

Thai Nguyen, August 14, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information in the securities market, TDI Investment and Development Joint Stock Company hereby discloses Reviewed Semi-Annual Financial Statements for 2026 submitted to the Hanoi Stock Exchange as follows:

1. Company Name: TDI INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

- Stock Code: TDI
- Address: Thuan Phap Hamlet, Diem Thuy Commune, Thai Nguyen Province, Vietnam
- Telephone /Tel: 0208 656 7898
- Email: info@tdigroup.vn

Website: www.tdigroup.vn

2. Information Disclosure Content:

- Reviewed Semi-Annual Financial Statements for 2026

- ☒ Separate Financial Statements (Listed organization does not have subsidiaries and parent accounting unit with affiliated units);
- ☐ Consolidated Financial Statements (Listed organization has subsidiaries);
- ☐ Combined Financial Statements (Listed organization has affiliated accounting unit with an independent accounting system).

- Circumstances requiring justification of causes:

+ The auditing organization issued an opinion other than an unqualified opinion on the financial statements (for the Reviewed Semi-Annual Financial Statements for 2026):

☐ Yes ☐ No
Justification document in cases of marking Yes:

☐ Yes ☐ No

+ Profit after tax of the reporting period shows a discrepancy of 5% or more prior to and post auditing, or shifting from a loss to a profit or vice versa (for the Reviewed Semi-Annual Financial Statements for 2026):

☐ Yes ☐ No

Justification document in cases of marking Yes:

☐ Yes ☐ No

+ Profit after corporate income tax in the Income Statement for the reporting period fluctuates by 10% or more so compared to similar reporting period of the previous year:



☒ Yes

☐ No

Justification document in cases of marking Yes:

☒ Yes

☐ No

+ Profit after tax for the reporting period shows a loss, shifting from a profit in similar reporting period of the previous year to a loss in the current period, or vice versa:

☐ Yes

☐ No

Justification document in cases of marking Yes:

☐ Yes

☐ No

This information was published on the company's website on August 14, 2026, at the following link:

www.tdtgroup.vn/Quanhecodong/congbotrongtin/Baocatoaichinh

3. Report on transactions valued at 35% or more of total assets in 2026.

In cases where the listed organization has transactions, provide a full report on the following details:

• Transaction details:.....

• Proportion of transaction value/total asset of the company (%) (based on the most recent financial statements);.....

• Transaction completion date:.....

We hereby commit that the information published above is accurate and fully legally responsible for the content of the published information.

Attached documents:

- Reviewed Semi-Annual Financial Statements for 2026
- Justification document

Organization Representative

Legal Representative/
Authorized Person for Information Disclosure



Nguyễn Việt Thang

