

TRUNG DO JOINT STOCK COMPANY

No: 54.../TCKT

Subject: Explanation of Changes in Net Profit
After Tax in the Consolidated QIII 2025
financial Statements

SOCIALIST REPUBLIC OF VIETNAMIndependence - Freedom - Happiness

Nghe An, January 29, 2026

To: - State Securities Commission**- Hanoi Stock Exchange****Business name:** TRUNG DO JOINT STOCK COMPANY**Legal representative:** Mr. Nguyen Duy Hien - Title: Director**Head office address:** 205 Le Duan Street, Truong Vinh Ward, Nghe An Province**Tax code:** 2900324272**Phone:** 02383.844410

Trung Do Joint Stock Company would like to explain the fluctuation in Post-Tax Profit in the QIV/2025 Income Statement Compared to QIV/2024, as follows:

Indicator	Quarter IV/ 2025 (VND)	Quarter IV/ 2024 (VND)	Increase/Decrease (+/-)	
			VND	%
Net profit after tax	47.241.729.854	33.681.438.546	13.560.291.308	40,26%

- Profit after corporate income tax in the income statement for the fourth quarter of 2025 increased by 40,26% compared to the fourth quarter of 2024

- The main reason is that in the fourth quarter of 2025, the Company recorded higher revenue and profit from real estate business compared to the fourth quarter of 2024. In addition, brick (tuynel) sales revenue increased sharply year-on-year, contributing to higher profits, along with the resumption of production at the ceramic tile factory, which enabled the depreciation of fixed assets

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

Respectfully,

Recipients:

- As above
- Document Archive

DIRECTOR

Nguyễn Duy Hiên