

**TRUNGDO JOINT STOCK COMPANY**

**CONSOLIDATED FINANCIAL REPORT**  
**QUARTER IV, 2025**

NGHỆ AN, JANUARY 2026

## CONSOLIDATED BALANCE SHEET

As of December 31, 2025

Currency: VND

| ASSETS                                      | Code       | End of Period          | Beginning of Period    |
|---|------------|------------------------|------------------------|
| <b>A. CURRENT ASSETS</b>                    | <b>100</b> | <b>620,886,100,743</b> | <b>584,129,104,269</b> |
| <b>I. Cash and cash equivalents</b>         | <b>110</b> | <b>5,469,630,955</b>   | <b>9,890,781,731</b>   |
| 1. Cash                                     | 111        | 5,469,630,955          | 9,890,781,731          |
| <b>II. Short-term financial investments</b> | <b>120</b> | <b>1,000,000,000</b>   | <b>1,000,000,000</b>   |
| 1. Held-to-maturity investments             | 123        | 1,000,000,000          | 1,000,000,000          |
| <b>III. Short-term receivables</b>          | <b>130</b> | <b>132,730,088,744</b> | <b>95,278,553,663</b>  |
| 1. Trade receivables                        | 131        | 134,406,999,640        | 97,922,860,251         |
| 2. Advances to suppliers                    | 132        | 9,624,280,135          | 5,895,894,145          |
| 3. Other short-term receivables             | 136        | 8,896,902,570          | 10,475,659,373         |
| 4. Provision for doubtful debts (*)         | 137        | -20,198,093,601        | -19,015,860,106        |
| <b>IV. Inventories</b>                      | <b>140</b> | <b>472,170,170,210</b> | <b>462,958,040,555</b> |
| 1. Inventories                              | 141        | 475,044,974,786        | 466,336,845,305        |
| 2. Provision for inventory (*)              | 149        | -2,874,804,576         | -3,378,804,750         |
| <b>V. Other current assets</b>              | <b>150</b> | <b>9,516,210,834</b>   | <b>15,001,728,320</b>  |
| 1. Prepaid expenses                         | 151        | 4,169,907,200          | 1,627,625,069          |
| 2. VAT to be refunded                       | 152        | 1,886,576,168          | 10,527,394,033         |
| 3. Taxes and amounts receivable from state  | 153        | 3,459,727,466          | 2,846,709,218          |
| <b>B. NON-CURRENT ASSETS</b>                | <b>200</b> | <b>959,118,163,051</b> | <b>997,433,396,696</b> |
| <b>I. Long-term receivables</b>             | <b>210</b> | <b>2,893,591,341</b>   | <b>313,767,000</b>     |
| 1. Long-term loans receivable               | 215        | 0                      | 80,000,000             |
| 2. Other long-term receivables              | 216        | 2,893,591,341          | 233,767,000            |
| <b>II. Fixed assets</b>                     | <b>220</b> | <b>773,944,691,479</b> | <b>824,009,665,750</b> |
| 1. Tangible fixed assets                    | 221        | 770,602,098,886        | 824,009,665,750        |
| - Original cost                             | 222        | 1,474,740,368,210      | 1,457,414,567,664      |
| - Accumulated depreciation (*)              | 223        | -704,138,269,324       | -633,404,901,914       |
| 2. Fixed assets under finance lease         | 224        | 3,342,592,593          |                        |
| - Original cost                             | 225        | 3,518,518,519          |                        |
| - Accumulated depreciation (*)              | 226        | -175,925,926           |                        |
| 3. Intangible fixed assets                  | 227        | 0                      | 0                      |
| - Original cost                             | 228        | 1,000,000,000          | 1,000,000,000          |
| - Accumulated depreciation (*)              | 229        | -1,000,000,000         | -1,000,000,000         |
| <b>III. Investment properties</b>           | <b>230</b> | <b>67,207,835,048</b>  | <b>74,783,135,570</b>  |
| - Original cost                             | 231        | 94,769,181,249         | 100,239,930,974        |
| - Accumulated depreciation (*)              | 232        | -27,561,346,201        | -25,456,795,404        |
| <b>IV. Construction in progress</b>         | <b>240</b> | <b>85,028,850,728</b>  | <b>70,991,957,086</b>  |
| 1. Construction in progress                 | 242        | 85,028,850,728         | 70,991,957,086         |
| <b>V. Long-term financial investment</b>    | <b>250</b> | <b>0</b>               |                        |

