

IDJ Viet Nam Investment
Joint Stock Company

No: 59 /2026-IDJ

THE SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Ha Noi, April 29, 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 1/2026 ending on March 31, 2026 of IDJ Vietnam Investment Joint Stock Company prepared on April 29, 2026, include: consolidated statement of financial position, consolidated income statement, consolidated cash flow statement, notes to the consolidated financial statements.
 - 6.2. Explanation of the consolidated business performance report for Q1/2025 showing a change of more than 10%, with profit shifting from a profit to a loss compared to the same period:
 - Consolidated net profit after corporate income tax for Q1 2026 decreased by more than 10% compared to the corresponding period last year. The decline in Q1 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 Q1 2026 compared to the same period last year.
 - Consolidated after-tax profit for Q1 2026 shifted from profit to loss compared to the same period last year. This was due to the negative impacts on the real estate market in Q1 2026, resulting in a significant decrease in sales revenue, accompanied by a decline in the cost of goods sold and related expenses. This is the main reason for the shift in consolidated after-tax profit for Q1 2026 from profit to 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

ORGANIZATION REPRESENTATIVE
PARTY AUTHORIZED TO DISCLOSE
INFORMATION



TỔNG GIÁM ĐỐC
Nguyễn Mạnh Cường