

**TỔNG CÔNG TY TƯ VẤN THIẾT KẾ  
GIAO THÔNG VẬN TẢI - CTCP**

**TRANSPORT ENGINEERING  
DESIGN INCORPORATED**

Số: 260428.10 /TEDI-CBTT  
No.: 260428.10 /TEDI-CBTT

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc**

**THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

Hà Nội, ngày 28 tháng 04 năm 2026  
Ha Noi, day 28 month 04 year 2026

**CÔNG BỐ THÔNG TIN/INFORMATION DISCLOSURE**

**V/v: Báo cáo tài chính Quý I năm 2026 (Báo cáo tài chính hợp nhất)**

**Sub: Financial Report for the First Quarter of 2026 (Consolidated Financial Report)**

Kính gửi / To: - Ủy ban Chứng khoán Nhà nước / *The State Securities Commission*;  
- Sở Giao dịch chứng khoán Hà Nội / *Hanoi Stock Exchange*;  
- TCT TVTK GTVT-CTCP / *Transport Engineering Design Incorporated*.

- Tên giao dịch/*Trading name*: Tổng công ty Tư vấn thiết kế Giao thông vận tải-CTCP / *Transport Engineering Design Incorporated*;
- Mã chứng khoán/*Securities code*: TED;
- Địa chỉ trụ sở chính/*Address of headoffice*: 278 Tôn Đức Thắng, Ô Chợ Dừa, Hà Nội/ 278 Ton Duc Thang, O Cho Dua, Hanoi;
- Điện thoại/*Tel*: (84-24).38514431. Fax: (84-24).38514980. Email: [tedi.ctdc@gmail.com](mailto:tedi.ctdc@gmail.com).
- Website: [www.tedi.vn](http://www.tedi.vn);
- Người được ủy quyền công bố thông tin/*Persons authorized to disclose information*: Ông Nguyễn Công Tâm/Mr. Nguyen Cong Tam;
- Chức vụ tại công ty/*Position in the company*: Trưởng phòng Tổ chức cán bộ - Lao động/*Manager of Human Resource Department*;
- Loại thông tin công bố/*Type of Information*:  
☐ 24h; ☐ 72h; ☐ Yêu cầu/*Request*; ☐ Bất thường/*Abnormal*; ☒ Định kỳ/*Periodic*

**Nội dung công bố thông tin / Contents of information disclosure:**

- Báo cáo tài chính Quý I năm 2026 (Báo cáo tài chính hợp nhất) / *Financial Report for the First Quarter of 2026 (Consolidated Financial Report)*

(Chi tiết đính kèm / *Details Attached*)

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thực và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby commit that the information disclosed above is true and take full responsibility to the law for the content of the disclosed information./*

**Nơi nhận/Recipients:**

- Như trên/As above;
- Lưu/Archived: VT, Tổ CBTT./

**NGƯỜI ĐƯỢC ỦY QUYỀN CBTT**

**PERSONS AUTHORIZED  
TO DISCLOSE INFORMATION**



Nguyễn Công Tâm

No: 260428.03 /TEDI-CBTT

Ha Noi, April ,2026

## PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, by the Ministry of Finance, guiding the disclosure of information on the securities market, Transport Engineering Design Incorporated has disclosed the financial statements (FSC) for the first quarter of 2026 with the Hanoi Stock Exchange as follows:

1. Organization Name: Transport Engineering Design Incorporated

- Stock Code: TED;
- Contact Address: No. 278 Ton Duc Thang, Dong Da, Hanoi City;
- Phone: (+84.24) 38514431; Fax: (+84.24) 38514980;
- Email: hoidongquantri@gmail.com; Website: tedi.vn

2. Information disclosure content:

- The Financial Statements for the first quarter of 2026

☐

Separate Financial Statements (The listed organization has no subsidiaries and the higher-level accounting entity has subordinate units)

☒

Consolidated Financial Statements (The listed organization has subsidiaries)

☐

Separate Financial Statements (The listed organization has subsidiaries)

☐

Consolidated financial statements (listed organization with a subsidiary accounting unit under its own accounting structure).

- The cases that require an explanation of the reasons:
- + The audit organization expresses a non-unqualified opinion on the financial statements (the financial statements of 2026 have been audited).

☐

Yes

☒

No

Clarification document in case of selecting yes:

☐

Yes

☐

No

- + The after-tax profit in the reporting period has a discrepancy of 5% or more before and after the audit, changing from a loss to a profit or vice versa (the financial statements of 2026 have been audited).

☐

Yes

☒

No

Clarification document in case of selecting yes:

☐

Yes

☐

No

- + The net profit after corporate income tax in the income statement for the reporting period has changed by 10% or more compared to the same period of the previous year.

☒

Yes

☐

No

Clarification document in case of selecting yes:

☒

Yes

☐

No

- + Do the after-tax profit in the reporting period incur a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa?

☐

Yes

☒

No

Clarification document in case of selecting yes:

☐

Yes

☐

No

This information was published on the Company's website on April 28., 2026 at the following link: <https://tedi.vn/quan-he-co-dong/cong-bo-thong-tin/>.

We hereby commit that the information published above is true and accurate, and we take full responsibility before the law for the content of the information published.

**Recipient:**

- As above;
- Stored at the information disclosure team.

**Attached documents:**

- Financial statements;
- Clarification document.

**ORGANIZATION REPRESENTATIVE**



Đào Ngọc Vinh  
General director



**TRANSPORT ENGINEERING DESIGN INCORPORATED**

**-/-**



**1TH QUARTER OF 2026**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**(For the period from January 01st, 2026 to March 31st, 2026)**

**HA NOI, APRIL, 2026**

**Transport Engineering Design Inc**

Address: 278 Ton Duc Thang, Dong Da District, Ha

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION***As at 31 March 2026*

Unit: VND

	ASSETS	Note	31/03/2026	01/01/2026
		2	4	5
<b>A</b>	<b>CURRENT ASSETS</b>	<b>100</b>	<b>1,952,701,519,391</b>	<b>1,665,906,451,610</b>
<b>I-</b>	<b>Cash and cash equivalents</b>	<b>110</b>	<b>541,869,677,058</b>	<b>387,304,478,419</b>
1	Cash	111	281,238,776,128	243,483,074,411
2	Cash equivalents	112	260,630,900,930	143,821,404,008
<b>II</b>	<b>Short-term investment</b>	<b>120</b>	<b>248,024,773,647</b>	<b>137,996,237,216</b>
1	Short-term held to maturity	123	248,024,773,647	137,996,237,216
<b>III</b>	<b>Short-term receivables</b>	<b>130</b>	<b>843,799,213,237</b>	<b>779,746,855,969</b>
1	Short-term trade receivables	131	665,538,231,225	686,163,027,157
2	Short-term advances to suppliers	132	100,716,325,544	86,175,060,095
3	Other short-term receivables	135	160,095,112,579	90,649,892,861
4	Provisions for short-term bad debts	136	(82,550,456,111)	(83,241,124,144)
<b>IV</b>	<b>Inventories</b>	<b>140</b>	<b>310,963,321,813</b>	<b>355,313,678,650</b>
1	Inventories	141	313,306,700,375	357,657,057,212
2	Provision for obsolescence of inventories	142	(2,343,378,562)	(2,343,378,562)
<b>V</b>	<b>Other current assets</b>	<b>160</b>	<b>8,044,533,636</b>	<b>5,545,201,356</b>
1	Short-term prepaid expenses	161	683,094,920	841,317,471
2	VAT deductibles	162	2,338,154,920	2,157,084,686
3	Tax and other receivables from the State	163	5,023,283,796	2,546,799,199
<b>B</b>	<b>NON-CURRENT ASSETS</b>	<b>200</b>	<b>90,263,154,671</b>	<b>87,914,677,646</b>
<b>II</b>	<b>Fixed assets</b>	<b>220</b>	<b>78,643,851,087</b>	<b>74,658,364,005</b>
1	Tangible fixed assets	221	75,715,121,455	71,399,427,807
	- Cost	222	277,404,253,786	269,885,181,971
	- Accumulated depreciation	223	(201,689,132,331)	(198,485,754,164)
3	Intangible fixed assets	227	2,928,729,632	3,258,936,198
	- Cost	228	20,961,360,053	20,961,360,053
	- Accumulated amortisation	229	(18,032,630,421)	(17,702,423,855)
<b>V</b>	<b>Other non-current assets</b>	<b>270</b>	<b>11,619,303,584</b>	<b>13,256,313,641</b>
1	Long-term prepaid expenses	271	11,196,089,673	12,828,518,897
2	Deferred tax assets	272	423,213,911	427,794,744
	<b>TOTAL ASSETS</b>	<b>280</b>	<b>2,042,964,674,062</b>	<b>1,753,821,129,256</b>

