

TRUNGDO JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL REPORT
QUARTER II, 2026

NGHỆ AN, JULY 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 June 2026

Currency unit: VND

ASSET	Code	Note	Ending balance	Opening balance
1	2	3	4	5
A – CURRENT ASSETS	100		667.601.259.351	620.124.469.135
I. Cash and cash equivalents	110		10.319.952.439	5.469.630.955
1. Cash	111		10.319.952.439	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		119.851.331.797	130.891.532.170
1. Short-term trade receivables	131		103.011.388.149	133.720.921.671
2. Short-term advances to suppliers	132		21.623.601.399	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		17.371.550.414	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		521.586.629.817	472.807.666.010
1. Inventories	141		524.190.777.326	475.692.013.817
2. Provision for inventories (*)	142		(2.604.147.509)	(2.884.347.807)
V. Other current assets	160		9.535.345.298	9.955.640.000
1. Short-term prepaid expenses	161		3.012.487.459	4.177.337.069
2. Deductible value added tax	162		3.864.430.481	1.923.270.632
3. Taxes and other receivables from the State budget	163		2.658.427.358	3.855.032.299
4. Repo of Government bonds	164		-	-
5. Other current assets	165		-	-
B – NON-CURRENT ASSETS	200		1.006.227.470.660	964.945.630.582
I. Accounts receivables - long-term	210		3.898.276.341	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		3.898.276.341	2.893.591.341
6. Allowance for doubtful long-term debts (*)	216		-	-
II. Fixed assets	220		740.976.951.704	774.884.957.232
1. Tangible fixed assets	221		737.387.080.307	771.542.364.639
- Cost	222		1.472.957.663.749	1.475.680.633.963
- Accumulated depreciation (*)	223		(735.570.583.442)	(704.138.269.324)
2. Finance lease fixed assets	224		3.589.871.397	3.342.592.593
- Cost	225		3.941.723.251	3.518.518.519
- Accumulated depreciation (*)	226		(351.851.854)	(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		96.529.244.278	67.207.835.048
- Cost	241		126.261.816.095	94.769.181.249
- Accumulated depreciation (*)	242		(29.732.571.817)	(27.561.346.201)
IV. Long-term work in progress	250		137.168.338.534	90.137.374.762
1. Long-term work in progress	251		-	-
2. Construction in progress	252		137.168.338.534	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. <i>Provision for long-term held-to-maturity investments</i>	266	-	-
VI. Other long-term assets	270	27.654.659.803	29.821.872.199
1. Long-term prepaid expenses	271	27.654.659.803	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	1.673.828.730.011	1.585.070.099.717
C - LIABILITIES	300	850.530.125.783	815.451.032.673
I. Current liabilities	310	531.912.291.599	477.179.402.985
1. Short-term trade payables	311	76.339.017.313	67.226.213.798
2. Short-term advances from customers	312	19.402.669.781	8.869.971.642
3. Dividends and profits payable	313	17.563.317.632	23.677.969.132
4. Short-term statutory obligations	314	6.645.278.559	1.788.123.229
5. Payables to employees	315	8.761.805.664	9.279.857.607
6. Short-term accrued expenses	316	6.754.656.765	7.095.869.628
7. Short-term intra-company payables	317	-	-
8. Construction contract progress payables	318	-	-
9. Short-term deferred revenue	319	5.550.899.320	5.561.221.291
10. Other short-term payables	320	38.680.021.546	45.061.470.839
11. Short-term borrowings and financial lease liabilities	321	349.778.876.045	306.177.956.845
12. Short-term provisions	322	-	-
13. Bonus and welfare fund	323	2.435.748.974	2.440.748.974
14. Price stabilization fund	324	-	-
15. Repo of Government bonds	325	-	-
II. Non-current liabilities	330	318.617.834.184	338.271.629.688
1. Long-term trade payables	331	-	-
2. Long-term advances from customers	332	-	-
3. <i>Long-term statutory obligations</i>	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	2.710.610.093	3.065.650.093
9. Long-term borrowings and financial lease liabilities	339	306.604.153.721	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	823.298.604.228	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	4.352.077.415	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	162.353.385.462	158.820.284.763
- Retained profit brought forward	420a	158.820.284.763	153.851.560.581
- Retained profit for the current period	420b	3.533.100.699	4.968.724.182
11. Non-controlling interest	429	748.447.808	398.554.478
TOTAL RESOURCES (440 = 300 + 400)	440	1.673.828.730.011	1.585.070.099.717

