

TRUNGDO JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL REPORT
QUARTER III, 2026

NGHỆ AN, OCTOBER 2026

Reporting entity: TRUNG DO JOINT STOCK COMPANY
Address: 205 Le Duan st, Truong Vinh Ward, Nghe An
Province, Vietnam

Form B 01 – DN/HN
(Issued under Circular No. 43/2026/TT-BTC
dated 20 April 2026 of the Minister of Finance)



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency unit: VND

	Code	Note	Ending balance	Opening balance
	2	3	4	5
A – CURRENT ASSETS	100		679.745.799.126	620.124.469.135
I. Cash and cash equivalents	110		5.796.399.769	5.469.630.955
1. Cash	111		5.796.399.769	5.469.630.955
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		6.308.000.000	1.000.000.000
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		6.308.000.000	1.000.000.000
4. Allowance for short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Allowance for diminution in value of other short-term investments (*)	126		-	-
III. Accounts receivable - short-term	130		113.181.010.229	130.891.532.170
1. Short-term trade receivables	131		96.192.207.517	133.720.921.671
2. Short-term advances to suppliers	132		20.394.522.713	8.033.164.479
3. Short-term intra-company receivables	133		-	-
4. Receivables according to construction contract schedule	134		-	-
5. Other short-term receivables	135		18.749.488.164	9.476.519.936
6. Allowance for doubtful short-term debts (*)	136		(22.155.208.165)	(20.339.073.916)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140		546.066.486.515	472.807.666.010
1. Inventories	141		548.672.490.962	475.692.013.817
2. Provision for inventories (*)	142		(2.606.004.447)	(2.884.347.807)
V. Other current assets	160		8.393.902.613	9.955.640.000
1. Short-term prepaid expenses	161		3.637.120.338	4.177.337.069
2. Deductible value added tax	162		3.181.383.747	1.923.270.632
3. Taxes and other receivables from the State budget	163		1.575.398.528	3.855.032.299
4. Repo of Government bonds	164		-	-
5. Other current assets	165		-	-
B – NON-CURRENT ASSETS	200		1.039.503.410.538	964.945.630.582
I. Accounts receivables - long-term	210		4.239.076.341	2.893.591.341
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Business capital in dependent units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		4.239.076.341	2.893.591.341
6. Allowance for doubtful long-term debts (*)	216		-	-
II. Fixed assets	220		735.400.718.249	774.884.957.232
1. Tangible fixed assets	221		721.330.969.060	771.542.364.639
- Cost	222		1.473.709.663.749	1.475.680.633.963
- Accumulated depreciation (*)	223		(752.378.694.689)	(704.138.269.324)
2. Finance lease fixed assets	224		14.069.749.189	3.342.592.593
- Cost	225		14.509.564.007	3.518.518.519
- Accumulated depreciation (*)	226		(439.814.818)	(175.925.926)
3. Intangible fixed assets	227		-	-
- Cost	228		1.000.000.000	1.000.000.000
- Accumulated depreciation (*)	229		(1.000.000.000)	(1.000.000.000)
III. Investment properties	240		95.320.110.275	67.207.835.048