	RESOURCES	Note	31/03/2026	01/01/2026
<b>C</b>	<b>LIABILITIES</b>	<b>300</b>	<b>1,574,351,740,913</b>	<b>1,341,623,448,670</b>
<b>I</b>	<b>Current liabilities</b>	<b>310</b>	<b>1,572,221,035,368</b>	<b>1,339,742,743,125</b>
1	Short-term trade payables	311	104,277,972,453	101,157,586,907
2	Short-term advances from	312	732,906,983,476	636,752,722,122
3	Dividend payable	313	9,168,384,285	-
4	Tax payables and statutory	314	25,379,031,723	39,617,764,482
5	Payables to employees	315	298,638,908,990	221,501,026,780
6	Short-term accrued expenses	316	194,673,465,420	66,091,653,030
8	Payable relating to construction contracts under percentage of completion method	318	1,067,451,852	1,067,451,852
9	Short-term unrealized revenue	319	4,522,733,801	27,595,278,543
10	Other short-term payables	320	170,765,708,054	208,421,227,605
11	Short-term loans and liabilities	321	7,679,721,584	13,042,406,833
12	Provision for short-term payables	322	-	-
13	Bonus and welfare funds	323	23,140,673,730	24,495,624,971
<b>II</b>	<b>Long-term liabilities</b>	<b>330</b>	<b>2,130,705,545</b>	<b>1,880,705,545</b>
1	Long-term unrealized revenue	337	545,454,545	545,454,545
2	Other long-term payables	338	1,585,251,000	1,335,251,000
<b>D</b>	<b>Owners' equity</b>	<b>400</b>	<b>468,612,933,149</b>	<b>412,197,680,586</b>
1	Contributed charter capital	411	125,000,000,000	125,000,000,000
2	Share premium	412	815,232,000	815,232,000
3	Other owner's equity	414	28,896,097,892	28,896,097,892
5	Revaluation different on assets	416	(9,876,529,675)	(9,876,529,675)
6	Investment and development fund	418	88,593,101	88,593,101
7	Retained earnings	420	214,049,153,084	166,425,916,404
	<i>Retained earnings accumulated to previous year</i>	<i>420a</i>	161,748,799,967	76,127,222,838
	<i>- Undistributed profit of this year</i>	<i>420b</i>	52,300,353,117	90,298,693,566
8	Non - controlling interests	429	109,640,386,747	100,848,370,864
	<b>TOTAL RESOURCES</b>	<b>440</b>	<b>2,042,964,674,062</b>	<b>1,753,821,129,256</b>

Hanoi, 24th April, 2026



**Vo Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



**Dao Ngoc Vinh**  
General Director

**Transport Engineering Design Inc**

Address: 278 Ton Duc Thang, O Cho Dua ward, Ha Noi City

**CONSOLIDATED STATEMENT OF INCOME***For the period from 01/01/2026 to 31/03/2026*

Unit: VND

<b>Cod e</b>	<b>ITEMS</b>	<b>Note</b>	<b>01/01/2026- 31/03/2026</b>	<b>01/01/2025- 31/03/2025</b>
<b>1</b>	<b>Revenue from rendering of services</b>	<b>01</b>	<b>852,339,460,584</b>	<b>464,715,255,660</b>
2	Revenue deductions	02	1,089,048,484	278,963,892
<b>3</b>	<b>Net revenue from rendering of services</b>	<b>10</b>	<b>851,250,412,100</b>	<b>464,436,291,768</b>
4	Cost of services rendered	11	637,736,406,272	360,025,929,059
<b>5</b>	<b>Gross profit from rendering of services</b>	<b>20</b>	<b>213,514,005,828</b>	<b>104,410,362,709</b>
6	Profit/Loss from the sale and disposal of investment property	21		
7	Financial income	22	2,109,902,033	1,364,181,481
8	Financial expenses	23	176,106,597	73,267,457
	<i>-Interest expense</i>	24	<i>176,106,597</i>	<i>73,267,457</i>
10	General and administrative expenses	26	133,496,115,933	60,047,827,887
<b>11</b>	<b>Net profit from operating activities</b>	<b>30</b>	<b>81,951,685,331</b>	<b>45,653,448,846</b>
12	Other incomes	31	39,921,153	101,023,809
13	Other expenses	32	47,903,616	165,505,217
<b>14</b>	<b>Other profit</b>	<b>40</b>	<b>(7,982,463)</b>	<b>(64,481,408)</b>
<b>15</b>	<b>Total net profit before tax</b>	<b>50</b>	<b>81,943,702,868</b>	<b>45,588,967,438</b>
16	Current corporate income tax expense	51	16,523,391,907	9,154,395,621
17	Deferred corporate income tax expense	52	4,580,833	4,580,833
<b>18</b>	<b>Profit after corporate income tax</b>	<b>60</b>	<b>65,415,730,128</b>	<b>36,429,990,984</b>
19	Profit after tax attributable to owners of the parent	61	52,300,353,117	28,778,471,863
20	Profit after tax attributable to non-controlling interests	62	13,115,377,011	7,651,519,121
<b>21</b>	<b>Basic earnings per share</b>	<b>70</b>	<b>4,184</b>	<b>2,302</b>



**Vo Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



**Dao Ngoc Vinh**  
General Director

Hanoi, 24th April, 2026



**Transport Engineering Design Inc**

Address: 278 Ton Duc Thang, Dong Da

District, Ha Noi City

**CONSOLIDATED STATEMENT OF CASH FLOWS***For the period from 01/01/2026 to 31/03/2026*

Unit: VND

<b>Cod e</b>	<b>ITEMS</b>	<b>Note</b>	<b>01/01/2026- 31/03/2026</b>	<b>01/01/2025- 31/03/2025</b>
<b>I.</b>	<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>1</b>	<b>Profit before tax</b>	<b>01</b>	<b>81,943,702,868</b>	<b>45,588,967,438</b>
<b>2</b>	<b>Adjustments for:</b>			
	Depreciation and amortization	02	3,621,385,293	3,477,713,400
	Provisions	03	(690,668,033)	1,708,141,164
	Exchange rate differences from revaluation of monetary items denominated in foreign currencies	04	(337,037)	-
	(Gains) from investment activities	05	(2,115,030,690)	(1,365,181,481)
	Interest expense	06	176,106,597	73,267,457
<b>3</b>	<b>Profit from operating activities before changes in working capital</b>	<b>08</b>	<b>82,935,158,998</b>	<b>49,482,907,978</b>
	(Increase)/Decrease in receivables	09	(66,849,253,047)	(34,325,519,824)
	(Increase) in inventories	10	44,350,356,837	70,322,917,768
	Increase/(Decrease) in payables (excluding interest payables/CIT payables)	11	225,190,095,865	(36,295,784,561)
	(Increase)/Decrease in prepaid expenses	12	1,790,651,775	1,890,258,980
	Interest paid	14	(62,173,172)	(65,081,156)
	Corporate income tax paid	15	(11,652,033,513)	(4,133,457,149)
	Other payments on operating activities	17	(7,022,131,156)	(4,179,546,519)
	<b>Net cash inflow from operating activities</b>	<b>20</b>	<b>268,680,672,587</b>	<b>42,696,695,517</b>
<b>II.</b>	<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1.	Purchase of fixed assets and other long- term assets	21	(6,721,519,030)	(3,349,741,432)
2.	Proceeds from disposals of fixed assets and long-term assets	22	39,411,112	1,000,000
3.	Loans granted, purchases of debt instruments of other entities	23	(135,000,000,000)	(54,700,000,000)
4.	Collection of loans, proceeds from sales of debt instruments	24	25,000,000,000	29,000,000,000
6	Interest, dividends and profit received	27	2,892,502,932	1,681,490,017



Cod e	ITEMS	Note	01/01/2026- 31/03/2026	01/01/2025- 31/03/2025
	Net cash outflow from investing activities	30	(113,789,604,986)	(27,367,251,415)
III.	<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
2	Proceeds from borrowings	33	1,732,176,492	9,109,318,055
3	Repayment of borrowings	34	(1,369,344,284)	(2,151,628,395)
4	Dividends paid	36	(688,701,170)	-
	Net cash inflows/(outflows) from financing activities	40	(325,868,962)	6,957,689,660
	Net cash flows in the year	50	154,565,198,639	22,287,133,762
	Cash and cash equivalents at beginning of the year	60	387,304,478,419	172,888,446,987
	Impact of foreign exchange fluctuation	61	-	-
	Cash and equivalents at the year-end	70	541,869,677,058	195,175,580,749



**Vo Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



Hanoi, 24th April, 2026

**Đào Ngọc Vinh**  
General Director

# CLEARANCE OF OBLIGATIONS TO THE GOVERNMENT

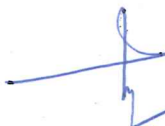
From 01/01/2026 to 31/03/2026

Unit: VND

Items	Code	Out-Standing Previous Period	This period		Closing payable amount
			Payable Amount	Paid Amount	
<b>I - Tax</b>	<b>10</b>	<b>37,070,965,283</b>	<b>81,042,991,315</b>	<b>97,758,208,671</b>	<b>20,355,747,927</b>
- Receivables		2,546,799,199	-	-	5,023,283,796
- Payables		39,617,764,482	81,042,991,315	97,758,208,671	25,379,031,723
<b>1. Value-added tax</b>	<b>11</b>	<b>14,433,641,483</b>	<b>50,358,348,513</b>	<b>63,269,463,532</b>	<b>1,522,526,464</b>
- Receivables		2,315,006,320	-	-	4,782,233,304
- Payables		16,748,647,803	50,358,348,513	63,269,463,532	6,304,759,768
<b>2. Corporate income tax</b>	<b>15</b>	<b>11,907,811,937</b>	<b>16,523,391,907</b>	<b>11,652,033,513</b>	<b>16,779,170,331</b>
- Receivables		-	-	-	-
- Payables		11,907,811,937	16,523,391,907	11,652,033,513	16,779,170,331
<b>3. Personal income tax</b>	<b>16</b>	<b>10,859,357,135</b>	<b>13,587,261,316</b>	<b>22,179,065,484</b>	<b>2,267,552,967</b>
- Receivables		13,199,840	-	-	22,457,453
- Payables		10,872,556,975	13,587,261,316	22,179,065,484	2,290,010,420
<b>4. Land rental</b>	<b>19</b>	<b>(132,469,406)</b>	<b>19,706,527</b>	<b>100,738,956</b>	<b>(213,501,835)</b>
- Receivables		218,593,039	-	-	218,593,039
- Payables		86,123,633	19,706,527	100,738,956	5,091,204
<b>5. License tax</b>	<b>20</b>	<b>-</b>	<b>3,000,000</b>	<b>3,000,000</b>	<b>-</b>
- Receivables		-	-	-	-
- Payables		-	3,000,000	3,000,000	-
<b>6. Other tax</b>	<b>20</b>	<b>2,624,134</b>	<b>551,283,052</b>	<b>553,907,186</b>	<b>-</b>
- Receivables		-	-	-	-
- Payables		2,624,134	551,283,052	553,907,186	-
<b>II- Other payables (30=31+32+33)</b>	<b>30</b>	<b>-</b>	<b>690,303</b>	<b>690,303</b>	<b>-</b>
1. Surcharge	31	-	690,303	690,303	-
<b>Total (40=10+30)</b>	<b>40</b>	<b>37,070,965,283</b>	<b>81,043,681,618</b>	<b>97,758,898,974</b>	<b>20,355,747,927</b>
- Receivables		2,546,799,199	-	-	5,023,283,796
- Payables		39,617,764,482	81,043,681,618	97,758,898,974	25,379,031,723



