables is made according to the following principles:

- Trade payables reflect commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity of the Group, including payables when importing through consignees.
- Payable expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to lack of invoices or insufficient accounting records and documents, and amounts payable to employees for leave wages, production and business expenses that must be accrued in advance.
- Other payables reflect non-commercial payables not related to the purchase, sale or provision of goods and services.

4.13. Equity

Owner's equity

Owner's equity is recorded according to the actual capital contributed by shareholders.

Capital surplus

Share capital surplus is recorded as the difference between the issue price and the par value of shares when first issued, Totalitional issued, the difference between the reissue price and the book value of treasury shares and the equity component of convertible bonds at maturity. Direct costs related to the Totalitional issuance of shares and reissue of treasury shares are recorded as a decrease in share capital surplus.

Other owners' equity

Other capital is formed by supplementing from business results, revaluation of assets and the remaining value between the fair value of donated, presented, and sponsored assets after deducting taxes payable (if any) related to these assets.

Treasury stock

When shares issued by the Parent Company are repurchased, the amount paid, including transaction-related expenses, is recorded as treasury shares and reflected as a deduction in equity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

When reissued, the difference between the reissue price and the book value of treasury shares is recorded in the item "Share premium".

4.14. Profit distribution

Profit after corporate income tax is distributed to shareholders after setting aside funds according to the Parent Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items in undistributed profits after tax that may affect cash flow and the ability to pay dividends such as interest on revaluation of contributed assets, interest on revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

4.15. Revenue and income recognition

Revenue from sales of goods and finished products

Revenue from the sale of goods and finished products is recognized when all of the following conditions are simultaneously satisfied:

- The Group has transferred to the buyer the significant risks and rewards of ownership of the products or goods.
- The Group no longer holds the right to manage the goods as the owner of the goods or the right to control the goods.
- Revenue is determined with relative certainty. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the products or goods (except in cases where the customer has the right to return the goods in exchange for other goods or services);
- It is probable that the economic benefits associated with the transaction will flow to the Group.
- Identify the costs associated with a sales transaction.

Service revenue

Revenue from a service transaction is recognised when the outcome of the transaction can be measured reliably. In cases where the service is performed over several periods, revenue is recognised in each period based on the results of the work completed at the end of the accounting period. The outcome of a service transaction is recognised when all of the following conditions are met:

- Revenue is measured reliably. When a contract provides that the buyer has the right to return the services purchased under specific conditions, revenue is recognized only when the specific conditions no longer exist and the buyer is not entitled to return the services provided.
- It is possible to obtain economic benefits from the transaction of providing that service.
- Determine the portion of work completed as at the end of the fiscal year.
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

Interest

Interest is recognized on an accrual basis, determined on the deposit account balance and the actual interest rate for each period.

Dividends and profits distributed

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Dividends and profits received are recognized when the Group is entitled to receive dividends or profits from capital contributions. Dividends received in shares are only tracked by the number of shares increased, not the value of shares received.

4.16. Borrowing costs

Borrowing costs include interest and other costs incurred in connection with borrowing.

Borrowing costs are recognized as expenses when incurred. Where borrowing costs are directly attributable to the construction or production of an asset that takes a substantial period of time (over 12 months) to get ready for its intended use or sale, these borrowing costs are included in the cost of that asset. For loans specifically used to construct fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Income from temporary investment of loans is recorded as a reduction in the cost of the relevant asset.

For general borrowings used for the purpose of investment in construction or production of unfinished assets, the capitalized borrowing costs are determined according to the capitalization rate for the weighted average cumulative costs incurred for investment in basic construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of the

outstanding borrowings during the year, except for separate borrowings serving the purpose of forming a specific asset.

4.17. Operating lease

A lease is classified as an operating lease when the lessor retains a majority of the rewards and is subject to the risks of ownership of the asset.

Operating lease costs are recognized in the income statement over the lease term on a straight-line basis over the term of the lease.

4.18. Corporate income tax

Corporate income tax expense includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax that is calculated on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

Deferred income tax

Deferred income tax is the income tax payable or recoverable in respect of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their taxable amounts. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reviewed at the end of each financial year and recognised to the extent that it is probable that sufficient taxable profit will be available to utilise the unrecognised deferred tax assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability settled, based on tax rates that have been enacted at the balance sheet date. Deferred tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

The Company's tax reports will be examined by the tax authorities. Due to the application of tax laws to each type of business and the interpretation, understanding and acceptance in many different ways, the figures in the financial statements may differ from the figures of the tax authorities.