Approved on July 29, 2026

Director

(Signed, Sealed)

Reporting entity: TRUNG DO JOINT STOCK COMPANY
Address: 205 Le Duan st, Trung 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

For the 2nd Quarter 2026

CHỈ TIÊU	Code	Note	Q2/2026		Year-to-date	
			Current year	Previous year	Current year	Previous year
					6	7
1	2	3	4	5		
1. Revenue from sales of goods and provision of services	1		115.995.136.394	131.668.701.078	274.481.661.517	219.851.006.808
2. Provision of services	2		916.691.678	389.246.256	2.028.247.271	1.111.081.879
3. Net revenue (10 = 01 - 02)	10		115.078.444.716	131.279.454.822	272.453.414.246	218.739.924.929
4. Cost of sales	11		79.509.075.135	113.441.251.593	215.893.580.351	201.992.667.255
5. Gross profit (20 = 10 - 11)	20		35.569.369.581	17.838.203.229	56.559.833.895	16.747.257.674
6. Gains/losses from sales or disposals of investment properties	21		-	-	-	-
7. Financial income	22		12.302.251	2.120.858	18.068.032	36.663.666
8. Financial expenses	23		13.759.218.794	10.448.972.349	25.331.771.949	20.706.321.083
- In which: interest expenses	24		13.341.527.492	10.403.799.545	24.914.080.647	20.661.148.279
9. Selling expenses	25		5.681.503.096	5.310.806.911	11.490.517.221	9.879.676.151
10. General and administrative expenses	26		11.240.906.103	807.075.394	13.266.738.595	4.592.241.706
11. Share of profit or loss of associates and joint ventures	27		-	-	-	-
12. Net operating profit	30		4.900.043.839	1.273.469.433	6.488.874.162	(18.394.317.600)
{30 = 20 + 21 + (22 - 23) - (25 + 26) + 27}			-	-	-	-
13. Other income	31		36.681.424	233.485.481	36.681.424	253.523.452
14. Other expenses	32		218.109.560	862.111.640	352.780.773	1.460.839.297
15. Other profit (40 = 31 - 32)	40		(181.428.136)	(628.626.159)	(316.099.349)	(1.207.315.845)
16. Accounting profit before tax (50 = 30 + 40)	50		4.718.615.703	644.843.274	6.172.874.813	(19.601.633.445)
17. Current income tax expense	51		1.999.048.962	371.338.353	2.289.880.784	1.313.682.752
18. Deferred income tax expense	52		-	-	-	-
19. Net profit after tax (60 = 50 - 51 - 52)	60		2.719.666.740	273.504.921	3.882.994.028	(20.915.316.197)
20. Net profit attributable to parent company's equity holders	61		2.544.761.271	-	3.533.100.699	-
21. Net profit attributable to non-controlling interests	62		174.905.470	-	349.893.330	-
22. Basic EPS (*)	70		88	9	128	(697)
23. Diluted EPS (*)	71		-	-	-	-

Approved on July 29, 2026
Director
(Signed, Sealed)

CONSOLIDATED STATEMENT OF CASH FLOWS
As at 30 June 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	1		6.172.874.813	(19.601.633.445)
2. Adjustments for:			60.565.088.043	58.163.341.309
- Depreciations and amortisations	2		37.169.702.777	39.283.936.542
- Allowances and provisions	3		1.535.933.951	461.853.521
- Exchange gains/ loss arising from revaluation of monetary items dominated in foreign currencies	04		-	-
- Gains/ Loss from investmanes	05		(3.388.287.301)	(2.243.597.033)
- Interest expense	6		25.247.738.616	20.661.148.279
- Other adjustments	7		-	-
3. Operating profit before change in working capital	8		66.737.962.856	38.561.707.864
- Change in receivables	09		8.614.630.947	(18.455.661.801)
- Change in inventories	10		(48.498.763.509)	1.077.370.067
- Change in payables and other liabilities	11		11.074.488.301	(2.631.115.286)
- Change in prepaid expenses	12		3.332.062.006	(223.885.905)
- Change in trading securities	13		-	-
- Interest paid	14		(26.638.761.466)	(20.679.543.950)
- 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		13.147.767.282	(10.430.251.931)
II. Cash flows from investing activities				
1. Payments for additions to fixed assets and other long-term assets	21		(71.500.756.957)	(10.036.361.080)
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 entities	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		18.066.388	4.854.659
Net cash flows from investing activities	30		(76.790.690.569)	(9.720.024.940)
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		334.487.322.609	237.648.067.162
4. Payments to settle loan principals	34		(307.918.789.802)	(219.988.829.522)
5. Repayments of finance lease principal	35		(2.266.369.111)	(70.112.000)
6. Payments of dividends	36		(5.808.918.925)	(1.846.604.905)
Net cash flows from financing activities	40		68.493.244.771	15.742.520.735
Net cash flows during the period (50 = 20+30+40)	50		4.850.321.484	(4.407.756.136)
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		10.319.952.439	5.483.025.595