|   |            |                          |                          |
|---|------------|--------------------------|--------------------------|
| 1. Investment in subsidiaries                         | 251        | 0                        |                          |
| <b>VI. Other non-current assets</b>                   | <b>260</b> | <b>30,043,194,455</b>    | <b>27,334,871,290</b>    |
| 1. Long-term prepaid expenses                         | 261        | 30,043,194,455           | 27,334,871,290           |
| 2. Goodwill   | 269        | 0                        |                          |
| <b>TOTAL ASSETS (270 = 100 + 200)</b>                 | <b>270</b> | <b>1,580,004,263,794</b> | <b>1,581,562,500,965</b> |
| <b>C. LIABILITIES</b>                                 | <b>300</b> | <b>811,371,430,597</b>   | <b>816,992,432,225</b>   |
| <b>I. Short-term liabilities</b>                      | <b>310</b> | <b>473,099,800,909</b>   | <b>440,125,993,270</b>   |
| 1. Trade payables                                     | 311        | 62,029,507,211           | 80,540,125,086           |
| 2. Advances from customers                            | 312        | 8,598,018,576            | 5,558,851,857            |
| 3. Taxes and other payables to state                  | 313        | 1,747,440,277            | 4,577,101,531            |
| 4. Payables to employees                              | 314        | 7,403,792,548            | 8,327,078,588            |
| 5. Accrued expenses                                   | 315        | 9,770,280,404            | 8,081,882,549            |
| 6. Unearned revenue                                   | 318        | 5,561,221,291            | 6,542,570,215            |
| 7. Other short-term payables                          | 319        | 69,372,794,816           | 69,951,508,582           |
| 8. Short-term borrowings and leases                   | 320        | 306,175,996,812          | 251,678,166,250          |
| 9. Short-term provisions                              | 321        | 0                        | 2,317,179,638            |
| 10. Bonus and welfare funds                           | 322        | 2,440,748,974            | 2,551,528,974            |
| <b>II. Long-term liabilities</b>                      | <b>330</b> | <b>338,271,629,688</b>   | <b>376,866,438,955</b>   |
| 1. Other long-term payables                           | 337        | 3,065,650,093            | 3,065,650,093            |
| 2. Long-term borrowings and leases                    | 338        | 325,902,909,225          | 364,497,718,492          |
| 3. Science and technology funds                       | 343        | 9,303,070,370            | 9,303,070,370            |
| <b>D. EQUITY</b>                                      | <b>400</b> | <b>768,632,833,197</b>   | <b>764,570,068,740</b>   |
| <b>I. Owner's equity</b>                              | <b>410</b> | <b>764,162,865,604</b>   | <b>759,864,320,791</b>   |
| 1. Contributed capital                                | 411        | 300,000,000,000          | 300,000,000,000          |
| - Common shares with voting rights                    | 411a       | 300,000,000,000          | 300,000,000,000          |
| 2. Share premium                                      | 412        | 70,190,665,888           | 70,190,665,888           |
| 3. Development fund                                   | 418        | 235,822,094,322          | 235,822,094,322          |
| 4. Retained earnings                                  | 421        | 157,751,377,485          | 153,851,560,581          |
| - Retained earnings (previous years)                  | 421a       | 153,851,560,581          | 140,243,566,788          |
| - Retained earnings (current year)                    | 421b       | 3,899,816,904            | 13,607,993,793           |
| 5. Non-controlling interests                          | 429        | 398,727,909              |                          |
| <b>II. Other funds</b>                                | <b>430</b> | <b>4,469,967,593</b>     | <b>4,705,747,949</b>     |
| 1. Funding sources                                    | 431        | 2,819,505,048            | 2,819,505,048            |
| 2. Funds formed from fixed assets                     | 432        | 1,650,462,545            | 1,886,242,901            |
| <b>TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)</b> | <b>440</b> | <b>1,580,004,263,794</b> | <b>1,581,562,500,965</b> |

