

CÔNG TY CỔ PHẦN TRUNG ĐÔ
Trungdo Joint stock Company
Số: 575/CBTT-TĐ
No.: 575/CBTT-TĐ

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Nghệ An, ngày 30 tháng 10 năm 2025
Nghean, 30 October 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE – FINANCIAL STATEMENTS

Kính gửi: - Sở Giao dịch Chứng khoán Hà Nội

To: -Hanoi Stock Exchange

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần Trung Đô thực hiện công bố thông tin Báo cáo tài chính (BCTC) Quý III năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau/ Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Trung Do Joint Stock Company hereby discloses its Quarter III/2025 Financial Statements to the Hanoi Stock Exchange as follows:

1. Tên tổ chức/ Company Name: Công ty CP Trung Đô/Trungdo Joint Stock Company

- Mã chứng khoán/Symbol Stock: TDF .
- Địa chỉ/Address: Số 205 , Đường Lê Duẩn, Phường Trường Vinh, tỉnh Nghệ An/ 205 Le Duan Street, Truong Vinh Ward, Nghe An Province
- Điện thoại liên hệ/Tel: 02383.844410- Fax:
- Email: info.trungdo@gmail.com. Website: www.trungdo.vn

2. Nội dung thông tin công bố/Content of disclosed information:

- BCTC Quý III năm 2025/ Quarter III/2025 Financial Statements.

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ Separate financial statements (applicable to listed organizations without subsidiaries and parent accounting entities having dependent units);

☒ BCTC hợp nhất (TCNY có công ty con)/ Consolidated financial statements (for listed organizations having subsidiaries);

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ Combined financial statements (for listed organizations having dependent accounting units with separate accounting systems);

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ Cases subject to explanation requirements:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được kiểm toán năm)/ *The audit firm issues an opinion other than an unqualified opinion on the financial statements (for the 2024 audited financial statements):*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có:

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm)/ *Profit after tax in the reporting period differs by 5% or more before and after audit, or changes from loss to profit or vice versa (for the 2024 audited financial statements):*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có:

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *Profit after corporate income tax in the statement of income for the reporting period changes by 10% or more compared with the same period of the previous year:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có:

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *Profit after tax in the reporting period is negative, changing from profit in the same period of the previous year to loss, or vice versa:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có:

☒ Có/Yes

☐ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 30/10/2025 tại đường dẫn: <https://trungdo.vn/chuyen-muc/quan-he-co-dong/> / *This information was disclosed on the Company's website on 30/10/2025 at the following link: <https://trungdo.vn/chuyen-muc/quan-he-co-dong/>*

Tài liệu đính kèm/ Attached document:

- BCTC/Financial statements

- Văn bản giải trình/ : Clarification report

Đại diện tổ chức/ For and on behalf of the organization

Người đại diện theo pháp luật/Người UQCBTT/

Legal representative/Authorized information disclosure officer

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)/

(Signature, full name, position, and seal)



GIÁM ĐỐC

Nguyễn Duy Kiên

TRUNGDO JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL REPORT
QUARTER III, 2025