Approved on July 29, 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-kef-26	1-kin-26
- Cash on hand	1.064.973.407	1.987.150.768
- Cash in banks	9.254.979.032	3.482.480.187
Total	10.319.952.439	5.469.630.955

02. Financial investment

Investment held until maturity

Time deposits at Foreign Trade Joint Stock Commercial Bank

	30-kef-26	1-kin-26
Total	6.308.000.000	1.000.000.000

03. Other short-term receivables

	30-kef-26	1-kin-26
Short-term advances	9.807.374.614	3.243.818.728
<i>In which: Advances to related parties</i>	<i>51.278.000</i>	<i>253.278.000</i>
Collaterals	-	-
Others	7.564.175.800	6.232.701.208
Total	17.371.550.414	9.476.519.936

04. Inventories

	30-kef-26		1-kin-26	
	Cost	Allowance	Cost	Allowance
Raw materials	92.972.678.976	-	72.410.204.978	-
Tools and supplies	1.373.026.168	-	1.368.067.180	-
Work in progress	110.342.737.367	-	82.103.981.918	-
Finished goods	316.004.856.099	(2.604.147.509)	317.452.387.468	(2.884.347.807)
Merchandise inventories	3.491.841.116	-	2.357.372.273	-
Goods on consignment	5.637.600	-	-	-
Total	524.190.777.326	(2.604.147.509)	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 June 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 June 2026	(29.732.571.817)	(29.732.571.817)
Net book value	-	-
As at 01 January 2026	67.207.835.048	67.207.835.048
As at 30 June 2026	96.529.244.278	96.529.244.278

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	-	707.122.963	-	-	707.122.963
Downward adjustment	39.856.062	-	-	-	39.856.062
Liquidation, sale	-	2.662.980.206	727.256.909	-	3.390.237.115
As at 30 June 2026	277.873.214.013	1.094.417.912.340	99.277.572.980	1.388.964.416	1.472.957.663.749
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	6.957.115.064	25.612.622.363	2.250.118.667	2.695.139	34.822.551.233
Liquidation, sale	-	2.662.980.206	727.256.909	-	3.390.237.115
Other increases	-	-	-	-	-
As at 30 June 2026	128.614.284.202	519.117.471.368	86.462.569.310	1.376.258.562	735.570.583.442
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 June 2026	149.258.929.811	575.300.440.972	12.815.003.670	12.705.854	737.387.080.307

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 June 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 June 2026	(1.000.000.000)	(1.000.000.000)
Net book value		
- As at 01 January 2026	-	-
- As at 30 June 2026	-	-

08. Other short-term payables

	As at 30 June 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	28.527.294.129	34.908.743.422
Trade union fees	4.159.764.805	3.832.943.587
Maintenance fees for building N03-T6	4.194.968.380	4.194.968.380
Social insurance	725.352.829	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	5.866.881.713	3.593.177.802
Total	38.680.021.546	45.061.470.839

09. Short-term loans and finance lease liabilities

	As at 30 June 2026	As at 01 January 2026
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Nghe An Branch	64.623.369.625	76.332.079.463
Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Branch	100.405.689.949	89.575.350.590
Military Commercial Joint Stock Bank (MB) - Nghe An Branch	48.025.907.763	24.968.720.104
Loans from individuals and other organizations:	78.868.322.800	67.938.322.800
In which: Short-term loans payable to related parties	59.900.000.000	59.908.000.000
Ms. Nguyen Hoang Phuong Nga - Member of the Board of Directors	16.375.000.000	12.125.000.000
Mr. Tran Quoc Hung - Member of the Supervisory Board	2.000.000.000	0
Ms. Nguyen Thi My Canh - Major shareholder	36.875.000.000	38.083.000.000
Mr. Nguyen Hong Hai - Related individual	4.000.000.000	9.700.000.000
Long-term loans due for repayment	53.982.249.908	46.308.467.888
Long-term lease payments due for repayment	3.873.336.000	1.055.016.000
Total	349.778.876.045	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 June 2026	As at 01 January 2026
292.567.123.100	318.146.379.504
3.883.000.000	5.294.871.100
10.154.030.621	2.461.658.621
306.604.153.721	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