Prepared on January 26, 2025

Prepared by

### Chief Accountant

### ~~3~~ Director

## Duong Thi Mai Hue

Nguyen Nam Khanh

Nguyen Duy Hien

Nguyen Nam Khanh Nguyen Duy Hien  
TP. VINH T. NGHE

Prepared on January 26, 2023

Director

CÔNG TY  
CỔ PHẦN  
TRUNG ĐÔ

Nguyen Duy Hien

M.S.D.N: 2900324272.C.7

T.P. VINH T.NGHỆ

**CONSOLIDATED INCOME STATEMENT**  
 For Quarter IV, 2025

*Currency: VND*

| ITEMS   | Code      | Quarter IV             |                        | Cumulative from the beginning of the year to<br>the end of this quarter. | Last Year              |
|---|-----------|------------------------|------------------------|--|------------------------|
|   |           | 'This Year             | Last Year              |  |                        |
| 1. Revenue from sales and services                                | 01        | 156,155,246,094        | 126,771,516,647        | 468,026,878,991  | 483,049,215,328        |
| 2. Deductions from revenue  | 02        | 1,059,133,135          | 1,101,174,470          | 2,597,526,323  | 3,376,376,704          |
| <b>3. Net revenue (10 = 01 - 02)</b>                              | <b>10</b> | <b>155,096,112,959</b> | <b>125,670,342,177</b> | <b>465,429,352,668</b>   | <b>479,672,838,624</b> |
| 4. Cost of goods sold   | 11        | 90,570,933,678         | 104,539,715,045        | 384,990,996,995  | 407,194,231,400        |
| <b>5. Gross profit (20 = 10 - 11)</b>                             | <b>20</b> | <b>64,525,179,281</b>  | <b>21,130,627,132</b>  | <b>80,438,355,673</b>  | <b>72,478,607,224</b>  |
| 6. Financial income   | 21        | 43,521,480             | 61,351,737             | 82,636,848   | 248,229,170            |
| 7. Financial expenses   | 22        | 10,910,256,236         | 8,923,399,715          | 42,432,079,349   | 44,386,793,563         |
| - Of which: Interest expense                                      | 23        | 10,828,140,712         | 8,346,277,726          | 42,245,119,839   | 43,809,671,573         |
| 8. Selling expenses   | 25        | 5,300,621,484          | 5,544,072,827          | 19,578,815,016   | 22,183,870,345         |
| 9. Administrative expenses  | 26        | -440,315,758           | 7,959,449,980          | 11,259,676,594   | 20,576,503,747         |
| <b>10. Net operating profit (30 = 20 + (21 - 22) - (25 + 26))</b> | <b>30</b> | <b>48,798,138,799</b>  | <b>-1,234,943,653</b>  | <b>7,250,421,562</b>   | <b>-14,420,331,261</b> |
| 11. Other income  | 31        | 714,365,469            | 36,667,755,548         | 1,027,654,747  | 37,124,030,668         |
| 12. Other expenses  | 32        | 355,125,442            | 48,597,610             | 1,943,839,316  | 1,313,621,347          |
| <b>13. Other profit (40 = 31 - 32)</b>                            | <b>40</b> | <b>359,240,027</b>     | <b>36,619,157,938</b>  | <b>-916,184,569</b>  | <b>35,810,409,321</b>  |
| <b>14. Total profit before tax (50 = 30 + 40)</b>                 | <b>50</b> | <b>49,157,378,826</b>  | <b>35,384,214,285</b>  | <b>6,334,236,993</b>   | <b>21,390,078,060</b>  |
| 15. Corporate income tax - current                                | 51        | 922,009,428            | 1,702,775,739          | 2,235,692,180  | 7,782,084,267          |
| 16. Corporate income tax - deferred                               | 52        | 0                      | 0                      | 0  | 0                      |
| <b>17. Net profit after tax (60 = 50 - 51 - 52)</b>               | <b>60</b> | <b>48,235,369,398</b>  | <b>33,681,438,546</b>  | <b>4,098,544,813</b>   | <b>13,607,993,793</b>  |
| <b>18. Net profit after tax of the parent company</b>             | <b>61</b> | <b>48,036,641,489</b>  |                        | <b>3,899,816,905</b>   |                        |