- Cost	241		126.261.816.095	94.769.181.249
- Accumulated depreciation (*)	242		(30.941.705.820)	(27.561.346.201)
IV. Long-term work in progress	250		178.788.693.300	90.137.374.762
1. Long-term work in progress	251		-	-
2. Construction in progress	252		178.788.693.300	90.137.374.762
V. Long-term financial investments	260		-	-
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	-
3. Equity investments in other entities	263		-	-
4. Allowance for impairment of investments in other entities	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments	266		-	-
VI. Other long-term assets	270		25.754.812.373	29.821.872.199
1. Long-term prepaid expenses	271		25.754.812.373	29.821.872.199
2. Deferred income tax assets	272		-	-
3. Long-term equipment, materials and spare parts	273		-	-
4. Other long-term assets	274		-	-
5. Goodwill	279		-	-
TOTAL ASSETS (280 = 100 + 200)	280		1.719.249.209.664	1.585.070.099.717
C - LIABILITIES	300		890.415.253.174	815.451.032.673
I. Current liabilities	310		588.058.867.732	477.179.402.985
1. Short-term trade payables	311		96.599.390.292	67.226.213.798
2. Short-term advances from customers	312		9.844.956.989	8.869.971.642
3. Dividends and profits payable	313		17.563.317.632	23.677.969.132
4. Short-term statutory obligations	314		7.245.255.030	1.788.123.229
5. Payables to employees	315		10.248.769.832	9.279.857.607
6. Short-term accrued expenses	316		5.953.843.248	7.095.869.628
7. Short-term intra-company payables	317		-	-
8. Construction contract progress payables	318		-	-
9. Short-term deferred revenue	319		7.073.172.172	5.561.221.291
10. Other short-term payables	320		38.127.910.186	45.061.470.839
11. Short-term borrowings and financial lease liabilities	321		392.996.503.377	306.177.956.845
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		2.405.748.974	2.440.748.974
14. Price stabilization fund	324		-	-
15. Repo of Government bonds	325		-	-
II. Non-current liabilities	330		302.356.385.442	338.271.629.688
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term statutory obligations	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables on business capital	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338		2.676.610.093	3.065.650.093
9. Long-term borrowings and financial lease liabilities	339		290.376.704.979	325.902.909.225
10. Convertible bonds	340		-	-
11. Preferred stocks	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		9.303.070.370	9.303.070.370
D - OWNER'S EQUITY	400		828.833.956.490	769.619.067.044
1. Owner's contributed capital	411		350.000.000.000	300.000.000.000
- Ordinary shares with voting rights	411a		350.000.000.000	300.000.000.000
- Preferred shares	411b		-	-
2. Capital surplus	412		70.022.599.221	70.108.165.888
3. Convertible bond options	413		-	-
4. Other capital	414		4.293.132.326	4.469.967.593

5. <i>Treasury shares</i> (*)	415		-	-
6. Asset revaluation reserve	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		235.822.094.322	235.822.094.322
9. Other owner's funds	419		-	-
10. Retained profits	420		167.222.300.566	158.820.284.763
- Retained profit brought forward	420a		158.820.284.761	153.851.560.581
- Retained profit for the current period	420b		8.402.015.804	4.968.724.182
11. Non-controlling interest	429		1.473.830.056	398.554.478
TOTAL RESOURCES (440 = 300 + 400)	440		1.719.249.209.664	1.585.070.099.717



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Approved on October 28, 2026

Director
(Signed, Sealed)

Reporting entity: TRUNG DO JOINT STOCK COMPANY
Address: 205 Le Duan st, Truong Vinh Ward, Nghe An Province,
Vietnam

Form B 02 – DN/HN
(Issued under Circular No.
43/2026/TT-BTC dated 20 April 2026 of

CONSOLIDATED INCOME STATEMENT

Reporting period from July 1, 2026 to September 30, 2026

Currency unit: VND

CHỈ TIÊU	Code	Note	Quarter 3		Year-to-date	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales of goods and provision of services	1		149,753,488.029	92,020,626.089	424,234,738.880	311,871,632.897
2. Provision of services	2		1,634,483.447	427,311.309	3,662,730.718	1,538,393.188
3. Net revenue (10 = 01 - 02)	10		148,119,004,582	91,593,314,780	420,572,008,162	310,333,239,709
4. Cost of sales	11		116,557,029,764	92,427,396,061	332,502,288,536	294,420,063,317
5. Gross profit (20 = 10 - 11)	20		31,561,974,818	(834,081,281)	88,069,719,626	15,913,176,392
6. Gains/losses from sales or disposals of investment properties	21		-	-	-	-
7. Financial income	22		4,543,451	2,451,702	22,611,483	39,115,368
8. Financial expenses	23		14,354,445,771	10,815,502,030	39,686,217,720	31,521,823,113
- In which: interest expenses	24		14,354,445,771	10,755,830,848	39,602,184,387	31,416,979,127
9. Selling expenses	25		6,902,347,204	4,398,517,381	18,374,114,425	14,278,193,532
10. General and administrative expenses	26		2,341,879,199	7,107,750,646	15,608,517,794	11,699,992,352
11. Share of profit or loss of associates and joint ventures	27		-	-	-	-
12. Net operating profit	30		7,967,846,095	(23,153,399,636)	14,423,481,170	(41,547,717,237)
{30 = 20 + 21 + (22 - 23) - (25 + 26) + 27}			-	-	-	-
13. Other income	31		-	59,765,826	36,681,424	313,289,278
14. Other expenses	32		150,601,000	127,874,577	503,381,773	1,588,713,874
15. Other profit (40 = 31 - 32)	40		(150,601,000)	(68,108,751)	(466,700,349)	(1,275,424,596)
16. Accounting profit before tax (50 = 30 + 40)	50		7,817,245,095	(23,221,508,387)	13,956,780,821	(42,823,141,833)
17. Current income tax expense	51		2,194,242,883	-	4,479,489,438	1,313,682,752
18. Deferred income tax expense	52		-	-	-	-
19. Net profit after tax (60 = 50 - 51 - 52)	60		5,623,002,211	(23,221,508,387)	9,477,291,382	(44,136,824,585)
20. Net profit attributable to parent company's equity holders	61		4,897,708,611	-	8,402,015,804	-
21. Net profit attributable to non-controlling interests	62		725,293,600	-	1,075,275,578	-
22. Basic EPS (*)	70		161	(774)	297	(1,471)
23. Diluted EPS (*)	71		-	-	-	-

