CÔNG TY CỔ PHẦN ĐẦU TƯ IDJ VIỆT NAM
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IDJ Viet Nam Investment Joint Stock Company
No: 172 /2026-IDJ

THE SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Ha Noi, October 30, 2026

To: The State Securities Commission of Viet Nam
Ha Noi Stock Exchange

1. **Name of organization:** IDJ Viet Nam Investment Joint Stock Company
2. **Stock code:** IDJ
3. **Address:** 3rd Floor, Grand Plaza Shopping mall, 117 Tran Duy Hung, Yen Hoa, Ha Noi
4. **Telephone:** 024.35558999 Fax: 024.35558990
5. **Authorized person to disclose information:** Nguyen Manh Cuong
6. **Content of information disclosure:**

6.1. Consolidated financial statements for the quarter 3/2026 ending on September 30, 2026 of IDJ Vietnam Investment Joint Stock Company prepared on October 30, 2026, include: consolidated statement of financial position, consolidated income statement, consolidated cash flow statement, notes to the consolidated financial statements.

6.2. Explanation of Consolidated Business Performance Report for Q3/2026 changed more than 10% compared to the same period:

- Consolidated net profit after corporate income tax for Q3 2026 decreased by more than 10% compared to the corresponding period last year. The decline in Q3 2026 was primarily attributable to adverse conditions in the real estate market, which negatively impacted sales activities and related expenses. These were the main factors leading to the decrease in consolidated net profit after corporate income tax for Q3 2026 compared to the same period last year.

7. **Website address posting full financial reports:** http://idjf.vn

We hereby commit that the information published above is true and we are fully responsible before the law for the content of the published information.

Recipients:
- As above
- Archived: BOD office

ORRGANIZATION REPRESENTATIVE
PARTY AUTHORIZED TO DISCLOSE INFORMATION

M.S.D.N: 0102186593 C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ IDJ VIỆT NAM Q. CẦU GIẤY - T.P HÀ NỘI

TỔNG GIÁM ĐỐC
Nguyễn Mạnh Cường