

**TỔNG CÔNG TY TƯ VẤN THIẾT KẾ  
GIAO THÔNG VẬN TẢI - CTCP**

**TRANSPORT ENGINEERING  
DESIGN INCORPORATED**

Số: 398 /TEDI-CBTT

No.: 398 /TEDI-CBTT

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc**

**THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

Hà Nội, ngày 30 tháng 01 năm 2026

Ha Noi, day 30 month 01 year 2026

**CÔNG BỐ THÔNG TIN/INFORMATION DISCLOSURE**

**V/v: Báo cáo tài chính Quý IV năm 2025 (Báo cáo tài chính riêng)**

**Sub: Financial Report for the Fourth Quarter of 2025 (Separated Financial Report)**

Kính gửi / To: - Ủy ban Chứng khoán Nhà nước / *The State Securities Commission*;  
- Sở Giao dịch chứng khoán Hà Nội / *Hanoi Stock Exchange*;  
- TCT TVTK GTVT-CTCP / *Transport Engineering Design Incorporated*.

- Tên giao dịch/*Trading name*: Tổng công ty Tư vấn thiết kế Giao thông vận tải-CTCP / *Transport Engineering Design Incorporated*;
- Mã chứng khoán/*Securities code*: TED;
- Địa chỉ trụ sở chính/*Address of headoffice*: 278 Tôn Đức Thắng, Ô Chợ Dừa, Hà Nội/ 278 Ton Duc Thang, O Cho Dua, Hanoi;
- Điện thoại/*Tel*: (84-24).38514431. Fax: (84-24).38514980. Email: tedi.ctdc@gmail.com.
- Website: www.tedi.vn;
- Người được ủy quyền công bố thông tin/*Persons authorized to disclose information*: Ông Nguyễn Công Tâm/Mr. Nguyen Cong Tam;
- Chức vụ tại công ty/*Position in the company*: Trưởng phòng Tổ chức cán bộ - Lao động/*Manager of Human Resource Department*;
- Loại thông tin công bố/*Type of Information*:  
☐ 24h; ☐ 72h; ☐ Yêu cầu/*Request*; ☐ Bất thường/*Abnormal*; ☒ Định kỳ/*Periodic*

**Nội dung công bố thông tin / Contents of information disclosure:**

- Báo cáo tài chính Quý IV năm 2025 (Báo cáo tài chính riêng) / *Financial Report for the Fourth Quarter of 2025 (Separated Financial Report)*

(Chi tiết đính kèm / *Details Attached*)

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thực và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby commit that the information disclosed above is true and take full responsibility to the law for the content of the disclosed information./.*

**Nơi nhận/Recipients:**

- Như trên/As above;
- Lưu/Archived: VT, Tổ CBTT./.



Người ký: TỔNG CÔNG TY TƯ  
VẤN THIẾT KẾ GIAO THÔNG  
VẬN TẢI- CTCP  
Email: 0888333506s@gmail.com  
Ký ngày: 30/01/2026 14:35:58

**NGƯỜI ĐƯỢC ỦY QUYỀN CBTT**

**PERSONS AUTHORIZED  
TO DISCLOSE INFORMATION**



Nguyễn Công Tâm

No: 400 /TEDI-CBTT

*Ha Noi, January 30<sup>th</sup>, 2026*

**PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

To: Hanoi Stock Exchange.

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, by the Ministry of Finance, guiding the disclosure of information on the securities market, Transport Engineering Design Incorporated has disclosed the financial statements (FSC) for the the fourth quarter of 2025 with the Hanoi Stock Exchange as follows:

1. Organization Name: Transport Engineering Design Incorporated

- Stock Code: TED;
- Contact Address: No. 278 Ton Duc Thang, O Cho Dua ward, Hanoi City;
- Phone: (+84.24) 38514431; Fax: (+84.24) 38514980;
- Email: hoidongquantri@gmail.com; Website: tedi.vn

2. Information disclosure content:

- The Financial Statements for the fourth quarter of 2025

☐ Separate Financial Statements (The listed organization has no subsidiaries and the higher-level accounting entity has subordinate units)

☐ Consolidated Financial Statements (The listed organization has subsidiaries)

☒ Separate Financial Statements (The listed organization has subsidiaries)

☐ Consolidated financial statements (listed organization with a subsidiary accounting unit under its own accounting structure).

- The cases that require an explanation of the reasons:

- + The audit organization expresses a non-unqualified opinion on the financial statements (the financial statements of 2025 have been audited).

☐ Yes

☒ No

Clarification document in case of selecting yes:

☐ Yes

☐ No

- + The after-tax profit in the reporting period has a discrepancy of 5% or more before and after the audit, changing from a loss to a profit or vice versa (the financial statements of 2025 have been audited).

☐ Yes

☐ No

Clarification document in case of selecting yes:

☐

Yes

☐

No

- + The net profit after corporate income tax in the income statement for the reporting period has changed by 10% or more compared to the same period of the previous year.

☒

Yes

☐

No

Clarification document in case of selecting yes:

☒

Yes

☐

No

- + Do the after-tax profit in the reporting period incur a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa?

☐

Yes

☒

No

Clarification document in case of selecting yes:

☐

Yes

☐

No

This information was published on the Company's website on January 30<sup>th</sup>, 2026 at the following link: <https://tedi.vn/quan-he-co-dong/cong-bo-thong-tin/>.

We hereby commit that the information published above is true and accurate, and we take full responsibility before the law for the content of the information published.

**Recipient:**

- As above;
- Stored at the information disclosure team.

**Attached documents:**

- Financial statements;
- Clarification document.

**ORGANIZATION REPRESENTATIVE**



Dao Ngoc Vinh  
General director

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

**-/-**



**4TH QUARTER OF 2025**  
**SEPARATE FINANCIAL STATEMENTS**  
**(For the period from October 01st, 2025 to December 31st, 2025)**

**HA NOI, JANUARY, 2026**

# Transport Engineering Design Inc

Address: 278 Ton Duc Thang, O Cho Dua ward, Ha Noi  
City

## SEPARATE STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Unit: VND

|            | ASSETS                                   | Note        | 31/12/2025             | 01/01/2025             |
|------------|------------------------------------------|-------------|------------------------|------------------------|
| <b>A</b>   | <b>CURRENT ASSETS</b>                    | <b>100</b>  | <b>788,777,009,818</b> | <b>561,483,921,655</b> |
| <b>I-</b>  | <b>Cash and cash equivalents</b>         | <b>110</b>  | <b>102,041,294,580</b> | <b>68,341,386,891</b>  |
| 1          | Cash                                     | 111         | 65,811,904,448         | 53,141,386,891         |
| 2          | Cash equivalents                         | 112         | 36,229,390,132         | 15,200,000,000         |
| <b>II</b>  | <b>Short-term investment</b>             | <b>120</b>  | <b>105,142,523,416</b> | <b>31,833,692,631</b>  |
| 1          | Short-term held to maturity              | 123         | 105,142,523,416        | 31,833,692,631         |
| <b>III</b> | <b>Short-term receivables</b>            | <b>130</b>  | <b>402,248,427,222</b> | <b>268,036,323,798</b> |
| 1          | Short-term trade receivables             | 131         | 315,603,680,363        | 213,011,408,153        |
| 2          | Short-term advances to suppliers         | 132         | 74,335,358,098         | 50,117,864,009         |
| 3          | Other short-term receivables             | 136         | 52,569,072,951         | 35,903,582,416         |
| 4          | Provisions for short-term bad debts      | 137         | (40,259,684,190)       | (30,996,530,780)       |
| <b>IV</b>  | <b>Inventories</b>                       | <b>140</b>  | <b>178,530,563,281</b> | <b>191,533,597,495</b> |
| 1          | Inventories                              | 141         | 178,530,563,281        | 191,533,597,495        |
| <b>V</b>   | <b>Other current assets</b>              | <b>150</b>  | <b>814,201,319</b>     | <b>1,738,920,840</b>   |
| 1          | Short-term prepaid expenses              | 151         | 814,201,319            | 790,175,718            |
| 3          | Tax and other receivables from the State | 153         | -                      | 948,745,122            |
| <b>B</b>   | <b>NON-CURRENT ASSETS</b>                | <b>200</b>  | <b>128,136,494,962</b> | <b>126,896,278,357</b> |
| <b>II</b>  | <b>Fixed assets</b>                      | <b>220</b>  | <b>61,157,044,157</b>  | <b>62,609,367,064</b>  |
| 1          | Tangible fixed assets                    | 221         | 59,870,574,819         | 60,787,714,333         |
|            | - Cost                                   | 222         | 165,740,552,069        | 163,384,531,711        |
|            | - Accumulated depreciation               | 223         | (105,869,977,250)      | (102,596,817,378)      |
| 2          | Intangible fixed assets                  | 227         | 1,286,469,338          | 1,821,652,731          |
|            | - Cost                                   | 228         | 8,862,828,627          | 8,862,828,627          |
|            | - Accumulated amortisation               | 229         | (7,576,359,289)        | (7,041,175,896)        |
| <b>V</b>   | <b>Long-term investments</b>             | <b>250</b>  | <b>59,990,383,387</b>  | <b>54,328,968,387</b>  |
| 1          | Investments in subsidiaries              | 251         | 59,990,383,387         | 54,328,968,387         |
| <b>VI</b>  | <b>Other non-current assets</b>          | <b>260</b>  | <b>6,989,067,418</b>   | <b>9,957,942,906</b>   |
| 1          | Long-term prepaid expenses               | 261         | 6,989,067,418          | 9,957,942,906          |
|            | <b>TOTAL ASSETS</b>                      | <b>270</b>  | <b>916,913,504,780</b> | <b>688,380,200,012</b> |
|            | <b>RESOURCES</b>                         | <b>Note</b> | <b>31/12/2025</b>      | <b>01/01/2025</b>      |