**Vo Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



**Đào Ngọc Vinh**  
General Director

# TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

## NOTES TO THE FINANCIAL STATEMENTS

Form B09-DN

### 1. GENERAL INFORMATION

#### Development History:

Transport Engineering Design Consultancy - JSC (TEDI) originated as a State Corporation, established under Decision No. 4898/QĐ-TCCB-LĐ dated November 27, 1995, by the Minister of Transport, operating under the name Transport Engineering Design Consultancy.

According to Decision No. 782/QĐ-BGTVT dated April 9, 2007, by the Minister of Transport, the Corporation for Transport Engineering Design Consultancy was reorganized into a parent company, comprising the Head Office and dependent accounting units, including the Construction Architecture Design Consulting Company and the Ho Chi Minh City Branch.

The Corporation operates under the model of a One-Member Limited Liability Company in accordance with Decision No. 1765/QĐ-BGTVT issued by the Ministry of Transport on June 25, 2010. Business registration certificate No. 0100107839 was issued by the Hanoi Department of Planning and Investment on September 28, 2010.

In 2014, the Transport Engineering Design Incorporated (TEDI) successfully completed its equitization process and officially transitioned into a joint-stock company under the new trade name "Transport Engineering Design Incorporated - JSC." This transition was registered under the Joint Stock Company Enterprise Registration Certificate with the enterprise code 0100107839, initially registered on September 28, 2010. The first amendment to the registration was made on June 3, 2014, the second amendment on October 2, 2017, the third amendment on June 6, 2024, and the fourth amendment on December 3, 2025.

Transaction name in Vietnamese: Tổng công ty Tư vấn thiết kế Giao thông vận tải - CTCP

International Trading Name: **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Abbreviated Transaction Name: **TEDI**

Head office address: 278 Ton Duc Thang Street, Hang Bot Ward, Dong Da District, Hanoi

Phone number: (84-4).38514431

Fax: (84-4).38514980

E-mail: [tedi@tedi.com.vn](mailto:tedi@tedi.com.vn)

Website: [www.tedi.com.vn](http://www.tedi.com.vn)

Legal representative: The General Director is the legal representative of the Corporation.

#### Charter capital and forms of capital ownership

Charter capital of the Company at 31/03/2026 is VND 125 billion, include:

- Shareholders being organizations include:
  - + Domestic shareholders: Red One Infrastructure Investment Fund holds 30.11%;
  - + Foreign shareholders: Oriental Consultant Company Global Ltd., holds 34.99%;
  - + Foreign shareholder: Trans Across VP Inc. holds 0.256%;
  - + Union shareholders holds 0.28%;
- Mr Pham Huu Son holds 8.499 %
- Others holds 25.863 %



## TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

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### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### Business and main activities

According to the Certificate of change in enterprise registration content dated July 21, 2022, the business lines of Transport Design Consulting Corporation - Joint Stock Company include:

#### ***Business field of Head office of Transport engineering design incorporated and Ho Chi Minh city branch of Transport engineering design incorporated:***

1. Technical inspection and analysis. Details:
  - Construction material testing and geological, hydrological, environmental, and civil, industrial, and transportation engineering criteria.
  - Quality inspection, load testing of civil and industrial traffic works.
2. Other uncategorized professional practice, science and technology. Details:
  - Traffic surveys, analysis, and preparation of transportation forecasts; surveys, preparation of environmental impact assessment dossiers, and transportation, civil, and industrial works.
  - Research application, experimental construction, and training for the transfer of new technology in transportation, civil, and industrial works.
3. Architectural practice and related technical consultancy. Details:
  - Design and construction of bridge, tunnel, and road projects.
  - Design of port and waterway structures.
  - Design of railway and road projects.
  - Design of technical infrastructure structures.
  - Construction planning design, architectural design of structures.
  - Design of structural works for civil and industrial buildings.
  - Terrain survey, geotechnical survey.
  - Geotechnical design for construction projects.
  - Environmental hydrology survey.
  - Design and installation of electrical lighting equipment for traffic works.
  - Design and installation of communication network systems in construction projects.
  - Design of water supply and drainage systems for construction projects.
  - Design of railway transport vehicles.
  - Supervising the construction and completion of civil, industrial, and technical infrastructure projects.
  - Supervising the construction and completion of bridge, tunnel, and road projects.
  - Supervising geological surveys for construction projects.
  - Investment, management, and business operations of transportation, civil, and industrial projects.
  - Investment consulting, construction, and management of investment projects for traffic, civil, and industrial works.
  - Consulting on the preparation of economic-technical reports, investment reports for construction projects, and investment evaluation for traffic, civil, and industrial works.
  - Consulting on bidding, preparing bidding documents, evaluating bidding documents for consultancy and construction, preparing total investment estimates, overall cost estimates, and detailed cost estimates for transportation, civil, and industrial projects.
  - Consulting on the preparation of strategic environmental assessment documents, environmental impact assessments, environmental protection commitments, overall land clearance and resettlement plans, environmental management plans, resettlement action plans; social reports, minority ethnic reports for transportation, civil, and industrial projects.

## TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

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### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Consulting on investment project appraisal, planning project, technical design, construction drawing design, and overall cost estimation for transportation, civil, and industrial works.
  - Investment supervision consulting, state supervision consulting, environmental monitoring and supervision consulting.
  - Consulting on evaluation and certification of load-bearing safety conditions, certification of compliance with the quality of construction works for civil and industrial traffic projects.
4. Doing business in real-estate, land use rights of owner, users or leased land
  5. Consultancy, brokerage, real-estate auction, land use right auction. Details:
    - Exploiting, managing, and operating services for buildings, apartment complexes, industrial, and civil works.
  6. Printing  
Details: Printing (excluding the production of plates, printing, and post-printing processing of products: newspapers, magazines, and other press publications according to the regulations of the press law; Forms, documents issued by state agencies; anti-counterfeit stamps; financial invoices, various types of cards, documents with pre-printed denominations or used to record denominations excluding money.
  7. Packing services
  8. Other food services
  9. Wholesale of other machines, equipment and spare parts  
Details:
    - Wholesale of machinery, equipment, and other machine parts not classified elsewhere: Trading specialized machinery and equipment for survey and design purposes (except for goods listed in the Foreign Investor Goods List, which foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
  10. Other uncategorized business assistant services  
Details:
    - Export: Providing survey and design services for transportation, civil, industrial, agricultural, and rural development infrastructure construction projects abroad.
    - Import: Foreign licensed software serving design survey work (except for goods in the List of Goods that foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
  11. Wholesale of automobiles and other motor vehicles
  12. Agency for automobiles and other motor vehicles
  13. Maintenance, repair of automobiles and other motor vehicles  
Details:
    - Repairing the mechanical parts, electrical parts, and automatic ignition system
    - Routine maintenance
    - Body repair
    - Repair of car parts
    - Car wash, polishing, spraying, and painting
    - Repair of shields and windows
    - Repair of seats, cushions, and car interiors
    - Repair, patching, and installation or replacement of car tires
    - Rust treatment
  14. Sale of spare parts and supporting parts of automobiles and other motor vehicles
  15. Passenger road transport in urban and suburban areas (excluding bus transport)
  16. Cargo road transport
  17. Warehouses and commodity storage

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

18. Short-time accommodation. Detail: Hotels
19. Restaurants and mobile food services
20. Motor vehicle lease
21. Middle school education and high school education
22. Other uncategorized education
23. Retail of small automobiles (automobiles with 12 or less seats)

**Corporate structure**

On March 31, 2026 The Corporation has subsidiaries dependent units as follows:

**Subsidiaries**

STT	Units	Operation	The rate	Shares
<b>I</b>	<b>Subsidiaries</b>			<b>7,378,790</b>
1	Road and Bridge Engineering Consultants JSC	Transport construction consultancy and quality inspection	50.96%	509,635
2	Highway Engineering Consultant JSC	Transport construction consultancy	51.00%	918,000
3	Port & Waterway Engineering Consultant JSC	Port and waterway construction consultancy	51.00%	714,000
4	Geotechnical and Inspection - Design Consultant Construction JSC	Transport construction consultancy and quality inspection	66.66%	833,244
5	Bridge - Tunnel Engineering Consultant	Transport construction consultancy	51.00%	918,000
6	Waterway Engineering Consultant JSC	Transport construction consultancy	51.60%	340,560
7	Transport Engineering Consultant JSC No.2	Transport construction consultancy	51.00%	1,020,000
8	Transport Engineering Design Consultant JSC No.4	Transport construction consultancy	87.32%	611,267
9	Transport Engineering Consultant JSC No.5	Transport construction consultancy	51.00%	841,500
10	Asia Pacific Engineering Consultants Company	Engineering consulting services	67.258%	672,585



**TRANSPORT ENGINEERING DESIGN INCORPORATED**

## Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Dependent units**

	<b>Dependent units</b>	<b>Operation</b>	<b>The rate</b>	<b>Owner's equity (dong)</b>
	<b>Total</b>			<b>2,302,139,782</b>
1	Construction - Architecture Design Consulting	Related technical inspection, consulting, technical inspection and analysis,...	100%	686,986,888
2	Ho Chi Minh City branch	Construction consultancy, design, supervision, relating technical assessment, technical inspection and analysis,...	100%	1,615,152,894

**2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**

Annual accounting period commences from 01 January and ends on 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

**3. STANDARDS AND APPLICABLE ACCOUNTING POLICIES****Applicable Accounting Policies**

The Company applies Corporate Accounting System issued under the Circular No. 43/2026/TT-BTC dated 20 April 2026 by the Ministry of Finance.