|  |    |             |       |             |
|--|----|-------------|-------|-------------|
| 19. Profit after tax attributable to non-controlling interests | 62 | 198,727,909 |       | 198,727,909 |
| 20. Basic earnings per share (*)                               | 70 | 1,608       | 1,123 | 137         |
| 21. Diluted earnings per share (*)                             | 71 |             |       | 454         |

Prepared on January 26, 2025

Chief Accountant



Nguyen Nam Khanh

Prepared by



Duong Thi Mai Hue

Director



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TP. VINH T. NGHỆ

Nguyen Duy Hien

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

Currency: VND

| Items   | Code      | Cumulative Year-to-Date (This Year) | Cumulative Year-to-Date (Last Year) |
|---|-----------|-------------------------------------|-------------------------------------|
| <b>I. Cash flows from operating activities</b>                                |           |                                     |                                     |
| 1. Cash received from sales, services, and revenue                            | 01        | 452,927,842,085                     | 512,319,787,329                     |
| 2. Cash paid to suppliers for goods and services                              | 02        | -321,431,872,125                    | (279,838,248,006)                   |
| 3. Cash paid to employees   | 03        | -50,061,328,548                     | (52,254,502,561)                    |
| 4. Interest paid  | 04        | -41,866,623,494                     | (43,955,243,404)                    |
| 5. Corporate income tax paid  | 05        | -8,079,122,920                      | (8,680,876,108)                     |
| 6. Other cash inflows from operating activities                               | 06        | 1,604,270,599                       | 5,797,957,156                       |
| 7. Other cash outflows for operating activities                               | 07        | -21,701,082,256                     | (30,405,344,364)                    |
| <b>Net cash flows from operating activities</b>                               | <b>20</b> | <b>11,392,083,341</b>               | <b>102,983,530,042</b>              |
| <b>II. Cash Flows from Investing Activities</b>                               |           |                                     |                                     |
| 1. Cash paid for purchases, construction of fixed assets and long-term assets | 21        | -27,136,260,285                     | (28,585,520,464)                    |
| 2. Proceeds from disposal of fixed assets and other long-term assets          | 22        | 231,481,481                         |                                     |
| 3. Cash paid for lending, purchasing debt instruments of other entities       | 23        | 0                                   | (1,000,000,000)                     |
| 4. Proceeds from loan recovery, resale of debt instruments of other entities  | 24        | 80,000,000                          | 8,472,313,886                       |
| 7. Proceeds from interest on loans, dividends, and profits shared             | 27        | 250,827,841                         | 71,193,323                          |
| <b>Net cash flows from investing activities</b>                               | <b>30</b> | <b>-26,573,950,963</b>              | <b>-21,042,013,255</b>              |
| <b>III. Cash Flows from Financing Activities</b>                              |           |                                     |                                     |
| Proceeds from issuance of shares, capital contributions from owners           | 31        |                                     |                                     |
| Payments for capital withdrawal by owners, repurchase of issued shares        | 32        |                                     |                                     |
| Proceeds from borrowings  | 33        | 468,448,421,740                     | 500,618,508,901                     |
| Repayment of borrowings   | 34        | -455,296,417,289                    | (560,580,371,318)                   |
| Repayment of principal under finance leases                                   | 35        | -544,202,000                        | 0                                   |
| Dividends and profits paid to owners  | 36        | -1,847,085,605                      | (25,321,855,905)                    |
| <b>Net cash flows from financing activities</b>                               | <b>40</b> | <b>10,760,716,846</b>               | <b>-85,283,718,322</b>              |
| <b>Net cash flows for the period (50 = 20 + 30 + 40)</b>                      | <b>50</b> | <b>-4,421,150,776</b>               | <b>-3,342,201,535</b>               |
| <b>Cash and cash equivalents at the beginning of the period</b>               | <b>60</b> | <b>9,890,781,731</b>                | <b>13,232,983,266</b>               |
| <b>Cash and cash equivalents at the end of the period (70 = 50 + 60)</b>      | <b>70</b> | <b>5,469,630,955</b>                | <b>9,890,781,731</b>                |