|           |                                                       |             |                        |                        |
|-----------|-------------------------------------------------------|-------------|------------------------|------------------------|
| <b>C</b>  | <b>LIABILITIES</b>                                    | <b>300</b>  | <b>667,379,887,724</b> | <b>474,701,867,355</b> |
| <b>I</b>  | <b>Current liabilities</b>                            | <b>310</b>  | <b>666,279,636,724</b> | <b>473,737,374,355</b> |
| 1         | Short-term trade payables                             | 311         | 44,672,757,157         | 38,126,712,371         |
| 2         | Short-term advances from customers                    | 312         | 338,107,497,468        | 251,666,256,729        |
| 3         | Tax payables and statutory obligations                | 313         | 18,757,559,754         | 7,610,925,547          |
| 4         | Payables to employees                                 | 314         | 91,734,802,785         | 52,104,737,840         |
| 5         | Short-term accrued expenses                           | 315         | 60,952,998,679         | 71,909,073,096         |
| 6         | Other short-term payables                             | 319         | 76,311,647,690         | 44,793,630,623         |
| 7         | Short-term loans and liabilities                      | 320         | 21,907,926             | 91,468,086             |
| 8         | Bonus and welfare funds                               | 322         | 9,459,286,722          | 7,397,254,722          |
| <b>II</b> | <b>Long-term liabilities</b>                          | <b>330</b>  | <b>1,100,251,000</b>   | <b>964,493,000</b>     |
| 1         | Other long-term payables                              | 337         | 1,100,251,000          | 964,493,000            |
| <b>D</b>  | <b>Owners' equity</b>                                 | <b>400</b>  | <b>249,533,617,056</b> | <b>213,678,332,657</b> |
| <b>I</b>  | <b>Owners' equity</b>                                 | <b>410</b>  | <b>249,533,617,056</b> | <b>213,678,332,657</b> |
| 1         | Contributed charter capital                           | 411         | 125,000,000,000        | 125,000,000,000        |
| 2         | Share premium                                         | 412         | 815,232,000            | 815,232,000            |
| 3         | Retained earnings                                     | 421         | 123,718,385,056        | 87,863,100,657         |
|           | <i>Retained earnings accumulated to previous year</i> | <i>421a</i> | 52,507,100,657         | 30,981,422,813         |
|           | <i>- Undistributed profit of this year</i>            | <i>421b</i> | 71,211,284,399         | 56,881,677,844         |
|           | <b>TOTAL RESOURCES</b>                                | <b>440</b>  | <b>916,913,504,780</b> | <b>688,380,200,012</b> |

Hanoi, 29th January, 2026



**Vo Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



**Dao Ngoc Vinh**  
General Director

**Transport Engineering Design Inc**

Address: 278 Ton Duc Thang, O Cho Dua ward, Ha Noi City

**SEPARATE STATEMENT OF INCOME***For the period from 01/01/2025 to 31/12/2025*

Unit: VND

| Cod<br>e | ITEMS                                | Note | 01/07/2025-<br>30/09/2025 | 01/07/2024-<br>30/09/2024 | 01/01/2025-<br>30/09/2025 | 01/01/2024-<br>30/09/2024 |
|----------|--------------------------------------|------|---------------------------|---------------------------|---------------------------|---------------------------|
| 1        | Gross revenue from services rendered | 01   | 307,483,887,172           | 213,791,563,964           | 865,378,030,906           | 655,688,445,368           |
| 2        | Less deductions                      | 02   | 123,684,259               | 772,513,266               | 1,817,930,712             | 1,184,484,919             |
| 3        | Net revenue from services rendered   | 10   | 307,360,202,913           | 213,019,050,698           | 863,560,100,194           | 654,503,960,449           |
| 4        | Cost of services rendered            | 11   | 226,750,096,743           | 160,241,513,874           | 647,265,268,543           | 497,269,378,775           |
| 5        | Gross profit from services rendered  | 20   | 80,610,106,170            | 52,777,536,824            | 216,294,831,651           | 157,234,581,674           |
| 6        | Financial income                     | 21   | 4,849,574,661             | 891,974,041               | 24,555,560,848            | 23,995,074,935            |
| 7        | Financial expenses                   | 22   | 1,359,440,177             | 54,448,246                | 1,403,380,509             | 184,592,488               |
|          | <i>In which: Interest expense</i>    | 23   | -                         | 15,882,703                | 21,438,210                | 15,882,703                |
| 8        | General administrative expenses      | 26   | 53,531,789,365            | 38,283,810,085            | 154,320,872,655           | 114,954,868,950           |
| 9        | Operating profit                     | 30   | 30,568,451,289            | 15,331,252,534            | 85,126,139,335            | 66,090,195,171            |
| 10       | Other incomes                        | 31   | 29,472,198                | -                         | 229,043,619               | 314,636,700               |
| 11       | Other expenses                       | 32   | 11,009,344                | 230,000,802               | 176,036,334               | 359,812,359               |
| 12       | Other profit                         | 40   | 18,462,854                | (230,000,802)             | 53,007,285                | (45,175,659)              |
| 13       | Accounting profit before tax         | 50   | 30,586,914,143            | 15,101,251,732            | 85,179,146,620            | 66,045,019,512            |
| 14       | Corporate income tax - current       | 51   | 6,200,582,687             | 3,051,254,878             | 13,967,862,221            | 9,163,341,668             |
| 15       | Corporate income tax - deferred      | 52   | -                         | -                         | -                         | -                         |
| 16       | Net profit after tax                 | 60   | 24,386,331,456            | 12,049,996,854            | 71,211,284,399            | 56,881,677,844            |

Hanoi, 29th January, 2025

Vo Thu Thuy  
PreparerTang Thi Thu Hien  
Chief AccountantĐào Ngọc Vinh  
General Director

**Transport Engineering Design Inc**

Address: 278 Ton Duc Thang, Dong Da District, Ha  
Noi City

**SEPARATE STATEMENT OF CASH FLOWS**

*For the period from 01/01/2025 to 31/12/2025*

Unit: VND

| Cod        | ITEMS                                                                         | Note | 01/01/2025-31/12/2025   | 01/01/2024-             |
|------------|-------------------------------------------------------------------------------|------|-------------------------|-------------------------|
| <b>I</b>   | <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                                   |      |                         |                         |
| 1          | Proceeds from sales of goods and rendering of services and other revenues     | 01   | 938,200,781,166         | 714,051,250,018         |
| 2          | Cash paid to suppliers                                                        | 02   | (271,501,894,523)       | (255,197,655,364)       |
| 3          | Cash paid to employees                                                        | 03   | (244,586,770,352)       | (205,437,499,176)       |
| 4          | Interests paid                                                                | 04   | (21,438,210)            | (15,882,703)            |
| 5          | Corporate income tax paid                                                     | 05   | (6,825,014,611)         | (12,069,055,087)        |
| 6          | Other receipts from operating activities                                      | 06   | 1,407,012,928           | 1,443,026,488           |
| 7          | Other payments on operating activities                                        | 07   | (297,002,595,694)       | (217,706,411,782)       |
|            | <b>Net cash flow from operating activities</b>                                | 20   | <b>119,670,080,704</b>  | <b>25,067,772,394</b>   |
| <b>II</b>  | <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                                   |      |                         |                         |
| 1          | Purchase or construction of fixed assets and other long-term assets           | 21   | (6,315,139,630)         | (11,225,738,516)        |
| 2          | Proceeds from disposal or transfer of fixed assets and other long-term assets | 22   | 195,454,545             | 334,000,000             |
| 3          | Payments to provide loans, to acquire debt instruments of other units         | 23   | (103,000,000,000)       | (20,000,000,000)        |
| 4          | Collection of loans and resale of debt instrument of other entities           | 24   | 30,000,000,000          | 14,997,910,000          |
| 5          | Equity investments in other entities                                          | 25   | (5,661,415,000)         | -                       |
| 6          | Interest and dividend received                                                | 27   | 23,450,175,619          | 23,159,635,335          |
|            | <b>Net cash flow from investing activities</b>                                | 30   | <b>(61,330,924,466)</b> | <b>7,265,806,819</b>    |
| <b>III</b> | <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                                   |      |                         |                         |
| 1          | Proceeds from borrowings                                                      | 33   | 5,492,162,574           | 10,829,178,287          |
| 2          | Repayment of principal                                                        | 34   | (5,551,079,100)         | (10,818,854,825)        |
| 3          | Dividends and profits paid to owners                                          | 36   | (24,959,400,000)        | (31,206,250,000)        |
|            | <b>Net cash flow from financing activities</b>                                | 40   | <b>(25,018,316,526)</b> | <b>(31,195,926,538)</b> |
|            | <b>Net cash flows in the year</b>                                             | 50   | <b>33,320,839,712</b>   | <b>1,137,652,675</b>    |
|            | Cash and cash equivalents at the beginning of the year                        | 60   | 68,341,386,891          | 66,609,323,773          |
|            | Effect of exchange rate fluctuations                                          | 61   | 379,067,977             | 594,410,443             |
|            | <b>Cash and cash equivalents at the end of the year</b>                       | 70   | <b>102,041,294,580</b>  | <b>68,341,386,891</b>   |

