

**IDJ Viet Nam Investment
Joint Stock Company**

No: 101 /2025-IDJ

THE SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Ha Noi, August 29, 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,
Yen Hoa, 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 reviewed Consolidated Financial Statements of IDJ Vietnam Investment Joint Stock Company for the first six months of 2025, dated August 28, 2025, include: the Consolidated Balance Sheet, the Consolidated Income Statement, the Consolidated Cash Flow Statement, and the Notes to the Consolidated Financial Statements.

6.2. Explanation of changes in the reviewed Consolidated Income Statement for the first six months of 2025 with a variance of more than 10% compared to the same period:

- The Consolidated Profit after Corporate Income Tax for the first six months of 2025 decreased by more than 10% compared to the same period last year. The main reason in 2025 is that the real estate market has been significantly affected by adverse factors, which in turn impacted sales activities and related expenses. This is the primary cause leading to the decline in Consolidated Profit after Corporate Income Tax in the first six months of 2025 compared to the same period of the prior year.

6.3. Explanation regarding the auditor's issuance of a qualified opinion on the reviewed Consolidated Financial Statements for the first six months of 2025:

- 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**



TỔNG GIÁM ĐỐC
Nguyễn Mạnh Cường