Prepared by



Duong Thi Mai Hue

Chief Accountant



Nguyen Nam Khanh

Prepared on January 26, 2025

Director



I, ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET

**1, Cash**

| Description   | As of 31/12/2025     | As of 01/01/2025     |
|---------------|----------------------|----------------------|
| Cash on hand  | 1,987,150,768        | 1,060,381,941        |
| Bank deposits | 3,482,480,187        | 8,830,399,790        |
| <b>Total</b>  | <b>5,469,630,955</b> | <b>9,890,781,731</b> |

**2, Financial Investments**

**Short-term**

| Investment Type                               | As of 31/12/2025     | As of 01/01/2025     |
|---|----------------------|----------------------|
| Time deposits at Ngoai Thuong Commercial Bank | 1,000,000,000        | 1,000,000,000        |
| <b>Total</b>                                  | <b>1,000,000,000</b> | <b>1,000,000,000</b> |

**3, Other Receivables**

| Description                  | As of 31/12/2025     | As of 01/01/2025      |
|------------------------------|----------------------|-----------------------|
| Other short-term receivables | 3,373,679,728        | 2,854,584,515         |
| Advances receivable          | 368,778,000          | 253,278,000           |
| - Of which: Related parties  | 0                    | 2,421,092,341         |
| Accrued interest receivable  | 5,520,222,840        | 5,199,982,517         |
| <b>Total</b>                 | <b>8,896,902,568</b> | <b>10,475,659,373</b> |

**4, Inventories**

| Description                | As of 31/12/2025       | As of 01/01/2025       |
|----------------------------|------------------------|------------------------|
| Raw materials and supplies | 72,450,118,915         | 64,677,380,551         |
| Tools and instruments      | 1,368,067,180          | 1,393,953,066          |
| Work in progress           | 81,490,528,197         | 109,086,362,693        |
| Finished goods             | 317,317,688,425        | 289,960,397,729        |
| Merchandise                | 2,418,572,070          | 1,218,360,526          |
| Goods in transit           | 0                      | 390,740                |
| Provision                  | -2,874,804,576         | (3,378,804,750)        |
| <b>Total</b>               | <b>472,170,170,211</b> | <b>462,958,040,555</b> |

**5, Investment Properties**

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

| Description                           | Infrastructure Value | Total           |
|---------------------------------------|----------------------|-----------------|
| <b>Cost</b>                           |                      |                 |
| As of 01/01/2025                      | 100,239,930,974      | 100,239,930,974 |
| As of 31/12/2025                      | 94,769,181,249       | 94,769,181,249  |
| <b>Accumulated Depreciation Value</b> |                      |                 |
| As of 01/01/2025                      | 25,456,795,404       | 25,456,795,404  |
| As of 31/12/2025                      | 27,561,346,201       | 27,561,346,201  |
| <b>Remaining Value</b>                |                      |                 |
| As of 01/01/2025                      | 74,783,135,570       | 74,783,135,570  |
| As of 31/12/2025                      | 67,207,835,048       | 67,207,835,048  |