**Vo Thu Thuy**  
Preparer

**Tang Thi Thu Hien**  
Chief Accountant

Hanoi, 29<sup>th</sup> January, 2026

**Dao Ngoc Vinh**  
General Director

**Transport Engineering Design Inc**

Address: 278 Ton Duc Thang, O Cho Dua ward, Ha Noi

**CLEARANCE OF OBLIGATIONS TO THE GOVERNMENT**  
**Year 2025**  
**(From 01/01/2025 to 31/12/2025)**

Unit: VND

| STT | Items                               | Cod e     | Out-Standing Previous Period | Payable Amount this period | Paid Amount this period | Closing payable amount |
|-----|-------------------------------------|-----------|------------------------------|----------------------------|-------------------------|------------------------|
| A   | B                                   | C         | 1                            | 2                          | 3                       | 4=(1+2-3)              |
| I   | <b>Tax</b>                          | <b>10</b> | <b>6,662,180,425</b>         | <b>87,599,051,470</b>      | <b>75,503,672,141</b>   | <b>18,757,559,754</b>  |
|     | - Receivables                       |           | 948,745,122                  | -                          | -                       | -                      |
|     | - Payables                          |           | 7,610,925,547                | 87,599,051,470             | 75,503,672,141          | 18,757,559,754         |
| 1   | <b>Value-added tax</b>              | <b>11</b> | <b>4,520,618,920</b>         | <b>48,849,911,313</b>      | <b>43,885,128,523</b>   | <b>9,485,401,710</b>   |
|     | - Receivables                       |           | -                            | -                          | -                       | -                      |
|     | - Payables                          |           | 4,520,618,920                | 48,849,911,313             | 43,885,128,523          | 9,485,401,710          |
| 2   | <b>Corporate income tax</b>         | <b>15</b> | <b>(948,745,122)</b>         | <b>13,967,862,221</b>      | <b>6,825,014,611</b>    | <b>6,194,102,488</b>   |
|     | - Receivables                       |           | 948,745,122                  | -                          | -                       | -                      |
|     | - Payables                          |           | -                            | 13,967,862,221             | 6,825,014,611           | 6,194,102,488          |
| 3   | <b>Personal income tax</b>          | <b>16</b> | <b>3,090,306,627</b>         | <b>19,483,379,629</b>      | <b>19,495,630,700</b>   | <b>3,078,055,556</b>   |
|     | - Receivables                       |           | -                            | -                          | -                       | -                      |
|     | - Payables                          |           | 3,090,306,627                | 19,483,379,629             | 19,495,630,700          | 3,078,055,556          |
| 4   | <b>Land tax</b>                     | <b>18</b> | <b>-</b>                     | <b>-</b>                   | <b>-</b>                | <b>-</b>               |
|     | - Receivables                       |           | -                            | -                          | -                       | -                      |
|     | - Payables                          |           | -                            | -                          | -                       | -                      |
| 5   | <b>Land rental, land tax</b>        | <b>19</b> | <b>-</b>                     | <b>3,576,637,016</b>       | <b>3,576,637,016</b>    | <b>-</b>               |
|     | - Receivables                       |           | -                            | -                          | -                       | -                      |
|     | - Payables                          |           | -                            | 3,576,637,016              | -                       | -                      |
| 6   | <b>License tax</b>                  | <b>20</b> | <b>-</b>                     | <b>5,000,000</b>           | <b>5,000,000</b>        | <b>-</b>               |
|     | - Receivables                       |           | -                            | -                          | -                       | -                      |
|     | - Payables                          |           | -                            | 5,000,000                  | 5,000,000               | -                      |
| 7   | <b>Other tax</b>                    | <b>21</b> | <b>-</b>                     | <b>1,716,261,291</b>       | <b>1,716,261,291</b>    | <b>-</b>               |
|     | - Receivables                       |           | -                            | -                          | -                       | -                      |
|     | - Payables                          |           | -                            | 1,716,261,291              | 1,716,261,291           | -                      |
| II. | <b>Other payables (30=31+32+33)</b> | <b>30</b> | <b>-</b>                     | <b>190,775,162</b>         | <b>190,775,162</b>      | <b>-</b>               |
| 1   | Surcharge                           | 31        | -                            | -                          | -                       | -                      |
| 3   | Others                              | 33        | -                            | 190,775,162                | 190,775,162             | -                      |
|     | <b>Total (40=10+30)</b>             | <b>40</b> | <b>6,662,180,425</b>         | <b>87,789,826,632</b>      | <b>75,694,447,303</b>   | <b>18,757,559,754</b>  |

Hanoi, 29th January, 2026



**Vo Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



**Dao Ngoc Vinh**  
General Director

# TRANSPORT ENGINEERING DESIGN INCORPORATED

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

## NOTES TO THE FINANCIAL STATEMENTS

Form B09-DN

### 1. GENERAL INFORMATION

#### Development History:

Transport Engineering Design Consultancy - JSC (TEDI) originated as a State Corporation, established under Decision No. 4898/QĐ-TCCB-LĐ dated November 27, 1995, by the Minister of Transport, operating under the name Transport Engineering Design Consultancy.

According to Decision No. 782/QĐ-BGTVT dated April 9, 2007, by the Minister of Transport, the Corporation for Transport Engineering Design Consultancy was reorganized into a parent company, comprising the Head Office and dependent accounting units, including the Construction Architecture Design Consulting Company and the Ho Chi Minh City Branch.

The Corporation operates under the model of a One-Member Limited Liability Company in accordance with Decision No. 1765/QĐ-BGTVT issued by the Ministry of Transport on June 25, 2010. Business registration certificate No. 0100107839 was issued by the Hanoi Department of Planning and Investment on September 28, 2010.

In 2014, the Transport Engineering Design Incorporated (TEDI) successfully completed its equitization process and officially transitioned into a joint-stock company under the new trade name "Transport Engineering Design Incorporated - JSC." This transition was registered under the Joint Stock Company Enterprise Registration Certificate with the enterprise code 0100107839, initially registered on September 28, 2010. The first amendment to the registration was made on June 3, 2014, the second amendment on October 2, 2017, the third amendment on June 6, 2024, and the fourth amendment on December 3, 2025.

Transaction name in Vietnamese: Tổng công ty Tư vấn thiết kế Giao thông vận tải - CTCP

International Trading Name: **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Abbreviated Transaction Name: **TEDI**

Head office address: 278 Ton Duc Thang Street, O Cho Dua Ward, Hanoi

Phone number: (84-4).38514431

Fax: (84-4).38514980

E-mail: [tedi@tedi.com.vn](mailto:tedi@tedi.com.vn)

Website: [www.tedi.com.vn](http://www.tedi.com.vn)

Legal representative: The General Director is the legal representative of the Corporation.

#### Charter capital and forms of capital ownership

Charter capital of the Company at 31/12/2025 is VND 125 billion, include:

- Shareholders being organizations include:
  - + Domestic shareholders: Red One Infrastructure Investment Fund holds 30.11%;
  - + Foreign shareholders: Oriental Consultant Company Global Ltd., holds 34.99%;
  - + Foreign shareholder: Trans Across VP Inc. holds 0.256%
  - + Union shareholders holds 0.28%;
- Mr Pham Huu Son holds 8.499 %
- Others holds 25.863 %.