4.19. Report by department

Segment is a distinguishable component that is engaged in providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

4.20. Financial instruments

Financial assets

The classification of these financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. The Group's financial assets include cash and cash equivalents, trade receivables and other receivables.

At initial recognition, financial assets are recorded at cost plus transaction costs that are directly attributable to the acquisition of the financial asset.

Financial liabilities

The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition. The Group's financial liabilities include trade payables, loans and borrowings, and other payables.

At the time of initial recognition, except for liabilities related to financial leases and convertible bonds which are recorded at amortized cost, other financial liabilities are initially recorded at cost less transaction costs directly related to such financial liabilities.

The amortised cost is determined as the amount at which the financial liability is initially recognised minus principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount, minus any reduction (directly or through the use of an allowance account) for impairment or uncollectibility.

Equity instruments

An equity instrument is a contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities.

Offsetting of financial instruments

Financial assets and financial liabilities are offset against each other and presented at net value in the Balance Sheet when and only when the Group :

- Has a legal right to set off the amount recorded; and
- Intend to settle on a net basis or to realise the asset and settle the liability simultaneously.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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4.21. Related parties

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

In considering any related party relationship, attention is directed more to the substance of the relationship than to the legal form.

The following companies/entities are considered related parties:

Company / subject	Relationship
Dak Lak Rubber Joint Stock Company	Major shareholder
The Board of Administrators, the Board of Supervisors, the Board of General Directors	Key members

5. ADDITIONAL INFORMATION TO ITEMS IN CONSOLIDATED STATEMENT OF FINANCIAL POSITION**5.1. Cash and cash equivalents**

	30/09/2025 VND	01/01/2025 VND
Cash on hand	3.872.849.185	7.478.125.235
Cash in banks	68.470.958.359	73.651.563.188
	72.343.807.544	81.129.688.423

5.2. Held-to-maturity investment

	30/09/2025		01/01/2025	
	Value VND	Provision VND	Cost VND	Provision VND
Term deposit VietinBank (1)	26.010.387.728			
Term deposit Lao-VietBank (2)	26.000.724.725			
Term deposit Dakrufund (3)	10.000.000.000	-	10,000,000,000	-
	62.011.112.453	-	10,000,000,000	-

(1) Term deposit at VietinBank Laos: Deposit amount of USD 1,000,000; term of 3 months from September 30, 2025 to December 30, 2025; deposit interest rate of 3%/year.

(2) Term deposit at Lao-Viet Joint Venture Bank: Deposit amount of USD 1,000,000; term of 3 months from September 22, 2025 to December 22, 2025; deposit interest rate of 3%/year.

(3) Term deposit at Dak Lak Rubber People's Credit Fund according to deposit contract No. 01/HDTG-QTDNDCD; deposit amount VND 10,000,000,000; deposit term from 2 April 2025 to 2 May 2026; deposit interest rate 6,05%/year.

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5.3. Short-term trade receivables

	30/09/2025	01/01/2025
	VND	VND
UKKO CORPORATION	4.790.511.000	3.118.779.000
CORRIE MACCOLL EUROPE B.V.	11.239.717.238	1.114.797.600
CORRIE MACCOLL NORTH AMERICA, INC	2.980.822.171	
AN KHAI NGUYEN CO., LTD	1.577.795.061	150.000.000
	20.588.845.470	4.383.576.600

5.4. Advances to suppliers

	30/09/2025	01/01/2025
	VND	VND
Truong An Electromechanical Co., Ltd	4.473.303.034	-
WORKIT JSC	387.332.407	-
Other suppliers	3.073.718.582	245.950.000
	7.934.354.023	245.950.000

5.5. Other short-term receivables

	30/09/2025		01/01/2025	
	Value	Provison	Cost	Provison
	VND	VND	VND	VND
<i>Receivable from related parties</i>				
DakLak Rubber Joint Stock Company - Loan interest	1.657.657.534	-	1.617.657.534	-
<i>Receivables from other organizations and individuals</i>	-		-	
Interest accrued on deposit contracts	152.493.000	-	124.657.000	-
Employee Advances	232.963.287	-	93.361.570	-
Other short-term receivables	41.372.437	-	11.725.148	-
	2.084.486.258	-	1.847.401.252	-

5.6. Inventory

	30/09/2025		01/01/2025	
	Cost	Provison	Cost	Provison
	VND	VND	VND	VND
Raw materials	19.934.452.614	-	17.216.016.928	-
Cost of production and unfinished business	44.843.962.140	-	6.315.738.678	-
Finished product	59.442.976.438	-	92.460.366.332	-
	124.221.391.192	-	115.992.121.938	-

