TRUNGDO JOINT STOCK COMPANY

COMBINED FINANCIAL REPORT

QUARTER III, 2026

NGHỆ AN, OCTOBER 2026

Company: Trung Do Joint Stock Company
Address: 205 Le Duan Street, Truong Vinh Ward, Nghe An Province

Form No. B 01 – DN
(Issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance)

COMBINED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

ASSETS	Code	Ending balance	Opening balance
A. CURRENT ASSETS	**100**	**667.861.347.173**	**614.762.274.918**
I. Cash and cash equivalents	**111**	**4.784.846.586**	**4.749.207.541**
1. Cash	111	4.784.846.586	4.749.207.541
II. Short-term financial investments	**120**	**6.308.000.000**	**1.000.000.000**
1. Held-to-maturity investments	123	**6.308.000.000**	1.000.000.000
III. Short-term receivables	**130**	**105.575.542.278**	**127.502.233.210**
1. Trade receivables	131	88.974.010.673	130.744.514.115
2. Advances to suppliers	132	20.382.622.713	7.639.529.988
3. Other short-term receivables	135	18.374.117.057	9.457.263.023
4. Provision for doubtful debts (*)	136	(22.155.208.165)	(20.339.073.916)
IV. Inventories	**140**	**543.426.266.280**	**471.722.110.834**
1. Inventories	141	**546.032.270.727**	474.606.458.641
2. Provision for inventory (*)	142	(2.606.004.447)	(2.884.347.807)
V. Other current assets	**160**	**7.766.692.029**	**9.788.723.333**
1. Prepaid expenses	161	3.009.909.754	4.010.420.402
2. VAT to be refunded	162	3.181.383.747	1.923.270.632
3. Taxes and amounts receivable from state	163	1.575.398.528	3.855.032.299
B. NON-CURRENT ASSETS	**200**	**1.040.303.410.538**	**965.745.630.582**
I. Long-term receivables	**210**	**4.239.076.341**	**2.893.591.341**
2. Other long-term receivables	215	4.239.076.341	2.893.591.341
II. Fixed assets	**220**	**735.400.718.249**	**774.884.957.232**
1. Tangible fixed assets	221	721.330.969.060	771.542.364.639
- Original cost	222	1.473.709.663.749	1.475.680.633.963
- Accumulated depreciation (*)	223	(752.378.694.689)	(704.138.269.324)
2. Fixed assets under finance lease	224	14.069.749.189	3.342.592.593
- Original cost	225	14.509.564.007	3.518.518.519
- Accumulated depreciation (*)	226	(439.814.818)	(175.925.926)
3. Intangible fixed assets	227		
- Original 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**	**95.320.110.275**	**67.207.835.048**
- Original cost	241	126.261.816.095	94.769.181.249
- Accumulated depreciation (*)	242	(30.941.705.820)	(27.561.346.201)
IV. Construction in progress	**250**	**178.788.693.300**	**90.137.374.762**
1. Construction in progress	252	178.788.693.300	90.137.374.762

V. Long-term financial investment	**260**	**800.000.000**	**800.000.000**
1. Investment in subsidiaries	261	800.000.000	800.000.000
VI. Other non-current assets	**270**	**25.754.812.373**	**29.821.872.199**
1. Long-term prepaid expenses	271	25.754.812.373	29.821.872.199
TOTAL ASSETS (270 = 100 + 200)	**280**	**1.708.164.757.711**	**1.580.507.905.500**
C. LIABILITIES	**300**	**885.899.951.499**	**812.081.610.844**
I. Short-term liabilities	**310**	**583.543.566.057**	**473.809.981.156**
1. Short-term trade payables	311	96.061.942.301	64.800.401.994
2. Short-term advances from customers	312	8.342.135.012	8.434.935.210
3. Dividends and profits payable	313	17.563.317.632	23.677.969.132
4. Short-term statutory obligations	314	5.370.016.028	1.458.496.500
5. Payables to employees	315	9.662.035.380	9.155.536.747
6. Short-term accrued expenses	316	5.953.843.248	7.045.869.628
7. Short-term deferred revenue	319	7.073.172.172	5.561.221.291
8. Other short-term payables	320	38.114.851.933	45.056.844.835
9. Short-term borrowings and financial lease liabilities	321	392.996.503.377	306.177.956.845
10. Bonus and welfare fund	323	2.405.748.974	2.440.748.974
II. Long-term liabilities	**330**	**302.356.385.442**	**338.271.629.688**
1. Other long-term payables	338	2.676.610.093	3.065.650.093
2. Long-term borrowings and leases	339	290.376.704.979	325.902.909.225
3. Science and technology funds	344	9.303.070.370	9.303.070.370
D. EQUITY	**400**	**822.264.806.212**	**768.426.294.656**
1. Contributed capital	411	350.000.000.000	300.000.000.000
- Common shares with voting rights	411a	350.000.000.000	300.000.000.000
2. Share premium	412	70.022.599.221	70.108.165.888
3. Other capital	414	4.293.132.326	4.469.967.593
4. Development fund	418	235.822.094.322	235.822.094.322
5. Retained earnings	420	162.126.980.343	158.026.066.853
- Retained earnings (previous years)	420a	158.026.066.851	153.851.560.581
- Retained earnings (current year)	420b	4.100.913.492	4.174.506.272
TOTAL LIABILITIES AND EQUITY (440 =300 + 400)	**440**	**1.708.164.757.711**	**1.580.507.905.500**