## 6, Tangible Fixed Assets

| Asset Category                  | Buildings and Structures | Machinery and Equipment  | Vehicles               | Office Equipment     | Total                    |
|---------------------------------|--------------------------|--------------------------|------------------------|----------------------|--------------------------|
| <b>Cost</b>                     |                          |                          |                        |                      |                          |
| As of 01/01/2025                | 276,314,014,292          | 1,083,847,316,993        | 95,864,271,963         | 1,388,964,416        | 1,457,414,567,664        |
| Acquired during the year        | 1,405,532,836            | 13,786,970,677           | 4,140,557,926          |                      | 19,333,061,439           |
| Disposals                       |                          | 2,007,260,893            | 0                      |                      | 2,007,260,893            |
| <b>As of 31/12/2025</b>         | <b>277,719,547,128</b>   | <b>1,095,627,026,777</b> | <b>100,004,829,889</b> | <b>1,388,964,416</b> | <b>1,474,740,368,210</b> |
| <b>Accumulated Depreciation</b> |                          |                          |                        |                      |                          |
| As of 01/01/2025                | 106,259,131,160          | 445,350,526,856          | 80,427,070,752         | 1,368,173,146        | 633,404,901,914          |
| Depreciation for the year       | 15,398,037,978           | 52,824,563,249           | 4,512,636,800          | 5,390,276            | 72,740,628,303           |
| Disposals                       |                          | 2,007,260,893            |                        |                      | 2,007,260,893            |
| <b>As of 31/12/2025</b>         | <b>121,657,169,138</b>   | <b>496,167,829,212</b>   | <b>84,939,707,552</b>  | <b>1,373,563,422</b> | <b>704,138,269,324</b>   |
| <b>Net Book Value</b>           |                          |                          |                        |                      |                          |
| As of 01/01/2025                | 170,054,883,132          | 638,496,790,137          | 15,437,201,211         | 20,791,270           | 824,009,665,750          |
| <b>As of 31/12/2025</b>         | <b>156,062,377,990</b>   | <b>599,459,197,565</b>   | <b>15,065,122,337</b>  | <b>15,400,994</b>    | <b>770,602,098,886</b>   |

## 7, Intangible Fixed Assets

Currency: VND

| Description                     | VND           | VND           |
|---------------------------------|---------------|---------------|
| <b>Cost</b>                     |               |               |
| As of 01/01/2025                | 1,000,000,000 | 1,000,000,000 |
| As of 31/12/2025                | 1,000,000,000 | 1,000,000,000 |
| <b>Accumulated Depreciation</b> |               |               |
| As of 01/01/2025                | 1,000,000,000 | 1,000,000,000 |
| Depreciation for the year       | 0             | 0             |
| As of 31/12/2025                | 1,000,000,000 | 1,000,000,000 |
| <b>Net Book Value</b>           |               |               |
| As of 01/01/2025                | 0             | 0             |
| As of 31/12/2025                | 0             | 0             |

#### 8, Other Short-term Payables

| Description                                   | 31/12/2025            | 01/01/2025            |
|---|-----------------------|-----------------------|
| <b>Other short-term payables</b>              | <b>24,318,705,003</b> | <b>24,777,910,753</b> |
| <b>Hanoi Construction Corporation</b>         | <b>24,318,705,003</b> | <b>24,777,910,753</b> |
| Principal loan payable                        | 3,116,000,000         | 3,116,000,000         |
| Interest payable                              | 6,962,727,417         | 6,962,727,417         |
| Dividends payable                             | 14,165,977,586        | 14,625,183,336        |
| Overpayments                                  | 74,000,000            | 74,000,000            |
| <b>Payables to other entities and persons</b> | <b>45,054,089,813</b> | <b>45,173,597,829</b> |
| Trade union funds                             | 3,832,943,587         | 3,248,018,315         |
| Maintenance funds for CT21-Trungdo Tower      | 4,194,968,380         | 4,309,302,110         |
| Payables to Taseco for project N03-T6         | 22,401,379,818        | 22,348,883,538        |
| Dividend payables                             | 9,511,991,546         | 11,445,872,146        |
| Other payables                                | 5,112,806,482         | 3,821,521,720         |
| <b>Total</b>                                  | <b>69,372,794,816</b> | <b>69,951,508,582</b> |