5.7. Short-term prepaid expenses

	30/09/2025	01/01/2025
	VND	VND
Prepay for transportation costs of year-end rubber inventory		970.560.000
Other expenses	621.406.461	673.839.059
	621.406.461	1.644.399.059

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5.8. Long-term loans receivables

	30/09/2025 VND	01/01/2025 VND
Receivable from related party		
Dak Lak Rubber Joint Stock Company (*)	80.000.000.000	80.000.000.000
	80.000.000.000	80.000.000.000

(*) Loan to Dak Lak Rubber Joint Stock Company includes:

- Contract No. 01/2023/HDVV dated 22 May 2023, loan amount of VND 40,000,000,000, interest rate of 9%/year, loan term of 24 months, extendable for 60 months. Loan collateral is 6,000,000 DRI shares issued by Dak Lak Rubber Investment Joint Stock Company owned by Dak Lak Rubber Joint Stock Company, currently deposited at Vietnam Development Investment Bank Securities Joint Stock Company.
- Contract No. 01/2024/HDVV dated 22 November 2024, with the following basic contents: maximum loan amount of VND 40,000,000,000, interest rate of 9.5%/year, loan term of 36 months. The loan collateral is 5,000,000 DRI shares issued by Dak Lak Rubber Investment Joint Stock Company owned by Dak Lak Rubber Joint Stock Company, currently deposited at Vietnam Development Investment Bank Securities Joint Stock Company.

5.9. Increase, decrease tangible fixed assets

	Building, structures VND	Machinery and equipment VND	Transportation VND	Office equipment VND	Long-term plantations VND	Tổng
Cost						
As at 01/01/2025	120.845.118.468	38.301.181.713	28.483.654.235	138.834.669	564.492.121.182	752.260.910.267
New purchase	-	2.684.674.663	6.922.514.163	36.572.727	-	9.643.761.553
Transferring from CIP	6.719.340.701	238.925.265	-	-	-	6.958.265.966
Liquidation	-	-	-	-	(5.904.731.731)	(5.904.731.731)
Exchange rate difference (*)	8.102.527.992	2.774.615.949	2.109.702.108	7.389.699	40.659.965.535	53.654.201.283
As at 30/09/2025	135.666.987.161	43.999.397.590	37.515.870.506	182.797.095	599.247.354.986	816.612.407.338
Accumulated depreciation						
As at 01/01/2025	69.389.749.986	34.608.340.290	19.941.123.561	96.256.631	258.169.642.652	382.205.113.120
Depreciation in year	5.752.369.927	1.051.623.188	2.544.237.134	20.489.623	26.790.266.718	36.158.986.590
Liquidation	-	-	-	-	(3.644.764.440)	(3.644.764.440)
Exchange rate difference (*)	4.795.132.036	2.665.224.572	1.354.368.023	4.684.743	20.454.162.261	29.273.571.635
As at 30/09/2025	79.937.251.949	38.325.188.050	23.839.728.718	121.430.997	301.769.307.191	443.992.906.905
Residual value						
As at 01/01/2025	51.455.368.482	3.692.841.423	8.542.530.674	42.578.038	306.322.478.530	370.055.797.147
As at 30/09/2025	55.729.735.212	5.674.209.540	13.676.141.788	61.366.098	297.478.047.795	372.619.500.433

(*) Exchange rate differences arising from the conversion of financial statements of foreign subsidiaries.

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5.10. Increase, decrease intangible fixed assets

	Rights land use VND	ISO Certificate VND	Total VND
Cost			
As at 01/01/2025	5.649.620.520	259.783.292	5.909.403.812
Exchange rate difference (*)		19.674.372	19.674.372
As at 30/09/2025	5.649.620.520	279.457.664	5.929.078.184
Accumulated depreciation			
As at 01/01/2025	253.319.675	259.783.292	513.102.967
Depreciation in year		-	-
Exchange rate difference (*)		19.674.372	19.674.372
As at 30/09/2025	253.319.675	279.457.664	532.777.339
Residual value			
As at 01/01/2025	5.396.300.845	-	5.396.300.845
As at 30/09/2025	5.396.300.845	-	5.396.300.845

(*) Exchange rate differences arising from the conversion of financial statements of foreign subsidiaries.