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Prepared on October 28, 2026
Director
(Sighned, Sealed)

Company: Trung Do Joint Stock Company
Address: 205 Le Duan Street, Truong Vinh Ward, Nghe An Province

Form No. B 02 – DN
(Issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance)

COMBINED INCOME STATEMENT

Reporting period from July 1, 2026 to September 30, 2026

Currency: VND

ITEMS	Code	Quarter III		Year-to-date	
		Current year	Previous year	Current year	Previous year
1. Revenue from sales and services	01	140.984.189.615	92.020.626.089	408.216.496.827	311.871.632.897
2. Deductions from revenue	02	464.350.162	427.311.309	1.652.114.933	1.538.393.188
3. Net revenue (10 = 01 - 02)	**10**	**140.519.839.453**	**91.593.314.780**	**406.564.381.894**	**310.333.239.709**
4. Cost of goods sold	11	116.632.941.218	92.427.396.061	332.057.754.994	294.420.063.317
5. Gross profit (20 = 10 - 11)	**20**	**23.886.898.235**	**(834.081.281)**	**74.506.626.900**	**15.913.176.392**
6. Gains/losses from sales or disposals of investment properties	21				
7. Financial income	22	3.931.356	2.451.702	21.110.807	39.115.368
8. Financial expenses	23	14.354.445.771	10.815.502.030	39.686.217.720	31.521.823.113
Of which: Borrowing expense	*24*	14.354.445.771	10.755.830.848	39.602.184.387	31.416.979.127
8. Selling expenses	25	4.562.706.235	4.398.517.381	13.976.631.198	14.278.193.532
9. Administrative expenses	26	1.538.916.489	7.107.750.646	13.161.879.142	11.699.992.352
10. Net operating profit (30 = 20 + (22 - 23) - (25 + 26))	**30**	**3.434.761.096**	**(23.153.399.636)**	**7.703.009.647**	**(41.547.717.237)**
11. Other income	31	0	59.765.826	36.681.384	313.289.278
12. Other expenses	32	150.601.000	127.874.577	503.382.573	1.588.713.874
13. Other profit (40 = 31 - 32)	**40**	**(150.601.000)**	**(68.108.751)**	**(466.701.189)**	**(1.275.424.596)**
14. Total profit before tax (50 = 30 + 40)	**50**	**3.284.160.096**	**-23.221.508.387**	**7.236.308.458**	**(42.823.141.833)**
15. Corporate income tax - current	51	1.287.625.883	0	3.135.394.966	1.313.682.752
16. Corporate income tax - deferred	52				

17. Net profit after tax (60 = 50 - 51 - 52)	**60**	**1.996.534.213**	**(23.221.508.387)**	**4.100.913.492**	**(44.136.824.585)**
18. Basic earnings per share (*)	70				
19. Diluted earnings per share (*)	71				

Prepared on October 28, 2026

Director

(Sighned, Sealed)

Prepared by: Trung Do Joint Stock Company
Address: 205 Le Duan Street, Truong Vinh Ward, Nghe An Province

Form No.: B 03 – DN
(Issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance)

COMBINED CASH FLOW STATEMENT
(Using the direct method)
Reporting period from January 1, 2026 to September 30, 2026