## TRANSPORT ENGINEERING DESIGN INCORPORATED

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

This financial statement is consolidated from the financial statements as of December 31, 2025, of the following three entities:

- Corporation Office
- Construction Architecture Design Consulting Company
- Ho Chi Minh city branch of Transport engineering design incorporated

### BOARD OF MANAGEMENT, BOARD OF GENERAL DIRECTORS AND BOARD OF SUPERVISION

Members of the Board of Management during the period and to the reporting date are:

|                       |                 |
|-----------------------|-----------------|
| Mr Pham Huu Son       | Chairman        |
| Mr Dao Ngoc Vinh      | Vice - Chairman |
| Mr Nhu Dinh Hoa       | Member          |
| Mr Mutsuya Mori       | Member          |
| Mrs Do Thi Phuong Lan | Member          |

Members of the Board of General Directors during the period and to the reporting date are:

|                   |                         |                         |
|-------------------|-------------------------|-------------------------|
| Mr Dao Ngoc Vinh  | General Director        |                         |
| Mr Do Minh Dung   | Deputy General Director |                         |
| Mr Nguyen Manh Ha | Deputy General Director |                         |
| Mr Tran Quoc Bao  | Deputy General Director |                         |
| Mr Doan Van Thang | Deputy General Director | Appointed on 01/04/2025 |

Members of the Board of Supervision are:

|                        |                   |                         |
|------------------------|-------------------|-------------------------|
| Mr Vo Tung Hung        | Head of the Board | Resigned on 08/05/2025  |
| Mrs Pham Thi Lan Huong | Head of the Board | Appointed on 08/05/2025 |
| Mr Phan Le Binh        | Member            |                         |
| Mr Ngo Nam Ha          | Member            |                         |

### Business and main activities

According to the Certificate of change in enterprise registration content dated July 21, 2022, the business lines of Transport Design Consulting Corporation - Joint Stock Company include:

#### ***Business field of Head office of Transport engineering design incorporated and Ho Chi Minh city branch of Transport engineering design incorporated:***

1. Technical inspection and analysis. Details:
  - Construction material testing and geological, hydrological, environmental, and civil, industrial, and transportation engineering criteria.
  - Quality inspection, load testing of civil and industrial traffic works.
2. Other uncategorized professional practice, science and technology. Details:
  - Traffic surveys, analysis, and preparation of transportation forecasts; surveys, preparation of environmental impact assessment dossiers, and transportation, civil, and industrial works.
  - Research application, experimental construction, and training for the transfer of new technology in transportation, civil, and industrial works.

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

3. Architectural practice and related technical consultancy. Details:
  - Design and construction of bridge, tunnel, and road projects.
  - Design of port and waterway structures.
  - Design of railway and road projects.
  - Design of technical infrastructure structures.
  - Construction planning design, architectural design of structures.
  - Design of structural works for civil and industrial buildings.
  - Terrain survey, geotechnical survey.
  - Geotechnical design for construction projects.
  - Environmental hydrology survey.
  - Design and installation of electrical lighting equipment for traffic works.
  - Design and installation of communication network systems in construction projects.
  - Design of water supply and drainage systems for construction projects.
  - Design of railway transport vehicles.
  - Supervising the construction and completion of civil, industrial, and technical infrastructure projects.
  - Supervising the construction and completion of bridge, tunnel, and road projects.
  - Supervising geological surveys for construction projects.
  - Investment, management, and business operations of transportation, civil, and industrial projects.
  - Investment consulting, construction, and management of investment projects for traffic, civil, and industrial works.
  - Consulting on the preparation of economic-technical reports, investment reports for construction projects, and investment evaluation for traffic, civil, and industrial works.
  - Consulting on bidding, preparing bidding documents, evaluating bidding documents for consultancy and construction, preparing total investment estimates, overall cost estimates, and detailed cost estimates for transportation, civil, and industrial projects.
  - Consulting on the preparation of strategic environmental assessment documents, environmental impact assessments, environmental protection commitments, overall land clearance and resettlement plans, environmental management plans, resettlement action plans; social reports, minority ethnic reports for transportation, civil, and industrial projects.
  - Consulting on investment project appraisal, planning project, technical design, construction drawing design, and overall cost estimation for transportation, civil, and industrial works.
  - Investment supervision consulting, state supervision consulting, environmental monitoring and supervision consulting.
  - Consulting on evaluation and certification of load-bearing safety conditions, certification of compliance with the quality of construction works for civil and industrial traffic projects.
4. Doing business in real-estate, land use rights of owner, users or leased land
5. Consultancy, brokerage, real-estate auction, land use right auction. Details:
  - Exploiting, managing, and operating services for buildings, apartment complexes, industrial, and civil works.
6. Printing  
Details: Printing (excluding the production of plates, printing, and post-printing processing of products: newspapers, magazines, and other press publications according to the regulations of the press law; Forms, documents issued by state agencies; anti-counterfeit stamps; financial invoices, various types of cards, documents with pre-printed denominations or used to record denominations excluding money.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

7. Packing services
8. Other food services
9. Wholesale of other machines, equipment and spare parts  
Details:
  - Wholesale of machinery, equipment, and other machine parts not classified elsewhere: Trading specialized machinery and equipment for survey and design purposes (except for goods listed in the Foreign Investor Goods List, which foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
10. Other uncategorized business assistant services  
Details:
  - Export: Providing survey and design services for transportation, civil, industrial, agricultural, and rural development infrastructure construction projects abroad.
  - Import: Foreign licensed software serving design survey work (except for goods in the List of Goods that foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
11. Wholesale of automobiles and other motor vehicles
12. Agency for automobiles and other motor vehicles
13. Maintenance, repair of automobiles and other motor vehicles  
Details:
  - Repairing the mechanical parts, electrical parts, and automatic ignition system
  - Routine maintenance
  - Body repair
  - Repair of car parts
  - Car wash, polishing, spraying, and painting
  - Repair of shields and windows
  - Repair of seats, cushions, and car interiors
  - Repair, patching, and installation or replacement of car tires
  - Rust treatment
14. Sale of spare parts and supporting parts of automobiles and other motor vehicles
15. Passenger road transport in urban and suburban areas (excluding bus transport)
16. Cargo road transport
17. Warehouses and commodity storage
18. Short-time accommodation. Detail: Hotels
19. Restaurants and mobile food services
20. Motor vehicle lease
21. Middle school education and high school education
22. Other uncategorized education
23. Retail of small automobiles (automobiles with 12 or less seats)

***Business field of Construction - Architecture Design Consulting Company Limited of Transport engineering design incorporated:***

1. Architectural activities and related technical consulting. Details:
  - Design and construction of bridges, tunnels, and roads
  - Design of port and waterway structures
  - Design of technical infrastructure projects
  - Urban planning design, Architectural design of buildings
  - Design of structural works for civil and industrial projects
  - Terrain survey, geotechnical survey
  - Geotechnical design for construction projects
  - Environmental hydrology survey

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

- Design and installation of electrical lighting equipment for traffic works
  - Design of overhead power lines and substations up to 35KV, design of electrical systems for civil and industrial works
  - Design and installation of communication network systems in construction projects
  - Design of water supply and drainage systems for construction projects
  - Supervision of construction and completion of civil, industrial, and technical infrastructure projects
  - Supervising the construction and completion of bridge, tunnel, and road projects
  - Supervising geological surveys for construction projects
  - Investment consulting, construction, and management of investment projects for transportation, civil, and industrial construction
  - Consulting on the preparation of economic-technical reports, investment reports for construction projects, and investment evaluation for traffic, civil, and industrial works.
  - Consulting on bidding, preparing bidding documents, evaluating bidding documents for consultancy and construction; Preparing total investment estimates, overall estimates, and detailed estimates for transportation, civil, and industrial projects.
  - Consulting on investment project appraisal, planning project appraisal, technical design, construction drawing design, and overall cost estimation for transportation, civil, and industrial works.
2. Technical inspection and analysis. Details:
- Testing construction materials and geological, hydrological, and environmental criteria for transportation, civil, and industrial works
  - Quality inspection, load testing of civil and industrial traffic works
3. Various professional, scientific, and technological activities that have not been categorized yet. Details:
- Research application, experimental construction, and training for the transfer of new technology in transportation, civil, and industrial projects.
4. For conditional business sectors, branches can only operate when they meet the capacity requirements as stipulated by law. For conditional business sectors, branches can only operate when they meet the capacity requirements as stipulated by law.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Corporate structure**

On December 31, 2025. The Corporation has subsidiaries and dependent units as follows:

**Subsidiaries**

| STT | Units                                                            | Operation                                                 | The rate | Shares           |
|-----|------------------------------------------------------------------|-----------------------------------------------------------|----------|------------------|
| I   | <b>Subsidiaries</b>                                              |                                                           |          | <b>7,378,790</b> |
| 1   | Road and Bridge Engineering Consultants JSC                      | Transport construction consultancy and quality inspection | 50.96%   | 509,635          |
| 2   | Highway Engineering Consultant JSC                               | Transport construction consultancy                        | 51.00%   | 918,000          |
| 3   | Port & Waterway Engineering Consultant JSC                       | Port and waterway construction consultancy                | 51.00%   | 714,000          |
| 4   | Geotechnical and Inspection - Design Consultant Construction JSC | Transport construction consultancy and quality inspection | 66.66%   | 833,244          |
| 5   | Bridge - Tunnel Engineering Consultant                           | Transport construction consultancy                        | 51.00%   | 918,000          |
| 6   | Waterway Engineering Consultant JSC                              | Transport construction consultancy                        | 51.60%   | 340,560          |
| 7   | Transport Engineering Consultant JSC No.2                        | Transport construction consultancy                        | 51.00%   | 1,020,000        |
| 8   | Transport Engineering Design Consultant JSC No.4                 | Transport construction consultancy                        | 87.32%   | 611,267          |
| 9   | Transport Engineering Consultant JSC No.5                        | Transport construction consultancy                        | 51.00%   | 841,500          |
| 10  | Asia Pacific Engineering Consultants Company                     | Engineering consulting services                           | 67.258%  | 672,585          |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Dependent units**

|   | <b>Dependent units</b>                              | <b>Operation</b>                                                                                                    | <b>The rate</b> | <b>Owner's equity (dong)</b> |
|---|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------|
|   | <b>Total</b>                                        |                                                                                                                     |                 | <b>2.302.139.782</b>         |
| 1 | Construction -<br>Architecture Design<br>Consulting | Related technical inspection, consulting, technical inspection and analysis,...                                     | 100%            | 686,986,888                  |
| 2 | Ho Chi Minh City branch                             | Construction consultancy, design, supervision, relating technical assessment, technical inspection and analysis,... | 100%            | 1,615,152,894                |

