

**TỔNG CÔNG TY TƯ VẤN THIẾT KẾ
GIAO THÔNG VẬN TẢI - CTCP**

**TRANSPORT ENGINEERING
DESIGN INCORPORATED**

Số: 399 /TEDI-CBTT

No.: 399 /TEDI-CBTT

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc**

**THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Hà Nội, ngày 30 tháng 01 năm 2025

Ha Noi, day 30 month 01 year 2025

CÔNG BỐ THÔNG TIN/INFORMATION DISCLOSURE

V/v: Báo cáo tài chính Quý IV năm 2025 (Báo cáo tài chính hợp nhất)

Sub: Financial Report for the Fourth Quarter of 2025 (Consolidated Financial Report)

Kính gửi / To: - Ủy ban Chứng khoán Nhà nước / *The State Securities Commission*;
- Sở Giao dịch chứng khoán Hà Nội / *Hanoi Stock Exchange*;
- TCT TVTK GTVT-CTCP / *Transport Engineering Design Incorporated*.

- Tên giao dịch/*Trading name*: Tổng công ty Tư vấn thiết kế Giao thông vận tải-CTCP / *Transport Engineering Design Incorporated*;
- Mã chứng khoán/*Securities code*: TED;
- Địa chỉ trụ sở chính/*Address of headoffice*: 278 Tôn Đức Thắng, Ô Chợ Dừa, Hà Nội/ 278 Ton Duc Thang, O Cho Dua, Hanoi;
- Điện thoại/*Tel*: (84-24).38514431. Fax: (84-24).38514980. Email: tedi.ctdc@gmail.com.
- Website: www.tedi.vn;
- Người được ủy quyền công bố thông tin/*Persons authorized to disclose information*: Ông Nguyễn Công Tâm/Mr. Nguyen Cong Tam;
- Chức vụ tại công ty/*Position in the company*: Trưởng phòng Tổ chức cán bộ - Lao động/*Manager of Human Resource Department*;
- Loại thông tin công bố/*Type of Infomation*:
☐ 24h; ☐ 72h; ☐ Yêu cầu/*Request*; ☐ Bất thường/*Abnormal*; ☒ Định kỳ/*Periodic*

Nội dung công bố thông tin / Contents of information disclosure:

- Báo cáo tài chính Quý IV năm 2025 (Báo cáo tài chính hợp nhất) / *Financial Report for the Fourth Quarter of 2025 (Consolidated Financial Report)*

(Chi tiết đính kèm / *Details Attached*)

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thực và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby commit that the information disclosed above is true and take full responsibility to the law for the content of the disclosed information./*

Nơi nhận/Recipients:

- Như trên/As above;
- Lưu/Archived: VT, Tổ CBTT./

NGƯỜI ĐƯỢC ỦY QUYỀN CBTT

**PERSONS AUTHORIZED
TO DISCLOSE INFORMATION**



Nguyễn Công Tâm

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, by the Ministry of Finance, guiding the disclosure of information on the securities market, Transport Engineering Design Incorporated has disclosed the financial statements (FSC) for the fourth quarter of 2025 with the Hanoi Stock Exchange as follows:

1. Organization Name: Transport Engineering Design Incorporated

- Stock Code: TED;
- Contact Address: No. 278 Ton Duc Thang, Dong Da, Hanoi City;
- Phone: (+84.24) 38514431; Fax: (+84.24) 38514980;
- Email: hoidongquantri@gmail.com; Website: tedi.vn

2. Information disclosure content:

- The Financial Statements for the fourth quarter for 2025

☐ Separate Financial Statements (The listed organization has no subsidiaries and the higher-level accounting entity has subordinate units)

☒ Consolidated Financial Statements (The listed organization has subsidiaries)

☐ Separate Financial Statements (The listed organization has subsidiaries)

☐ Consolidated financial statements (listed organization with a subsidiary accounting unit under its own accounting structure).

- The cases that require an explanation of the reasons:

- + The audit organization expresses a non-unqualified opinion on the financial statements (the financial statements of 2025 have been audited).

☐ Yes

☒ No

Clarification document in case of selecting yes:

☐ Yes

☐ No

- + The after-tax profit in the reporting period has a discrepancy of 5% or more before and after the audit, changing from a loss to a profit or vice versa (the financial statements of 2025 have been audited).

☐ Yes

☒ No

Clarification document in case of selecting yes:

☐

Yes

☐

No

- + The net profit after corporate income tax in the income statement for the reporting period has changed by 10% or more compared to the same period of the previous year.

☒

Yes

☐

No

Clarification document in case of selecting yes:

☒

Yes

☐

No

- + Do the after-tax profit in the reporting period incur a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa?

☐

Yes

☒

No

Clarification document in case of selecting yes:

☐

Yes

☐

No

This information was published on the Company's website on January 30th, 2026 at the following link: <https://tedi.vn/quan-he-co-dong/cong-bo-thong-tin/>.

We hereby commit that the information published above is true and accurate, and we take full responsibility before the law for the content of the information published.

Recipient:

- As above;
- Stored at the information disclosure team.

Attached documents:

- Financial statements;
- Clarification document.

ORGANIZATION REPRESENTATIVE



Dao Ngoc Vinh
General director

TRANSPORT ENGINEERING DESIGN INCORPORATED

-/-



4TH QUARTER OF 2025
CONSOLIDATED FINANCIAL STATEMENTS
(For the period from October 01st, 2025 to December 31st, 2025)

HA NOI, JANUARY, 2026

Transport Engineering Design Inc

Address: 278 Ton Duc Thang, Dong Da District, Ha

CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at 31 December 2025*

Unit: VND

	ASSETS	Note	31/12/2025	01/01/2025
		2	4	5
A	CURRENT ASSETS	100	1,670,173,544,770	1,202,935,012,099
I-	Cash and cash equivalents	110	384,479,270,852	172,888,446,987
1	Cash	111	243,257,866,844	137,021,238,281
2	Cash equivalents	112	141,221,404,008	35,867,208,706
II	Short-term investment	120	140,596,237,216	67,848,840,267
1	Short-term held to maturity	123	140,596,237,216	67,848,840,267
III	Short-term receivables	130	785,482,163,031	620,905,952,618
1	Short-term trade receivables	131	692,519,170,517	567,677,848,602
2	Short-term advances to suppliers	132	86,569,464,253	58,997,523,315
3	Other short-term receivables	136	89,489,628,368	62,056,208,705
4	Provisions for short-term bad debts	137	(83,096,100,107)	(67,825,628,004)
IV	Inventories	140	354,260,649,914	336,780,627,090
1	Inventories	141	356,604,028,476	339,124,005,652
2	Provision for obsolescence of inventories	149	(2,343,378,562)	(2,343,378,562)
V	Other current assets	150	5,355,223,757	4,511,145,137
1	Short-term prepaid expenses	151	841,317,471	838,199,965
2	VAT deductibles	152	2,163,331,966	-
3	Tax and other receivables from the State	153	2,350,574,320	3,672,945,172
B	NON-CURRENT ASSETS	200	87,914,587,644	93,595,913,562
II	Fixed assets	220	74,658,364,002	77,241,290,325
1	Tangible fixed assets	221	71,399,427,804	73,368,767,798
	- Cost	222	269,885,181,971	264,462,202,112
	- Accumulated depreciation	223	(198,485,754,167)	(191,093,434,314)
3	Intangible fixed assets	227	3,258,936,198	3,872,522,527
	- Cost	228	20,961,360,053	20,220,558,303
	- Accumulated amortisation	229	(17,702,423,855)	(16,348,035,776)
V	Other non-current assets	260	13,256,223,642	16,354,623,237
1	Long-term prepaid expenses	261	12,828,428,897	15,908,505,162
2	Deferred tax assets	262	427,794,745	446,118,075

