

IDJ Viet Nam Investment
Joint Stock Company

No: 2803B/2025-IDJ

THE SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Ha Noi, March 28, 2025

To: The State Securities Commission of Viet Nam
Ha Noi Stock Exchange

- 1. Name of organization:** IDJ Viet Nam Investment Joint Stock Company
- 2. Stock code:** IDJ
- 3. Address:** 3rd Floor, Grand Plaza Shopping mall, 117 Tran Duy Hung,
Cau Giay, Ha Noi
- 4. Telephone:** 024.35558999 Fax: 024.35558990
- 5. Authorized person to disclose information:** Nguyen Manh Cuong
- 6. Content of information disclosure:**

6.1. The audited consolidated financial statements for the year 2024 ending on December 31, 2024 of IDJ Vietnam Investment Joint Stock Company prepared on March 28, 2025 include: consolidated balance sheet, consolidated income statement, consolidated cash flow statement, notes to the consolidated financial statements.

6.2. Explanation of audited consolidated business performance report for 2024 changed more than 10% compared to the same period:

- Audited consolidated profit after corporate income tax in 2024 decreased by more than 10% compared to the same period last year: the reason in 2024, due to the real estate market being affected by many negative impacts, this has significantly affected the sales and turnover of the Company, this is the main reason leading to the decrease in consolidated profit after corporate income tax in 2024 compared to the same period last year.

6.3. Explanation of the audit organization's opinion other than an unqualified opinion on the audited consolidated financial statements for 2024:

- Regarding the basis for the conclusion except for the advances, these are advances for staff to deploy and invest in developing potential projects for the Company in previous years. However, because the Company has not yet collected sufficient documents on the implementation status of potential projects, the Company has not been able to provide sufficient documents as requested by the auditing unit. Currently, the Company is urging staff to urgently complete the reporting documents to complete the advances in accordance with regulations.
- Regarding the Basis for Conclusion except for the overdue loans, these are loans secured by shares of the Companies owning the potential projects, we are currently



discussing and evaluating the options for handling the collateral of the loans according to the provisions of the contract.

7. **Website address posting full financial reports:** <http://idjf.vn>

We hereby commit that the information published above is true and we are fully responsible before the law for the content of the published information.

Recipients:

- As above
- Archived: BOD office

**ORGANIZATION REPRESENTATIVE
PARTY AUTHORIZED TO DISCLOSE
INFORMATION**



TRƯỞNG GIÁM ĐỐC
Nguyễn Mạnh Cường