According to the Resolution of the General Meeting of Shareholders No. 84-NQ/GIC-ĐHĐCĐ dated March 21, 2025, of the Joint Stock Company for Design Consultancy, Inspection, and Geotechnics, the charter capital has been increased by VND 1,920,000,000 (TEDI: 1,279,930,000 dong), bringing the total to VND 12,500,000,000. Of this amount: the capital owned by the Parent Corporation is VND 8,332,440,000 (equivalent to 833,244 common shares, accounting for 66.66% of the Company's charter capital); the capital owned by non-controlling shareholders is VND 4,167,560,000 (equivalent to 416,756 common shares, accounting for 33.34% of the Company's charter capital).

According to Resolution No. 193/NQ/ĐHĐCĐ dated April 10, 2025, of the General Meeting of Shareholders of Transport Construction Consulting Joint Stock Company No. 2, the charter capital has been increased by VND 3,000,000,000 (TEDI: 1,530,000,000 dong), bringing the total to VND 20,000,000,000. Of this amount, VND 10,200,000,000 is owned by the Parent Corporation (equivalent to 1,020,000 common shares, accounting for 51% of the company's charter capital), and VND 9,800,000,000 is owned by non-controlling shareholders (equivalent to 980,000 common shares, accounting for 49% of the company's charter capital). According to Resolution No. 07.05 NQ-NK3/TEDI-HĐQT dated November 24, 2025 of the Corporation regarding the increase of TEDI's ownership ratio in TEDCO4, the charter capital of Transport Design Consultancy Joint Stock Company No. 4 is VND 7,000,000,000, of which: Capital owned by the Corporation is VND 6,112,670,000 (equivalent to 611,267 common shares, accounting for 87.32% of the Company's charter capital), capital owned by non-controlling shareholders is VND 887,330,000 (equivalent to 88,733 common shares, accounting for 12.68% of the Company's charter capital).

**2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**

Annual accounting period commences from 01 January and ends on 31 December.  
The Company maintains its accounting records in Vietnam Dong (VND).

**3. STANDARDS AND APPLICABLE ACCOUNTING POLICIES****Applicable Accounting Policies**

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Declaration of compliance with Accounting Standards and Accounting System**

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

**4. ACCOUNTING POLICY****Basis for preparation of Separate Financial Statements**

The accompanying financial statements are presented in Vietnamese Dong (VND), based on the historical cost principle and in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of financial statements.

The accompanying financial statements are not intended to reflect the financial position, operating results, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

**Foreign currency transactions**

Foreign currencies Transactions are converted at the exchange rate applicable at the time the transaction occurs. The exchange rate differences arising from these transactions are recorded as financial income and expenses in the income statement.

Actual exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of Separate Financial Statements is determined under the following principles:

- (i) For asset accounts, applying the bid rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV);
- (ii) For liability accounts, applying the offer rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV).

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

**Cash and cash equivalents****Cash comprises cash on hand and demand deposits and cash in transit**

Cash and bank deposits are recorded based on actual transactions.

Cash in transit is based on the transfer orders that do not yet have debit notices and deposit slips that do not yet have credit notices.

**Cash equivalents**

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

**Held-to-Maturity Investments:**

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Held-to-maturity investments include term deposits at banks (including promissory notes and bills of exchange), bonds, redeemable preferred shares where the issuer is obligated to repurchase them at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recorded at cost and measured at fair value based on the recoverable value of the investment.

All investments classified as monetary items denominated in foreign currencies are revalued at the actual exchange rate at the time of preparing the financial statements.

#### **Borrowings**

The loans are based on contracts or agreements between the parties but are not traded on the market like securities.

All loans classified as monetary items denominated in foreign currencies will be revalued based on the actual exchange rate at the time of preparing the financial statements. Provisions for doubtful loans are made for each loan based on the overdue duration of the principal payment as per the initial debt agreement (excluding any extensions agreed upon between the parties) or based on the expected loss that may occur.

#### **Investments in Subsidiaries, Joint Ventures, Associates, and Other Investments**

- Investments in Subsidiaries:

Investments in subsidiaries over which the Corporation has control are presented using the cost method in the financial statements.

Distributions of profits received by the Corporation from the accumulated profits of subsidiaries after the Corporation gains control are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.

- Investments in Associates and Joint Ventures:

Investments in associates and joint ventures over which the Corporation has significant influence are presented using the cost method.

Distributions of profits received by the Corporation from the accumulated profits of associates and joint ventures after the Corporation gains significant influence are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.

- Other Investments:

These are recognized using the cost method.

#### **Provision for Investment Losses**

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Provisions for losses on investments in subsidiaries, joint ventures, and associates are recognized when these companies incur losses, leading to a risk of capital loss for the investor or when there is a decline in the value of investments in these companies (except for planned losses that have been identified in the business plan prior to the investment). The provision amount is determined based on the Company's equity contribution ratio in the economic organizations, following the guidance provided in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

#### **Receivables**

Accounts Receivable are tracked in detail based on receivable terms, receivable parties, types of receivable currencies, and other factors according to the management needs of the Corporation.

Accounts Receivable include receivables from customers and other receivables, which are recognized according to the following principles:

- Receivables from customers consist of trade receivables arising from purchase-sale transactions between the Corporation and buyers (independent entities from the seller, including receivables between the parent company and subsidiaries, joint ventures, or associates). Trade receivables are recognized in accordance with revenue recognition standards, based on the time of issuance of invoices and related documents.
- Other receivables include non-trade receivables.

Receivables are classified as short-term and long-term in the Balance Sheet based on the remaining term of the receivables as of the Financial Statement date.

Provision for doubtful debts: Provisions are established for each doubtful receivable based on the overdue period of the principal repayment as per the initial debt commitments (excluding any debt extension agreements between the parties) or the estimated loss likely to occur, as guided by Circular 228/2009/TT-BTC dated December 7, 2009, and Circular 89/2013/TT-BTC dated June 28, 2013, amending and supplementing Circular 228/2009/TT-BTC.

#### **Inventories**

Inventories are initially recognized at original cost including purchase price,. In cases where the historical cost of inventory exceeds its net realizable value, it must be measured at net realizable value. The historical cost of inventory includes direct material costs, allocated overhead costs, and other costs (if any) necessary to bring the inventory to its current location and condition. Net realizable value is determined as the estimated selling price less the costs of completion and the costs of marketing, selling, and distribution incurred.

Provision for inventory devaluation: This provision accounts for the loss in value caused by a decrease in the price of raw materials, finished goods, or inventory. The provision for inventory is set up following the guidance outlined in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

# TRANSPORT ENGINEERING DESIGN INCORPORATED

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### **Fixed assets and depreciation**

The Corporation manages, uses, and depreciates fixed assets according to the guidelines in Circular 45/2013/TT-BTC. Circular 45/2013/TT-BTC issued on April 25, 2013, and Circular 147/2016/TT-BTC dated October 13, 2016, amending and supplementing Circular 45/2013/TT-BTC dated April 25, 2013, regulating fixed asset management.

#### **a. *Accounting principles***

##### **Tangible fixed assets**

Tangible fixed assets are recorded at cost and presented at their original value minus accumulated depreciation. The original cost of fixed assets includes all the expenses that the Corporation must incur to acquire the fixed assets up to the point when those assets are ready for use.

Original cost and depreciation. The tangible fixed assets of the Corporation have been adjusted according to the revaluation results approved by the Ministry of Transport under Decision 3163/QĐ-BGTVT dated October 10, 2013.

When fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the liquidation are recorded as other income or other expenses in the period.

##### **Intangible fixed assets**

Computer software is recorded at purchase price and depreciated using the straight-line method based on the estimated useful life of the asset.