	TOTAL ASSETS	270	1,758,088,132,414	1,296,530,925,661
	RESOURCES	Note	31/12/2025	01/01/2025
C	LIABILITIES	300	1,347,050,925,505	937,314,087,163
I	Current liabilities	310	1,345,170,219,960	935,619,139,618
1	Short-term trade payables	311	101,774,886,959	87,176,344,815
2	Short-term advances from	312	642,360,037,397	440,767,024,307
3	Tax payables and statutory	313	39,848,152,843	17,799,720,867
4	Payables to employees	314	197,590,616,188	134,036,637,400
5	Short-term accrued expenses	315	68,034,297,069	73,046,558,539
6	Payable relating to construction contracts under percentage of completion method	317	1,067,451,852	1,067,451,852
7	Short-term unrealized revenue	318	27,595,278,543	1,171,915,341
8	Other short-term payables	319	204,898,013,305	147,622,661,267
9	Short-term loans and liabilities	320	13,042,406,833	9,385,403,406
10	Provision for short-term payables	321	24,453,000,000	2,000,000,000
11	Bonus and welfare funds	322	24,506,078,971	21,545,421,824
II	Long-term liabilities	330	1,880,705,545	1,694,947,545
1	Long-term unrealized revenue	336	545,454,545	545,454,545
2	Other long-term payables	337	1,335,251,000	1,149,493,000
3	Long-term loans and liabilities	338	-	-
D	Owners' equity	400	411,037,206,909	359,216,838,498
I	Owners' equity	410	411,037,206,909	359,216,838,498
1	Contributed charter capital	411	125,000,000,000	125,000,000,000
2	Share premium	412	815,232,000	815,232,000
3	Other owner's equity	414	28,896,085,694	26,086,235,108
5	Revaluation different on assets	416	(9,876,529,675)	(9,876,529,675)
6	Investment and development fund	418	88,577,082	89,435,416
7	Retained earnings	421	165,258,291,795	122,948,477,490
	<i>Retained earnings accumulated to previous year</i>	<i>421a</i>	<i>76,149,712,489</i>	<i>59,389,397,986</i>
	<i>- Undistributed profit of this year</i>	<i>421b</i>	<i>89,108,579,306</i>	<i>63,559,079,504</i>
8	Non - controlling interests	429	100,855,550,013	94,153,988,159
	TOTAL RESOURCES	440	1,758,088,132,414	1,296,530,925,661

Hanoi, 29th January, 2026



Vo Thu Thuy
Preparer



Tang Thi Thu Hien
Chief Accountant



Dao Ngoc Vinh
General Director

Transport Engineering Design Inc

Address: 278 Ton Duc Thang, O Cho Dua ward, Ha Noi City

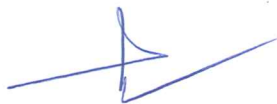
CONSOLIDATED STATEMENT OF INCOME*For the period from 01/01/2025 to 31/12/2025*

Unit: VND

Cod e	ITEMS	Note	01/10/2025- 31/12/2025	01/10/2024- 31/12/2024	01/01/2025- 31/12/2025	01/01/2024- 31/12/2024
1	Revenue from rendering of services	01	648,716,607,080	450,966,572,437	1,800,092,913,522	1,365,232,607,982
2	Revenue deductions	02	377,775,707	1,001,817,348	3,720,979,468	2,760,944,703
3	Net revenue from rendering of services	10	648,338,831,373	449,964,755,089	1,796,371,934,054	1,362,471,663,279
4	Cost of services rendered	11	475,636,663,341	342,862,078,706	1,352,996,396,687	1,031,018,348,781
5	Gross profit from rendering of services	20	172,702,168,032	107,102,676,383	443,375,537,367	331,453,314,498
6	Financial income	21	5,844,847,436	1,331,694,743	12,099,216,516	7,350,463,514
7	Financial expenses	22	1,876,744,382	243,490,162	2,567,672,253	887,662,625
	<i>In which: Interest expense</i>	23	479,563,327	204,924,619	1,147,539,076	718,952,840
8	General and administrative exp	26	116,328,733,188	69,706,147,129	302,110,509,203	225,885,744,635
9	Net profit from operating activities	30	60,341,537,898	38,484,733,835	150,796,572,427	112,030,370,752
10	Other incomes	31	730,839,855	30,814,244	1,271,712,476	437,652,378
11	Other expenses	32	443,684,041	1,428,006,145	928,957,311	2,057,578,243
12	Other profit	40	287,155,814	(1,397,191,901)	342,755,165	(1,619,925,865)
13	Total net profit before tax	50	60,628,693,712	37,087,541,934	151,139,327,592	110,410,444,887
14	Current corporate income tax expense	51	13,118,740,052	8,290,460,411	31,476,536,696	23,551,418,352
15	Deferred corporate income tax expense	52	4,580,832	4,580,833	18,323,330	18,323,331
16	Profit after corporate income tax	60	47,505,372,828	28,792,500,690	119,644,467,566	86,840,703,204
17	Profit after tax attributable to owners of the parent	61	36,584,522,515	21,076,175,634	89,193,710,980	63,559,079,504
18	Profit after tax attributable to non- controlling interests	62	10,920,850,313	7,716,325,056	30,450,756,586	23,281,623,700
19	Basic earnings per share	70	2,920	1,686	7,129	5,085



Vo Thu Thuy
Preparer



Tang Thi Thu Hien
Chief Accountant



Transport Engineering Design Inc

Address: 278 Ton Duc Thang, Dong Da

District, Ha Noi City

CONSOLIDATED STATEMENT OF CASH FLOWS*For the period from 01/01/2025 to 31/12/2025*

Unit: VND

Cod e	ITEMS	Note	01/01/2025- 31/12/2025	01/01/2024- 31/12/2024
I.	CASH FLOWS FROM OPERATING ACTIVITIES			
1	Profit before tax	01	151,139,327,592	110,410,444,887
2	Adjustments for:			
	Depreciation and amortization	02	14,076,802,515	13,363,789,678
	Provisions	03	37,723,472,103	3,287,899,660
	Exchange rate differences from revaluation of monetary items denominated in foreign currencies	04	(379,067,977)	(595,342,621)
	(Gains) from investment activities	05	(11,060,250,350)	(7,008,259,217)
	Interest expense	06	1,147,539,076	718,952,840
3	Profit from operating activities before changes in working capital	08	192,647,822,959	120,177,485,227
	(Increase)/Decrease in receivables	09	(178,733,523,343)	(33,565,201,291)
	(Increase) in inventories	10	(17,480,022,824)	(6,683,318,949)
	Increase/(Decrease) in payables (excluding interest payables/CIT payables)	11	365,286,288,931	38,074,764,743
	(Increase)/Decrease in prepaid expenses	12	3,076,958,759	4,725,745,335
	Interest paid	14	(1,061,387,650)	(640,658,089)
	Corporate income tax paid	15	(22,636,689,070)	(26,819,623,343)
	Other payments on operating activities	17	(20,781,351,992)	(19,098,378,788)
	Net cash inflow from operating activities	20	320,318,095,770	76,170,814,845
II.	CASH FLOWS FROM INVESTING ACTIVITIES			
1.	Purchase of fixed assets and other long- term assets	21	(11,432,723,723)	(14,899,788,399)
2.	Proceeds from disposals of fixed assets and long-term assets	22	196,454,545	374,000,000
3.	Loans granted, purchases of debt instruments of other entities	23	(104,400,000,000)	(20,500,000,000)
4.	Collection of loans, proceeds from sales of debt instruments	24	32,200,000,000	15,997,910,000
6	Interest, dividends and profit received	27	9,300,257,509	6,438,274,344

Cod e	ITEMS	Note	01/01/2025- 31/12/2025	01/01/2024- 31/12/2024
	Net cash outflow from investing activities	30	(74,136,011,669)	(12,589,604,055)
III.	CASH FLOWS FROM FINANCING ACTIVITIES			
2	Proceeds from borrowings	33	35,364,874,996	26,894,519,560
3	Repayment of borrowings	34	(31,697,227,935)	(24,363,774,629)
4	Dividends paid	36	(38,637,975,274)	(49,032,511,551)
	Net cash inflows/(outflows) from financing activities	40	(34,970,328,213)	(46,501,766,620)
	Net cash flows in the year	50	211,211,755,888	17,079,444,170
	Cash and cash equivalents at beginning of the year	60	172,888,446,987	155,213,660,196
	Impact of foreign exchange fluctuation	61	379,067,977	595,342,621
	Cash and equivalents at the year-end	70	384,479,270,852	172,888,446,987