**Declaration of compliance with Accounting Standards and Accounting System**

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

**4. ACCOUNTING SYSTEM AND ACCOUNTING POLICY****Basis for the preparation of Consolidated Financial Statements**

The accompanying consolidated financial statements are presented in Vietnamese Dong (VND), based on the cost principle and in accordance with Vietnamese Accounting Standards, Circular No. 43/2026/TT-BTC dated April 20, 2026, issued by the Ministry of Finance.

**Unified Basis for Financial Statement Consolidation**

Consolidated Financial Statements are prepared based on consolidating Consolidated Financial Statements of the Company and Financial Statements of its subsidiaries under its control for the the period from 01/01/2026 to 31/03/2026. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

### **Consolidated Financial Statements**

For the period from 01/01/2026 to 31/03/2026

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#### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

The business results of subsidiaries acquired or sold during the year are presented in the consolidated financial statements from the date of acquisition or until the date of disposal of the investment in those subsidiaries.

Where necessary, the financial statements of subsidiaries are adjusted to ensure that the accounting policies applied by the parent company and its subsidiaries are consistent.

All transactions and balances between companies within the same group are eliminated when consolidating the financial statements.

The non-controlling shareholders' interest in the net income of consolidated subsidiaries during the financial year is determined and excluded from the group's income to calculate the net profit or loss attributable to the parent company's shareholders.

The non-controlling shareholders' interest in the net assets of consolidated subsidiaries is recognized as a separate item within the equity section of the parent company. Non-controlling interests include the value of non-controlling shareholders' ownership at the initial business combination date and their share of changes in total equity since the business combination date. Losses attributable to the non-controlling shareholders that exceed their share of equity in the subsidiary are allocated to the group's interest unless the non-controlling shareholders have binding obligations and the ability to cover those losses.

The non-controlling shareholders' interest at the initial business combination date is determined based on their ownership percentage of the fair value of the recognized assets, liabilities, and contingent liabilities.

#### **Foreign currency transactions**

Foreign currencies Transactions are converted at the exchange rate applicable at the time the transaction occurs. The exchange rate differences arising from these transactions are recorded as financial income and expenses in the income statement.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- (i) For asset accounts, applying the bid rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV);
- (ii) For liability accounts, applying the offer rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV).

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

#### **Cash and cash equivalents**

##### **Cash comprises cash on hand and demand deposits and cash in transit**

Cash and bank deposits are recorded on the basis of actual transactions.

## TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

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### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Cash in transit is based on the transfer orders that do not yet have debit notices and deposit slips that do not yet have credit notices.

#### Cash equivalents

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

#### Held-to-Maturity Investments:

Held-to-maturity investments include term deposits at banks (including promissory notes and bills of exchange), bonds, redeemable preferred shares where the issuer is obligated to repurchase them at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recorded at cost and measured at fair value based on the recoverable value of the investment.

All investments classified as monetary items denominated in foreign currencies are revalued at the actual exchange rate at the time of preparing the financial statements.

#### Borrowings

The loans are based on contracts or agreements between the parties but are not traded on the market like securities.

All loans classified as monetary items denominated in foreign currencies will be revalued based on the actual exchange rate at the time of preparing the financial statements.

Provisions for doubtful loans are made for each loan based on the overdue duration of the principal payment as per the initial debt agreement (excluding any extensions agreed upon between the parties) or based on the expected loss that may occur.

#### Investments in Subsidiaries, Joint Ventures, Associates, and Other Investments

##### Investments in Subsidiaries:

Investments in subsidiaries over which the Corporation has control are presented using the cost method in the financial statements.

Distributions of profits received by the Corporation from the accumulated profits of subsidiaries after the Corporation gains control are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.

##### Investments in Associates and Joint Ventures:

Investments in associates and joint ventures over which the Corporation has significant influence are presented using the cost method.

Distributions of profits received by the Corporation from the accumulated profits of associates and joint ventures after the Corporation gains significant influence are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.



## TRANSPORT ENGINEERING DESIGN INCORPORATED

### Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

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## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### Other Investments:

These are recognized using the cost method.

### Provision for Investment Losses

Provisions for losses on investments in subsidiaries, joint ventures, and associates are recognized when these companies incur losses, leading to a risk of capital loss for the investor or when there is a decline in the value of investments in these companies (except for planned losses that have been identified in the business plan prior to the investment). The provision amount is determined based on the Company's equity contribution ratio in the economic organizations, following the guidance provided in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

### Receivables

Accounts Receivable are tracked in detail based on receivable terms, receivable parties, types of receivable currencies, and other factors according to the management needs of the Corporation.

Accounts Receivable include receivables from customers and other receivables, which are recognized according to the following principles:

- Receivables from customers consist of trade receivables arising from purchase-sale transactions between the Corporation and buyers (independent entities from the seller, including receivables between the parent company and subsidiaries, joint ventures, or associates). Trade receivables are recognized in accordance with revenue recognition standards, based on the time of issuance of invoices and related documents.
- Other receivables include non-trade receivables.

Receivables are classified as short-term and long-term in the Balance Sheet based on the remaining term of the receivables as of the Financial Statement date.

Provision for doubtful debts: Provisions are established for each doubtful receivable based on the overdue period of the principal repayment as per the initial debt commitments (excluding any debt extension agreements between the parties) or the estimated loss likely to occur, as guided by Circular 228/2009/TT-BTC dated December 7, 2009, and Circular 89/2013/TT-BTC dated June 28, 2013, amending and supplementing Circular 228/2009/TT-BTC.

### Inventories

Inventories are initially recognized at original cost including purchase price. In cases where the historical cost of inventory exceeds its net realizable value, it must be measured at net realizable value. The historical cost of inventory includes direct material costs, allocated overhead costs, and other costs (if any) necessary to bring the inventory to its current location and condition. Net realizable value is determined as the estimated selling price less the costs of completion and the costs of marketing, selling, and distribution incurred.

Provision for inventory devaluation: This provision accounts for the loss in value caused by a decrease in the price of raw materials, finished goods, or inventory. The provision for

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

### **Consolidated Financial Statements**

For the period from 01/01/2026 to 31/03/2026

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## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

inventory is set up following the guidance outlined in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

### **Accounting Principles and Depreciation of Tangible and Intangible Fixed Assets**

The Corporation manages, utilizes, and depreciates fixed assets in accordance with Circular No. 45/2013/TT-BTC issued on April 25, 2013, and Circular No. 147/2016/TT-BTC issued on October 13, 2016, which amends and supplements Circular No. 45/2013/TT-BTC regarding the management of fixed assets.

#### **Tangible Fixed Assets**

Tangible fixed assets are recorded at cost and presented as historical cost less accumulated depreciation. The cost of a fixed asset includes all expenses incurred by the Corporation to acquire the asset and bring it to a ready-to-use state. Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives.

When tangible fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized. Any gains or losses arising from the disposal are recognized as other income or expenses in the financial year.

#### **Intangible Fixed Assets**

Intangible fixed assets include technical software, accounting software, and land use rights.

Computer software is recognized at purchase cost and depreciated using the straight-line method over its estimated useful life.

### **Accounting Principles for Construction in Progress**

Assets under construction for production, leasing, management, or any other purposes are recognized at historical cost. This cost includes service expenses and interest expenses related to loans in accordance with the Corporation's accounting policies. Depreciation for these assets is applied similarly to other assets, starting from the point when the asset is ready for use.

### **Prepaid Expenses**

Prepaid expenses represent actual costs that have been incurred but are related to the operational results of multiple accounting periods. These costs are allocated to the production and business expenses of subsequent accounting periods.

Prepaid expenses are recognized at historical cost and are classified as either short-term or long-term on the Balance Sheet, depending on the prepayment period of each contract.

Other long-term prepaid expenses include tools, equipment, and small components that are considered capable of generating future economic benefits for the Corporation over a period of 1 year or more. These costs are gradually allocated to the Income Statement using the straight-line method over a period of 2 years.

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

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### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

#### **Goodwill**

Goodwill on the consolidated financial statements represents the excess of the business combination cost over the Corporation's share in the total fair value of the assets, liabilities, and contingent liabilities of a subsidiary, associate, or joint venture at the investment transaction date. Goodwill is considered an intangible asset and is amortized on a straight-line basis over its estimated impairment review period.