#### **b. *Depreciation method***

After the joint-stock conversion, the General Company re-registered the depreciation method and the depreciation period for fixed assets according to official letter No. 3001/TEDI-TCKT dated July 11, 2014.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

##### **Tangible fixed assets**

|                                    |               |
|------------------------------------|---------------|
| Buildings, structures              | 05 – 50 years |
| Machinery, equipment               | 03 – 20 years |
| Vehicles, Transportation equipment | 06 – 30 years |
| Office equipment                   | 03 – 10 years |
| Other tangible fixed assets        | 04 – 25 years |

##### **Intangible fixed assets**

|                   |               |
|-------------------|---------------|
| Computer software | 03 – 08 years |
| Others            | 02 – 20 years |

For fixed assets that are revalued when transitioning from a state-owned company to a joint-stock company as of 31/12/2012. The Corporation applies according to formula:

**The depreciation period of fixed assets** = (Fair value of fixed assets / the selling price of a new fixed asset of the same type at 100% (or of an equivalent fixed asset on the market) x the depreciation period of new fixed assets of the same type.

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

#### **Principles of Deferred Corporate Income Tax**

##### **Deferred Income Tax Assets**

Deferred Income Tax Assets represent corporate income tax amounts that will be recoverable in the future, based on deductible temporary differences.

Deferred income tax assets are recognized when it is certain that taxable profits will be available in the future to utilize these temporary differences between tax and accounting bases. The carrying amount of deferred income tax assets is reviewed at the end of the financial year and is reduced to the extent that sufficient taxable profits are no longer assured to allow the benefits of all or part of the deferred tax assets to be utilized.

Deferred income tax assets are measured at the tax rates expected to apply in the year the asset is recovered, based on the tax rates effective at the end of the financial year.

##### **Deferred Income Tax Liabilities**

Deferred Income Tax Liabilities represent corporate income tax amounts that will be payable in the future, based on taxable temporary differences.

Deferred income tax liabilities are recognized for all taxable temporary differences.

Deferred income tax liabilities are measured using the prevailing corporate income tax rates.

#### **Prepaid Expenses**

Prepaid expenses represent actual costs that have been incurred but are related to the operational results of multiple accounting periods. These costs are allocated to the production and business expenses of subsequent accounting periods.

Prepaid expenses are recognized at historical cost and are classified as either short-term or long-term on the Balance Sheet, depending on the prepayment period of each contract.

Other long-term prepaid expenses include tools, equipment, and small components that are considered capable of generating future economic benefits for the Corporation over a period of 1 year or more. These costs are gradually allocated to the Income Statement using the straight-line method over a period of 2 years.

#### **Payables**

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Liabilities include payables to suppliers and other payables, which are liabilities that are almost certain in value and timing and are recorded at no less than the obligation to pay, classified as follows:

Accounts payable to suppliers include trade payables arising from transactions for the purchase of goods, services, and assets between the Corporation and suppliers (who are independent entities from the Corporation, including payables between the parent company and subsidiaries, joint ventures, and affiliates).

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Other payables include non-commercial payables, unrelated to the purchase and sale of goods and services.

#### **Principle of recognizing loans and financial lease liabilities**

Including loans and financial lease liabilities, excluding loans in the form of bonds or preferred shares with a mandatory buyback clause for the issuer at a specific point in the future.

The Corporation monitors loans and financial leases in detail by each debtor and classifies them as short-term and long-term based on the repayment period.

Costs directly related to the loan are recorded as financial expenses, except for costs arising from loans specifically for investment, construction, or production of unfinished assets, which are capitalized according to the Borrowing Costs Accounting Standard.

#### **Borrowing costs**

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Accordingly, borrowing costs directly related to the purchase, investment in construction, or production of assets that require a relatively long time to complete and be put into use or operation are added to the asset's original cost until the asset is put into use or operation. Income arising from the temporary investment of loans is deducted from the original value of the related assets. For loans specifically for the construction of fixed assets and investment properties, interest on the loans is capitalized even if the construction period is less than 12 months.

#### **Accrued expenses**

Accrued expenses refer to actual costs that have not yet been paid but are provisionally allocated to production and business expenses during the period. This ensures that when the actual expenses arise, they do not cause significant fluctuations in production and business costs, while maintaining the principle of matching revenues and expenses.

The Corporation recognizes accrued expenses based on the following main cost components:

- Provision for employee wages.
- Provision for subcontracting costs based on completed project volumes that have been certified and revenue recognized, leading to the corresponding allocation of cost of goods sold.

#### **Principles of Recording Unearned Revenue**

Unearned revenue includes: revenue received in advance (such as payments collected in advance from customers over multiple accounting periods for asset or infrastructure leases, interest received in advance from loans or purchases of debt instruments); and other unearned revenues (such as the difference between the selling price for deferred or installment payments as per agreement and the immediate payment price, revenue corresponding to the

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

value of goods, services, or discounts provided to customers under loyalty programs, etc.). It excludes: advance payments from buyers for which the corporation has not yet delivered products, goods, or services; and revenue not yet collected from multi-period asset leasing or service provision activities.

Revenue received in advance is allocated on a straight-line basis over the periods for which payment has been received.

#### **Owner's equity**

Owner's Investment: The owner's investment is recognized based on the actual contributed capital by the owner.

Share Premium: Share premium is recognized as the positive or negative difference between the actual issuance price and the par value of shares during initial issuance, additional issuance, or the re-issuance of treasury shares.

Convertible Bond Stock Options: Stock options for convertible bonds are recognized under "Other Equity" as the difference between the total proceeds from issuing convertible bonds and the debt component of the convertible bonds at the time of issuance.

Equity Structure: The current equity structure of the Corporation consists solely of common voting shares.

Asset Revaluation Surplus: This reflects the differences resulting from the revaluation of existing assets and the handling of those differences by the company. Assets subject to revaluation are primarily fixed assets, although in some necessary cases, materials, tools, equipment, and work-in-progress products may also be revalued.

Undistributed Profits: Undistributed profits are determined based on post-corporate income tax business results and the allocation of profits or handling of losses by the Corporation.

Post-Tax Profit Distribution: The Corporation's post-tax profit is allocated as dividends to shareholders after approval by the Annual General Meeting of Shareholders and after deductions for reserves as stipulated in the Corporation's Charter.

Dividend Declaration and Payment: Dividends are declared and paid based on estimated profits. Official dividends are declared and paid in the following fiscal year from undistributed profits, subject to approval by the Annual General Meeting of Shareholders.

Equity Reserves: Reserves under equity are established based on the Corporation's Charter and resolutions of the Annual General Meeting of Shareholders each year.

#### **Revenue**

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company which can be reliably measured and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns.

The amount of the revenue can be measured reliably.

## **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

---

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

It is probable that the economic benefits associated with the transaction will flow to the Company; and

The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Determine the costs incurred for the transaction and the costs to complete the service transaction.

For interest, dividends, shared profits, and other income: Revenue is recognized when the Corporation is likely to obtain economic benefits from these activities and when such benefits can be reliably measured.

#### **Revenue deductions**

Revenue deductions from service provisions arising in the year are trade discounts.

Trade discounts incurred in the same year of rendering of services are recorded as a decrease in revenue in the incurring year. In case services are sold in the previous years, but until the next year they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Interim Separate Financial Statements of the reporting year (the previous year); and if it is incurred after the issuance of Interim Separate Financial Statements, it is recorded as a decrease in revenue of incurring year (the next year).

#### **Cost of services rendered**

The recognition of cost of services rendered is matched against revenue in the period and complies with the prudence basis.

For direct material costs exceeding the normal consumption level, labor costs, and unallocated fixed manufacturing overheads that are not included in the value of inventory, these costs are recognized directly as the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been identified as sold.

#### **Financial expenses**

Losses related to financial investment activities:

Losses from capital contribution to external investments: Recognized based on actual occurrences.

Losses on securities investments: Recorded for each type of listed and unlisted securities on the market when the market price falls below the book value recorded in the accounting books.

Costs of joint venture capital contributions and securities transfers: Based on actual occurrences.

Exchange rate loss costs: Recognized when there is a discrepancy between the actual exchange rate and the accounting book rate or when losses arise from the revaluation of monetary items denominated in foreign currency.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Principles and Methods of Recognizing Current and Deferred Corporate Income Tax Expenses**

Corporate Income Tax Expense (or Corporate Income Tax Assets): This represents the total of current corporate income tax expenses and deferred corporate income tax expenses expected to be paid to (or recovered from) tax authorities when determining the profit or loss of a period.

**Current Corporate Income Tax Expense:**

This is the amount of corporate income tax payable, calculated based on taxable income for the year and the applicable corporate income tax rate. The tax payable is determined based on taxable income and the tax rate applicable during the tax period. The taxable income differs from accounting profit due to adjustments made for differences between accounting profit and taxable income in accordance with current tax policies.

**Deferred Corporate Income Tax Expense:**

This refers to the corporate income tax that will be payable in the future as a result of:

Recognizing deferred corporate income tax liabilities during the year;

Reversing previously recognized deferred corporate income tax assets;

Not recognizing deferred corporate income tax assets or liabilities arising from transactions recorded directly in equity.

The Corporation is obligated to pay corporate income tax at the current rate of 20% on taxable income.