5.11. Cost of unfinished construction

	30/09/2025 VND	01/01/2025 VND
Cost of investing in durian garden	25.083.223.228	17.080.244.678
Investment costs for rubber plantation	20.668.197.956	17.679.498.912
Other projects	4.215.316.165	2.006.139.111
	49.966.737.349	36.765.882.701

5.12. Investments in Other Entities

This represents the capital contribution to the DakLak Rubber People's Credit Fund

5.13. Long-term prepaid expenses

	30/09/2025 VND	01/01/2025 VND
Tools and equipment of the Parent Company	449.671.772	831.297.337
Headquarters		
Land rent for banana planting project	3.454.383.765	2.983.798.571
Company Office in Laos	738.507.200	5.763.249
Farm 1	1.676.900.797	1.418.231.676
Farm 2	2.345.359.756	1.037.478.301
Farm 3	3.270.162.636	3.143.265.292
Farm 4	2.807.869.092	954.502.069
Farm 5	746.996.105	
Processing factory	680.466.498	669.911.164
	16.170.317.621	11.044.247.659

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5.14. Short-term trade payables

	30/09/2025		01/01/2025	
	Value VND	Amount repayment capacity VND	Value VND	Amount repayment capacity VND
Thirachay Laobandit	-	-	2.300.017.728	2.300.017.728
I LIN Trading - Service - Import Export Company Limited	940.268.461	940.268.461	890.003.564	890.003.564
Agricultural Printing Trading JSC	599.540.887	599.540.887	165.815.181	165.815.181
Song Gianh Corporation–DakLak Branch	2.887.775.939	2.887.775.939		
Other suppliers	1.297.071.782	1.297.071.782	743.224.866	743.224.866
	5.724.657.069	5.724.657.069	4.099.061.339	4.099.061.339

5.15. Short-term advances from customers

	30/09/2025 VND	01/01/2025 VND
CNKU Co., Ltd	-	18.279.626.400
Malaya International Pte.Ltd		1.492.391.250
Huan Thang Durian Depot	3.000.000.000	-
	3.000.000.000	19.772.017.650

5.16. Taxes and amounts payables to the State Budget

	01-01-2025		Incurring During the Year			30-09-2025	
	Payables VND	Receivables VND	Payables VND	Receivables VND	FX diff (*) VND	Payables VND	Receivables VND
VAT on domestic goods	48.538.268	-	196.162.460	219.660.991	2.228.708	27.268.445	-
VAT on imports	50.595.307	-	9.417.806.584	9.408.921.613	4.205.245	63.685.522	-
Import tax	-	-	44.593.370	44.593.370	-	-	-
Corporate income tax	27.610.763.407	184.428.163	27.358.289.560	36.647.202.537	1.612.949.993	19.934.800.422	184.428.163
Personal income tax	1.328.269.562	-	12.338.263.357	12.408.145.097	85.787.111	1.344.174.932	-
Land rental fee	-	-	2.519.892.630	2.519.892.630	-	-	-
Profit Transfer Tax	-	-	8.486.848.945	-	356.736.735	8.843.585.681	-
Other taxes	2.569.118.394	-	3.064.218.236	4.548.183.822	132.191.957	1.217.344.765	-
	31.607.284.938	184.428.163	63.426.075.141	65.796.600.059	2.194.099.749	31.430.859.767	184.428.163

Value Added Tax

- The parent company pays value Added tax by the deduction method.
- The subsidiary has not registered, declared and paid VAT under the deduction method. All input VAT is recorded in the value of purchased goods and services or expenses incurred during the period. The output VAT rate for exported goods is 0%, for domestically consumed goods is 10%.

Corporate income tax

- Parent company must pay corporate income tax on taxable income at a rate of 20% .

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- For Dak Lak Rubber Company Limited, according to the Minutes of Agreement dated 19 November 2004 on the Rubber Tree Development Project in 4 Southern Provinces of the Lao People's Democratic Republic, the Subsidiary is exempted from corporate income tax after 02 years of latex tapping, then must pay corporate income tax at a rate of 20%. Other industrial crops must pay tax according to regulations from the date of product availability.
- DRI High-Tech Agriculture Company Limited operates in the field of agricultural production (crop cultivation) and is eligible for corporate income tax exemption in accordance with current regulations.

Land rent

Dak Lak Rubber Company Limited must pay land rent at the rate of 6 USD/ha/year. The subsidiary is exempted from land rent for the first 07 years of project development from the date of signing the land lease contract with relevant departments of the Government of the Lao People's Democratic Republic. 2012 is the first year the subsidiary is obliged to pay land rent.

Other taxes

Companies in the Group declare and pay according to regulations.

5.17. Payables to employees

The September salary still to be paid to employees.