NGHỆ AN, OCTOBER 2025

CONSOLIDATED BALANCE SHEET

As of September 30, 2025

Currency: VND

ASSETS	Code	End of Period	Beginning of Period
A. CURRENT ASSETS	100	584,741,715,453	584,129,104,269
I. Cash and cash equivalents	110	3,554,677,793	9,890,781,731
1. Cash	111	3,554,677,793	9,890,781,731
II. Short-term financial investments	120	1,000,000,000	1,000,000,000
1. Held-to-maturity investments	123	1,000,000,000	1,000,000,000
III. Short-term receivables	130	104,016,688,913	95,278,553,663
1. Trade receivables	131	101,720,108,713	97,922,860,251
2. Advances to suppliers	132	12,400,603,273	5,895,894,145
3. Other short-term receivables	136	9,373,690,554	10,475,659,373
4. Provision for doubtful debts (*)	137	-19,477,713,627	-19,015,860,106
IV. Inventories	140	454,452,113,311	462,958,040,555
1. Inventories	141	457,335,363,740	466,336,845,305
2. Provision for inventory (*)	149	-2,883,250,429	-3,378,804,750
V. Other current assets	150	21,718,235,436	15,001,728,320
1. Prepaid expenses	151	2,528,820,489	1,627,625,069
2. VAT to be refunded	152	14,983,512,098	10,527,394,033
3. Taxes and amounts receivable from state	153	4,205,902,849	2,846,709,218
B. NON-CURRENT ASSETS	200	961,072,976,315	997,433,396,696
I. Long-term receivables	210	2,893,591,341	313,767,000
1. Long-term loans receivable	215	0	80,000,000
2. Other long-term receivables	216	2,893,591,341	233,767,000
II. Fixed assets	220	776,705,952,369	824,009,665,750
1. Tangible fixed assets	221	776,705,952,369	824,009,665,750
- Original cost	222	1,463,446,864,697	1,457,414,567,664
- Accumulated depreciation (*)	223	-686,740,912,328	-633,404,901,914
2. Intangible fixed assets	227	0	0
- Original cost	228	1,000,000,000	1,000,000,000
- Accumulated depreciation (*)	229	-1,000,000,000	-1,000,000,000
III. Investment properties	230	71,639,142,344	74,783,135,570
- Original cost	231	100,239,930,974	100,239,930,974
- Accumulated depreciation (*)	232	-28,600,788,630	-25,456,795,404
IV. Construction in progress	240	82,007,711,302	70,991,957,086
1. Construction in progress	242	82,007,711,302	70,991,957,086
V. Long-term financial investment	250	0	0
1. Investment in subsidiaries	251	0	0
VI. Other non-current assets	260	27,826,578,959	27,334,871,290
1. Long-term prepaid expenses	261	27,826,578,959	27,334,871,290

2. Goodwill	269	0	
TOTAL ASSETS (270 = 100 + 200)	270	1,545,814,691,768	1,581,562,500,965
C. LIABILITIES	300	825,558,282,881	816,992,432,225
I. Short-term liabilities	310	474,428,464,946	440,125,993,270
1. Trade payables	311	62,200,933,662	80,540,125,086
2. Advances from customers	312	7,595,439,890	5,558,851,857
3. Taxes and other payables to state	313	11,604,225,130	4,577,101,531
4. Payables to employees	314	6,152,206,206	8,327,078,588
5. Accrued expenses	315	10,245,521,537	8,081,882,549
6. Unearned revenue	318	5,761,656,702	6,542,570,215
7. Other short-term payables	319	68,263,918,179	69,951,508,582
8. Short-term borrowings and leases	320	297,853,655,028	251,678,166,250
9. Short-term provisions	321	2,317,179,638	2,317,179,638
10. Bonus and welfare funds	322	2,433,728,974	2,551,528,974
II. Long-term liabilities	330	351,129,817,935	376,866,438,955
1. Other long-term payables	337	3,065,650,093	3,065,650,093
2. Long-term borrowings and leases	338	338,761,097,472	364,497,718,492
3. Science and technology funds	343	9,303,070,370	9,303,070,370
D. EQUITY	400	720,256,408,887	764,570,068,740
I. Owner's equity	410	715,727,496,205	759,864,320,791
1. Contributed capital	411	300,000,000,000	300,000,000,000
- Common shares with voting rights	411a	300,000,000,000	300,000,000,000
2. Share premium	412	70,190,665,888	70,190,665,888
3. Development fund	418	235,822,094,322	235,822,094,322
4. Retained earnings	421	109,714,735,995	153,851,560,581
- Retained earnings (previous years)	421a	153,851,560,580	140,243,566,788
- Retained earnings (current year)	421b	-44,136,824,585	13,607,993,793
5. Non-controlling interests	429	0	
II. Other funds	430	4,528,912,682	4,705,747,949
1. Funding sources	431	2,819,505,048	2,819,505,048
2. Funds formed from fixed assets	432	1,709,407,634	1,886,242,901
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440	1,545,814,691,768	1,581,562,500,965