**Accounting Estimates**

The preparation of financial statements is in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of financial statements. These require the Management Board to make estimates and assumptions that affect the reported figures of liabilities, assets, and the presentation of contingent liabilities and assets as of the date of the financial statements, as well as reported figures for revenue and expenses throughout the financial year. Actual business results may differ from these estimates and assumptions.

**Related parties**

Related parties are considered to include subsidiaries of the Corporation, individuals who directly or indirectly, through one or more intermediaries, have control over the Corporation or are under common control with the Corporation. Related parties, individuals who directly or indirectly hold voting rights in the Corporation that significantly influence the Corporation, are also considered related parties. Key management personnel, such as Members of the Board of Directors, the Executive Board, managers of the Corporation, close family members of these individuals or related parties, and companies associated with these individuals, are also regarded as related parties.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5. ADDITIONAL INFORMATION FOR THE BALANCE SHEET****5.01 Cash and cash equivalents**

Unit: VND

| Items                                         | 31/12/2025             | 01/01/2025            |
|-----------------------------------------------|------------------------|-----------------------|
|                                               | VND                    | VND                   |
| <b>1. Cash</b>                                | <b>65,811,904,448</b>  | <b>53,141,386,891</b> |
| <b>Cash on hand</b>                           | <b>3,521,061,037</b>   | <b>2,716,901,461</b>  |
| - Cash in VND                                 | 3,468,220,931          | 2,665,544,387         |
| - Cash in Foreign currency                    | 52,840,106             | 51,357,074            |
| <b>Bank deposits</b>                          | <b>61,916,184,503</b>  | <b>50,424,485,430</b> |
| - Bank deposit in VND                         | 53,759,726,424         | 46,474,522,035        |
| - Bank deposit in foreign currency            | 8,156,458,079          | 3,952,163,471         |
| <b>Cash in transit</b>                        | <b>374,658,908</b>     |                       |
| - Cash in transit in foreign currency         | 374,658,908            |                       |
| <b>2. Cash equivalents</b>                    | <b>36,229,390,132</b>  | <b>15,200,000,000</b> |
| Deposits with term from 01 month to 03 months | 36,229,390,132         | 15,200,000,000        |
| <b>Total (1+2)</b>                            | <b>102,041,294,580</b> | <b>68,341,386,891</b> |

**5.02 Financial investments**

Unit: VND

| Items                                   | 31/12/2025             |                        | 01/01/2025            |                       |
|-----------------------------------------|------------------------|------------------------|-----------------------|-----------------------|
|                                         | Value                  | Fair value             | Value                 | Fair value            |
| <b>Short term investment</b>            | <b>105,142,523,416</b> | <b>105,142,523,416</b> | <b>31,833,692,631</b> | <b>31,833,692,631</b> |
| - Deposits with term more than 3 months | 105,142,523,416        | 105,142,523,416        | 31,833,692,631        | 31,833,692,631        |
| <b>Total</b>                            | <b>105,142,523,416</b> | <b>105,142,523,416</b> | <b>31,833,692,631</b> | <b>31,833,692,631</b> |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**  
Separate Financial Statements  
For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**5. ADDITIONAL INFORMATION FOR THE BALANCE SHEET (CONTINUED)**

**5.02 Financial investments (continued)**

| Name of subsidiaries                                             | Rate          |              | 31/12/2025            |            |           | 01/01/2025            |            |           |
|------------------------------------------------------------------|---------------|--------------|-----------------------|------------|-----------|-----------------------|------------|-----------|
|                                                                  | Interest rate | Voting right | Value                 | Fair value | Provision | Value                 | Fair value | Provision |
| <b>Investment in subsidiaries</b>                                |               |              |                       |            | -         |                       |            | -         |
| Waterway Engineering Consultant JSC                              | 51.60%        | 51.60%       | 2,903,313,669         |            | -         | 2,903,313,669         |            | -         |
| Geotechnical and Inspection - Design Consultant Construction JSC | 66.66%        | 66.66%       | 8,137,951,975         |            | -         | 8,137,951,975         |            | -         |
| Transport Engineering Consultant JSC No.2                        | 51%           | 51%          | 5,495,993,461         |            | -         | 5,495,993,461         |            | -         |
| Transport Engineering Design Consultant JSC No.4                 | 51%           | 51%          | 8,363,233,608         |            | -         | 2,701,818,608         |            | -         |
| Transport Engineering Consultant JSC No.5                        | 51%           | 51%          | 7,030,053,149         |            | -         | 7,030,053,149         |            | -         |
| Bridge - Tunnel Engineering Consultant JSC                       | 51%           | 51%          | 7,347,124,822         |            | -         | 7,347,124,822         |            | -         |
| Highway Engineering Consultant JSC                               | 51%           | 51%          | 7,222,223,491         |            | -         | 7,222,223,491         |            | -         |
| Road and Bridge Engineering Consultants JSC                      | 50.96%        | 50.96%       | 4,030,440,000         |            | -         | 4,030,440,000         |            | -         |
| Port & Waterway Engineering Consultant JSC                       | 51%           | 51%          | 4,384,470,000         |            | -         | 4,384,470,000         |            | -         |
| Asia Pacific Engineering Consultants Company                     | 67.26%        | 67.26%       | 5,075,579,212         |            | -         | 5,075,579,212         |            | -         |
| <b>Total</b>                                                     |               |              | <b>59,990,383,387</b> |            |           | <b>54,328,968,387</b> |            |           |

- The Corporation has not determined the fair value of these financial investments because the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System do not provide specific guidance on fair value determination.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5. ADDITIONAL INFORMATION FOR THE BALANCE SHEET (CONTINUED)****5.03 Short term trade receivables**

| Items                                                           | 31/12/2025             | 01/01/2025             |
|-----------------------------------------------------------------|------------------------|------------------------|
|                                                                 | VND                    | VND                    |
| <b>Short term trade receivables</b>                             | <b>315,603,680,363</b> | <b>213,011,408,153</b> |
| -Head office of TEDI                                            | 304,908,852,167        | 207,153,651,169        |
| - Construction - Architecture Design Consulting Company Limited | 8,153,762,065          | 4,540,398,984          |
| - Ho Chi Minh City branch- TEDI                                 | 3,832,433,781          | 2,278,089,400          |
| Adjustment                                                      | (1,291,367,650)        | (960,731,400)          |

**5.04 Short – term prepayment to suppliers**

| Items                                                           | 31/12/2025            | 01/01/2025            |
|-----------------------------------------------------------------|-----------------------|-----------------------|
|                                                                 | VND                   | VND                   |
| <b>Short – term prepayment to suppliers</b>                     | <b>74,335,358,098</b> | <b>50,117,864,009</b> |
| -Head office of TEDI                                            | 76,787,021,742        | 53,247,830,320        |
| - Construction - Architecture Design Consulting Company Limited | -                     | 30,000,000            |
| - Ho Chi Minh City branch- TEDI                                 | 719,033,556           | 719,033,556           |
| Adjustment                                                      | (3,170,697,200)       | (3,878,999,867)       |

**5.05 Other receivables**

| Items                               | 31/12/2025            |                    | 01/01/2025            |                    |
|-------------------------------------|-----------------------|--------------------|-----------------------|--------------------|
|                                     | VND                   |                    | VND                   |                    |
|                                     | Value                 | Provision          | Value                 | Provision          |
| <b>Short term other receivables</b> | <b>52,569,072,951</b> | <b>800,000,000</b> | <b>35,903,582,416</b> | <b>800,000,000</b> |
| Dividends Receivables               | 2,807,263,500         | -                  | 4,321,351,500         | -                  |
| Advances                            | 39,580,870,523        | 0                  | 23,717,644,778        | 0                  |
| Collaterals, Mortgages and Deposits | 570,552,580           | -                  | 935,552,580           | -                  |
| Receivables of related Parties      | 9,610,386,348         | 800,000,000        | 6,929,033,558         | 800,000,000        |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.06 Inventories**

| Items            | 31/12/2025             |           | 01/01/2025             |           |
|------------------|------------------------|-----------|------------------------|-----------|
|                  | VND                    |           | VND                    |           |
|                  | Value                  | Provision | Value                  | Provision |
| Work in progress | 178,530,563,281        | -         | 191,533,597,495        | -         |
| <b>Total</b>     | <b>178,530,563,281</b> | <b>-</b>  | <b>191,533,597,495</b> | <b>-</b>  |

**5.07 Prepaid expense**

| Items                            | 31/12/2025           | 01/01/2025           |
|----------------------------------|----------------------|----------------------|
|                                  | VND                  | VND                  |
| <b>Long term prepaid expense</b> | <b>6,989,067,418</b> | <b>9,957,942,906</b> |
| Tools and supplies               | 2,750,183,482        | 3,138,081,274        |
| Others                           | 1,426,229,398        | 2,721,533,811        |
| Company's goodwill               | -                    | 0                    |
| Repairing costs                  | 2,812,654,538        | 4,098,327,821        |
| <b>Total</b>                     | <b>6,989,067,418</b> | <b>9,957,942,906</b> |