#### **Payables**

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Liabilities include payables to suppliers and other payables, which are liabilities that are almost certain in value and timing and are recorded at no less than the obligation to pay, classified as follows:

- Accounts payable to suppliers include trade payables arising from transactions for the purchase of goods, services, and assets between the Corporation and suppliers (who are independent entities from the Corporation, including payables between the parent company and subsidiaries, joint ventures, and affiliates).
- Other payables include non-commercial payables, unrelated to the purchase and sale of goods and services.

#### **Principle of recognizing loans and financial lease liabilities**

Including loans and financial lease liabilities, excluding loans in the form of bonds or preferred shares with a mandatory buyback clause for the issuer at a specific point in the future.

The Corporation monitors loans and financial leases in detail by each debtor and classifies them as short-term and long-term based on the repayment period.

Costs directly related to the loan are recorded as financial expenses, except for costs arising from loans specifically for investment, construction, or production of unfinished assets, which are capitalized according to the Borrowing Costs Accounting Standard.

#### **Borrowing costs**

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Accordingly, borrowing costs directly related to the purchase, investment in construction, or production of assets that require a relatively long time to complete and be put into use or operation are added to the asset's original cost until the asset is put into use or operation. Income arising from the temporary investment of loans is deducted from the original value of the related assets. For loans specifically for the construction of fixed assets and investment properties, interest on the loans is capitalized even if the construction period is less than 12 months.

#### **Accrued expenses**

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

### **Consolidated Financial Statements**

For the period from 01/01/2026 to 31/03/2026

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#### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Accrued expenses refer to actual costs that have not yet been paid but are provisionally allocated to production and business expenses during the period. This ensures that when the actual expenses arise, they do not cause significant fluctuations in production and business costs, while maintaining the principle of matching revenues and expenses.

The Corporation recognizes accrued expenses based on the following main cost components:

- Provision for employee wages.
- Provision for subcontracting costs based on completed project volumes that have been certified and revenue recognized, leading to the corresponding allocation of cost of goods sold.

#### **Principles of Recording Unearned Revenue**

Unearned revenue includes: revenue received in advance (such as payments collected in advance from customers over multiple accounting periods for asset or infrastructure leases, interest received in advance from loans or purchases of debt instruments); and other unearned revenues (such as the difference between the selling price for deferred or installment payments as per agreement and the immediate payment price, revenue corresponding to the value of goods, services, or discounts provided to customers under loyalty programs, etc.). It excludes: advance payments from buyers for which the corporation has not yet delivered products, goods, or services; and revenue not yet collected from multi-period asset leasing or service provision activities.

Revenue received in advance is allocated on a straight-line basis over the periods for which payment has been received.

#### **Owner's equity**

##### **Owner's Investment**

Owner's investment is recognized based on the actual capital contributed by the owners. Share premium is recognized as the difference, either greater or smaller, between the actual issuance price and the nominal value of shares during the initial issuance, additional issuance, or reissuance of treasury shares.

Currently, the equity of the Corporation consists only of ordinary voting shares.

##### **Other Equity of Owners**

Other equity of owners is recognized when a subsidiary uses share premiums, development investment funds, or undistributed post-tax profits (arising after the acquisition date) to increase the owner's investment capital. When eliminating the parent company's investment in the subsidiary, the parent company recognizes the increase in the owner's equity (of the subsidiary) (corresponding to the parent's share) under the "Other Equity of Owners" item.

##### **Revaluation Surplus of Assets**

Revaluation surplus of assets reflects the difference arising from the revaluation of enterprise value during the equitization of the parent company and is recorded under the "Goodwill"

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

### **Consolidated Financial Statements**

For the period from 01/01/2026 to 31/03/2026

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#### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

item in the consolidated financial statements for 2014. This item was reclassified under the "Revaluation Surplus of Assets" in the 2015 consolidated financial statements, as guided by Circular 202/2014/TT-BTC dated December 22, 2014, on preparing and presenting consolidated financial statements, with an increase of 10,021,589,335 VND. In 2019 and 2020, the Corporation divested its capital in the Transport Construction Consultancy Joint Stock Company No. 7, resulting in a decrease of VND 145,059,660 in the revaluation surplus on the consolidated financial statements. Thus, at the time of reporting, the revaluation surplus amounted to VND 9,876,529,675.

#### **Undistributed Profits**

Undistributed profits are determined based on the results of post-tax business operations and the allocation or treatment of the Corporation's losses.

The Corporation's post-tax profit is allocated for dividend distribution to shareholders after being approved by the Annual General Meeting of Shareholders and after setting aside reserves in accordance with the Corporation's Charter.

Dividends are announced and paid based on estimated profits achieved. Official dividends are announced and paid in the following financial year from undistributed profits, subject to approval by the Corporation's Annual General Meeting of Shareholders.

Equity reserves are set aside based on the Corporation's Charter and resolutions of the Annual General Meeting of Shareholders each year.

#### **Revenue**

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company which can be reliably measured and the revenue can be reliably measures regardless of when payment is being made.

Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns.

The amount of the revenue can be measured reliably.

It is probable that the economic benefits associated with the transaction will flow to the Company; and

The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Determine the costs incurred for the transaction and the costs to complete the service transaction.

For interest, dividends, shared profits, and other income: Revenue is recognized when the Corporation is likely to obtain economic benefits from these activities and when such benefits can be reliably measured.

The difference arising from a bargain purchase transaction, where the cost of investment in the subsidiary is lower than the parent's share in the fair value of the subsidiary's net assets at the acquisition date, is recognized as a gain in the consolidated income statement.

#### **Accounting Principles for Revenue Deductions**

In cases where service revenue has been recognized in previous period but adjustments occur in subsequent periods due to changes in the settlement value by the investor or reductions in



## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

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### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

the settled volume with the investor, the Corporation will reduce the revenue in the period when the adjustment arises.

For revenue reductions arising in the same reporting period as the initially recognized revenue, the reduction will be directly recorded as a revenue deduction on the consolidated financial statements for that reporting period.

#### **Cost of services rendered**

The recognition of cost of services rendered is matched against revenue in the period and complies with the prudence basis.

For direct material costs exceeding the normal consumption level, labor costs, and unallocated fixed manufacturing overheads that are not included in the value of inventory, these costs are recognized directly as the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been identified as sold.

#### **Financial expenses**

Losses related to financial investment activities:

- Losses from capital contribution to external investments: Recognized based on actual occurrences.
- Losses on securities investments: Recorded for each type of listed and unlisted securities on the market when the market price falls below the book value recorded in the accounting books.

Costs of joint venture capital contributions and securities transfers: Based on actual occurrences.

Exchange rate loss costs: Recognized when there is a discrepancy between the actual exchange rate and the accounting book rate or when losses arise from the revaluation of monetary items denominated in foreign currency.

#### **Principles and Methods of Recognizing Current and Deferred Corporate Income Tax Expenses**

Corporate Income Tax Expense (or Corporate Income Tax Assets):

This represents the total of current corporate income tax expenses and deferred corporate income tax expenses expected to be paid to (or recovered from) tax authorities when determining the profit or loss of a period.

##### **Current Corporate Income Tax Expense:**

This is the amount of corporate income tax payable, calculated based on taxable income for the year and the applicable corporate income tax rate. The tax payable is determined based on taxable income and the tax rate applicable during the tax period. The taxable income differs from accounting profit due to adjustments made for differences between accounting profit and taxable income in accordance with current tax policies.

##### **Deferred Corporate Income Tax Expense:**

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

This refers to the corporate income tax that will be payable in the future as a result of. Recognizing deferred corporate income tax liabilities during the year; Reversing previously recognized deferred corporate income tax assets; Not recognizing deferred corporate income tax assets or liabilities arising from transactions recorded directly in equity.

The Corporation is obligated to pay corporate income tax at the current rate of 20% on taxable income.

The determination of income tax for the Corporation is based on the prevailing tax regulations. However, these regulations change over time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

Other taxes are applied in accordance with the current tax laws of Vietnam.

**Accounting Estimates**

The preparation of financial statements is in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of financial statements. These require the Management Board to make estimates and assumptions that affect the reported figures of liabilities, assets, and the presentation of contingent liabilities and assets as of the date of the financial statements, as well as reported figures for revenue and expenses throughout the financial year. Actual business results may differ from these estimates and assumptions.

**Earnings per share**

Basic earnings per share for common stocks are calculated by dividing the profit or loss attributable to common shareholders by the weighted average number of common shares outstanding during the period.

Diluted earnings per share are determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the period, considering the potential dilution effect of ordinary shares, including convertible bonds and stock options.

**Related parties**

Related parties are considered to include subsidiaries of the Corporation, individuals who directly or indirectly, through one or more intermediaries, have control over the Corporation or are under common control with the Corporation. Related parties, individuals who directly or indirectly hold voting rights in the Corporation that significantly influence the Corporation, are also considered related parties. Key management personnel, such as Members of the Board of Directors, the Executive Board, managers of the Corporation, close family members of these individuals or related parties, and companies associated with these individuals, are also regarded as related parties.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5. ADDITIONAL INFORMATION FOR THE BALANCE SHEET****5.01 Cash and cash equivalents**

Items	31/03/2026 VND	01/01/2026 VND
<b>Cash</b>	<b>281,238,776,128</b>	<b>243,483,074,411</b>
- Cash on hand	9,882,080,359	7,384,332,166
- Demand deposits	271,356,695,769	236,098,742,245
<b>Cash equivalents</b>	<b>260,630,900,930</b>	<b>143,821,404,008</b>
Deposits with term from 01 month to 03 months	260,630,900,930	143,821,404,008
<b>Total</b>	<b>541,869,677,058</b>	<b>387,304,478,419</b>

**5.02 Financial investments**

Items	31/03/2026 VND		01/01/2026 VND	
	Value	Fair value	Value	Fair value
<b>Short term investment</b>	<b>248,024,773,647</b>	<b>248,024,773,647</b>	<b>137,996,237,216</b>	<b>67,848,840,267</b>
Term deposits	246,334,662,980	246,334,662,980	136,306,126,549	66,158,729,600
Investment capital contribution	1,690,110,667	1,690,110,667	1,690,110,667	1,690,110,667
<b>Total</b>	<b>248,024,773,647</b>	<b>248,024,773,647</b>	<b>137,996,237,216</b>	<b>67,848,840,267</b>

(\*) Including deposits with a term more than 03 months and less than 12 months at commercial bank.