	30/09/2025	01/01/2025
	VND	VND
Dak Lak Rubber Investment JSC	477.149.720	787.241.077
DRI High-Tech Agriculture Co.,Ltd	530.798.513	853.427.638
Dak Lak Rubber Co.,Ltd	15.325.710.104	40.642.477.405
	16.333.658.337	42.283.146.120

5.18. Short-term payable expenses

	30/09/2025	01/01/2025
	VND	VND
<i>Payable to organizations and individuals</i>		
Electricity bill for December		143.197.357
Other utility costs	130.527.936	226.000.000
	130.527.936	369.197.357

5.19. Other payables

	30/09/2025	01/01/2025
	VND	VND
<i>Payable to organizations and individuals</i>		
Social insurance	188.064.380	181.500.112
Payables to capital contributors	78.764.457	64.842.198
Dividends, profits payable	797.510.306	782.455.797
Bid security deposit	586.719.275	
Other short-term payables	360.915.217	924.987.180
	2.011.973.635	1.953.785.287

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5.20. Loans and financial leases**5.20.1 Short-term loans and finance leases**

	30/09/2025		01/01/2025	
	Value VND	Number of debtors VND	Value VND	Number of debtors VND
Short term bank loans				
Lao-VietBank (i)	47.230.103.877	47.230.103.877	15.444.574.444	15.444.574.444
VietinBank Laos (ii)	1.403.111.487	1.403.111.487	14.507.469.122	14.507.469.122
VietinBank - Dak Lak Branch (iii)	6.491.669.351	6.491.669.351	589.509.080	589.509.080
	55.124.884.715	55.124.884.715	30.541.552.646	30.541.552.646

- (i) 25 January 2024 Company Dak Lak Rubber Company Limited signed credit contract No. 14/HD - LVB/2024, credit limit of 50,000,000,000 LAK to supplement working capital . Capital disbursement term of 24 months, loan term is 12 months, interest rate according to LaoVietBank's applicable interest rate in each period , shown in the specific withdrawal statement for each time. This loan is secured by mortgaging the Land Use Rights under the Land Use Rights Certificate No. 603 issued by the Champasak Land Management Department on 5 August 2010 and assets attached to the land, the Land Use Rights under the Land Use Rights Certificate No. 291 and 293 issued by the Champasak Land Management Department on 31 March 2009 together with assets attached to the land , the Land Use Rights and assets attached to the land under the State Land Use Rights License No.03/2009 issued by the Champasak Provincial Land Management Agency on 24 August 2009 and some assets being rubber processing machinery and equipment according to the Valuation Record No. 93 /BBĐG - LVB.CPS dated 22 May 2018.
- (ii) Dak Lak Rubber Company Limited signed a loan contract with a limit of 40 billion LAK with Vietnam Joint Stock Commercial Bank for Industry and Trade - Laos Branch under credit contract No.18/2024-HD CVHM / CPS dated 8 May 2024 to supplement working capital with an initial interest rate of 8.6% / year for the debt in LAK and 6.1% / year for the debt in USD (the interest rate will be adjusted periodically according to the Bank's notice). Capital disbursement term of 12 months, the loan term shall not exceed 4 months. This loan is secured by mortgaging assets such as lease rights, land exploitation rights and fixed assets on land at Farm 2 (including the entire rubber and coffee plantation, infrastructure system and related works with an area of 2,104.64 ha), part of Farm 4 (1,878 ha), part of Farm 1 (2,192 ha) and part of Farm 3 (966 ha). DRI High-Tech Agriculture Company Limited
- (iii)DRI High-Tech Agriculture signed a digital limit loan contract No.24.85.1710/2024-HDCVHM/NHCT502-CNC DRI dated 2 November 2024 with Vietnam Joint Stock Commercial Bank For Industry And Trade; credit limit: VND 10,000,000,000; the duration of maintaining the limit is 12 months; loan term: 9 months; loan interest rate: 8%/year; purpose of use: supplementing working capital for banana planting, production and trading activities; Mortgaged assets: Mortgage of land use rights and assets attached to land formed in the future No. 20.38.0012/2020HDBD/NHCT502 dated 8 June 2020 and document amending and supplementing the mortgage contract of land use rights and assets attached to land formed in the future No. 20.38.0056/HDTC-VBSĐBS01/NHCT502-CNC DRI dated 10 November 2020.