Approved on October 28, 2026

Director

(Signed, Sealed)

CONSOLIDATED STATEMENT OF CASH FLOWS
Reporting period from January 1, 2026 to September 30, 2026

Currency unit: VND

ITEM	Code	Note	Year-to-date	
			Current period	Previous year
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		13.956.780.821	(42.823.141.833)
2. Adjustments for:			-	-
- Depreciations and amortisations	02		56.596.340.791	58.487.264.533
- Allowances and provisions	03		1.537.790.889	461.853.521
- Exchange gains/ loss arising from revaluation of monetary items dominated in foreign currencies	04		-	-
- Gains/ Loss from investmanes	05		115.296.541	(238.787.842)
- Interest expense	06		39.602.184.387	31.416.979.127
- Other adjustments	07		-	-
3. Operating profit before change in working capital	08		111.808.393.429	47.304.167.506
- Change in receivables	09		17.163.084.548	(19.682.385.902)
- Change in inventories	10		(73.258.820.505)	8.505.927.244
- Change in payables and other liabilities	11		3.567.239.323	4.840.288.796
- Change in prepaid expenses	12		4.607.276.557	(1.392.903.089)
- Change in trading securities	13		-	-
- Interest paid	14		(40.252.309.708)	(30.712.105.924)
- Income tax paid	15		(1.473.851.853)	(8.079.122.920)
- Other proceeds from operating activities	16		-	-
- Other payments for operating activities	17		-	-
Net cash flows from operating activities	20		22.161.011.790	783.865.711
II. Cash flows from investing activities			-	-
1. Payments for additions to fixed assets and other long-term assets	21		(116.017.142.897)	(19.035.321.000)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	231.481.481
3. Payments for purchase of debt instruments of other entities	23		(5.308.000.000)	-
4. Receipts from collecting loans, sales of debt instrument of other	24		-	80.000.000
5. Payments for equity investments in other entities	25		-	-
6. Proceeds from disposal of investments in other entities	26		-	-
7. Receipts of interests on term deposits and loans dividends and distributed profit received	27		22.609.839	7.306.361
Net cash flows from investing activities	30		(121.302.533.058)	(18.716.533.158)
III. Cash flows from financing activities			-	-
1. Proceeds from issuing shares and receiving capital contributions	31		50.000.000.000	-
2. Payments to owners for repurchasing or redeeming the entity's	32		-	-
3. Proceeds from borrowings	33		491.093.453.715	335.891.247.426
4. Payments to settle loan principals	34		(432.198.725.689)	(322.167.150.512)
5. Repayments of finance lease principal	35		(3.311.786.444)	(280.448.000)
6. Payments of dividends	36		(6.114.651.500)	(1.847.085.605)
Net cash flows from financing activities	40		99.468.290.082	11.596.563.309
Net cash flows during the period (50 = 20+30+40)	50		326.768.814	(6.336.104.138)
Cash and cash equivalents at the beginning of the year	60		5.469.630.955	9.890.781.731
Effect of foreign exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70		5.796.399.769	3.554.677.593

Approved on October 28, 2026
Director
(Signed, Sealed)

I. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS AND CHANGES IN ACCOUNTING POLICIES

1.1. Change in applicable accounting regime

Effective from 01 January 2026, the Company changed its accounting regime from Circular No. 200/2014/TT-BTC to Circular No. 99/2025/TT-BTC dated 31 December 2025. This change has resulted in adjustments to the structure of the Statement of Financial Position and the presentation of certain line items to comply with the new regulations.