**5.03 Short- term trade receivables**

Items	31/03/2026	01/01/2026
	VND	VND
<b>Short term trade receivables</b>		
Short term trade receivables	665,538,231,225	686,163,027,157
<b>Total</b>	<b>665,538,231,225</b>	<b>686,163,027,157</b>

**5.04 Short – term prepayments to suppliers**

Items	31/03/2026	01/01/2026
	VND	VND
<b>Short – term prepayment to suppliers</b>		
Short – term prepayment to suppliers	100,716,325,544	86,175,060,095
<b>Total</b>	<b>100,716,325,544</b>	<b>86,175,060,095</b>

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.05 Other short – term receivables**

<b>Nội dung</b>	<b>31/03/2026 VND</b>		<b>01/01/2026 VND</b>	
	<b>Value</b>	<b>Provision</b>	<b>Value</b>	<b>Provision</b>
<b>Short term other receivables</b>	<b>160.095.112.579</b>	<b>(809.044.800)</b>	<b>90.649.892.861</b>	<b>(809.044.800)</b>
Advance	140.880.335.709	0	68.674.363.744	0
Collaterals, Mortgages and Deposits	1.644.592.330	0	1.516.622.680	0
Receivable from the salary of the workers	-	-	-	-
Receivable from Tecco 7	800.000.000	(800.000.000)	800.000.000	(800.000.000)
Others	16.770.184.540	(9.044.800)	19.658.906.437	(9.044.800)
<b>Total</b>	<b>160.095.112.579</b>	<b>(809.044.800)</b>	<b>90.649.892.861</b>	<b>(809.044.800)</b>

**5.06 Inventories**

<b>Items</b>	<b>31/03/2026 VND</b>		<b>01/01/2026 VND</b>	
	<b>Value</b>	<b>Provision</b>	<b>Value</b>	<b>Provision</b>
Raw materials	260.953.438	-	259.736.910	-
Tools and equipment	16.266.080	-	20.578.343	-
Work in progress	313.029.480.857	(2.343.378.562)	357.376.741.959	(2.343.378.562)
<b>Total</b>	<b>313.306.700.375</b>	<b>(2.343.378.562)</b>	<b>357.657.057.212</b>	<b>(2.343.378.562)</b>

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.07 Prepaid expense**

Items	31/03/2026 VND	01/01/2026 VND
<b>Short term prepaid expense</b>	<b>683,094,920</b>	<b>838,199,965</b>
Other short term prepaid expense	683,094,920	841,317,471
Long term prepaid expense	11,196,089,673	15,908,505,162
<b>Dispatched tools and supplies</b>	<b>5,230,183,353</b>	<b>5,597,601,180</b>
Others	3,276,027,489	4,032,212,912
Expenses office repair and revovation	2,689,878,831	3,198,704,805
<b>Total</b>	<b>11,879,184,593</b>	<b>13,669,836,368</b>

**5.10 Short-term trade payables**

Items	31/03/2026 VND		01/01/2026 VND	
	Book value	Liquidity	Book value	Liquidity
<b>Short-term trade payables</b>				
Short-term trade payables	104,277,972,453	104,277,972,453	101,157,586,907	101,157,586,907
<b>Total</b>	<b>104,277,972,453</b>	<b>104,277,972,453</b>	<b>101,157,586,907</b>	<b>101,157,586,907</b>

**5.11 Prepayments from customers**

Prepayments from customers	31/03/2026 VND	01/01/2026 VND
Prepayments from customers	732,906,983,476	636,752,722,122
<b>Total</b>	<b>732,906,983,476</b>	<b>636,752,722,122</b>

**5.12 Short-term accrued expense**

Nội dung	31/03/2026 VND	01/01/2026 VND
<b>Short-term accrued expense</b>		
Short-term accrued expense	194,673,465,420	66,091,653,030



## 5.08 Tangible fixed assets

	Items	Buildings, structures	Machinery, equipment	Transportation, vehicles	Office, equipment	Others	Total
<b>A.</b>	<b>Historical cost</b>						
<b>I.</b>	<b>As at 01/01/2026</b>	120,615,869,231	73,120,311,742	50,421,868,698	23,646,823,606	2,080,308,694	269,885,181,971
<b>a.</b>	<b>Increase</b>	119,551,000	1,351,130,003	4,728,436,364	1,423,165,812	-	7,622,283,179
	- Purchase	119,551,000	1,351,130,003	4,728,436,364	1,423,165,812	-	7,622,283,179
	- Completed construction investment	-	-	-	-	-	-
<b>b.</b>	<b>Decrease</b>	-	-	-	103,211,364	-	103,211,364
	- Liquidating, disposal	-	-	-	103,211,364	-	103,211,364
	Classify	-	-	-	-	-	-
<b>II.</b>	<b>As at 31/03/2026</b>	120,735,420,231	74,471,441,745	55,150,305,062	24,966,778,054	2,080,308,694	277,404,253,786
<b>B.</b>	<b>Accumulated depreciation</b>						
<b>I.</b>	<b>As at 01/01/2026</b>	79,464,979,453	60,532,267,928	41,481,469,295	14,926,728,794	2,080,308,694	198,485,754,164
<b>a.</b>	<b>- Increase</b>	714,294,585	980,214,668	697,420,739	844,691,377	-	3,291,178,727
	- Depreciation and amortization	714,294,585	980,214,668	697,420,739	844,691,377	-	3,291,178,727
<b>b.</b>	<b>- Decrease</b>	-	-	-	87,800,560	-	87,800,560
	- Liquidating, disposal	-	-	-	87,800,560	-	87,800,560
	Classify	-	-	-	-	-	-
<b>II.</b>	<b>As at 31/03/2026</b>	80,233,831,396	61,512,482,596	42,178,890,034	15,683,619,611	2,080,308,694	201,689,132,331
<b>C.</b>	<b>Net carrying amount</b>	-	-	-	-	-	-
<b>I.</b>	<b>As at 01/01/2026</b>	41,150,889,778	12,588,043,814	8,940,399,403	8,720,094,812	-	71,399,427,807
<b>II.</b>	<b>As at 31/03/2026</b>	40,501,588,835	12,958,959,149	12,971,415,028	9,283,158,443	-	75,715,121,455

Cost of fully depreciated tangible fixed assets but still in use at the end of the period:

97,465,304,219

#### 5.09. Intangible fixed assets

	Khoản mục	Computer software	Others	Cộng
<b>A.</b>	<b>Historical cost</b>			
<b>I.</b>	<b>As at 01/01/2026</b>	<b>20,763,304,874</b>	<b>198,055,179</b>	<b>20,961,360,053</b>
<b>a.</b>	<b>Increase</b>	-	-	-
	- Purchase	-	-	-
	- Generated internally within the business	-	-	-
	- Other increase	-	-	-
<b>b.</b>	<b>Decrease</b>	-	-	-
	- Switch to real estate investment	-	-	-
	- Liquidating, disposal	-	-	-
	- Other decrease	-	-	-
<b>II.</b>	<b>As at 31/03/2026</b>	<b>20,763,304,874</b>	<b>198,055,179</b>	<b>20,961,360,053</b>
<b>B.</b>	<b>Accumulated depreciation</b>	-	-	-
<b>I.</b>	<b>As at 01/01/2026</b>	<b>17,504,368,676</b>	<b>198,055,179</b>	<b>17,702,423,855</b>
<b>a.</b>	<b>Increase</b>	<b>330,206,566</b>	-	<b>330,206,566</b>
	- Depreciation and amortization	330,206,566	-	330,206,566
	- Other increase	-	-	-
<b>b.</b>	<b>Decrease</b>	-	-	-
	- Switch to real estate investment	-	-	-
	- Liquidating, disposal	-	-	-
	- Other decrease	-	-	-
<b>II.</b>	<b>As at 31/03/2026</b>	<b>17,834,575,242</b>	<b>198,055,179</b>	<b>18,032,630,421</b>
<b>C.</b>	<b>Net carrying amount</b>	-	-	-
<b>I.</b>	<b>As at 01/01/2026</b>	<b>3,258,936,198</b>	-	<b>3,258,936,198</b>
<b>II.</b>	<b>As at 31/03/2026</b>	<b>2,928,729,632</b>	-	<b>2,928,729,632</b>

Cost of fully depreciated intangible fixed assets but still in use at the end of the period 14,040,235,251

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.13 Other payables**

Items	31/03/2026 VND	01/01/2026 VND
<b>Short- term</b>	<b>170,765,708,054</b>	<b>208,421,227,605</b>
Trade Union Fees	1,212,958,751	692,666,105
Social insurance, health insurance, unemployment insurance payable	140,927,427	-
Dividends or profits payables	-	2,062,815,494
Others	169,411,821,876	205,665,746,006
<b>Long - term</b>	<b>1,585,251,000</b>	<b>1,335,251,000</b>
Long-term deposits, collateral received	1,300,251,000	1,100,251,000
Others	285,000,000	235,000,000
<b>Total</b>	<b>172,350,959,054</b>	<b>209,756,478,605</b>