Details of short-term loans and debts:

	Lao-VietBank VND	VietinBank Laos VND	VietinBank – Dak Lak Branch VND	Total VND
As at 01/01/2025	15.444.574.444	14.507.469.122	589.509.080	30.541.552.646
Loan Amount Incurred	57.879.610.525	17.658.345.891	8.809.883.004	84.347.839.420
Loan amount paid	(28.498.753.912)	(31.288.479.193)	(2.907.722.733)	(62.694.955.838)
Exchange rate difference (*)	2.404.672.820	525.775.667	-	2.930.448.487
As at 30/09/2025	47.230.103.877	1.403.111.487	6.491.669.351	55.124.884.715

(*) Exchange rate differences arising from the conversion of Financial Statements of Foreign Subsidiaries.

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5.20.2 Long-term loans and finance leases

	30/09/2025		01/01/2025	
	Value VND	Number of debtors VND	Value VND	Number of debtors VND
Long-term bank loans				
VietinBank Laos (iv)	17.650.827.395	17.650.827.395	-	-
	17.650.827.395	17.650.827.395	-	-

- (iv) Dak Lak Rubber Company Limited signed a long-term loan contract of LAK 35 billion with Vietnam Joint Stock Commercial Bank for Industry and Trade – Laos Branch under Credit Agreement No. 65/2025-HĐCVDADT/CPS dated August 26, 2025, to supplement investment capital for construction projects and immature rubber plantations. The initial interest rate is 12.6% per annum (subject to periodic adjustments according to the Bank's announcements). The loan disbursement period is until June 30, 2026, with a loan term of 72 months. This loan is secured by mortgaging assets such as lease rights, land exploitation rights and fixed assets on land at Farm 2 (including the entire rubber and coffee plantation, infrastructure system and related works with an area of 2,104.64 ha), part of Farm 4 (1,878 ha), part of Farm 1 (2,192 ha) and part of Farm 3 (966 ha). DRI High-Tech Agriculture Company Limited.

Details of short-term loans and debts:

	VietinBank Laos (ii) VND	Total VND
As at 01/01/2025	-	-
Loan Amount Incurred	16.938.819.984	16.938.819.984
Loan amount paid	-	-
Exchange rate difference (*)	712.007.411	712.007.411
As at 30/09/2025	17.650.827.395	17.650.827.395

(*) Exchange rate differences arising from the conversion of Financial Statements of Foreign Subsidiaries.

5.20.3 Overdue and unpaid financial lease loans and debts

The Group has no overdue loans and financial lease liabilities.

5.21. Bonus and welfare reward fund

	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
As at 01/01/2025	7.849.156.165	5.063.878.739
Increase due to provision from profit	11.554.363.923	6.583.257.860
Other increases/decreases	(5.915.073.392)	(868.125.603)
Exchange differences due to translation of financial statements of foreign subsidiaries	194.953.267	301.983.816
As at 30/06/2025	13.683.399.963	10.246.904.187

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

5.22. Owners' equity

5.22.1 The table of equity fluctuation

	Owner's equity	Exchange rate difference	Development investment fund	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND
As at 01/01/2024	732.000.000.000	(376.878.191.350)	43.186.847.037	134.255.665.451	4.687.218.993	537.251.540.131
-Profit for the first nine months of 2024	-			70.584.755.706	1.729.351.982	72.314.107.688
-Provision for funds during the year	-		6.105.244.460	(12.688.502.320)		(6.583.257.860)
-Dividend distribution 2023	-			(43.920.000.000)		(43.920.000.000)
-Profit Remittance Tax				(4.203.377.447)		(4.203.377.447)
-Exchange rate differences due to translation of Financial Statements of Foreign Subsidiaries	-	16.212.795.336	571.629.274			16.784.424.610
As at 30/09/2024	732.000.000.000	(360.665.396.014)	49.863.720.771	144.028.541.390	6.416.570.975	571.643.437.122
As at 01/10/2024	732.000.000.000	(360.665.396.014)	49.863.720.771	144.028.541.390	6.416.570.975	571.643.437.122
-Profit for the last three months of 2024	-			38.432.408.466	(343.634.680)	38.088.773.786
-Provision for funds	-			(167.741.935)	(32.258.065)	(200.000.000)
-Interim dividend payment 2024	-			(29.280.000.000)		(29.280.000.000)
-Profit Remittance Tax				(131.208.055)		(131.208.055)
-Exchange rate differences due to translation of Financial Statements of Foreign Subsidiaries	-	10.126.095.432	347.500.036			10.473.595.468
As at 31/12/2024	732.000.000.000	(350.539.300.582)	50.211.220.807	152.881.999.866	6.040.678.230	590.594.598.321
As at 01/01/2025	732.000.000.000	(350.539.300.582)	50.211.220.807	152.881.999.866	6.040.678.230	590.594.598.321
-Profit for the first nine months of 2025	-			116.798.383.127	(285.880.483)	116.512.502.644
-Provision for funds	-		10.999.070.293	(22.478.398.651)	(75.035.565)	(11.554.363.923)
-Dividend distribution for 2024	-			(36.600.000.000)	(500.000.000)	(37.100.000.000)
-Profit Remittance Tax				(9.028.985.800)		(9.028.985.800)
-Exchange rate differences due to translation of Financial Statements of Foreign Subsidiaries	-	25.715.645.130	655.026.738			26.370.671.868
As at 30/09/2025	732.000.000.000	(324.823.655.452)	61.865.317.838	201.572.998.542	5.179.762.182	675.794.423.110