Prepared by



Duong Thi Mai Hue

Chief Accountant



Nguyen Nam Khanh

Prepared on October 29, 2025

Director



Nguyen Duy Hien

CONSOLIDATED INCOME STATEMENT

For Quarter III, 2025

Currency: VND

ITEMS	Code	Quarter III		Cumulative from the beginning of the year to the end of this quarter.	
		This Year	Last Year	This Year	Last Year
1. Revenue from sales and services	01	92,020,626,089	122,265,207,896	311,871,632,897	356,277,698,681
2. Deductions from revenue	02	427,311,309	787,403,627	1,538,393,188	2,275,202,234
3. Net revenue (10 = 01 - 02)	10	91,593,314,780	121,477,804,269	310,333,239,709	354,002,496,447
4. Cost of goods sold	11	92,427,396,061	97,232,214,092	294,420,063,317	302,094,237,069
5. Gross profit (20 = 10 - 11)	20	-834,081,281	24,245,590,177	15,913,176,392	51,908,259,378
6. Financial income	21	2,451,702	2,877,970	39,115,368	186,877,433
7. Financial expenses	22	10,815,502,030	11,493,539,156	31,521,823,113	35,463,393,847
- Of which: Interest expense	23	10,755,830,848	11,493,539,156	31,416,979,127	35,463,393,847
8. Selling expenses	25	4,398,517,381	5,843,020,982	14,278,193,532	16,556,322,609
9. Administrative expenses	26	7,107,750,646	3,654,973,133	11,699,992,352	11,402,540,083
10. Net operating profit (30 = 20 + (21 - 22) - (25 + 26))	30	-23,153,399,636	3,256,934,876	-41,547,717,237	-11,327,119,728
11. Other income	31	59,765,826	232,231,818	313,289,278	363,416,420
12. Other expenses	32	127,874,577	609,974,986	1,588,713,874	1,385,023,737
13. Other profit (40 = 31 - 32)	40	-68,108,751	-377,743,168	-1,275,424,596	-1,021,607,317
14. Total profit before tax (50 = 30 + 40)	50	-23,221,508,387	2,879,191,708	-42,823,141,833	-12,348,727,045
15. Corporate income tax - current	51	0	2,493,082,506	1,313,682,752	6,320,532,017
16. Corporate income tax - deferred	52	0	0	0	0

17. Net profit after tax (60 = 50 - 51 - 52)	60	-23,221,508,387	386,109,202	-44,136,824,585	-18,669,259,062
18. Net profit after tax of the parent company	61	-23,221,508,387		-44,136,824,585	
19. Profit after tax attributable to non-controlling interests	62				
20. Basic earnings per share (*)	70	-774	13	-1,471	-622
21. Diluted earnings per share (*)	71				

Prepared on October 29, 2025

Prepared by



Duong Thi Mai Hue

Chief Accountant



Nguyen Nam Khanh

Director



Nguyen Duy Hien

CONSOLIDATED CASH FLOW STATEMENT
(Using the direct method)
For Quarter III, 2025

Currency: VND

Items	Code	Cumulative Year-to-Date (This Year)	Cumulative Year-to-Date (Last Year)
I. Cash flows from operating activities			
1. Cash received from sales, services, and revenue	01	320,799,730,870	396,483,999,716
2. Cash paid to suppliers for goods and services	02	-233,327,400,347	(207,359,507,427)
3. Cash paid to employees	03	-37,419,629,120	(38,599,910,016)
4. Interest paid	04	-30,712,105,924	(33,481,377,290)
5. Corporate income tax paid	05	-8,079,122,920	(8,680,876,108)
6. Other cash inflows from operating activities	06	1,238,486,116	2,421,970,173
7. Other cash outflows for operating activities	07	-11,716,092,764	(25,259,058,113)
Net cash flows from operating activities	20	783,865,911	85,525,240,935
II. Cash Flows from Investing Activities			
1. Cash paid for purchases, construction of fixed assets and long-term assets	21	-19,035,321,000	(23,405,943,136)
2. Proceeds from disposal of fixed assets and other long-term assets	22	231,481,481	364,231,818
3. Cash paid for lending, purchasing debt instruments of other entities	23	0	
4. Proceeds from loan recovery, resale of debt instruments of other entities	24	80,000,000	7,472,313,886
7. Proceeds from interest on loans, dividends, and profits shared	27	7,306,361	9,841,753
Net cash flows from investing activities	30	-18,716,533,158	-15,559,555,679
III. Cash Flows from Financing Activities			
Proceeds from issuance of shares, capital contributions from owners	31		
Payments for capital withdrawal by owners, repurchase of issued shares	32		
Proceeds from borrowings	33	335,891,247,426	406,866,951,607
Repayment of borrowings	34	-322,167,150,512	(465,990,506,096)
Repayment of principal under finance leases	35	-280,448,000	0
Dividends and profits paid to owners	36	-1,847,085,605	(20,893,622,330)
Net cash flows from financing activities	40	11,596,563,309	-80,017,176,819
Net cash flows for the period (50 = 20 + 30 + 40)	50	-6,336,103,938	-10,051,491,563
Cash and cash equivalents at the beginning of the period	60	9,890,781,731	13,232,983,266
Cash and cash equivalents at the end of the period (70 = 50 + 60)	70	3,554,677,793	3,181,491,703