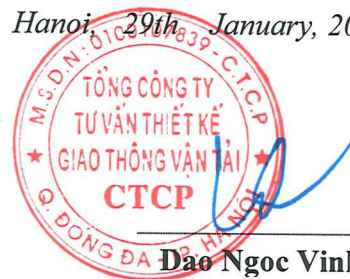


Vo Thu Thuy
Preparer



Tang Thi Thu Hien
Chief Accountant

Hanoi, 29th January, 2026



Đào Ngọc Vinh
General Director

CLEARANCE OF OBLIGATIONS TO THE GOVERNMENT

From 01/01/2025 to 31/12/2025

Unit: VND

Items	Code	Out-Standing Previous Period	This period		Closing payable amount
			Payable Amount	Paid Amount	
I - Tax	10	14,126,775,695	182,159,609,461	158,788,806,633	37,497,578,523
- Receivables		3,672,945,172	-	-	2,350,574,320
- Payables		17,799,720,867	182,159,609,461	158,788,806,633	39,848,152,843
1. Value-added tax	11	6,968,951,054	102,209,557,944	94,682,519,840	14,495,989,158
- Receivables		2,651,594,214	-	-	2,315,006,320
- Payables		9,620,545,268	102,209,557,944	94,682,519,840	16,810,995,478
2. Corporate income tax	15	2,974,272,307	31,828,271,531	22,736,689,070	12,065,854,768
- Receivables		948,745,122	-	-	-
- Payables		3,923,017,429	31,828,271,531	22,736,689,070	12,065,854,768
3. Personal income tax	16	4,186,019,404	40,437,708,174	33,741,172,748	10,882,554,830
- Receivables		70,138,766	-	-	-
- Payables		4,256,158,170	40,437,708,174	33,741,172,748	10,882,554,830
4. Land rental	19	-	5,764,197,247	5,713,641,614	50,555,633
- Receivables		-	-	-	35,568,000
- Payables		-	5,764,197,247	5,713,641,614	86,123,633
5. License tax	20	-	33,000,000	33,000,000	-
- Receivables		-	-	-	-
- Payables		-	33,000,000	33,000,000	-
6. Other tax	20	(2,467,070)	1,886,874,565	1,881,783,361	2,624,134
- Receivables		2,467,070	-	-	-
- Payables		-	1,886,874,565	1,881,783,361	2,624,134
II- Other payables (30=31+32+33)	30	-	214,127,360	214,127,360	-
1. Surcharge	31	-	214,127,360	214,127,360	-
Total (40=10+30)	40	14,126,775,695	182,373,736,821	159,002,933,993	37,497,578,523
- Receivables		3,672,945,172	-	-	2,350,574,320
- Payables		17,799,720,867	182,373,736,821	159,002,933,993	39,848,152,843



Vo Thu Thuy
Preparer



Tang Thi Thu Hien
Chief Accountant

Hanoi, 29th January, 2025



Dao Ngoc Vinh
General Director

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS

Form B09-DN

1. GENERAL INFORMATION

Development History:

Transport Engineering Design Consultancy - JSC (TEDI) originated as a State Corporation, established under Decision No. 4898/QĐ-TCCB-LĐ dated November 27, 1995, by the Minister of Transport, operating under the name Transport Engineering Design Consultancy.

According to Decision No. 782/QĐ-BGTVT dated April 9, 2007, by the Minister of Transport, the Corporation for Transport Engineering Design Consultancy was reorganized into a parent company, comprising the Head Office and dependent accounting units, including the Construction Architecture Design Consulting Company and the Ho Chi Minh City Branch.

The Corporation operates under the model of a One-Member Limited Liability Company in accordance with Decision No. 1765/QĐ-BGTVT issued by the Ministry of Transport on June 25, 2010. Business registration certificate No. 0100107839 was issued by the Hanoi Department of Planning and Investment on September 28, 2010.

In 2014, the Transport Engineering Design Incorporated (TEDI) successfully completed its equitization process and officially transitioned into a joint-stock company under the new trade name "Transport Engineering Design Incorporated - JSC." This transition was registered under the Joint Stock Company Enterprise Registration Certificate with the enterprise code 0100107839, initially registered on September 28, 2010. The first amendment to the registration was made on June 3, 2014, the second amendment on October 2, 2017, the third amendment on June 6, 2024, and the fourth amendment on December 3, 2025.

Transaction name in Vietnamese: Tổng công ty Tư vấn thiết kế Giao thông vận tải - CTCP

International Trading Name: **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Abbreviated Transaction Name: **TEDI**

Head office address: 278 Ton Duc Thang Street, Hang Bot Ward, Dong Da District, Hanoi

Phone number: (84-4).38514431

Fax: (84-4).38514980

E-mail: tedi@tedi.com.vn

Website: www.tedi.com.vn

Legal representative: The General Director is the legal representative of the Corporation.

Charter capital and forms of capital ownership

Charter capital of the Company at 31/12/2025 is VND 125 billion, include:

- Shareholders being organizations include:
 - + Domestic shareholders: Red One Infrastructure Investment Fund holds 30.11%;
 - + Foreign shareholders: Oriental Consultant Company Global Ltd., holds 34.99%;
 - + Foreign shareholder: Trans Across VP Inc. holds 0.256%
 - + Union shareholders holds 0.28%;
- Mr Pham Huu Son holds 8.499 %
- Others holds 25.863 %

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**Business and main activities**

According to the Certificate of change in enterprise registration content dated July 21, 2022, the business lines of Transport Design Consulting Corporation - Joint Stock Company include:

Business field of Head office of Transport engineering design incorporated and Ho Chi Minh city branch of Transport engineering design incorporated:

1. Technical inspection and analysis. Details:
 - Construction material testing and geological, hydrological, environmental, and civil, industrial, and transportation engineering criteria.
 - Quality inspection, load testing of civil and industrial traffic works.
2. Other uncategorized professional practice, science and technology. Details:
 - Traffic surveys, analysis, and preparation of transportation forecasts; surveys, preparation of environmental impact assessment dossiers, and transportation, civil, and industrial works.
 - Research application, experimental construction, and training for the transfer of new technology in transportation, civil, and industrial works.
3. Architectural practice and related technical consultancy. Details:
 - Design and construction of bridge, tunnel, and road projects.
 - Design of port and waterway structures.
 - Design of railway and road projects.
 - Design of technical infrastructure structures.
 - Construction planning design, architectural design of structures.
 - Design of structural works for civil and industrial buildings.
 - Terrain survey, geotechnical survey.
 - Geotechnical design for construction projects.
 - Environmental hydrology survey.
 - Design and installation of electrical lighting equipment for traffic works.
 - Design and installation of communication network systems in construction projects.
 - Design of water supply and drainage systems for construction projects.
 - Design of railway transport vehicles.
 - Supervising the construction and completion of civil, industrial, and technical infrastructure projects.
 - Supervising the construction and completion of bridge, tunnel, and road projects.
 - Supervising geological surveys for construction projects.
 - Investment, management, and business operations of transportation, civil, and industrial projects.
 - Investment consulting, construction, and management of investment projects for traffic, civil, and industrial works.
 - Consulting on the preparation of economic-technical reports, investment reports for construction projects, and investment evaluation for traffic, civil, and industrial works.
 - Consulting on bidding, preparing bidding documents, evaluating bidding documents for consultancy and construction, preparing total investment estimates, overall cost estimates, and detailed cost estimates for transportation, civil, and industrial projects.
 - Consulting on the preparation of strategic environmental assessment documents, environmental impact assessments, environmental protection commitments, overall land clearance and resettlement plans, environmental management plans, resettlement action plans; social reports, minority ethnic reports for transportation, civil, and industrial projects.

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Consulting on investment project appraisal, planning project, technical design, construction drawing design, and overall cost estimation for transportation, civil, and industrial works.
 - Investment supervision consulting, state supervision consulting, environmental monitoring and supervision consulting.
 - Consulting on evaluation and certification of load-bearing safety conditions, certification of compliance with the quality of construction works for civil and industrial traffic projects.
4. Doing business in real-estate, land use rights of owner, users or leased land
5. Consultancy, brokerage, real-estate auction, land use right auction. Details:
- Exploiting, managing, and operating services for buildings, apartment complexes, industrial, and civil works.
6. Printing
- Details: Printing (excluding the production of plates, printing, and post-printing processing of products: newspapers, magazines, and other press publications according to the regulations of the press law; Forms, documents issued by state agencies; anti-counterfeit stamps; financial invoices, various types of cards, documents with pre-printed denominations or used to record denominations excluding money.
7. Packing services
8. Other food services
9. Wholesale of other machines, equipment and spare parts
- Details:
- Wholesale of machinery, equipment, and other machine parts not classified elsewhere: Trading specialized machinery and equipment for survey and design purposes (except for goods listed in the Foreign Investor Goods List, which foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
10. Other uncategorized business assistant services
- Details:
- Export: Providing survey and design services for transportation, civil, industrial, agricultural, and rural development infrastructure construction projects abroad.
 - Import: Foreign licensed software serving design survey work (except for goods in the List of Goods that foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
11. Wholesale of automobiles and other motor vehicles
12. Agency for automobiles and other motor vehicles
13. Maintenance, repair of automobiles and other motor vehicles
- Details:
- Repairing the mechanical parts, electrical parts, and automatic ignition system
 - Routine maintenance
 - Body repair
 - Repair of car parts
 - Car wash, polishing, spraying, and painting
 - Repair of shields and windows
 - Repair of seats, cushions, and car interiors
 - Repair, patching, and installation or replacement of car tires
 - Rust treatment
14. Sale of spare parts and supporting parts of automobiles and other motor vehicles
15. Passenger road transport in urban and suburban areas (excluding bus transport)
16. Cargo road transport
17. Warehouses and commodity storage

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

18. Short-time accommodation. Detail: Hotels
19. Restaurants and mobile food services
20. Motor vehicle lease
21. Middle school education and high school education
22. Other uncategorized education
23. Retail of small automobiles (automobiles with 12 or less seats)

Corporate structure

On December 31, 2025 The Corporation has subsidiaries dependent units as follows:

Subsidiaries

STT	Units	Operation	The rate	Shares
I	Subsidiaries			7,378,790
1	Road and Bridge Engineering Consultants JSC	Transport construction consultancy and quality inspection	50.96%	509,635
2	Highway Engineering Consultant JSC	Transport construction consultancy	51.00%	918,000
3	Port & Waterway Engineering Consultant JSC	Port and waterway construction consultancy	51.00%	714,000
4	Geotechnical and Inspection - Design Consultant Construction JSC	Transport construction consultancy and quality inspection	66.66%	833,244
5	Bridge - Tunnel Engineering Consultant	Transport construction consultancy	51.00%	918,000
6	Waterway Engineering Consultant JSC	Transport construction consultancy	51.60%	340,560
7	Transport Engineering Consultant JSC No.2	Transport construction consultancy	51.00%	1,020,000
8	Transport Engineering Design Consultant JSC No.4	Transport construction consultancy	87.32%	611,267
9	Transport Engineering Consultant JSC No.5	Transport construction consultancy	51.00%	841,500
10	Asia Pacific Engineering Consultants Company	Engineering consulting services	67.258%	672,585

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**Dependent units**

	Dependent units	Operation	The rate	Owner's equity (dong)
	Total			2,302,139,782
1	Construction - Architecture Design Consulting	Related technical inspection, consulting, technical inspection and analysis,...	100%	686,986,888
2	Ho Chi Minh City branch	Construction consultancy, design, supervision, relating technical assessment, technical inspection and analysis,...	100%	1,615,152,894

According to the Resolution of the General Meeting of Shareholders No. 84-NQ/GIC-ĐHĐCĐ dated March 21, 2025, of the Joint Stock Company for Design Consultancy, Inspection, and Geotechnics, the charter capital has been increased by VND 1,920,000,000 (TEDI: 1,279,930,000 dong), bringing the total to VND 12,500,000,000. Of this amount: the capital owned by the Parent Corporation is VND 8,332,440,000 (equivalent to 833,244 common shares, accounting for 66.66% of the Company's charter capital); the capital owned by non-controlling shareholders is VND 4,167,560,000 (equivalent to 416,756 common shares, accounting for 33.34% of the Company's charter capital).

According to Resolution No. 193/NQ/ĐHĐCĐ dated April 10, 2025, of the General Meeting of Shareholders of Transport Construction Consulting Joint Stock Company No. 2, the charter capital has been increased by VND 3,000,000,000 (TEDI: 1,530,000,000 dong), bringing the total to VND 20,000,000,000. Of this amount, VND 10,200,000,000 is owned by the Parent Corporation (equivalent to 1,020,000 common shares, accounting for 51% of the company's charter capital), and VND 9,800,000,000 is owned by non-controlling shareholders (equivalent to 980,000 common shares, accounting for 49% of the company's charter capital).

According to Resolution No. 07.05 NQ-NK3/TEDI-HĐQT dated November 24, 2025 of the Corporation regarding the increase of TEDI's ownership ratio in TEDCO4, the charter capital of Transport Design Consultancy Joint Stock Company No. 4 is VND 7,000,000,000, of which: Capital owned by the Corporation is VND 6,112,670,000 (equivalent to 611,267 common shares, accounting for 87.32% of the Company's charter capital), capital owned by non-controlling shareholders is VND 887,330,000 (equivalent to 88,733 common shares, accounting for 12.68% of the Company's charter capital).

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Annual accounting period commences from 01 January and ends on 31 December.
The Company maintains its accounting records in Vietnam Dong (VND).

3. STANDARDS AND APPLICABLE ACCOUNTING POLICIES**Applicable Accounting Policies**

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No.

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

4. ACCOUNTING SYSTEM AND ACCOUNTING POLICY**Basis for the preparation of Consolidated Financial Statements**

The accompanying consolidated financial statements are presented in Vietnamese Dong (VND), based on the cost principle and in accordance with Vietnamese Accounting Standards, Circular No. 202/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance, providing guidance on the preparation and presentation of consolidated financial statements, and related legal regulations concerning the preparation and presentation of consolidated financial statements.

Unified Basis for Financial Statement Consolidation

Consolidated Financial Statements are prepared based on consolidating Consolidated Financial Statements of the Company and Financial Statements of its subsidiaries under its control for the the period from 01/10/2025 to 31/12/2025. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

The business results of subsidiaries acquired or sold during the year are presented in the consolidated financial statements from the date of acquisition or until the date of disposal of the investment in those subsidiaries.

Where necessary, the financial statements of subsidiaries are adjusted to ensure that the accounting policies applied by the parent company and its subsidiaries are consistent.

All transactions and balances between companies within the same group are eliminated when consolidating the financial statements.

The non-controlling shareholders' interest in the net income of consolidated subsidiaries during the financial year is determined and excluded from the group's income to calculate the net profit or loss attributable to the parent company's shareholders.

The non-controlling shareholders' interest in the net assets of consolidated subsidiaries is recognized as a separate item within the equity section of the parent company. Non-controlling interests include the value of non-controlling shareholders' ownership at the initial business combination date and their share of changes in total equity since the business combination date. Losses attributable to the non-controlling shareholders that exceed their share of equity in the subsidiary are allocated to the group's interest unless the non-controlling shareholders have binding obligations and the ability to cover those losses.

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The non-controlling shareholders' interest at the initial business combination date is determined based on their ownership percentage of the fair value of the recognized assets, liabilities, and contingent liabilities.

Foreign currency transactions

Foreign currencies Transactions are converted at the exchange rate applicable at the time the transaction occurs. The exchange rate differences arising from these transactions are recorded as financial income and expenses in the income statement.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- (i) For asset accounts, applying the bid rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV);
- (ii) For liability accounts, applying the offer rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV).

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

Cash and cash equivalents**Cash comprises cash on hand and demand deposits and cash in transit**

Cash and bank deposits are recorded on the basis of actual transactions.

Cash in transit is based on the transfer orders that do not yet have debit notices and deposit slips that do not yet have credit notices.

Cash equivalents

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

Held-to-Maturity Investments:

Held-to-maturity investments include term deposits at banks (including promissory notes and bills of exchange), bonds, redeemable preferred shares where the issuer is obligated to repurchase them at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recorded at cost and measured at fair value based on the recoverable value of the investment.

All investments classified as monetary items denominated in foreign currencies are revalued at the actual exchange rate at the time of preparing the financial statements.

Borrowings

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The loans are based on contracts or agreements between the parties but are not traded on the market like securities.

All loans classified as monetary items denominated in foreign currencies will be revalued based on the actual exchange rate at the time of preparing the financial statements.

Provisions for doubtful loans are made for each loan based on the overdue duration of the principal payment as per the initial debt agreement (excluding any extensions agreed upon between the parties) or based on the expected loss that may occur.

Investments in Subsidiaries, Joint Ventures, Associates, and Other Investments

Investments in Subsidiaries:

Investments in subsidiaries over which the Corporation has control are presented using the cost method in the financial statements.

Distributions of profits received by the Corporation from the accumulated profits of subsidiaries after the Corporation gains control are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.

Investments in Associates and Joint Ventures:

Investments in associates and joint ventures over which the Corporation has significant influence are presented using the cost method.

Distributions of profits received by the Corporation from the accumulated profits of associates and joint ventures after the Corporation gains significant influence are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.

Other Investments:

These are recognized using the cost method.

Provision for Investment Losses

Provisions for losses on investments in subsidiaries, joint ventures, and associates are recognized when these companies incur losses, leading to a risk of capital loss for the investor or when there is a decline in the value of investments in these companies (except for planned losses that have been identified in the business plan prior to the investment). The provision amount is determined based on the Company's equity contribution ratio in the economic organizations, following the guidance provided in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

Receivables

Accounts Receivable are tracked in detail based on receivable terms, receivable parties, types of receivable currencies, and other factors according to the management needs of the Corporation.

Accounts Receivable include receivables from customers and other receivables, which are recognized according to the following principles:

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Receivables from customers consist of trade receivables arising from purchase-sale transactions between the Corporation and buyers (independent entities from the seller, including receivables between the parent company and subsidiaries, joint ventures, or associates). Trade receivables are recognized in accordance with revenue recognition standards, based on the time of issuance of invoices and related documents.
- Other receivables include non-trade receivables.

Receivables are classified as short-term and long-term in the Balance Sheet based on the remaining term of the receivables as of the Financial Statement date.

Provision for doubtful debts: Provisions are established for each doubtful receivable based on the overdue period of the principal repayment as per the initial debt commitments (excluding any debt extension agreements between the parties) or the estimated loss likely to occur, as guided by Circular 228/2009/TT-BTC dated December 7, 2009, and Circular 89/2013/TT-BTC dated June 28, 2013, amending and supplementing Circular 228/2009/TT-BTC.