#### 9, Short-term Loans and Debts

| Description                | 31/12/2025     | 01/01/2025     |
|----------------------------|----------------|----------------|
| Vietcombank Nghe An Branch | 76,332,079,463 | 54,006,269,821 |
| VietinBank Vinh Branch     | 89,575,350,590 | 77,321,585,223 |

|  |                        |                        |
|--|------------------------|------------------------|
| Military Bank Nghe An Branch                           | 24,968,720,104         | 20,000,000,000         |
| Loans from individuals and other organizations         | 67,936,362,767         | 69,559,322,800         |
| <b>Of which: Short-term loans from related parties</b> | <b>59,908,000,000</b>  | <b>51,118,000,000</b>  |
| - Ms, Nguyen Hoang Phuong Nga (Board Member)           | 12,125,000,000         | 13,625,000,000         |
| - Mr, Tran Quoc Hung (Supervisory Board Member)        | 0                      | 3,900,000,000          |
| - Ms, Nguyen Thi My Canh (Major Shareholder)           | 38,083,000,000         | 23,793,000,000         |
| - Mr, Nguyen Hong Hai (Relative)                       | 9,700,000,000          | 8,200,000,000          |
| - Ms, Nguyen Thi Thu Trang (Relative)                  | 0                      | 1,600,000,000          |
| Current portion of long-term loans                     | 47,363,483,888         | 30,790,988,406         |
| <b>Total</b>   | <b>306,175,996,812</b> | <b>251,678,166,250</b> |

#### 10. Long-term Loans and finance lease liabilities

| Description                      | 31/12/2025             | 01/01/2025             |
|----------------------------------|------------------------|------------------------|
| VietinBank Vinh Branch - VND     | 318,146,379,504        | 362,381,115,392        |
| Vietcombank Nghe An Branch - VND | 5,294,871,100          | 2,116,603,100          |
| Finance lease liabilities        | 2,461,658,621          |                        |
| <b>Total</b>                     | <b>325,902,909,225</b> | <b>364,497,718,492</b> |

## II. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

#### 1. Revenue from sales and services (including internal revenue)

| Description                                       | QIV This Year          | QIV Last Year          |
|---|------------------------|------------------------|
| Revenue from sales of goods and finished products | 139,688,195,260        | 111,870,776,139        |
| Revenue from service provision                    | 7,361,451,484          | 6,997,539,170          |
| Revenue from real estate business                 | 36,950,426,244         | 21,441,425,873         |
| Other revenue                                     | 640,737,399            | 995,163,969            |
| <b>Total</b>                                      | <b>184,640,810,387</b> | <b>141,304,905,151</b> |

#### 2. Revenue from sales and services (excluding internal revenue)

| Description                                       | QIV This Year          | QIV Last Year          |
|---|------------------------|------------------------|
| Revenue from sales of goods and finished products | 114,897,566,597        | 100,625,455,702        |
| Revenue from service provision                    | 4,086,694,623          | 4,265,598,700          |
| Revenue from real estate business                 | 36,950,426,244         | 21,441,425,873         |
| Other revenue                                     | 220,558,630            | 439,036,372            |
| <b>Total</b>                                      | <b>156,155,246,094</b> | <b>126,771,516,647</b> |

### 3, Revenue Deductions

| Description      | QIV This Year        | QIV Last Year        |
|------------------|----------------------|----------------------|
| Trade discounts  | 8,607,832            | 67,857,295           |
| Sales allowances | 357,603,854          | 249,216,501          |
| Sales returns    | 692,921,449          | 784,100,674          |
| <b>Total</b>     | <b>1,059,133,135</b> | <b>1,101,174,470</b> |

### 4, Cost of Goods Sold

| Description                              | Quarter IV This Year  | Quarter IV Last Year   |
|--|-----------------------|------------------------|
| Cost of goods and finished products sold | 80,440,476,144        | 91,301,061,877         |
| Cost of services provided                | 2,305,792,157         | 2,810,200,671          |
| Cost of real estate business             | 7,480,917,872         | 9,693,412,375          |
| Other costs                              | 343,747,505           | 735,040,122            |
| <b>Total</b>                             | <b>90,570,933,678</b> | <b>104,539,715,045</b> |