Prepared on October 29, 2025

Prepared by

Duong Thi Mai Hue

Chief Accountant

Nguyen Nam Khanh

Director



Nguyen Duy Hien

I, ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET

1, Cash

Description	As of 30/09/2025	As of 01/01/2025
Cash on hand	883,828,781	1,060,381,941
Bank deposits	2,670,849,012	8,830,399,790
Total	3,554,677,793	9,890,781,731

2, Financial Investments

Short-term

Investment Type	As of 30/09/2025	As of 01/01/2025
Time deposits at Ngoai Thuong Commercial Bank	1,000,000,000	1,000,000,000
Total	1,000,000,000	1,000,000,000

3, Other Receivables

Description	As of 30/09/2025	As of 01/01/2025
Other short-term receivables	3,341,921,137	2,854,584,515
Advances receivable	368,778,000	253,278,000
- Of which: Related parties	0	2,421,092,341
Accrued interest receivable	6,031,769,417	5,199,982,517
Total	9,373,690,554	10,475,659,373

4, Inventories

Description	As of 30/09/2025	As of 01/01/2025
Raw materials and supplies	72,609,880,164	64,677,380,551
Tools and instruments	1,458,331,977	1,393,953,066
Work in progress	80,464,460,104	109,086,362,693
Finished goods	301,194,942,392	289,960,397,729
Merchandise	1,607,749,103	1,218,360,526
Goods in transit		390,740
Provision	(2,883,250,429)	(3,378,804,750)
Total	454,452,113,311	462,958,040,555

5, Investment Properties

The investment properties refer to the value of infrastructure in the real estate projects owned by the company,

Description	Infrastructure Value	Total
Cost		
As of 01/01/2025	100,239,930,974	100,239,930,974
As of 30/09/2025	100,239,930,974	100,239,930,974
Accumulated Depreciation Value		
As of 01/01/2025	25,456,795,404	25,456,795,404
As of 30/09/2025	28,600,788,630	28,600,788,630
Remaining Value		
As of 01/01/2025	74,783,135,570	74,783,135,570
As of 30/09/2025	71,639,142,344	71,639,142,344

6, Tangible Fixed Assets

Asset Category	Buildings and Structures	Machinery and Equipment	Vehicles	Office Equipment	Total
Cost					
As of 01/01/2025	276,314,014,292	1,083,847,316,993	95,864,271,963	1,388,964,416	1,457,414,567,664
Acquired during the year		3,899,000,000	4,140,557,926		8,039,557,926
Disposals		2,007,260,893	0		2,007,260,893
As of 30/09/2025	276,314,014,292	1,085,739,056,100	100,004,829,889	1,388,964,416	1,463,446,864,697
Accumulated Depreciation					
As of 01/01/2025	106,259,131,160	445,350,526,856	80,427,070,752	1,368,173,146	633,404,901,914
Depreciation for the year	12,071,423,828	39,840,780,461	3,427,024,309	4,042,709	55,343,271,307
Disposals		2,007,260,893			2,007,260,893
As of 30/09/2025	118,330,554,988	483,184,046,425	83,854,095,061	1,372,215,855	686,740,912,328
Net Book Value					
As of 01/01/2025	170,054,883,132	638,496,790,137	15,437,201,211	20,791,270	824,009,665,750
As of 30/09/2025	157,983,459,304	602,555,009,675	16,150,734,828	16,748,561	776,705,952,369