**5.14 Borrowings and finance lease liabilities**

Items	31/03/2026 VND		01/01/2026 VND	
	Book value	Liquidity	Book value	Liquidity
<b>Short-term loans</b>	<b>7,679,721,584</b>	<b>7,679,721,584</b>	<b>13,042,406,833</b>	<b>13,042,406,833</b>
- Bank loans	5,159,721,584	5,159,721,584	7,572,406,833	7,572,406,833
- Individual loans	2,520,000,000	2,520,000,000	5,470,000,000	5,470,000,000
<b>Long-term loans</b>	-	-	-	-
- Bank loans	-	-	-	-

**5.15 - Owner's equity**  
a- Changes in owner's equity

Unit: VND

	Contributed capital	Share premium	Other capital	Treasury shares	Asset revaluation differences	Investment development fund	Retained earnings	Non-Controlling Interest	Total
<b>As at 01/01/2025</b>	<b>125,000,000,000</b>	<b>815,232,000</b>	<b>26,086,235,108</b>	-	<b>(9,876,529,675)</b>	<b>89,435,416</b>	<b>122,948,477,490</b>	<b>94,153,988,159</b>	<b>359,216,838,498</b>
<b>Increase</b>	-	-	-	-	-	-	-	-	-
Capital increase	-	-	-	-	-	-	-	-	-
Other capital increase	-	-	-	-	-	-	-	-	-
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	-	-	-
Capital increase from funds	-	-	-	-	-	-	-	-	-
Profit for previous period	-	-	-	-	-	-	-	-	-
Other increase	-	-	-	-	-	-	-	-	-
<b>Decrease</b>	-	-	<b>(2,809,862,784)</b>	-	-	<b>842,315</b>	<b>46,906,386,326</b>	<b>23,726,733,298</b>	<b>67,824,099,155</b>
Dividend payment	-	-	<b>(2,809,862,784)</b>	-	-	<b>858,334</b>	<b>27,809,004,450</b>	<b>14,447,210,960</b>	<b>39,447,210,960</b>
Transfer funds	-	-	-	-	-	-	-	-	-
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	-	-	-
Bonus fund contribution of 2022 year	-	-	-	-	-	-	-	-	-
Decrease to capital increase	-	-	-	-	-	-	-	-	-
Other increase	-	-	-	-	-	<b>(16,019)</b>	<b>179,386,071</b>	<b>172,364,783</b>	<b>351,734,835</b>
<b>As at 31/12/2025</b>	<b>125,000,000,000</b>	<b>815,232,000</b>	<b>28,896,097,892</b>	-	<b>(9,876,529,675)</b>	<b>88,593,101</b>	<b>166,425,916,404</b>	<b>100,848,370,864</b>	<b>412,197,680,586</b>
<b>As at 01/01/2026</b>	<b>125,000,000,000</b>	<b>815,232,000</b>	<b>28,896,097,892</b>	-	<b>(9,876,529,675)</b>	<b>88,593,101</b>	<b>166,425,916,404</b>	<b>100,848,370,864</b>	<b>412,197,680,586</b>
<b>Increase</b>	-	-	-	-	-	-	<b>52,300,353,117</b>	<b>13,115,377,011</b>	<b>65,415,730,128</b>
Capital increase	-	-	-	-	-	-	-	-	-
Profit for this period	-	-	-	-	-	-	<b>52,300,353,117</b>	<b>13,115,377,011</b>	<b>65,415,730,128</b>
Investment development fund contribution	-	-	-	-	-	-	-	-	-
Other increase	-	-	-	-	-	-	-	-	-
<b>Decrease</b>	-	-	-	-	-	-	<b>4,677,116,437</b>	<b>4,323,361,128</b>	<b>9,000,477,565</b>
Dividend payment	-	-	-	-	-	-	-	<b>3,337,271,650</b>	<b>3,337,271,650</b>
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	<b>4,677,116,437</b>	<b>986,089,478</b>	<b>5,663,205,915</b>
Transfer funds	-	-	-	-	-	-	-	-	-
Other decrease	-	-	-	-	-	-	-	-	-
<b>As at 31/03/2026</b>	<b>125,000,000,000</b>	<b>815,232,000</b>	<b>28,896,097,892</b>	-	<b>(9,876,529,675)</b>	<b>88,593,101</b>	<b>214,049,153,084</b>	<b>109,640,386,747</b>	<b>468,612,933,149</b>

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.15 Owner's equity (continued)****b. Details of Contributed capital**

Items	31/03/2026		01/01/2026	
	Shares	Rate	Shares	Rate
<b>Details of Contributed capital</b>				
Oriental Consultant Company Global Ltd.	4,373,710	34.990	4,373,710	34.990
Trans Across VP Inc	32,000	0.26	32,000	0.256
Red One Infrastructure Investment Fund	3,764,050	30.11	3,764,050	30.112
Mr. Pham Huu Son	1,062,350	8.499	1,062,350	8.499
Union shareholders	35,000	0.28	35,000	0.280
Others	3,232,890	25.863	3,232,890	25.863
<b>Total</b>	<b>12,500,000</b>	<b>100</b>	<b>12,500,000</b>	<b>100</b>

**c. Capital transactions with owners and distribution of dividends and profits**

Items	31/03/2026	01/01/2026
	VND	VND
<b>Owner's contributed capital</b>		
<b>At the beginning of the period</b>	<b>252,680,000,000</b>	<b>252,680,000,000</b>
Increase	-	-
Decrease	-	-
<b>At the end of the period</b>	<b>252,680,000,000</b>	<b>252,680,000,000</b>



**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

<b>d</b>	<b>Share</b>		
	<b>Items</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
		<b>Share (VND)</b>	<b>Share (VND)</b>
	<b>Quantity of outstanding shares in circulation</b>	<b>12,500,000</b>	<b>12,500,000</b>
	Common shares	12,500,000	12,500,000

**5.16 Non – controlling interests**

<b>Items</b>	<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
Owner's contributed capital	58,812,098,000	58,812,098,000
Treasury shares	-	-
Development and investment funds	440,050,336	440,050,336
Retained earnings	50,388,238,411	41,596,222,528
<b>Total</b>	<b>109,640,386,747</b>	<b>100,848,370,864</b>

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****6. ADDITIONAL INFORMATION FOR CONSOLIDATED FINANCIAL STATEMENT OF INCOME****6.01 Revenue from rendering of services**

<b>Nội dung</b>	<b>For the period from 01/01/2026 to 31/03/2026 VND</b>	<b>For the period from 01/01/2025 to 31/03/2025 VND</b>
Revenue from rendering of services	852,339,460,584	464,715,255,660
<b>Total</b>	<b>852,339,460,584</b>	<b>464,715,255,660</b>

**6.02 Deductible items**

<b>Items</b>	<b>For the period from 01/01/2026 to 31/03/2026 VND</b>	<b>For the period from 01/01/2025 to 31/03/2025 VND</b>
Deductible items	1,089,048,484	278,963,892
<b>Total</b>	<b>1,089,048,484</b>	<b>278,963,892</b>

**6.03 Cost of services rendered**

<b>Items</b>	<b>For the period from 01/01/2026 to 31/03/2026 VND</b>	<b>For the period from 01/01/2025 to 31/03/2025 VND</b>
Cost of services rendered	637,736,406,272	360,025,929,059
<b>Total</b>	<b>637,736,406,272</b>	<b>360,025,929,059</b>

**6.04 Interest income**

<b>Items</b>	<b>For the period from 01/01/2026 to 31/03/2026 VND</b>	<b>For the period from 01/01/2025 to 31/03/2025 VND</b>
Interest income	1,641,328,982	701,823,329
Dividends or profits received	440,000,000	660,000,000.00
Realised exchange gain	27,965,130.00	0
Others	607,921	2,358,152
<b>Total</b>	<b>2,109,902,033</b>	<b>1,364,181,481</b>

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****6. ADDITIONAL INFORMATION FOR CONSOLIDATED FINANCIAL STATEMENT OF INCOME (CONTINUED)****6.05 Financial expenses**

<b>Nội dung</b>	<b>For the period from 01/01/2026 to 31/03/2026 VND</b>	<b>For the period from 01/01/2025 to 31/03/2025 VND</b>
Interest expenses	176,106,597	73,267,457
Realised exchange loss	-	-
<b>Total</b>	<b>176,106,597</b>	<b>73,267,457</b>

**6.06 Other incomes, other expenses, other profit**

<b>Items</b>	<b>For the period from 01/01/2026 to 31/03/2026 VND</b>	<b>For the period from 01/01/2025 to 31/03/2025 VND</b>
<b>Other incomes</b>	<b>39,921,153</b>	<b>101,023,809</b>
Disposal of fixed assets	39,411,112	1,000,000
Others	510,041	100,023,809
<b>Other expenses</b>	<b>47,903,616</b>	<b>165,505,217</b>
Disposal of fixed assets	15,410,804	1,615,000
Others	32,492,812	83,890,217
Contract fines	-	80,000,000
<b>Other profit</b>	<b>(7,982,463)</b>	<b>(64,481,408)</b>

**6.07 Current corporate income tax expense**

<b>Items</b>	<b>For the period from 01/01/2026 to 31/03/2026 VND</b>	<b>For the period from 01/01/2025 to 31/03/2025 VND</b>
Current corporate income tax expense in Parent Company	9,283,296,744	5,069,445,357
Current corporate income tax expense in Subsidiaries	7,240,095,163	4,084,950,264
<b>Total</b>	<b>16,523,391,907</b>	<b>9,154,395,621</b>

