CÔNG TY CỔ PHẦN ĐẦU TƯ IDJ VIỆT NAM
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IDJ Viet Nam Investment Joint Stock Company
No: 171 /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. The financial report for the quarter 3/2026 ending on September 30, 2026 of IDJ Vietnam Investment Joint Stock Company was prepared on October 30, 2026, including: Statement of financial position, income statement, cash flow statement, and notes to the financial statements.

6.2. Explanation of the Q3/2026 Business Performance Report showing a change of more than 10%, with profit shifting from a gain to a loss compared to the same period:

- Net profit after corporate income tax for Q3 2026 decreased by more than 10% compared to the same period last year. The decline was mainly attributable to adverse conditions in the real estate market during Q3 2026, which negatively affected sales activities and related expenses. These factors were the primary causes of the decrease in net profit after corporate income tax for Q3 2026 compared to the corresponding period.
- The after-tax profit for Q3 2026 shifted from a profit to a loss compared to the same period last year. This was due to the negative impacts on the real estate market in Q3 2026, resulting in a significant decrease in the company's sales revenue. This is the main reason for the shift in after-tax profit for Q3 2026 from a profit to a loss compared to the same period.

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

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CÔNG TY CỔ PHẦN ĐẦU TƯ IDJ VIỆT NAM
Q. CẦU GIẤY - T.P HÀ NỘI

TỔNG GIÁM ĐỐC
Nguyễn Mạnh Cường