7, Intangible Fixed Assets

Currency: VND

Description	VND	VND
Cost		
As of 01/01/2025	1,000,000,000	1,000,000,000
As of 30/09/2025	1,000,000,000	1,000,000,000
Accumulated Depreciation		
As of 01/01/2025	1,000,000,000	1,000,000,000
Depreciation for the year	0	0
As of 30/09/2025	1,000,000,000	1,000,000,000
Net Book Value		
As of 01/01/2025	0	0
As of 30/09/2025	0	0

8, Other Short-term Payables

Description	30/06/2025	01/01/2025
Other short-term payables	24,777,910,753	24,777,910,753
Hanoi Construction Corporation	24,777,910,753	24,777,910,753
Principal loan payable	3,116,000,000	3,116,000,000
Interest payable	6,962,727,417	6,962,727,417
Dividends payable	14,625,183,336	14,625,183,336
Overpayments	74,000,000	74,000,000
Payables to other entities and persons	43,486,007,424	45,173,597,829
Trade union funds	3,655,195,468	3,248,018,315
Maintenance funds for CT21-Trungdo Tower	4,309,302,110	4,309,302,110
Payables to Taseco for project N03-T6	22,401,379,818	22,348,883,538
Dividend payables	9,511,991,546	11,445,872,146
Other payables	3,608,138,484	3,821,521,720
Total	68,263,918,179	69,951,508,582

9, Short-term Loans and Debts

Description	30/09/2025	01/01/2025
Vietcombank Nghe An Branch	71,828,457,129	54,006,269,821
VietinBank Vinh Branch	87,911,701,307	77,321,585,223

Military Bank Nghe An Branch	15,324,250,364	20,000,000,000
Loans from individuals and other organizations	77,423,322,800	69,559,322,800
Of which: Short-term loans from related parties	42,433,000,000	51,118,000,000
- Ms, Nguyen Hoang Phuong Nga (Board Member)	12,500,000,000	13,625,000,000
- Mr, Tran Quoc Hung (Supervisory Board Member)	2,050,000,000	3,900,000,000
- Ms, Nguyen Thi My Canh (Major Shareholder)	20,083,000,000	23,793,000,000
- Mr, Nguyen Hong Hai (Relative)	6,200,000,000	8,200,000,000
- Ms, Nguyen Thi Thu Trang (Relative)	1,600,000,000	1,600,000,000
Current portion of long-term loans	45,365,923,428	30,790,988,406
Total	297,853,655,028	251,678,166,250

10, Long-term Loans and finance lease liabilities

Description	30/09/2025	01/01/2025
VietinBank Vinh Branch - VND	330,936,007,706	362,381,115,392
Vietcombank Nghe An Branch - VND	5,651,662,922	2,116,603,100
Finance lease liabilities	2,173,426,844	
Total	338,761,097,472	364,497,718,492

II, ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF BUSINESS RESULTS

1, Revenue from sales and services (including internal revenue)

Description	QIII This Year	QIII Last Year
Revenue from sales of goods and finished products	102,825,418,111	106,730,699,805
Revenue from service provision	6,746,151,260	6,196,943,016
Revenue from real estate business	0	20,901,858,019
Other revenue	564,882,521	1,589,948,628
Total	110,136,451,892	135,419,449,468

2, Revenue from sales and services (excluding internal revenue)

Description	QIII This Year	QIII Last Year
Revenue from sales of goods and finished products	88,635,917,900	96,838,920,985
Revenue from service provision	3,245,328,266	4,175,659,364
Revenue from real estate business	0	20,901,858,019

Other revenue	139,379,923	348,769,528
Total	92,020,626,089	122,265,207,896

3, Revenue Deductions

Description	QIII This Year	QIII Last Year
Trade discounts	10,833,538	106,026,191
Sales allowances	88,277,782	188,569,259
Sales returns	328,199,989	492,808,177
Total	427,311,309	787,403,627

4, Cost of Goods Sold

Description	Quarter III This Year	Quarter III Last Year
Cost of goods and finished products sold	89,504,791,154	85,044,617,960
Cost of services provided	2,581,271,985	3,896,578,415
Cost of real estate business	0	7,925,540,231
Other costs	341,332,922	365,477,486
Total	92,427,396,061	97,232,214,092

5, Revenue from Financial Activities

Description	Quarter III This Year	Quarter III Last Year
Interest income	2,451,702	2,877,970
Other investment income		-
Total	2,451,702	2,877,970