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

5.22.2 Details of shareholders' capital contribution

Shareholders	30/09/2025		01/01/2025	
	Value (VND)	Rate (%)	Value (VND)	Rate (%)
Dak Lak Rubber Joint Stock Company	329.400.000.000	45,00	445.375.000.000	60,84
Other shareholders	402.600.000.000	55,00	286.625.000.000	39,16
	732.000.000.000	100,00	732.000.000.000	100,00

5.22.3 Shares

	30/09/2025	01/01/2025
Registered number of issued shares	73,200,000	73,200,000
Number of shares sold to the public	73,200,000	73,200,000
- Ordinary shares	73,200,000	73,200,000
- Preferred shares	-	-
Number of repurchased shares	-	-
- Ordinary shares	-	-
- Preferred shares	-	-
Number of shares in circulation	73,200,000	73,200,000
- Ordinary shares	73,200,000	73,200,000
- Preferred shares	-	-

Par value of shares in circulation is VND 10.000/shares.

5.22.4 Profit Distribution

- During the period, the Company distributed profits according to the Resolution of the General Shareholders' Meeting No. 01/NQ-GMS dated 24 April 2025, as follows:

	VND
• Provision for reward and welfare fund	10.441.143.420
Including:	
- Allocated to Dak Lak Rubber LLC	8.874.971.907
- Allocated to Dak Lak Rubber Investment Joint Stock Company	1.566.171.513
- Reward fund for the Executive Board (1.5 months of average salary)	648.000.000
• Provision for development investment fund (entire fund allocated to Dak Lak Rubber LLC)	10.441.143.420
• Dividend distribution (5% of charter capital)	36.600.000.000

On 12 November 2024, the Board of Directors issued Resolution No. 10/NQ-BOD regarding the interim dividend for the year 2024 at a rate of 4% per share.

- DRI High-Tech Agriculture Co., Ltd. (a subsidiary) distributed profit in accordance with Resolution No. 02/NQ-MB dated April 16, 2025 of the Members' Council as follows:

	VND
• Provision for reward and welfare fund	665.220.503
• Provision for development investment fund	665.220.503
• Dividend distribution (10% of charter capital)	3.100.000.000

On December 31, 2024, the Members' Council of DRI High-Tech Agriculture Co., Ltd. (a subsidiary) issued Resolution No. 06/NQ-MB regarding the interim profit distribution for 2024 and the provisional appropriation to the bonus and welfare fund. Accordingly, the company made a provisional appropriation of VND 200,000,000 to the bonus and welfare fund to promptly reward employees in 2024, and paid dividends for 2024 (equivalent to 10% of charter capital) in January 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

6. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

6.1. Gross sales of merchandise and services

6.1.1 Revenue

	Q3-2025	Q3-2024
	VND	VND
Revenue from finished rubber products	183.602.320.098	125.024.922.629
Revenue from sales of bananas		472.617.500
Revenue from sales of durian	521.411.000	17.689.420.000
	184.123.731.098	143.186.960.129
Revenue deductions	-	-
Net revenue	184.123.731.098	143.186.960.129

6.1.2 Revenue from sales and provision of services to related parties

The Group does not generate sales transactions and provide services to related parties .