2.2. Adjustment of opening balances (Restatement)

The line items on the Statement of Financial Position as at 01 January 2026 have been restated in accordance with the new presentation format under Circular 99. The significant changes are as follows:

Items	Previously reported amounts (Circular 200/2014/TT-BTC)	Reclassification/Adjustment	Restated amounts (Circular 99/2025/TT-BTC)	Reasons for adjustment
LIABILITIES				
Dividends and profit payable	-	23.677.969.132	23.677.969.132	Reclassified from "Other short-term payables" in accordance with the presentation requirements of Circular 99/2025/TT-BTC.
Other short-term payables	68.739.439.971	(23.677.969.132)	45.061.470.839	Reclassified to "Dividends and profit payable" in accordance with Circular 99/2025/TT-BTC.
Other equity	-	4.469.967.593	4.469.967.593	Reclassified from "Funds" and "Funds for fixed asset formation" in accordance with Circular 99/2025/TT-BTC.
Funds	2.819.505.048	(2.819.505.048)	-	Reclassified to "Other equity" in accordance with Circular 99/2025/TT-BTC.
Funds for fixed asset formation	1.650.462.545	(1.650.462.545)	-	Reclassified to "Other equity" in accordance with Circular 99/2025/TT-BTC.

The above reclassifications are made solely to comply with the presentation requirements of Circular 99/2025/TT-BTC and do not affect the total liabilities, total equity, or the Company's results of operations.

II. NOTES TO THE CONSOLIDATED STATEMENT FINANCIAL STATEMENTS POSITION

Currency unit: VND

01. Cash and cash equivalents

	30-kes-26	1-kin-26
- Cash on hand	1.599.957.197	1.987.150.768
- Cash in banks	4.196.442.572	3.482.480.187
Total	5.796.399.769	5.469.630.955

02. Financial investment

	30-kes-26	1-kin-26
Investment held until maturity		
Time deposits at Foreign Trade Joint Stock Commercial Bank	6.308.000.000	1.000.000.000
Total	6.308.000.000	1.000.000.000

03. Other short-term receivables

	30-kes-26	1-kin-26
Short-term advances	10.659.262.808	3.243.818.728
<i>In which: Advances to related parties</i>	<i>51.278.000</i>	<i>253.278.000</i>
Collaterals	-	-
Others	8.090.225.356	6.232.701.208
Total	18.749.488.164	9.476.519.936

04. Inventories

	30-kes-26		1-kin-26	
	Cost	Allowance	Cost	Allowance
Raw materials	106.390.813.521	-	72.410.204.978	-
Tools and supplies	1.423.441.839	-	1.368.067.180	-
Work in progress	101.775.813.404	-	82.103.981.918	-
Finished goods	334.863.357.027	(2.606.004.447)	317.452.387.468	(2.884.347.807)
Merchandise inventories	4.203.469.062	-	2.357.372.273	-
Goods on consignment	15.596.109	-	-	-
Total	548.672.490.962	(2.606.004.447)	475.692.013.817	(2.884.347.807)

05. Investment properties

Represents the value of infrastructure at real estate projects owned by the Company.

	Infrastructure	Total
Cost	-	-
As at 01 January 2026	94.769.181.249	94.769.181.249
As at 30 September 2026	126.261.816.095	126.261.816.095
Accumulated depreciation	-	-
As at 01 January 2026	(27.561.346.201)	(27.561.346.201)
As at 30 September 2026	(30.941.705.820)	(30.941.705.820)
Net book value	-	-
As at 01 January 2026	67.207.835.048	67.207.835.048
As at 30 September 2026	95.320.110.275	95.320.110.275