First Quarter	
Current year	Previous year
114.730.213.651	121.290.390.901
986.264.193	5.708.548.123
-	4.598.023.917
278.658.550	71.738.137
115.995.136.394	131.668.701.078

02. Revenue deductible

Sales returns
Sales discounts
Sales allowances
Total

First Quarter	
Current year	Previous year
749.693.434	221.192.252
-	6.367.631
166.998.244	161.686.373
916.691.678	389.246.256

03. Cost of sales

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

First Quarter	
Current year	Previous year
78.820.456.427	108.748.749.228
564.424.799	2.231.856.980
-	2.440.150.392
124.193.909	20.494.992
79.509.075.135	113.441.251.592

04. Financial income

Interest on deposits
Total

First Quarter	
Current year	Previous year
12.302.251	2.120.858
12.302.251	2.120.858

05. Financial expenses

Interest expense
Finance lease expense
Total

First Quarter	
Current year	Previous year
13.341.527.492	40.403.799.545
417.691.302	45.172.804
13.759.218.794	40.448.972.349

06. Selling expenses

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

First Quarter	
Current year	Previous year
110.992.858	-
1.440.122.555	1.004.009.619
6.440.067	1.944.545
290.929.356	280.182.357
1.420.410.924	1.936.582.374
2.412.607.336	2.088.088.016
5.681.503.096	5.310.806.911

07. General and Administrative expenses

Employee costs
Depreciation costs
Taxes, fees and charges
Contingency costs
Outsourced service costs
Other cash expenses
Total

First Quarter	
Current year	Previous year
1.285.132.139	899.717.089
8.864.260	87.110.874
5.716.856.532	(1.510.365.983)
1.816.134.249	461.853.521
1.421.587.508	418.114.767
992.331.415	450.645.126
11.240.906.103	807.075.394

III. 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
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:

	2nd Quarter 2026
Ms. Nguyen Thi My Canh	
Principal repayment	39.298.971.250
Loans granted to the Company	24.960.971.250
Ms. Nguyen Hoang Phuong Nga	
Principal repayment	375.000.000
Loans granted to the Company	5.000.000.000
Mr. Nguyen Hong Hai	
Principal repayment	4.900.000.000
Loans granted to the Company	4.000.000.000

As at 30/06/2026, balances with key management personnel and their related individuals are disclosed in items I.3 and I.9.

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

Income from salaries & bonuses	Income from allowances
332.984.164 VND	195.000.000 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 31/03/2026, balances with related parties are presented in Note I.8.

Approved on July 29, 2026
Director
(Signed, Sealed)

TRUNG DO JOINT STOCK COMPANYNo: 489/TCKT

*Subject: Explanation of Changes in Net Profit
After Tax in the Consolidated QII 2026
financial Statements*

SOCIALIST REPUBLIC OF VIETNAMIndependence - Freedom - HappinessNghe An, July. 30., 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 Consolidated QII/2026 Income Statement Compared to QII/2025, as follows:

Indicator	Quarter II/ 2026 (VND)	Quarter II/ 2025 (VND)	Increase/Decrease (+/-)	
			VND	%
Net profit after tax	2.719.666.740	273.504.921	2.446.161.819	894,38%

- Profit after corporate income tax in the consolidated Statement of Profit or Loss for the second quarter of 2026 increased by **894.38%** compared with the second quarter of 2025, equivalent to an increase of **VND 2,446,161,819**.

The increase was primarily attributable to the strong growth in revenue and profit from the tunnel brick business in Q2 2026 compared with the same period of the previous year (Q2 2025). In addition, the resumption of production at the large-format ceramic tile factory significantly reduced cost of goods sold by eliminating production suspension costs incurred in the corresponding period of the previous year.

- Furthermore, as the Company had not yet established its subsidiary, **Trung Do Trading Joint Stock Company**, in the second quarter of 2025, the comparative figures for the corresponding period (Q2 2025) represent only the Parent Company and do not include the subsidiary.

The financial report for Quarter II of 2026 of the Company is publicly available on the website: <http://www.trungdo.vn/chuyenmuc/quanhecodong>.

Respectfully,

Recipients:

DIRECTOR