Inventories

Inventories are initially recognized at original cost including purchase price. In cases where the historical cost of inventory exceeds its net realizable value, it must be measured at net realizable value. The historical cost of inventory includes direct material costs, allocated overhead costs, and other costs (if any) necessary to bring the inventory to its current location and condition. Net realizable value is determined as the estimated selling price less the costs of completion and the costs of marketing, selling, and distribution incurred.

Provision for inventory devaluation: This provision accounts for the loss in value caused by a decrease in the price of raw materials, finished goods, or inventory. The provision for inventory is set up following the guidance outlined in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

Accounting Principles and Depreciation of Tangible and Intangible Fixed Assets

The Corporation manages, utilizes, and depreciates fixed assets in accordance with Circular No. 45/2013/TT-BTC issued on April 25, 2013, and Circular No. 147/2016/TT-BTC issued on October 13, 2016, which amends and supplements Circular No. 45/2013/TT-BTC regarding the management of fixed assets.

Tangible Fixed Assets

Tangible fixed assets are recorded at cost and presented as historical cost less accumulated depreciation. The cost of a fixed asset includes all expenses incurred by the Corporation to acquire the asset and bring it to a ready-to-use state. Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives.

When tangible fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized. Any gains or losses arising from the disposal are recognized as other income or expenses in the financial year.

Intangible Fixed Assets

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Intangible fixed assets include technical software, accounting software, and land use rights.

Computer software is recognized at purchase cost and depreciated using the straight-line method over its estimated useful life.

Accounting Principles for Construction in Progress

Assets under construction for production, leasing, management, or any other purposes are recognized at historical cost. This cost includes service expenses and interest expenses related to loans in accordance with the Corporation's accounting policies. Depreciation for these assets is applied similarly to other assets, starting from the point when the asset is ready for use.

Prepaid Expenses

Prepaid expenses represent actual costs that have been incurred but are related to the operational results of multiple accounting periods. These costs are allocated to the production and business expenses of subsequent accounting periods.

Prepaid expenses are recognized at historical cost and are classified as either short-term or long-term on the Balance Sheet, depending on the prepayment period of each contract.

Other long-term prepaid expenses include tools, equipment, and small components that are considered capable of generating future economic benefits for the Corporation over a period of 1 year or more. These costs are gradually allocated to the Income Statement using the straight-line method over a period of 2 years.

Goodwill

Goodwill on the consolidated financial statements represents the excess of the business combination cost over the Corporation's share in the total fair value of the assets, liabilities, and contingent liabilities of a subsidiary, associate, or joint venture at the investment transaction date. Goodwill is considered an intangible asset and is amortized on a straight-line basis over its estimated impairment review period.

Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Liabilities include payables to suppliers and other payables, which are liabilities that are almost certain in value and timing and are recorded at no less than the obligation to pay, classified as follows:

- Accounts payable to suppliers include trade payables arising from transactions for the purchase of goods, services, and assets between the Corporation and suppliers (who are independent entities from the Corporation, including payables between the parent company and subsidiaries, joint ventures, and affiliates).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Other payables include non-commercial payables, unrelated to the purchase and sale of goods and services.

Principle of recognizing loans and financial lease liabilities

Including loans and financial lease liabilities, excluding loans in the form of bonds or preferred shares with a mandatory buyback clause for the issuer at a specific point in the future.

The Corporation monitors loans and financial leases in detail by each debtor and classifies them as short-term and long-term based on the repayment period.

Costs directly related to the loan are recorded as financial expenses, except for costs arising from loans specifically for investment, construction, or production of unfinished assets, which are capitalized according to the Borrowing Costs Accounting Standard.

Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Accordingly, borrowing costs directly related to the purchase, investment in construction, or production of assets that require a relatively long time to complete and be put into use or operation are added to the asset's original cost until the asset is put into use or operation. Income arising from the temporary investment of loans is deducted from the original value of the related assets. For loans specifically for the construction of fixed assets and investment properties, interest on the loans is capitalized even if the construction period is less than 12 months.

Accrued expenses

Accrued expenses refer to actual costs that have not yet been paid but are provisionally allocated to production and business expenses during the period. This ensures that when the actual expenses arise, they do not cause significant fluctuations in production and business costs, while maintaining the principle of matching revenues and expenses.

The Corporation recognizes accrued expenses based on the following main cost components:

- Provision for employee wages.
- Provision for subcontracting costs based on completed project volumes that have been certified and revenue recognized, leading to the corresponding allocation of cost of goods sold.

Principles of Recording Unearned Revenue

Unearned revenue includes: revenue received in advance (such as payments collected in advance from customers over multiple accounting periods for asset or infrastructure leases, interest received in advance from loans or purchases of debt instruments); and other unearned revenues (such as the difference between the selling price for deferred or installment payments

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

as per agreement and the immediate payment price, revenue corresponding to the value of goods, services, or discounts provided to customers under loyalty programs, etc.). It excludes: advance payments from buyers for which the corporation has not yet delivered products, goods, or services; and revenue not yet collected from multi-period asset leasing or service provision activities.

Revenue received in advance is allocated on a straight-line basis over the periods for which payment has been received.

Owner's equity

Owner's Investment

Owner's investment is recognized based on the actual capital contributed by the owners. Share premium is recognized as the difference, either greater or smaller, between the actual issuance price and the nominal value of shares during the initial issuance, additional issuance, or reissuance of treasury shares.

Currently, the equity of the Corporation consists only of ordinary voting shares.

Other Equity of Owners

Other equity of owners is recognized when a subsidiary uses share premiums, development investment funds, or undistributed post-tax profits (arising after the acquisition date) to increase the owner's investment capital. When eliminating the parent company's investment in the subsidiary, the parent company recognizes the increase in the owner's equity (of the subsidiary) (corresponding to the parent's share) under the "Other Equity of Owners" item.

Revaluation Surplus of Assets

Revaluation surplus of assets reflects the difference arising from the revaluation of enterprise value during the equitization of the parent company and is recorded under the "Goodwill" item in the consolidated financial statements for 2014. This item was reclassified under the "Revaluation Surplus of Assets" in the 2015 consolidated financial statements, as guided by Circular 202/2014/TT-BTC dated December 22, 2014, on preparing and presenting consolidated financial statements, with an increase of 10,021,589,335 VND. In 2019 and 2020, the Corporation divested its capital in the Transport Construction Consultancy Joint Stock Company No. 7, resulting in a decrease of VND 145,059,660 in the revaluation surplus on the consolidated financial statements. Thus, at the time of reporting, the revaluation surplus amounted to VND 9,876,529,675.

Undistributed Profits

Undistributed profits are determined based on the results of post-tax business operations and the allocation or treatment of the Corporation's losses.

The Corporation's post-tax profit is allocated for dividend distribution to shareholders after being approved by the Annual General Meeting of Shareholders and after setting aside reserves in accordance with the Corporation's Charter.

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Dividends are announced and paid based on estimated profits achieved. Official dividends are announced and paid in the following financial year from undistributed profits, subject to approval by the Corporation's Annual General Meeting of Shareholders.

Equity reserves are set aside based on the Corporation's Charter and resolutions of the Annual General Meeting of Shareholders each year.

Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company which can be reliably measured and the revenue can be reliably measures regardless of when payment is being made.

Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns.

The amount of the revenue can be measured reliably.

It is probable that the economic benefits associated with the transaction will flow to the Company; and

The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Determine the costs incurred for the transaction and the costs to complete the service transaction.

For interest, dividends, shared profits, and other income: Revenue is recognized when the Corporation is likely to obtain economic benefits from these activities and when such benefits can be reliably measured.

The difference arising from a bargain purchase transaction, where the cost of investment in the subsidiary is lower than the parent's share in the fair value of the subsidiary's net assets at the acquisition date, is recognized as a gain in the consolidated income statement.

Accounting Principles for Revenue Deductions

In cases where service revenue has been recognized in previous period but adjustments occur in subsequent periods due to changes in the settlement value by the investor or reductions in the settled volume with the investor, the Corporation will reduce the revenue in the period when the adjustment arises.

For revenue reductions arising in the same reporting period as the initially recognized revenue, the reduction will be directly recorded as a revenue deduction on the consolidated financial statements for that reporting period.

Cost of services rendered

The recognition of cost of services rendered is matched against revenue in the period and complies with the prudence basis.

For direct material costs exceeding the normal consumption level, labor costs, and unallocated fixed manufacturing overheads that are not included in the value of inventory, these costs are recognized directly as the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been identified as sold.

Financial expenses

Losses related to financial investment activities:

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Losses from capital contribution to external investments: Recognized based on actual occurrences.
- Losses on securities investments: Recorded for each type of listed and unlisted securities on the market when the market price falls below the book value recorded in the accounting books.

Costs of joint venture capital contributions and securities transfers: Based on actual occurrences.