06. Tangible fixed assets

	Buildings	Machinery and equipment	Motor vehicles	Office equipment	Total
Cost					
As at 01 January 2026	277.913.070.075	1.096.373.769.583	100.004.829.889	1.388.964.416	1.475.680.633.963
Buy during the period	-	1.459.122.963	-	-	1.459.122.963
Downward adjustment	39.856.062	-	-	-	39.856.062
Liquidation, sale	-	2.662.980.206	727.256.909	-	3.390.237.115
As at 30 September 2026	277.873.214.013	1.095.169.912.340	99.277.572.980	1.388.964.416	1.473.709.663.749
Accumulated depreciation					
As at 01 January 2026	121.657.169.138	496.167.829.211	84.939.707.552	1.373.563.423	704.138.269.324
Depreciation during the period	10.458.471.350	37.848.233.583	3.319.914.838	4.042.709	51.630.662.480
Liquidation, sale	-	2.662.980.206	727.256.909	-	3.390.237.115
Other increases	-	-	-	-	-
As at 30 September 2026	132.115.640.488	531.353.082.588	87.532.365.481	1.377.606.132	752.378.694.689
Net book value					
As at 01 January 2026	156.255.900.937	600.205.940.372	15.065.122.337	15.400.993	771.542.364.639
As at 30 September 2026	145.757.573.525	563.816.829.752	11.745.207.499	11.358.284	721.330.969.060

07. Intangible fixed assets

	Brand value	Total
Cost		
As at 01 January 2026	1.000.000.000	1.000.000.000
- Additions	-	-
As at 30 September 2026	1.000.000.000	1.000.000.000
Accumulated depreciation		
As at 01 January 2026	(1.000.000.000)	(1.000.000.000)
As at 30 September 2026	(1.000.000.000)	(1.000.000.000)
Net book value		
- As at 01 January 2026	-	-
- As at 30 September 2026	-	-

08. Other short-term payables

	As at 30 September 2026	As at 01 January 2026
Payable to related parties	10.152.727.417	10.152.727.417
Hanoi Construction Corporation	10.152.727.417	10.152.727.417
Principal loan payable	3.116.000.000	3.116.000.000
Interest payable	6.962.727.417	6.962.727.417
Surplus settlement amount	74.000.000	74.000.000
Payable to other entities and individuals	27.975.182.769	34.908.743.422
Trade union fees	4.305.499.349	3.832.943.587
Maintenance fees for building N03-T6	4.194.968.380	4.194.968.380
Social insurance	720.965.758	449.355.087
Payable to Taseco Real Estate Investment Joint Stock Company for capital contribution to the N03-T6 apartment project awaiting settlement	13.580.326.402	22.838.298.566
Other short-term payables	5.173.422.880	3.593.177.802
Total	38.127.910.186	45.061.470.839

09. Short-term loans and finance lease liabilities

	As at 30 September 2026	As at 01 January 2026
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Nghe An Branch	82.968.614.056	76.332.079.463
Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Branch	105.737.801.748	89.575.350.590
Military Commercial Joint Stock Bank (MB) - Nghe An Branch	49.981.558.658	24.968.720.104
Loans from individuals and other organizations:	87.648.322.800	67.938.322.800
In which: Short-term loans payable to related parties	62.780.000.000	59.908.000.000
Ms. Nguyen Hoang Phuong Nga - Member of the Board of Directors	16.375.000.000	12.125.000.000

Ms. Nguyen Ngoc Anh-Member of the Supervisory Board
 Mr. Nguyen Thanh Hung - Related individual
 Ms. Nguyen Thi My Canh - Major shareholder
 Mr. Nguyen Hong Hai - Related individual
 Long-term loans due for repayment
 Long-term lease payments due for repayment
 Total

650.000.000	
2.000.000.000	0
40.130.000.000	38.083.000.000
4.000.000.000	9.700.000.000
61.106.325.219	46.308.467.888
5.553.880.896	1.055.016.000
392.996.503.377	306.177.956.845

10. Long-term loans and finance lease liabilities

Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Branch
 Vietnam Foreign Trade Joint Stock Commercial Bank - Nghe An Branch
 Financial lease debt
 Total

As at 30 September 2026	As at 01 January 2026
272.300.481.487	318.146.379.504
3.530.005.100	5.294.871.100
14.546.218.392	2.461.658.621
290.376.704.979	325.902.909.225

III. NOTES TO CONSOLIDATED STATEMENT OF INCOME

01. Revenue from sales of goods and provision of services (including internal revenue)

Revenue from sales of merchandise and finished goods
 Revenue from provision of services
 Revenue from investment property business
 Other revenue
 Total

Third Quarter	
Current year	Previous year
146.826.076.647	88.635.917.900
2.815.684.297	3.245.328.266
-	-
111.727.085	139.379.923
149.753.488.029	92.020.626.089