Currency: VND

Items	Code	Year-to-date	
		Current period	Previous year
I. Cash flows from operating activities			
1. Cash received from sales, services, and revenue	01	440.093.075.895	320.799.730.870
2. Cash paid to suppliers for goods and services	02	(287.448.864.803)	(233.327.400.347)
3. Cash paid to employees	03	(47.089.313.493)	(37.419.629.120)
4. Interest paid	04	(40.252.309.708)	(30.712.105.924)
5. Corporate income tax paid	05	(1.473.851.853)	(8.079.122.920)
6. Other cash inflows from operating activities	06	2.975.782.943	1.238.486.116
7. Other cash outflows for operating activities	07	(44.933.136.284)	(11.716.092.764)
Net cash flows from operating activities	**20**	**21.871.382.697**	**783.865.911**
II. Cash Flows from Investing Activities			
1. Cash paid for purchases, construction of fixed assets and long-term assets	21	(116.017.142.897)	(19.035.321.000)
2. Proceeds from disposal of fixed assets and other long-term assets	22		231.481.481
3. Cash paid for lending, purchasing debt instruments of other entities	23	(5.308.000.000)	
4. Proceeds from loan recovery, resale of debt instruments of other entities	24		80.000.000
5.Cash outflows for capital contribution to other entities	25		
6. Proceeds from interest on loans, dividends, and profits shared	27	21.109.163	7.306.361
Net cash flows from investing activities	**30**	(121.304.033.734)	(18.716.533.158)
III. Cash Flows from Financing Activities			
Proceeds from issuance of shares, capital contributions from owners	31	50.000.000.000	
Payments for capital withdrawal by owners, repurchase of issued shares	32		
Proceeds from borrowings	33	491.093.453.715	335.891.247.426
Repayment of borrowings	34	(432.198.725.689)	(322.167.150.512)
Repayment of principal under finance leases	35	(3.311.786.444)	(280.448.000)
Dividends and profits paid to owners	36	(6.114.651.500)	(1.847.085.605)
Net cash flows from financing activities	**40**	**99.468.290.082**	**11.596.563.309**
Net cash flows for the period (50 = 20 + 30 + 40)	**50**	**35.639.045**	**(6.336.103.938)**
Cash and cash equivalents at the beginning of the period	**60**	**4.749.207.541**	**9.890.781.731**
Cash and cash equivalents at the end of the period (70 = 50 + 60)	**70**	**4.784.846.586**	**3.554.677.793**

Prepared on October 28, 2026
Director
(Sighned, Sealed)

I. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS AND CHANGES IN ACCOUNTING POLICIES

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. 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	68.734.813.967	(23.677.969.132)	45.056.844.835	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, ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET

1, Cash

Description	As of 30/09/2026	As of 01/01/2026
Cash on hand	1.513.043.257	1.985.929.768
Bank deposits	3.271.803.329	2.763.277.773
Total	**4.784.846.586**	**4.749.207.541**

2, Financial Investments

Short-term

Investment Type	As of 30/09/2026	As of 01/01/2026
Time deposits at Ngoai Thuong Commercial Bank	1,000,000,000	1,000,000,000
Time deposit at Orient Commercial Joint Stock Bank (OCB)	5.308.000.000	
Total	**6.308.000.000**	**1,000,000,000**

3, Other Receivables

Description	As of 30/09/2026	As of 01/01/2026
Short-term advances	10.638.262.808	3.243.818.728
- Of which: Related parties	*51.278.000*	*253.278.000*
Others	7.735.854.249	6.213.444.295
Total	**18.374.117.057**	**9.457.263.023**

4, Inventories

Description	As of 30/09/2026	As of 01/01/2026
Raw materials and supplies	106.381.013.521	72.410.204.978
Tools and instruments	1.423.441.839	1.368.067.180
Work in progress	101.775.813.404	82.103.981.918
Finished goods	334.863.357.027	317.452.387.468
Merchandise	1.588.644.936	1.271.817.097
Provision	-2.606.004.447	-2.884.347.807
Total	**543.426.266.280**	**471.722.110.834**

5, Investment Properties

The investment properties refer to the value of infrastructure in the real estate projects owned by the company,

Description	Infrastructure Value	Total
Cost		
As of 01/01/2026	94.769.181.249	94.769.181.249
As of 30/09/2026	126.261.816.095	126.261.816.095
Accumulated Depreciation Value		
As of 01/01/2026	27.561.346.201	27.561.346.201
As of 30/09/2026	30.941.705.820	30.941.705.820
Remaining Value		
As of 01/01/2026	67.207.835.048	67.207.835.048
As of 30/09/2026	95.320.110.275	95.320.110.275