6, Financial Expenses

Description	Quarter III This Year	Quarter III Last Year
Loan interest expenses	10,755,830,848	11,493,539,156
Finance lease expense	59,671,182	
Total	10,815,502,030	11,493,539,156

7, Selling Expenses

Description	Quarter III This Year	Quarter III Last Year
Cost of materials and supplies	0	179,580,057
Employee expenses	830,702,309	910,464,338

Tool expenses	0	4,718,055
Depreciation expenses	202,960,135	355,867,050
Transportation and handling costs	1,519,864,742	1,773,435,939
Outsourced service expenses	1,844,990,195	2,618,955,543
Total	4,398,517,381	5,843,020,982

8, Administrative Expenses

Description	Quarter III This Year	Quarter III Last Year
Employee expenses	2,931,005,976	1,812,486,739
Depreciation expenses	87,110,874	99,610,875
Taxes, fees, and charges	3,326,634,996	905,508,700
Outsourced service expenses	211,154,750	189,516,047
Other cash expenses	551,844,050	647,850,772
Total	7,107,750,646	3,654,973,133

III, RELATED PARTIES INFORMATION

Related parties of the Company include: key management personnel, individuals related to key management personnel, and other related parties,

A, Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel include: Members of the Board of Directors and the Executive Board (Management Team), Individuals related to key management personnel are immediate family members of key management personnel,

The list of key management personnel and their related individuals is as follows:

No,	Name	Relationship
1	Mr, Nguyen Hong Son	Chairman of the Board of Directors (BOD)
2	Mr, Tran Van Hoan	Member of the BOD
3	Mr, Nguyen Duy Hien	Member of the BOD
4	Mr, Doan Quang Le	Member of the BOD
5	Ms, Nguyen Hoang Phuong Nga	Member of the BOD
6	Mr, Phan Dang Dung	Head of the Supervisory Board
7	Mr, Nguyen Nam Khanh	Chief Accountant
8	Mr, Tran Quoc Hung	Member of the Supervisory Board
9	Ms, Nguyen Thi Minh	Member of the Supervisory Board
10	Ms, Nguyen Thi My Canh	Major Shareholder, wife of Mr, Nguyen Hong Son

11	Mr, Nguyen Hong Hai	Younger brother of Mr, Nguyen Hong Son
12	Ms, Nguyen Thi Thu Trang	Wife of Mr, Nguyen Nam Khanh

Transactions during the reporting period between the Company and key management personnel as well as their related individuals are as follows:

Name	Quarter III/2025
Ms, Nguyen Thi My Canh	
- Loan principal repayment	13,010,000,000
- Loan granted to the company	6,050,000,000
Ms, Nguyen Hoang Phuong Nga	
- Loan principal repayment	375,000,000

As of 30/09/2025, the Company's outstanding balances with key management personnel and their related individuals are disclosed in Notes I,3 and I,9,

Income of key management personnel in Quarter III/ 2025 is as follows:

Type of Income	Amount
Salary and bonus income	394,546,288 VND
Allowance income	210,000,000 VND

B, Transactions with other related parties

Other related parties of the Company include:

Related Party	Relationship
Hanoi Construction Corporation - JSC	Major Shareholder
<p><i>Trung Do Trading Joint Stock Company</i> <i>(Trung Do Trading Joint Stock Company was established under Resolution No. 43/NQ-HDQT dated August 18, 2025, the Minutes of Capital Contribution Cooperation No. 41/BBGV-HDQT dated August 18, 2025, and the Enterprise Registration Certificate issued on September 15, 2025.</i></p> <p><i>As of September 30, 2025, Trung Do Trading Joint Stock Company had no contributed capital or assets and had not yet commenced any business or production activities, nor had it conducted any transactions with Trung Do Joint Stock Company.</i></p> <p><i>As of that date, Trung Do Joint Stock Company and other shareholders had not yet made capital contributions to Trung Do Trading Joint Stock Company. Therefore, the figures in this report do not include data from Trung Do Trading Joint Stock Company).</i></p>	Subsidiary

As of 30/09/2025, the Company's outstanding balances with other related parties are disclosed in Note I,8,

Prepared by

Duong Thi Mai Hue

Chief Accountant

Nguyen Nam Khanh

Prepared on October 29, 2025

Director

Nguyen Duy Hien