Exchange rate loss costs: Recognized when there is a discrepancy between the actual exchange rate and the accounting book rate or when losses arise from the revaluation of monetary items denominated in foreign currency.

Principles and Methods of Recognizing Current and Deferred Corporate Income Tax Expenses

Corporate Income Tax Expense (or Corporate Income Tax Assets):

This represents the total of current corporate income tax expenses and deferred corporate income tax expenses expected to be paid to (or recovered from) tax authorities when determining the profit or loss of a period.

Current Corporate Income Tax Expense:

This is the amount of corporate income tax payable, calculated based on taxable income for the year and the applicable corporate income tax rate. The tax payable is determined based on taxable income and the tax rate applicable during the tax period. The taxable income differs from accounting profit due to adjustments made for differences between accounting profit and taxable income in accordance with current tax policies.

Deferred Corporate Income Tax Expense:

This refers to the corporate income tax that will be payable in the future as a result of. Recognizing deferred corporate income tax liabilities during the year; Reversing previously recognized deferred corporate income tax assets; Not recognizing deferred corporate income tax assets or liabilities arising from transactions recorded directly in equity.

The Corporation is obligated to pay corporate income tax at the current rate of 20% on taxable income.

The determination of income tax for the Corporation is based on the prevailing tax regulations. However, these regulations change over time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

Other taxes are applied in accordance with the current tax laws of Vietnam.

Accounting Estimates

The preparation of financial statements is in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

the preparation and presentation of financial statements. These require the Management Board to make estimates and assumptions that affect the reported figures of liabilities, assets, and the presentation of contingent liabilities and assets as of the date of the financial statements, as well as reported figures for revenue and expenses throughout the financial year. Actual business results may differ from these estimates and assumptions.

Earnings per share

Basic earnings per share for common stocks are calculated by dividing the profit or loss attributable to common shareholders by the weighted average number of common shares outstanding during the period.

Diluted earnings per share are determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the period, considering the potential dilution effect of ordinary shares, including convertible bonds and stock options.

Related parties

Related parties are considered to include subsidiaries of the Corporation, individuals who directly or indirectly, through one or more intermediaries, have control over the Corporation or are under common control with the Corporation. Related parties, individuals who directly or indirectly hold voting rights in the Corporation that significantly influence the Corporation, are also considered related parties. Key management personnel, such as Members of the Board of Directors, the Executive Board, managers of the Corporation, close family members of these individuals or related parties, and companies associated with these individuals, are also regarded as related parties.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5. ADDITIONAL INFORMATION FOR THE BALANCE SHEET

5.01 Cash and cash equivalents

Items	31/12/2025 VND	01/01/2025 VND
Cash	243,257,866,844	137,021,238,281
- Cash on hand	7,159,124,590	4,569,508,611
- Bank deposits	236,098,742,254	132,451,729,670
Cash equivalents	141,221,404,008	35,867,208,706
Deposits with term from 01 month to 03 months	141,221,404,008	35,867,208,706
Total	384,479,270,852	172,888,446,987

5.02 Financial investments

Items	31/12/2025 VND		01/01/2025 VND	
	Value	Fair value	Value	Fair value
Short term investment	140,596,237,216	140,596,237,216	67,848,840,267	67,848,840,267
Term deposits	138,906,126,549	138,906,126,549	66,158,729,600	66,158,729,600
Investment capital contribution	1,690,110,667	1,690,110,667	1,690,110,667	1,690,110,667
Total	140,596,237,216	140,596,237,216	67,848,840,267	67,848,840,267

(*) Including deposits with a term more than 03 months and less than 12 months at commercial bank.

5.03 Short- term trade receivables

Items	31/12/2025 VND	01/01/2025 VND
Short term trade receivables		
Short term trade receivables	692,519,170,517	567,677,848,602
Total	692,519,170,517	567,677,848,602

5.04 Short – term prepayments to suppliers

Items	31/12/2025 VND	01/01/2025 VND
Short – term prepayment to suppliers		
Short – term prepayment to suppliers	86,569,464,253	58,997,523,315
Total	86,569,464,253	58,997,523,315

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.05 Other short – term receivables**

Nội dung	31/12/2025 VND		01/01/2025 VND	
	Value	Provision	Value	Provision
Short term other receivables	89,489,628,368	(809,044,800)	62,056,208,705	(809,044,800)
Advance	68,849,901,076	0	48,451,458,710	0
Collaterals, Mortgages and Deposits	1,516,622,680	0	1,496,318,180	0
Receivable from the salary of the workers	-	-	-	-
Receivable from Tecco 7	800,000,000	(800,000,000)	800,000,000	(800,000,000)
Others	18,323,104,612	(9,044,800)	11,308,431,815	(9,044,800)
Total	89,489,628,368	(809,044,800)	62,056,208,705	(809,044,800)

5.06 Inventories

Items	31/12/2025 VND		01/01/2025 VND	
	Value	Provision	Value	Provision
Raw materials	259,736,910	-	202,094,444	-
Tools and equipment	20,578,343	-	152,364,663	-
Work in progress	356,323,713,223	(2,343,378,562)	338,769,546,545	(2,343,378,562)
Total	356,604,028,476	(2,343,378,562)	339,124,005,652	(2,343,378,562)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.07 Prepaid expense

Items	31/12/2025 VND	01/01/2025 VND
Short term prepaid expense	841,317,471	838,199,965
Other short term prepaid expense	839,762,156	825,446,928
Dispatched tools and supplies	1,555,315	12,753,037
Long term prepaid expense	12,828,428,897	15,908,505,162
Dispatched tools and supplies	5,672,258,033	4,468,690,665
Others	3,957,466,059	6,577,065,970
Expenses office repair and revovation	3,198,704,805	4,862,748,527
Total	13,669,746,368	16,746,705,127

5.10 Short-term trade payables

Items	31/12/2025 VND		01/01/2025 VND	
	Book value	Liquidity	Book value	Liquidity
Short-term trade payables				
Short-term trade payables	101,774,886,959	101,774,886,959	87,176,344,815	87,176,344,815
Total	101,774,886,959	101,774,886,959	87,176,344,815	87,176,344,815

5.11 Prepayments from customers

Prepayments from customers	31/12/2025 VND	01/01/2025 VND
Prepayments from customers	642,360,037,397	440,767,024,307
Total	642,360,037,397	440,767,024,307

5.12 Short-term accrued expense

Nội dung	31/12/2025 VND	01/01/2025 VND
Short-term accrued expense		
Short-term accrued expense	68,034,297,069	73,046,558,539

5.08 Tangible fixed assets

	Items	Buildings, structures	Machinery, equipment	Transportation, vehicles	Office, equipment	Others	Total
A.	Historical cost						
I.	As at 01/01/2025	119,907,539,021	72,392,065,472	50,030,417,789	19,963,881,136	2,168,298,694	264,462,202,112
a.	Increase	708,330,210	4,451,214,363	1,447,450,909	4,135,312,778	-	10,742,308,260
	- Purchase	708,330,210	4,451,214,363	1,447,450,909	4,135,312,778	-	10,742,308,260
	- Completed construction investment	-	-	-	-	-	-
b.	Decrease	-	3,722,968,093	1,056,000,000	452,370,308	87,990,000	5,319,328,401
	- Liquidating, disposal	-	3,722,968,093	1,056,000,000	452,370,308	87,990,000	5,319,328,401
	Classify	-	-	-	-	-	-
II.	As at 31/12/2025	120,615,869,231	73,120,311,742	50,421,868,698	23,646,823,606	2,080,308,694	269,885,181,971
B.	Accumulated depreciation						
I.	As at 01/01/2025	76,421,850,235	61,443,796,366	39,734,966,271	11,425,321,348	2,067,500,094	191,093,434,314
a.	- Increase	2,896,955,208	3,780,003,908	2,802,503,024	3,065,231,683	31,546,600	12,722,414,436
	- Depreciation and amortization	2,896,955,208	3,780,003,908	2,802,503,024	3,065,231,683	31,546,600	12,722,414,436
b.	- Decrease	-	3,722,968,093	1,056,000,000	532,388,490	18,738,000	5,330,094,583
	- Liquidating, disposal	-	3,722,968,093	1,056,000,000	532,388,490	18,738,000	5,330,094,583
	Classify	-	(968,564,253)	-	968,564,253	-	-
II.	As at 31/12/2025	79,464,979,456	60,532,267,928	41,481,469,295	14,926,728,794	2,080,308,694	198,485,754,167
C.	Net carrying amount	-	-	-	-	-	-
I.	As at 01/01/2025	43,485,688,786	10,948,269,106	10,295,451,518	8,538,559,788	100,798,600	73,368,767,798
II.	As at 31/12/2025	41,150,889,775	12,588,043,814	8,940,399,403	8,720,094,812	-	71,399,427,804