6, Tangible Fixed Assets

Asset Category	Buildings and Structures	Machinery and Equipment	Vehicles	Office Equipment	Total
Cost					
As of 01/01/2026	277.913.070.075	1.096.373.769.583	100.004.829.889	1.388.964.416	1.475.680.633.963
Downward adjustment	39.856.062				
Buy during the period		1.459.122.963			1.459.122.963
Liquidation, sale		2.662.980.206	727.256.909		3.390.237.115
As of 30/09/2026	**277.873.214.013**	**1.095.169.912.340**	**99.277.572.980**	**1.388.964.416**	**1.473.709.663.749**
Accumulated Depreciation					
As of 01/01/2026	121.657.169.138	496.167.829.211	84.939.707.552	1.373.563.423	704.138.269.324
Depreciation for the year	10.458.471.350	37.848.233.583	3.319.914.838	4.042.709	51.630.662.480
Liquidation, sale		2.662.980.206	727.256.909		3.390.237.115
As of 30/09/2026	**132.115.640.488**	**531.353.082.588**	**87.532.365.481**	**1.377.606.132**	**752.378.694.689**
Net Book Value					
As of 01/01/2026	156.255.900.937	600.205.940.372	15.065.122.337	15.400.993	771.542.364.639
As of 30/09/2026	**145.757.573.525**	**563.816.829.752**	**11.745.207.499**	**11.358.284**	**721.330.969.060**

7, Intangible Fixed Assets

Currency: VND

Description	VND	VND
Cost		
As of 01/01/2026	1,000,000,000	1,000,000,000
As of 30/09/2026	1,000,000,000	1,000,000,000
Accumulated Depreciation		
As of 01/01/2026	1,000,000,000	1,000,000,000
Depreciation for the year	0	0
As of 30/09/2026	1,000,000,000	1,000,000,000
Net Book Value		
As of 01/01/2026	0	0
As of 30/09/2026	0	0

8, Other Short-term Payables

Description	30/09/2026	01/01/2026
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
Overpayments	74,000,000	74,000,000
Payables to other entities and persons	**27.962.124.516**	**34.904.117.418**
Trade union funds	4.302.559.523	3.832.943.587
Maintenance funds for CT21-Trungdo Tower	4.194.968.380	4.194.968.380
Social insurance	710.849.331	449.355.087
Payables to Taseco for project N03-T6	13.580.326.402	22.838.298.566
Other payables	5.173.420.880	3.588.551.798
Total	**38.114.851.933**	**45.056.844.835**

9, Short-term Loans and Debts

Description	30/09/2026	01/01/2026
Vietcombank Nghe An Branch	82.968.614.056	76.332.079.463

VietinBank Vinh Branch	105.737.801.748	89.575.350.590
Military Bank Nghe An Branch	49.981.558.658	24.968.720.104
Loans from individuals and other organizations	87.648.322.800	67.938.322.800
Of which: Short-term loans from related parties	**62.780.000.000**	**59.908.000.000**
- Ms, Nguyen Hoang Phuong Nga (Board Member)	16.000.000.000	12.125.000.000
- Ms, Nguyen Thi My Canh (Major Shareholder)	40.130.000.000	38.083.000.000
- Mr, Nguyen Hong Hai (Relative)	650.000.000	9.700.000.000
Ms. Nguyen Ngoc Anh (Member of the Supervisory Board)	2.000.000.000	
Mr. Nguyen Thanh Hung (Relative)	4.000.000.000	
Current portion of long-term loans	61.106.325.219	46.308.467.888
Long-term lease payments due for repayment	5.553.880.896	1.055.016.000
Total	**392.996.503.377**	**306.177.956.845**

10, Long-term Loans and finance lease liabilities

Description	30/09/2026	01/01/2026
VietinBank Vinh Branch - VND	272.300.481.487	318.146.379.504
Vietcombank Nghe An Branch - VND	3.530.005.100	5.294.871.100
Finance lease liabilities	14.546.218.392	2.461.658.621
Total	**290.376.704.979**	**325.902.909.225**

III, ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF BUSINESS RESULTS

1, Revenue from sales and services (including internal revenue)

Description	QIII This Year	QIII Last Year
Revenue from sales of goods and finished products	151.350.415.430	102.825.418.111
Revenue from service provision	6.114.314.530	6.746.151.260
Revenue from real estate business	0	0
Other revenue	1.337.161.255	564.882.521
Total	**158.801.891.215**	**110.136.451.892**

2, Revenue from sales and services (excluding internal revenue)

Description	QIII This Year	QIII Last Year
Revenue from sales of goods and finished products	138.056.778.232	88.635.917.900

Revenue from service provision	2.815.684.297	3.245.328.266
Revenue from real estate business	0	0
Other revenue	111.727.085	139.379.923
Total	**140.984.189.614**	**92.020.626.089**