### 5, Revenue from Financial Activities

| Description             | Quarter IV This Year | Quarter IV Last Year |
|-------------------------|----------------------|----------------------|
| Interest income         | 43,521,480           | 2,279,819            |
| Other investment income |                      | 59,071,918           |
| <b>Total</b>            | <b>43,521,480</b>    | <b>61,351,737</b>    |

### 6, Financial Expenses

| Description                                       | Quarter IV This Year  | Quarter IV Last Year |
|---|-----------------------|----------------------|
| Loan interest expenses                            | 10,828,140,712        | 8,346,277,726        |
| Finance lease expense                             | 82,115,524            |                      |
| Expenses arising from other investment activities |                       | 577,121,989          |
| <b>Total</b>                                      | <b>10,910,256,236</b> | <b>8,923,399,715</b> |

### 7, Selling Expenses

| Description                    | Quarter IV This Year | Quarter IV Last Year |
|--------------------------------|----------------------|----------------------|
| Cost of materials and supplies | 16,111,112           | 139,905,668          |
| Employee expenses              | 1,036,795,763        | 990,903,364          |
| Tool expenses                  | 39,211,472           | 10,933,031           |

|                                   |                      |                      |
|-----------------------------------|----------------------|----------------------|
| Depreciation expenses             | 504,550,675          | 314,591,796          |
| Transportation and handling costs | 1,613,272,869        | 1,582,034,660        |
| Outsourced service expenses       | 2,090,679.593        | 2,505,704,308        |
| <b>Total</b>                      | <b>5,300,621,484</b> | <b>5,544,072,827</b> |

### 8, Administrative Expenses

| Description                 | Quarter IV This Year | Quarter IV Last Year |
|-----------------------------|----------------------|----------------------|
| Employee expenses           | 740,129,043          | 2,553,187,081        |
| Depreciation expenses       | 87,110,874           | 99,610,858           |
| Taxes, fees, and charges    | -56,193,156          | 1,880,503,441        |
| Expense for provisions      | -2,115,185,216       | -70,347,076          |
| Outsourced service expenses | 169,390,497          | 261,063,306          |
| Other cash expenses         | 734,432,200          | 3,235,432,370        |
| <b>Total</b>                | <b>-440,315,758</b>  | <b>7,959,449,980</b> |

### III, RELATED PARTIES INFORMATION

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

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

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

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

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

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

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

| Name                          | Quarter IV/2025 |
|-------------------------------|-----------------|
| Ms, Nguyen Thi My Canh        |                 |
| - Loan granted to the company | 18,000,000,000  |
| Ms, Nguyen Hoang Phuong Nga   |                 |
| - Loan principal repayment    | 375,000,000     |
| Mr, Nguyen Hong Hai           |                 |
| - Loan granted to the company | 3,500,000,000   |
| Mr, Tran Quoc Hung            |                 |
| - Loan principal repayment    | 2,050,000,000   |
| Ms, Nguyen Thi Thu Trang      |                 |
| - Loan principal repayment    | 1,600,000,000   |

As of 31/12/2025, the Company's outstanding balances with key management personnel and their related individuals are disclosed in Notes I,3 and I,9,

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

| Type of Income          | Amount          |
|-------------------------|-----------------|
| Salary and bonus income | 500,124,440 VND |
| Allowance income        | 210,000,000 VND |

#### B, Transactions with other related parties

Other related parties of the Company include:

| Related Party                        | Relationship      |
|--------------------------------------|-------------------|
| Hanoi Construction Corporation - JSC | Major Shareholder |
| Trung Do Trading Joint Stock Company | Subsidiary        |

As of 31/12/2025, the Company's outstanding balances with other related parties are disclosed in Note I,8,

Prepared on January 26, 2025

Prepared by



Duong Thi Mai Hue

Chief Accountant



Nguyen Nam Khanh

Director



Nguyen Duy Hien