6.2. Cost of goods sold

	Q3-2025	Q3-2024
	VND	VND
Cost of finished rubber products	118.454.669.530	78.796.563.887
Cost of cashew nuts		206.455.075
Cost of banana		515.620.155
Cost of durian	308.583.712	5.484.747.745
	118.763.253.242	85.003.386.862

6.3. Financial income

	Q3-2025	Q3-2024
	VND	VND
Interest on deposits	226.211.624	143.305.860
Interest on loans	1.844.931.507	1.812.054.791
Foreign exchange gains	3.634.599.793	5.225.199.162
	5.705.742.924	7.180.559.813

6.4. Financial expenses

	Q3-2025	Q3-2024
	VND	VND
Interest expense	546.782.457	1.144.348.643
Other financial expenses	261.387.240	38.424.156
Exchange rate difference loss incurred	2.014.577.308	644.079.176
	2.822.747.005	1.826.851.975

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

6.5. Selling expenses

	Q3-2025 VND	Q3-2024 VND
Employee costs	596.737.125	563.749.684
Materials and packaging expense	1.397.166.668	1.727.054.642
Depreciation expense	65.796.054	64.417.608
Shipping costs for goods sold	4.044.586.774	4.991.739.169
Other expense	571.115.732	967.568.547
	7.637.651.068	8.314.529.650

6.6. Business management costs

	Q3-2025 VND	Q3-2024 VND
Employee expense	4.713.371.931	3.235.806.745
Office supplies expense	368.429.227	170.591.460
Depreciation expense	426.482.944	393.993.512
Plantation insurance expenses	607.786.829	523.654.043
Outsourcing service expense	341.694.597	235.385.672
Other expense	5.485.979.252	2.221.498.009
	11.475.235.153	6.780.929.441

6.7. Other income

	Q3-2025 VND	Q3-2024 VND
Income from disposal of fixed assets		
Other income	489.783.702	51.000.000
	489.783.702	51.000.000

6.8. Other expenses

	Q3-2025 VND	Q3-2024 VND
Expenses on disposal of fixed assets		
Additional tax payment expenses	567.670.850	221.393.656
Other expense	43.928.895	35.489.885
	611.599.745	256.883.541

6.9. Basic earnings per share

	Q3-2025	Q3-2024
Accounting profit after corporate income tax (VND)	38.981.529.934	39.921.169.262
Adjustments to increase or decrease accounting profit to determine profit attributable to common stockholders:		(810.810.999)
Profit attributable to common stockholders (VND)	38.981.529.934	39.110.358.263
Average outstanding common shares of parent company during the year (shares) (*)	73.200.000	73.200.000
Basic Earnings Per Share (VND/Share)	533	534

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

(*) Average outstanding common shares during the year are calculated as follows:

	Q2-2025	Q2-2024
Common shares outstanding at the beginning of the year	73,200,000	73,200,000
Effect of common stock issued during the year	-	-
Average common shares outstanding during the year	73,200,000	73,200,000

7. OTHER INFORMATION

7.1 Transactions and balances with related parties

Transactions during the period between the Group and related parties are as follows:

	Q3-2025 VND	Q3-2024 VND
Dak Lak Rubber Joint Stock Company		
Dividends paid	16.470.000.000	13.361.250.000
Loan interest	1.865.205.478	1.812.054.791

The balances receivable and payable to related parties are as follows:

	30/09/2025 VND	01/01/2025 VND
Dak Lak Rubber Joint Stock Company		
Loan receivable	80.000.000.000	80.000.000.000
Interest receivable	1.657.657.534	1.617.657.534
Total receivables	81.657.657.534	81.617.657.534

7.2 The income of key management members and related individuals in year is as follows:

		Q3-2025 VND	Q3-2024 VND
The Board of Management			
Nguyen Viet Tuong	Chairman	31.153.846	28.038.462
Le Dinh Huyen	Member	20.769.231	18.692.308
Ta Quang Tong	Member	20.769.231	18.692.308
Nguyen Tran Giang	Member	20.769.231	18.692.308
Nguyen Minh	Member	20.769.231	18.692.308
Tran Ngoc Duyen	Member	20.769.231	
Nguyen Thi Hai	Corporate Governance	10.384.615	9.346.154
Bui Thi Tuyet Nhung	Secretary	-	9.346.154
Board of Executive			
Le Thanh Can	CEO	-	99.930.077
Nguyen Do	CEO	122.362.596	
Nguyen Thi Hai	Vice CEO	107.719.482	88.215.586
Le Thanh Cuong	Chief Accountant	93.917.921	77.174.337
Board of Supervisors			
Nguyen Thac Hoanh	Supervisory Board	27.000.000	24.300.000
Phan Thanh Tan	Member	16.615.385	14.953.846
Tran Van Tinh	Member	10.384.615	9.346.154
		523.384.615	435.419.999

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2025

7.3 Subsequent events after the balance sheet dated

There are no subsequent events occurring after the balance sheet date that require adjustment to or disclosure in the consolidated financial statements.



NGUYEN THI THU HA
Preparer



LE THANH CUONG
Chief Accountant



NGUYEN DO
General Director
Dak Lak, 21 October 2025

