

**TRUNGDO JOINT STOCK COMPANY**

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

**NGHỆ AN, JANUARY 2026**

## 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>615,641,449,580</b>	<b>584,129,104,269</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4,749,207,541</b>	<b>9,890,781,731</b>
1. Cash	111	4,749,207,541	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>129,519,532,634</b>	<b>95,278,553,663</b>
1. Trade receivables	131	131,429,632,084	97,922,860,251
2. Advances to suppliers	132	9,410,348,495	5,895,894,145
3. Other short-term receivables	136	8,877,645,656	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>471,023,415,238</b>	<b>462,958,040,555</b>
1. Inventories	141	473,898,219,814	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>9,349,294,167</b>	<b>15,001,728,320</b>
1. Prepaid expenses	151	4,002,990,533	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>959,918,163,051</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>800,000,000</b>	

1. Investment in subsidiaries	251	800,000,000	
<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
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>	<b>1,575,559,612,631</b>	<b>1,581,562,500,965</b>
<b>C. LIABILITIES</b>	<b>300</b>	<b>808,120,418,978</b>	<b>816,992,432,225</b>
<b>I. Short-term liabilities</b>	<b>310</b>	<b>469,848,789,290</b>	<b>440,125,993,270</b>
1. Trade payables	311	59,694,520,803	80,540,125,086
2. Advances from customers	312	8,162,982,144	5,558,851,857
3. Taxes and other payables to state	313	1,443,466,017	4,577,101,531
4. Payables to employees	314	7,276,778,029	8,327,078,588
5. Accrued expenses	315	9,720,280,404	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>767,439,193,653</b>	<b>764,570,068,740</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>762,969,226,060</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	156,956,465,850	153,851,560,581
- Retained earnings (previous years)	421a	153,851,560,581	140,243,566,788
- Retained earnings (current year)	421b	3,104,905,269	13,607,993,793
<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>1,575,559,612,631</b>	<b>1,581,562,500,965</b>

Prepared by



Duong Thi Mai Hue

Chief Accountant



Nguyen Nam Khanh

Prepared on January 26, 2026

Director



CÔNG TY  
CỔ PHẦN  
★ TRUNG ĐÔ ★

Nguyen Duy Hien

INCOME STATEMENT  
 For Quarter IV, 2025

Currency: VND

ITEMS	Code	Quarter IV		Cumulative from the beginning of the year to the end of this quarter.
		This Year	Last Year	
1. Revenue from sales and services	01	154,083,199,199	126,771,516,647	465,954,832,096
2. Deductions from revenue	02	865,578,595	1,101,174,470	2,403,971,783
<b>3. Net revenue (10 = 01 - 02)</b>	<b>10</b>	<b>153,217,620,604</b>	<b>125,670,342,177</b>	<b>463,550,860,313</b>
4. Cost of goods sold	11	90,564,725,076	104,539,715,045	384,984,788,393
<b>5. Gross profit (20 = 10 - 11)</b>	<b>20</b>	<b>62,652,895,528</b>	<b>21,130,627,132</b>	<b>78,566,071,920</b>
6. Financial income	21	43,357,967	61,351,737	82,473,335
7. Financial expenses	22	10,910,256,236	8,923,399,715	42,432,079,349
- Of which: Interest expense	23	10,828,140,712	8,346,277,726	42,245,119,839
8. Selling expenses	25	4,924,342,792	5,544,072,827	19,202,536,324
9. Administrative expenses	26	-694,580,674	7,959,449,980	11,005,411,678
<b>10. Net operating profit (30 = 20 + (21 - 22) - (25 + 26))</b>	<b>30</b>	<b>47,556,235,141</b>	<b>-1,234,943,653</b>	<b>6,008,517,904</b>
11. Other income	31	714,206,031	36,667,755,548	1,027,495,309
12. Other expenses	32	355,111,776	48,597,610	1,943,825,650
<b>13. Other profit (40 = 31 - 32)</b>	<b>40</b>	<b>359,094,255</b>	<b>36,619,157,938</b>	<b>-916,330,341</b>
<b>14. Total profit before tax (50 = 30 + 40)</b>	<b>50</b>	<b>47,915,329,396</b>	<b>35,384,214,285</b>	<b>5,092,187,563</b>
15. Corporate income tax - current	51	673,599,542	1,702,775,739	1,987,282,294
16. Corporate income tax - deferred	52	0	0	0

17. Net profit after tax (60 = 50 - 51 - 52)	60	47,241,729,854	33,681,438,546	3,104,905,269	13,607,993,793
18. Basic earnings per share (*)	70	1,575	1,123	103	454
19. Diluted earnings per share (*)	71				

Prepared by



Duong Thi Mai Hue

Prepared on January 26, 2026

Chief Accountant



Nguyen Nam Khanh



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	452,826,416,244	512,319,787,329
2. Cash paid to suppliers for goods and services	02	-321,260,823,427	(279,838,248,006)
3. Cash paid to employees	03	-49,986,374,393	(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	1,443,333,639	5,797,957,156
7. Other cash outflows for operating activities	07	-21,404,982,209	(30,405,344,364)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>11,671,823,440</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
5. Cash outflows for capital contribution to other entities	25	-800,000,000	
6. Proceeds from interest on loans, dividends, and profits shared	27	50,664,328	71,193,323
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>-27,574,114,476</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>-5,141,574,190</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>4,749,207,541</b>	<b>9,890,781,731</b>

Prepared by



Duong Thi Mai Hue

Chief Accountant



Nguyen Nam Khanh

Prepared on January 26, 2026

Director



Nguyen Duy Hien

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	1,985,929,768	1,060,381,941
Bank deposits	2,763,277,773	8,830,399,790
<b>Total</b>	<b>4,749,207,541</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	5,503,965,928	5,199,982,517
<b>Total</b>	<b>8,877,645,656</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	1,271,817,097	1,218,360,526
Goods in transit	0	390,740
Provision	-2,874,804,576	(3,378,804,750)
<b>Total</b>	<b>471,023,415,238</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 STATEMENT OF BUSINESS RESULTS**

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

Description	QIV This Year	QIV Last Year
Revenue from sales of goods and finished products	128,644,533,993	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>173,597,149,120</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	112,825,519,702	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>154,083,199,199</b>	<b>126,771,516,647</b>
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### 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	499,366,909	784,100,674
<b>Total</b>	<b>865,578,595</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	80,434,267,542	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>90,564,725,076</b>	<b>104,539,715,045</b>

### 5, Revenue from Financial Activities

Description	Quarter IV This Year	Quarter IV Last Year
Interest income	43,357,967	2,279,819
Other investment income		59,071,918
<b>Total</b>	<b>43,357,967</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	966,948,814	990,903,364

Tool expenses	25,944,472	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	1,797,514,850	2,505,704,308
<b>Total</b>	<b>4,924,342,792</b>	<b>5,544,072,827</b>

### 8, Administrative Expenses

Description	Quarter IV This Year	Quarter IV Last Year
Employee expenses	526,422,776	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	136,677,211	261,063,306
Other cash expenses	726,586,837	3,235,432,370
<b>Total</b>	<b>-694,580,674</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