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****6.08 Basic earning per share**

Items	For the period from 01/01/2026 to 31/03/2026 VND	For the period from 01/01/2025 to 31/03/2025 VND
<b>Net profit after tax</b>	<b>52,300,353,117</b>	<b>28,778,471,863</b>
Adjustment	-	-
- Increase	-	-
- Decrease	-	-
<b>Profits distributed to common shares</b>	<b>52,300,353,117</b>	<b>28,778,471,863</b>
Average number of outstanding common shares in circulation in the period	12,500,000	12,500,000
<b>Basic earning per share (VND/share)</b>	<b>4,184</b>	<b>2,302</b>

**6.09 Business and productions cost by items**

Items	For the period from 01/01/2026 to 31/03/2026 VND	For the period from 01/01/2025 to 31/03/2025 VND
Raw materials	36,179,001,615	26,377,765,768
Labour expenses	323,804,297,572	183,523,299,236
Insurance expenses, Trade union fee	7,832,608,214	6,391,875,915
Depreciation and amortization expenses	3,626,379,293	3,482,707,400
Provision expenses	(690,668,033)	1,713,141,164
Expenses of outsourcing services	85,245,506,890	25,610,052,139
Other expenses	99,357,169,194	55,288,647,795
Expenses from subcontracting	171,530,966,358	47,370,555,797
<b>Total</b>	<b>726,885,261,103</b>	<b>349,758,045,214</b>

**Off statement of Financial Position items**

Foreign currencies	31/03/2026	01/01/2026
<b>USD</b>	<b>340,770.15</b>	<b>341,808.97</b>
<i>APECO</i>	-	-
<i>HECO</i>	123.21	129.81
<i>TEDI-PORT</i>	52.28	28,968.30
<i>Parent Company</i>	340,594.66	326,914.86
<b>SBD</b>	<b>51,134.36</b>	<b>16,047.55</b>

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****7. OTHER INFORMATION****7.01 Operating leased assets**

STT		Land	Area (m2)	Rental period	Contract/Legal document
<b>I</b>		<b>Transport Engineering Design Inc</b>			
1	1	No. 278 Ton Duc Thang, Hang Bot ward, Dong Da district	5,533	50 years from 15/10/1993	Decision No. 470/QĐ-28/01/2016 for a lease term of 0 years from October 15, 1993. No. 708/HDTD-STNMT-PC dated 25/08/2016
2	2	No. 10 Trung Kinh, Trung Hoa ward, Cau Giay district	2,581	50 years from 01/2014	Decision No. 783/QĐ-UBND dated 12/02/2015 for a lease term of 50 year from January 06, 2014. No. 301/HDTD dated 29/07/2015
3	3	No. 237 Luong The Vinh, Trung Van ward, Nam Tu Liem District	1,357	50 years from 15/10/1993	Decision No. 1176/QĐ-UBND dated March 18, 2015, of the Hanoi People's Committee regarding the adjustment of Decision No. 846/QĐ-UBND dated February 7, 2014, allowing TEDI to lease a 1,357m <sup>2</sup> plot of land for 50 years starting from October 15, 1993. No. 279/HDTD dated 17/07/2015
4	4	No. 15A Hoang Hoa Tham, ward 6, Binh Thanh district	322,9	50 years from 19/12/2008	QĐ 790/QĐ-UBND của UBND HCM dated 24/2/2014 No. 7188/HD-TNMT-QLSDD dated 09/10/2014
<b>II</b>		<b>Port &amp; Waterway Engineering Consultant JSC (TEDI-PORT)</b>			



**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

5	1	Alley 136, Alley 117 Phúc Xá and house number B4, B5, the collective housing area, Group 7, Cluster 2, Phúc Xá Ward, Ba Đình, Hanoi.	234	x	Preparing the procedure for signing the land lease contract.
6	2	No. 2 Ben Binh, Minh Khai Ward, Hong Bang District, Hai Phong	1,096	50 years (from 15/10/1993 )	No. 457/QĐ - UBND dated 18/03/2009 by People's Committee of Hai Phong province The land lease contract No. 47/HĐ-TĐ dated May 13, 2009, of Hai Phong People's Committee.
<b>III</b>		<b>Waterway Engineering Consultant JSC (WECCO)</b>			
7	1	No. 57, lane 29, Khuong Ha street, Khuong Dinh ward, Thanh Xuan district, Hanoi	2,569	27 years 10 months 10 days from 21/02/2006	The land lease contract No. 78-2007/HĐTĐTN dated February 22, 2007. ) The Decision No. 3076/QĐ-UBND dated July 4, 2006, grants the Land Use Rights Certificate to WECCO (land lease with annual payment until January 1, 2034). The land use certificate number AB 180727, issued on July 3, 2006. Decision 8409/QĐ-UB dated December 26, 2005, to lease 1993.40m <sup>2</sup> at Thanh Luong.
8	2	19B, Thanh Luong Ward, Hai Ba Trung District, Hanoi	1,993	30 years from 15/10/1993	The decision to issue the land use right certificate at 19 Thanh Luong (land leased until 15/10/2023). The Land Use Certificate No. AB 082953 issued by the People's Committee of Hanoi on December 26, 2005. The contract number 02-2006/HĐTĐTN dated January 19, 2006 (for a 30-year lease starting from October 15, 1993).
<b>IV</b>		<b>Highway Engineering Consultant JSC (TEDI-HECO)</b>			
9	1	Group 113, cluster 20, Vinh Tuy ward, Hai Ba Trung district, Hanoi	591.30	50 years (từ 15/10/1993 )	Decision No. 6059/QĐ-UBND dated October 7, 2013, by the People's Committee on leasing for 50 years starting from October 15, 1993

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

					The land lease agreement No. 602/HĐTĐ dated December 10, 2013. The Certificate of Land Use Rights and Ownership of House and Property on Land BS 888177 issued on May 8, 2014.
<b>V</b>		<b>Geotechnical and Inspection - Design Consultant Construction JSC (TEDI-GIC)</b>			
10	1	No. 237 Luong The Vinh, Trung Van ward, Nam Tu Liem district, Hanoi	1,962	50 years (from 15/10/1993 )	The decision 3651/QĐ-UBND dated July 4, 2016, grants GIC the lease of 1962m <sup>2</sup> of land.
11	2	No. 13 Nguyen An Ninh, Tuong Mai ward, Hoang Mai district, Hanoi	511	20 years from (1/1/1996)	The land lease contract 21-245-2002/ĐC-NĐ-HĐTĐ dated October 31, 2002.
<b>VI</b>		<b>Transport Engineering Consultant JSC No.2 (TECCO2)</b>			
12	1	28 Vinh Ho, Dong Da district	470	x	Preparing the procedure to obtain the Certificate of Land Use Rights.
<b>VII</b>		<b>Transport Engineering Design Consultant JSC No.4 (TEDCO4)</b>			
13	1	No. 2 Le Ninh Street, Quan Bau Ward, Vinh City, Nghe An Province	2,297.30	40 years	Land Lease Contract No. 116/HĐ-TĐ dated September 12, 2007 (40-year lease from August 15, 2007, to August 15, 2047). Certificate of Land Use Rights No. 00169 issued by the Department of Natural Resources and Environment of Nghe An Province on September 20, 2007.
<b>VIII</b>		<b>Transport Engineering Consultant JSC No.5 (TECCO5)</b>			
14	1	No. 229 Truong Chinh, An Khe ward, Thanh Khe district, Da Nang	3,441	15 years	Decision No. 233/TC dated December 20, 1975, issued by the Central Central Region Transport Committee, and Decision No. 3914/QĐ-UBND dated May 22, 2012, issued by the People's Committee of Da Nang City; Appraisal Council Decision No. 424/HĐ-TĐ dated September 20, 2007; Contract Appendices dated June 20, 2012;

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Consolidated Financial Statements

For the period from 01/01/2026 to 31/03/2026

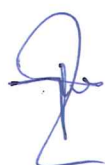
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

					December 27, 2013; July 31, 2017 (15 years from July 31, 2017); and February 26, 2024.
15	2	No. 569 Nguyen Tat Thanh, Tuy Hoa City, Quy Nhon Province	1,520	15 years	Land lease contract No. 303/HĐ-TĐ dated 24/7/2002; Land lease contract annex No. 94/PK-HĐTĐ dated 22/9/2011; Contract appendix: 45/2017/PL-HĐTĐ dated 15/6/2017 (15 years from 15/6/2017); Land lease contract appendix No. 09/2022/PL-HĐTĐ dated 02/8/2022. Certificate of Land Use Rights for the property located on Nguyễn Tất Thành Street, Ward 9, Tuy Hòa City, Phú Yên Province (BA 352397 issued on June 4, 2010).
16	3	No. 67 Thai Thịnh, No. 8C, Alley 438, Sub-alley 224, Group 14, Tay Son Street, Thịnh Quang Ward, Dong Da District, Hanoi.	40	x	Contract for the Sale and Purchase of Land and the Handover Minutes No. 188/BBNT dated June 1, 2002

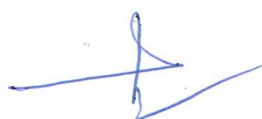
**7.02 Comparative figures**

The comparative figures on the Consolidated Statement were taken from the Financial Statements for the fiscal year ended 31 December 2025, which was audited by AASC Auditing Firm Company Limited.

*Hanoi, April 24th, 2026*



**Vô Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



**Dao Ngoc Vinh**  
General Director