Cost of fully depreciated tangible fixed assets but still in use at the end of the period:

95,531,920,804

5.09. Intangible fixed assets

	Khoản mục	Computer software	Others	Cộng
A.	Historical cost			
I.	As at 01/01/2025	20,022,503,124	198,055,179	20,220,558,303
a.	Increase	740,801,750	-	740,801,750
	- Purchase	740,801,750	-	740,801,750
	- Generated internally within the business	-	-	-
	- Other increase	-	-	-
b.	Decrease	-	-	-
	- Switch to real estate investment	-	-	-
	- Liquidating, disposal	-	-	-
	- Other decrease	-	-	-
II.	As at 31/12/2025	20,763,304,874	198,055,179	20,961,360,053
B.	Accumulated depreciation	-	-	-
I.	As at 01/01/2025	16,149,980,597	198,055,179	16,348,035,776
a.	Increase	1,354,388,079	-	1,354,388,079
	- Depreciation and amortization	1,354,388,079	-	1,354,388,079
	- Other increase	-	-	-
b.	Decrease	-	-	-
	- Switch to real estate investment	-	-	-
	- Liquidating, disposal	-	-	-
	- Other decrease	-	-	-
II.	As at 31/12/2025	17,504,368,676	198,055,179	17,702,423,855
C.	Net carrying amount	-	-	-
I.	As at 01/01/2025	3,872,522,527	-	3,872,522,527
II.	As at 31/12/2025	3,258,936,198	-	3,258,936,198

Cost of fully depreciated intangible fixed assets but still in use at the end of the period 13,668,583,251

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.13 Other payables**

Items	31/12/2025 VND	01/01/2025 VND
Short- term	204,898,013,305	147,622,661,267
Trade Union Fees	759,986,159	753,532,508
Social insurance, health insurance, unemployment insurance payable	-	-
Dividends or profits payables	2,979,108,500	4,452,596,500
Others	201,158,918,646	142,416,532,259
Long - term	1,335,251,000	1,149,493,000
Long-term deposits, collateral received	1,100,251,000	964,493,000
Others	235,000,000	185,000,000
Total	206,233,264,305	148,772,154,267

5.14 Borrowings and finance lease liabilities

Items	31/12/2025 VND		01/01/2025 VND	
	Book value	Liquidity	Book value	Liquidity
Short-term loans	13,042,406,833	13,042,406,833	9,385,403,406	9,385,403,406
- Bank loans	7,572,406,833	7,572,406,833	4,315,403,406	4,315,403,406
- Individual loans	5,470,000,000	5,470,000,000	5,070,000,000	5,070,000,000
Long-term loans	-	-	-	-
- Bank loans	-	-	-	-

5.15 - Owner's equity

a- Changes in owner's equity

Unit: VND

	Contributed capital	Share premium	Other capital	Treasury shares	Asset revaluation differences	Investment development fund	Retained earnings	Non- Controlling Interest	Total
As at 01/01/2024	125,000,000,000	815,232,000	26,086,235,108	-	(9,876,529,675)	89,435,416	108,376,498,196	94,408,620,114	344,899,491,159
Increase	-	-	-	-	-	-	-	-	-
Capital increase	-	-	-	-	-	-	63,645,188,006	23,364,355,398	87,009,543,404
Other capital increase	-	-	-	-	-	-	-	-	-
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	-	-	-
Capital increase from funds	-	-	-	-	-	-	-	-	-
Profit for previous period	-	-	-	-	-	-	-	-	-
Other increase	-	-	-	-	-	-	63,559,079,504	23,281,623,700	86,840,703,204
	-	-	-	-	-	-	86,108,502	82,731,698	168,840,200
Decrease	-	-	-	-	-	-	-	-	-
Divident payment	-	-	-	-	-	-	49,073,208,712	23,618,987,353	72,692,196,065
Transfer funds	-	-	-	-	-	-	31,250,000,000	17,611,423,630	48,861,423,630
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	-	-	-
Bonus fund contribution of 2022 year	-	-	-	-	-	-	17,823,208,712	6,007,563,723	23,830,772,435
Decrease to capital increase	-	-	-	-	-	-	-	-	-
Other increase	-	-	-	-	-	-	-	-	-
As at 31/12/2024	125,000,000,000	815,232,000	26,086,235,108	-	(9,876,529,675)	89,435,416	122,948,477,490	94,153,988,159	359,216,838,498
As at 01/01/2025	125,000,000,000	815,232,000	26,086,235,108	-	(9,876,529,675)	89,435,416	122,948,477,490	94,153,988,159	359,216,838,498
Increase	-	-	-	-	-	-	-	-	-
Capital increase	-	-	-	-	-	-	89,193,710,980	30,450,756,586	119,644,467,566
Profit for this period	-	-	-	-	-	-	-	-	-
Investment development fund contribution	-	-	-	-	-	-	89,193,710,980	30,450,756,586	119,644,467,566
Other increase	-	-	-	-	-	-	-	-	-
Decrease	-	-	(2,809,850,586)	-	-	858,334	46,883,896,674	23,749,194,733	67,824,099,155
Divident payment	-	-	(2,808,992,252)	-	-	-	29,961,255,058	17,956,363,154	45,108,625,960
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	16,658,123,866	5,577,903,293	22,236,027,159
Transfer funds	-	-	(858,334)	-	-	858,334	-	-	-
Other decrease	-	-	-	-	-	-	179,386,077	172,348,758	351,734,835
As at 31/12/2025	125,000,000,000	815,232,000	28,896,085,694	-	(9,876,529,675)	88,577,082	165,258,291,795	100,855,550,013	411,037,206,909

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.15 Owner's equity (continued)****b. Details of Contributed capital**

Items	31/12/2025		01/01/2025	
Details of Contributed capital	Shares	Rate	Shares	Rate
Oriental Consultant Company Global Ltd.	4,373,710	34.990	4,373,710	34.990
Trans Across VP Inc	32,000	0.26	32,000	0.256
Red One Infrastructure Investment Fund	3,764,050	30.11	3,764,050	30.112
Mr. Pham Huu Son	1,062,350	8.499	1,062,350	8.499
Union shareholders	35,000	0.28	35,000	0.280
Others	3,232,890	25.863	3,232,890	25.863
Total	12,500,000	100	12,500,000	100

c. Capital transactions with owners and distribution of dividends and profits

Items	31/12/2025	01/01/2025
	VND	VND
Owner's contributed capital		
At the beginning of the period	252,680,000,000	252,680,000,000
Increase	-	-
Decrease	-	-
At the end of the period	252,680,000,000	252,680,000,000

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

d	Share		
	Items	31/12/2025	01/01/2025
		Share (VND)	Share (VND)
	Quantity of outstanding shares in circulation	12,500,000	12,500,000
	Common shares	12,500,000	12,500,000

5.16 Non – controlling interests

Items	31/12/2025 VND	01/01/2025 VND
Owner's contributed capital	59,884,768,000	59,244,690,000
Treasury shares	-	-
Development and investment funds	440,050,336	440,479,653
Retained earnings	40,530,731,677	34,468,818,506
Total	100,855,550,013	94,153,988,159

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. ADDITIONAL INFORMATION FOR CONSOLIDATED FINANCIAL STATEMENT OF INCOME

6.01 Revenue from rendering of services

Nội dung	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Revenue from rendering of services	648,716,607,080	450,966,572,437
Total	648,716,607,080	450,966,572,437

6.02 Deductible items

Items	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Deductible items	377,775,707	1,001,817,348
Total	377,775,707	1,001,817,348

6.03 Cost of services rendered

Items	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Cost of services rendered	475,636,663,341	342,862,078,706
Total	475,636,663,341	342,862,078,706

6.04 Interest income

Items	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Interest income	3,453,607,572	1,110,602,133
Dividends or profits received	2,100,000,000	200,000,000.00
Realised exchange gain	287,435,856.00	3,976,955
Others	3,804,008	17,115,655
Total	5,844,847,436	1,331,694,743

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6. ADDITIONAL INFORMATION FOR CONSOLIDATED FINANCIAL STATEMENT OF INCOME (CONTINUED)****6.05 Financial expenses**

Nội dung	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Interest expenses	479,563,327	204,924,619
Realised exchange loss	1,397,181,055	38,565,543
Total	1,876,744,382	243,490,162

6.06 Other incomes, other expenses, other profit

Items	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Other incomes	730,839,855	30,814,244
Disposal of fixed assets	29,772,198	(274,634,545)
Others	701,067,657	305,448,789
Other expenses	443,684,041	1,428,006,145
Disposal of fixed assets	-	(156,705,934)
Others	403,634,468	1,669,712,079
Contract fines	40,049,573	(85,000,000)
Other profit	287,155,814	(1,397,191,901)