02. Revenue deductible

Sales returns
 Sales discounts
 Sales allowances
 Total

Third Quarter	
Current year	Previous year
1.500.020.152	328.199.989
25.968.304	10.833.538
108.494.991	88.277.782
1.634.483.447	427.311.309

03. Cost of sales

Finished goods and merchandise goods sold
 Services provided
 Cost of investment property business
 Other
 Total

Third Quarter	
Current year	Previous year
113.375.452.117	89.504.791.154
3.180.753.626	2.581.271.985
-	-
824.021	341.332.922
116.557.029.764	92.427.396.062

04. Financial income

Interest on deposits
 Total

Third Quarter	
Current year	Previous year
4.543.451	2.451.702
4.543.451	2.451.702

05. Financial expenses

Interest expense
 Finance lease expense
 Total

Third Quarter	
Current year	Previous year
13.947.020.569	10.755.830.848
407.425.202	59.671.182
14.354.445.771	10.815.502.030

06. Selling expenses

Raw material costs
 Labor costs
 Tool and equipment costs
 Depreciation costs
 Transportation and handling costs
 Outsourced service costs
 Total

Third Quarter	
Current year	Previous year
188.975.108	-
1.227.197.508	830.702.309
12.743.464	-
284.640.930	202.960.135
2.875.543.104	1.519.864.742
2.313.247.090	1.844.990.195
6.902.347.204	4.398.517.381

07. General and Administrative expenses

Third Quarter

	Current year	Previous year
Raw material costs	63.749.997	-
Labor costs	959.571.313	2.931.005.976
Tool and equipment costs	9.456.588	-
Depreciation costs	88.864.260	87.110.874
Taxes, fees and charges	38.467.203	3.326.634.996
Contingency costs	-	-
Outsourced service costs	762.781.742	211.154.750
Other cash expenses	418.988.096	551.844.050
Total	2.341.879.199	7.107.750.646

IV. RELATED PARTY 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 their related individuals

Key management personnel consist of members of the Board of Directors and the Board of Management (the Executive Board). Related individuals are defined as close family members of these key management personnel.

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

No.	Full name	Relationship
1	Mr. Nguyen Hong Son	Chairman of the Board of Directors
2	Mr. Tran Van Hoan	Member of the Board of Directors (Dismissal effective June 29, 2026)
3	Mr. Nguyen Duy Hien	Member of the Board of Directors
4	Mr. Doan Quang Le	Member of the Board of Directors
5	Ms. Nguyen Hoang Phuong Nga	Member of the Board of Directors
6	Mr. Phan Dang Dung	Member of the Board of Directors (Appointment effective June 29, 2026)
7	Mr. Nguyen Nam Khanh	Chief Accountant
8	Mr. Tran Quoc Hung	Head of the Supervisory Board (Appointed effective July 6, 2026)
9	Ms. Nguyen Ngoc Anh	Member of the Supervisory Board
10	Mr. Tran Dinh Quang	Member of the Supervisory Board (Appointment effective June 29, 2026)
11	Mr. Nguyen Hong Hai	Younger brother of Mr. Nguyen Hong Son
12	Ms. Nguyen Thi My Canh	Major shareholder, wife of Mr. Nguyen Hong Son
13	Ms. Nguyen Thi Minh	Member of the Supervisory Board (Dismissal effective June 29, 2026)

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

	3rd Quarter 2026
Ms. Nguyen Thi My Canh	
Principal repayment	6.245.000.000
Loans granted to the Company	9.500.000.000
Ms. Nguyen Hoang Phuong Nga	
Principal repayment	375.000.000
Loans granted to the Company	-

As at 30/09/2026, balances with key management personnel and their related individuals are disclosed in items II.3 and II.9.

Income of key management personnel in the third quarter of 2026 is as follows:

Income from salaries & bonuses	Income from allowances
314.803.277 VND	210.000.000 VND

B, Transactions with other related parties

Other related parties of the Company include:

Related party	Relationship
Trung Do Trading Joint Stock Company	Subsidiary
Hanoi Construction Corporation - JSC	Major shareholder

As at 30/09/2026, balances with related parties are presented in Note II.8.

Approved on October 28, 2026
Director
(Signed, Sealed)