3, Revenue Deductions

Description	QIII This Year	QIII Last Year
Trade discounts	20.469.117	10.833.538
Sales allowances	93.908.991	88.277.782
Sales returns	349.972.054	328.199.989
Total	**464.350.162**	**427.311.309**

4, Cost of Goods Sold

Description	Quarter III This Year	Quarter III Last Year
Cost of goods and finished products sold	113.451.363.571	89.504.791.154
Cost of services provided	3.180.753.626	2.581.271.985
Cost of real estate business	0	0
Other costs	824.021	341.332.922
Total	**116.632.941.217**	**92.427.396.061**

5, Revenue from Financial Activities

Description	Quarter III This Year	Quarter III Last Year
Interest income	3.931.356	2.451.702
Total	**3.931.356**	**2.451.702**

6, Financial Expenses

Description	Quarter III This Year	Quarter III Last Year
Loan interest expenses	13.947.020.569	10.755.830.848
Finance lease expense	407.425.202	59.671.182
Total	**14.354.445.771**	**10.815.502.030**

7, Selling Expenses

Description	Quarter III This Year	Quarter III Last Year
Cost of materials and supplies	188.975.108	0

Employee expenses	767.493.321	830.702.309
Tool expenses	10.293.463	0
Depreciation expenses	284.640.930	202.960.135
Outsourced service expenses	1.602.665.366	1.519.864.742
Other cash expenses	1.708.638.047	1.844.990.195
Total	**4.562.706.235**	**4.398.517.381**

8, Administrative Expenses

Description	Quarter III This Year	Quarter III Last Year
Employee expenses	782.311.474	2.931.005.976
Depreciation expenses	88.864.260	87.110.874
Taxes, fees, and charges	38.467.203	3.326.634.996
Outsourced service expenses	193.048.602	211.154.750
Other cash expenses	436.224.950	551.844.050
Total	**1.538.916.489**	**7.107.750.646**

IV, RELATED PARTIES INFORMATION

Related parties of the Company include: key management personnel, individuals related to key management personnel, and other related parties,

A, Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel include: Members of the Board of Directors and the Executive Board (Management Team), Individuals related to key management personnel are immediate family members of key management personnel,

The list of key management personnel and their related individuals is as follows:

No,	Name	Relationship
1	Mr, Nguyen Hong Son	Chairman of the Board of Directors (BOD)
2	Mr, Nguyen Duy Hien	Member of the BOD
3	Mr, Doan Quang Le	Member of the BOD
4	Mr, Tran Van Hoan	Member of the BOD (Removed from office effective June 29, 2026)
5	Ms, Nguyen Hoang Phuong Nga	Member of the BOD
6	Mr, Phan Dang Dung	Member of the BOD (Appointed effective June 29, 2026)
7	Mr, Nguyen Nam Khanh	Chief Accountant
8	Mr, Tran Quoc Hung	Head of the Supervisory Board (Appointed effective June 29, 2026)
9	Ms, Nguyen Ngoc Anh	Member of the Supervisory Board (Appointed effective June 29, 2026)

10	Mr, Tran Dinh Quang	Member of the Supervisory Board (Appointed effective June 29, 2026)
11	Ms, Nguyen Thi My Canh	Major Shareholder, wife of Mr, Nguyen Hong Son
12	Mr, Nguyen Hong Hai	Younger brother of Mr, Nguyen Hong Son
13	Ms, Nguyen Thi Minh	Member of the Supervisory Board (Removed from office effective June 29, 2026)

Transactions during the reporting period between the Company and key management personnel as well as their related individuals are as follows:

Name	Quarter III/2026
Ms, Nguyen Thi My Canh	
- Loan granted to the company	9.500.000.000
- Loan principal repayment	6.245.000.000
Ms, Nguyen Hoang Phuong Nga	
- Loan principal repayment	375.000.000

As of 30/09/2026, the Company's outstanding balances with key management personnel and their related individuals are disclosed in Notes II,3 and II,9,

Income of key management personnel in Quarter III/ 2026 is as follows:

Type of Income	Amount
Salary and bonus income	314.803.277 VND
Allowance income	210.000.000 VND

B, Transactions with other related parties

Other related parties of the Company include:

Related Party	Relationship
Hanoi Construction Corporation - JSC	Major Shareholder
Trung Do Trading Joint Stock Company	Subsidiary

As of 30/09/2026, the Company's outstanding balances with other related parties are disclosed in Note II,8,

Prepared on October 28, 2026

DIRECTOR

(Signed, Sealed)