

TRUNG DO JOINT STOCK COMPANY

No: 209/TCKT

Subject: Explanation of Changes in Net Profit
After Tax in the Audited combined financial
statements for 2025.

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Nghe An, March, 31 2026

To: - State Securities Commission

- Hanoi Stock Exchange

Business name: TRUNG DO JOINT STOCK COMPANY

Legal representative: Mr, Nguyen Duy Hien - Title: Director

Head office address: 205 Le Duan Street, Truong Vinh Ward, Nghe An Province

Tax code: 2900324272

Phone: 02383,844410

Trung Do Joint Stock Company would like to explain the fluctuation in Post-Tax Profit in the Audited combined financial statements for 2025 compared to 2024, as follows:

Indicator	2025 (VND)	2024 (VND)	Increase/Decrease (+/-)	
			VND	%
Net profit after tax	4.174.506.272	13.607.993.793	-9.433.487.521	-69,32%

- Profit after corporate income tax in the audited consolidated income statement for the 2025 decreased by 69,32% compared to the 2024

- The primary reason is that in 2025 the company recorded a decrease in real estate revenue and profit compared to 2024; additionally, in 2024 the company recognized the remaining value of fixed assets transferred from scientific and technological research and development to production and business use as other income.

The financial report for 2025 of the Company is publicly available on the website:
<http://www.trungdo.vn/chuyenmuc/quanhecodong>,

Respectfully,

Recipients:

- As above
- Document Archive

DIRECTOR
(Signed)

Nguyễn Duy Hiền

TRUNG DO JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM

No: 111

TỔNG TY

Subject: Explanation of the fluctuation in profit after tax in the 2025 combined financial statements before and after audit.

Independence - Freedom - Happiness

Nghe An, March, 31, 2026

To: - State Securities Commission

- Hanoi Stock Exchange

Business name: TRUNG DO JOINT STOCK COMPANY

Legal representative: Mr, Nguyen Duy Hien - Title: Director

Head office address: 205 Le Duan Street, Truong Vinh Ward, Nghe An Province

Tax code: 2900324272

Phone: 02383,844410

Trung Do Joint Stock Company would like to explain the fluctuation in Post-Tax Profit in the combined income statement for 2025 before and after audit., as follows:

Indicator	For 2025 after audit (VND)	For 2025 before audit (VND)	Increase/Decrease (+/-)	
			VND	%
Net profit after tax	4.174.506.271	3.104.905.269	1.069.601.003	34,45%

- Profit after corporate income tax for 2025 after audit increased by 34.45% (equivalent to an increase of VND 1,069,601,003) compared to the profit after corporate income tax for 2025 before audit. The above fluctuation is due to the fact that, at the time of the audit, the Company recognized additional other income from the write-off of long-outstanding payables with unidentified creditors. At the same time, the Company collected additional documentation that reduced the provision expense for doubtful receivables and certain other expenses that were previously disallowed for corporate income tax purposes, thereby decreasing corporate income tax expenses and increasing profit after tax

- The above is the main reason for the increase in profit after corporate income tax in the 2025 audited combined income statement compared to the 2025 pre-audit combined income statement. The Company provides this explanation for the information of the State Securities Commission and the Hanoi Stock Exchange.

-The financial report for 2025 of the Company is publicly available on the website: <http://www.trungdo.vn/chuyenmuc/quanhecodong>,

Respectfully,

Recipients:

- As above
- Document Archive

DIRECTOR

(Signed)

Nguyễn Duy Hiền