6.07 Current corporate income tax expense

Items	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Current corporate income tax expense in Parent Company	6,200,582,687	3,051,254,878
Current corporate income tax expense in Subsidiaries	6,918,157,365	5,239,205,533
Total	13,118,740,052	8,290,460,411

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6.08 Basic earning per share**

Items	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Net profit after tax	36,584,522,515	21,076,175,634
Adjustment	-	-
- Increase	-	-
- Decrease	-	-
Profits distributed to common shares	36,584,522,515	21,076,175,634
Average number of outstanding common shares in circulation in the period	12,500,000	12,500,000
Basic earning per share (VND/share)	2,920	1,686

6.09 Business and productions cost by items

Items	For the period from 01/10/2025 to 31/12/2025 VND	For the period from 01/10/2024 to 31/12/2024 VND
Raw materials	33,622,931,275	30,288,127,262
Labour expenses	238,403,207,960	154,512,144,365
Insurance expenses, Trade union fee	8,319,859,197	5,406,428,755
Depreciation and amortization expenses	3,447,138,363	3,626,987,598
Provision expenses	26,005,144,407	1,038,691,364
Expenses of outsourcing services	88,672,862,850	47,935,823,120
Other expenses	125,849,541,261	93,351,727,620
Expenses from subcontracting	110,149,759,483	79,850,297,271
Total	634,470,444,796	416,010,227,355

Off statement of Financial Position items

Foreign currencies	31/12/2025	01/01/2025
USD	341,808.97	137,393.78
<i>APECO</i>	-	213.11
<i>HECO</i>	129.81	156.21
<i>TEDI-PORT</i>	28,968.30	349.20
<i>Parent Company</i>	312,710.86	136,675.26
SBD	16,047.55	181,762.03

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**7. OTHER INFORMATION****7.01 Operating leased assets**

STT		Land	Area (m2)	Rental period	Contract/Legal document
I		Transport Engineering Design Inc			
1	1	No. 278 Ton Duc Thang, Hang Bot ward, Dong Da district	5,533	50 years from 15/10/1993	Decision No. 470/QĐ-28/01/2016 for a lease term of 0 years from October 15, 1993.
					No. 708/HDTD-STNMT-PC dated 25/08/2016
2	2	No. 10 Trung Kinh, Trung Hoa ward, Cau Giay district	2,581	50 years from 01/2014	Decision No. 783/QĐ-UBND dated 12/02/2015 for a lease term of 50 year from January 06, 2014.
					No. 301/HDTD dated 29/07/2015
3	3	No. 237 Luong The Vinh, Trung Van ward, Nam Tu Liem District	1,357	50 years from 15/10/1993	Decision No. 1176/QĐ-UBND dated March 18, 2015, of the Hanoi People's Committee regarding the adjustment of Decision No. 846/QĐ-UBND dated February 7, 2014, allowing TEDI to lease a 1,357m ² plot of land for 50 years starting from October 15, 1993.
					No. 279/HDTD dated 17/07/2015
4	4	No. 15A Hoang Hoa Tham, ward 6, Binh Thanh district	322,9	50 years from 19/12/2008	QĐ 790/QĐ-UBND của UBND HCM dated 24/2/2014
					No. 7188/HD-TNMT-QLSDD dated 09/10/2014
II		Port & Waterway Engineering Consultant JSC (TEDI-PORT)			

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5	1	Alley 136, Alley 117 Phúc Xá and house number B4, B5, the collective housing area, Group 7, Cluster 2, Phúc Xá Ward, Ba Đình, Hanoi.	234	x	Preparing the procedure for signing the land lease contract.
6	2	No. 2 Ben Binh, Minh Khai Ward, Hong Bang District, Hai Phong	1,096	50 years (from 15/10/1993)	No. 457/QĐ - UBND dated 18/03/2009 by People's Committee of Hai Phong province The land lease contract No. 47/HĐ-TĐ dated May 13, 2009, of Hai Phong People's Committee.
III		Waterway Engineering Consultant JSC (WECO)			
7	1	No. 57, lane 29, Khuong Ha street, Khuong Dinh ward, Thanh Xuan district, Hanoi	2,569	27 years 10 months 10 days from 21/02/2006	The land lease contract No. 78-2007/HĐTĐTN dated February 22, 2007.) The Decision No. 3076/QĐ-UBND dated July 4, 2006, grants the Land Use Rights Certificate to WECCO (land lease with annual payment until January 1, 2034). The land use certificate number AB 180727, issued on July 3, 2006. Decision 8409/QĐ-UB dated December 26, 2005, to lease 1993.40m ² at Thanh Luong.
8	2	19B, Thanh Luong Ward, Hai Ba Trung District, Hanoi	1,993	30 years from 15/10/1993	The decision to issue the land use right certificate at 19 Thanh Luong (land leased until 15/10/2023). The Land Use Certificate No. AB 082953 issued by the People's Committee of Hanoi on December 26, 2005. The contract number 02-2006/HĐTĐTN dated January 19, 2006 (for a 30-year lease starting from October 15, 1993).
IV		Highway Engineering Consultant JSC (TEDI-HECO)			
9	1	Group 113, cluster 20, Vinh Tuy ward, Hai Ba Trung district, Hanoi	591.30	50 years (từ 15/10/1993)	Decision No. 6059/QĐ-UBND dated October 7, 2013, by the People's Committee on leasing for 50 years starting from October 15, 1993

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

					The land lease agreement No. 602/HĐTĐ dated December 10, 2013.
					The Certificate of Land Use Rights and Ownership of House and Property on Land BS 888177 issued on May 8, 2014.
V		Geotechnical and Inspection - Design Consultant Construction JSC (TEDI-GIC)			
10	1	No. 237 Luong The Vinh, Trung Van ward, Nam Tu Liem district, Hanoi	1,962	50 years (from 15/10/1993)	The decision 3651/QĐ-UBND dated July 4, 2016, grants GIC the lease of 1962m ² of land.
11	2	No. 13 Nguyen An Ninh, Tuong Mai ward, Hoang Mai district, Hanoi	511	20 years from (1/1/1996)	The land lease contract 21-245-2002/ĐC-NĐ-HĐTĐ dated October 31, 2002.
VI		Transport Engineering Consultant JSC No.2 (TECCO2)			
12	1	28 Vinh Ho, Dong Da district	470	x	Preparing the procedure to obtain the Certificate of Land Use Rights.
VII		Transport Engineering Design Consultant JSC No.4 (TEDCO4)			
13	1	No. 2 Le Ninh Street, Quan Bau Ward, Vinh City, Nghe An Province	2,297.30	40 years	Land Lease Contract No. 116/HĐ-TĐ dated September 12, 2007 (40-year lease from August 15, 2007, to August 15, 2047). Certificate of Land Use Rights No. 00169 issued by the Department of Natural Resources and Environment of Nghe An Province on September 20, 2007.
VIII		Transport Engineering Consultant JSC No.5 (TECCO5)			
14	1	No. 229 Truong Chinh, An Khe ward, Thanh Khe district, Da Nang	3,441	15 years	Decision No. 233/TC dated December 20, 1975, issued by the Central Central Region Transport Committee, and Decision No. 3914/QĐ-UBND dated May 22, 2012, issued by the People's Committee of Da Nang City; Appraisal Council Decision No. 424/HĐ-TĐ dated September 20, 2007; Contract Appendices dated June 20, 2012;

TRANSPORT ENGINEERING DESIGN INCORPORATED

Consolidated Financial Statements

For the period from 01/10/2025 to 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

					December 27, 2013; July 31, 2017 (15 years from July 31, 2017); and February 26, 2024.
15	2	No. 569 Nguyen Tat Thanh, Tuy Hoa City, Quy Nhon Province	1,520	15 years	Land lease contract No. 303/HĐ-TĐ dated 24/7/2002; Land lease contract annex No. 94/PK-HĐTĐ dated 22/9/2011; Contract appendix: 45/2017/PL-HĐTĐ dated 15/6/2017 (15 years from 15/6/2017); Land lease contract appendix No. 09/2022/PL-HĐTĐ dated 02/8/2022. Certificate of Land Use Rights for the property located on Nguyễn Tất Thành Street, Ward 9, Tuy Hòa City, Phú Yên Province (BA 352397 issued on June 4, 2010).
16	3	No. 67 Thai Thịnh, No. 8C, Alley 438, Sub-alley 224, Group 14, Tay Son Street, Thịnh Quang Ward, Dong Da District, Hanoi.	40	x	Contract for the Sale and Purchase of Land and the Handover Minutes No. 188/BBNT dated June 1, 2002

7.02 Comparative figures

The comparative figures on the Consolidated Statement were taken from the Financial Statements for the fiscal year ended 31 December 2024, which was audited by AASC Auditing Firm Company Limited.

Hanoi, January 29th, 2026



Vo Thu Thuy
Preparer



Tang Thi Thu Hien
Chief Accountant



Dao Ngoc Vinh
General Director