**5.10 Short-term trade payables**

| Items                                                           | 31/12/2025            |                       | 01/01/2025            |                       |
|-----------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                                 | VND                   |                       | VND                   |                       |
|                                                                 | Book value            | Liquidity             | Book value            | Liquidity             |
| <b>Short-term trade payables</b>                                |                       |                       |                       |                       |
| -Head office of TEDI                                            | 45,020,700,957        | 45,020,700,957        | 38,494,365,221        | 38,494,365,221        |
| - Construction - Architecture Design Consulting Company Limited | 418,750,850           | 418,750,850           | 443,950,850           | 443,950,850           |
| - Ho Chi Minh City branch- TEDI                                 | 524,673,000           | 524,673,000           | 149,127,700           | 149,127,700           |
| Ajustment                                                       | (1,291,367,650)       | (1,291,367,650)       | (960,731,400)         | (960,731,400)         |
| <b>Total</b>                                                    | <b>44,672,757,157</b> | <b>44,672,757,157</b> | <b>38,126,712,371</b> | <b>38,126,712,371</b> |

### 5.08 Tangible fixed assets

| Items                               | Buildings,<br>structures | Machinery,<br>equipment | Transportation,<br>vehicles | Office,<br>equipment | Others      | Total           |
|-------------------------------------|--------------------------|-------------------------|-----------------------------|----------------------|-------------|-----------------|
| <b>Historical cost</b>              |                          |                         |                             |                      |             |                 |
| As at 01/01/2025                    | 101,866,641,298          | 29,344,648,049          | 19,695,333,980              | 12,227,302,584       | 250,605,800 | 163,384,531,711 |
| Increase                            | -                        | 2,340,070,000           | 1,447,450,909               | 2,715,978,721        | -           | 6,503,499,630   |
| - Purchase                          | -                        | 2,340,070,000           | 1,447,450,909               | 2,715,978,721        | -           | 6,503,499,630   |
| - Completed construction investment | -                        | -                       | -                           | -                    | -           | -               |
| - Other increase                    | -                        | -                       | -                           | -                    | -           | -               |
| Decrease                            | -                        | 2,675,970,272           | 1,056,000,000               | 415,509,000          | -           | 4,147,479,272   |
| - Switch to real estate investment  | -                        | -                       | -                           | -                    | -           | -               |
| - Liquidating, disposal             | -                        | 2,675,970,272           | 1,056,000,000               | 415,509,000          | -           | 4,147,479,272   |
| - Other decrease                    | -                        | -                       | -                           | -                    | -           | -               |
| As at 31/12/2025                    | 101,866,641,298          | 29,008,747,777          | 20,086,784,889              | 14,527,772,305       | 250,605,800 | 165,740,552,069 |
| <b>Accumulated depreciation</b>     |                          |                         |                             |                      |             |                 |
| As at 01/01/2025                    | 58,409,546,716           | 21,776,132,605          | 14,586,020,109              | 7,574,512,148        | 250,605,800 | 102,596,817,378 |
| Increase                            | 2,513,077,764            | 2,021,964,711           | 1,156,691,175               | 1,728,905,494        | -           | 7,420,639,144   |
| - Depreciation and amortization     | 2,513,077,764            | 2,021,964,711           | 1,156,691,175               | 1,728,905,494        | -           | 7,420,639,144   |
| - Other increase                    | -                        | -                       | -                           | -                    | -           | -               |
| Decrease                            | -                        | 2,675,970,272           | 1,056,000,000               | 415,509,000          | -           | 4,147,479,272   |
| - Switch to real estate investment  | -                        | -                       | -                           | -                    | -           | -               |
| - Liquidating, disposal             | -                        | 2,675,970,272           | 1,056,000,000               | 415,509,000          | -           | 4,147,479,272   |
| - Other decrease                    | -                        | -                       | -                           | -                    | -           | -               |
| As at 31/12/2025                    | 60,922,624,480           | 21,122,127,044          | 14,686,711,284              | 8,887,908,642        | 250,605,800 | 105,869,977,250 |
| <b>Net carrying amount</b>          |                          |                         |                             |                      |             |                 |
| As at 01/01/2025                    | 43,457,094,582           | 7,568,515,444           | 5,109,313,871               | 4,652,790,436        | -           | 60,787,714,333  |
| As at 31/12/2025                    | 40,944,016,818           | 7,886,620,733           | 5,400,073,605               | 5,639,863,663        | -           | 59,870,574,819  |

Cost of fully depreciated tangible fixed assets but still in use at the end of the period:

29,290,819,235

### 5.09. Intangible fixed assets

| Items                               | Computer software    | Computer software from the Science and Technology Fund | Total                |
|-------------------------------------|----------------------|--------------------------------------------------------|----------------------|
| <b>Historical cost</b>              |                      |                                                        |                      |
| <b>As at 01/01/2025</b>             | <b>7,769,445,716</b> | <b>1,093,382,911</b>                                   | <b>8,862,828,627</b> |
| Increase                            | -                    | -                                                      | -                    |
| - Purchase                          | -                    | -                                                      | -                    |
| - Completed construction investment | -                    | -                                                      | -                    |
| - Other increase                    | -                    | -                                                      | -                    |
| Decrease                            | -                    | -                                                      | -                    |
| - Switch to real estate investment  | -                    | -                                                      | -                    |
| - Liquidating, disposal             | -                    | -                                                      | -                    |
| - Other decrease                    | -                    | -                                                      | -                    |
| <b>As at 31/12/2025</b>             | <b>7,769,445,716</b> | <b>1,093,382,911</b>                                   | <b>8,862,828,627</b> |
| <b>Accumulated depreciation</b>     |                      |                                                        |                      |
| <b>As at 01/01/2025</b>             | <b>5,947,792,985</b> | <b>1,093,382,911</b>                                   | <b>7,041,175,896</b> |
| Increase                            | 535,183,393          | -                                                      | 535,183,393          |
| - Depreciation and amortization     | 535,183,393          | -                                                      | 535,183,393          |
| - Other increase                    | -                    | -                                                      | -                    |
| Decrease                            | -                    | -                                                      | -                    |
| - Switch to real estate investment  | -                    | -                                                      | -                    |
| - Liquidating, disposal             | -                    | -                                                      | -                    |
| - Other decrease                    | -                    | -                                                      | -                    |
| <b>As at 31/12/2025</b>             | <b>6,482,976,378</b> | <b>1,093,382,911</b>                                   | <b>7,576,359,289</b> |
| <b>Net carrying amount</b>          |                      |                                                        |                      |
| As at 01/01/2025                    | 1,821,652,731        | -                                                      | 1,821,652,731        |
| As at 31/12/2025                    | 1,286,469,338        | -                                                      | 1,286,469,338        |

Cost of fully depreciated intangible fixed assets but still in use at the end of the period 6,243,248,827

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.11 Prepayments from customers**

| <b>Prepayments from customers</b>                               | <b>31/12/2025</b>      | <b>01/01/2025</b>      |
|-----------------------------------------------------------------|------------------------|------------------------|
| -Head office of TEDI                                            | 333,411,135,832        | 247,059,396,707        |
| - Construction - Architecture Design Consulting Company Limited | 6,100,473,344          | 4,674,424,021          |
| - Ho Chi Minh City branch- TEDI                                 | 1,766,585,492          | 3,811,435,868          |
| Ajustment                                                       | (3,170,697,200)        | (3,878,999,867)        |
| <b>Total</b>                                                    | <b>338,107,497,468</b> | <b>251,666,256,729</b> |

**5.12 Short-term accrued expense**

| <b>Items</b>                                                           | <b>31/12/2025</b>     | <b>01/01/2025</b>     |
|------------------------------------------------------------------------|-----------------------|-----------------------|
|                                                                        | <b>VND</b>            | <b>VND</b>            |
| <b>Short-term accrued expense</b>                                      |                       |                       |
| Short-term accrued expense                                             | 60,952,998,679        | 71,909,073,096        |
| <i>-Head office of TEDI</i>                                            | <i>60,804,850,531</i> | <i>71,909,073,096</i> |
| <i>- Construction - Architecture Design Consulting Company Limited</i> | <i>148,148,148</i>    |                       |
| <i>- Ho Chi Minh City branch- TEDI</i>                                 |                       |                       |
| <b>Total</b>                                                           | <b>60,952,998,679</b> | <b>71,909,073,096</b> |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.13 OTHER PAYABLES**

| Items                                   | 31/12/2025            | 01/01/2025            |
|-----------------------------------------|-----------------------|-----------------------|
|                                         | <b>VND</b>            | <b>VND</b>            |
| <b>Short- term</b>                      | <b>76,311,647,690</b> | <b>44,793,630,623</b> |
| Trade Union Fees                        | 195,660,000           | 195,838,400           |
| Thanh An Long Bien Auto JSC             | 420,000,000           | 420,000,000           |
| TEDI Supervision Engineer               | 2,062,966             | 5,208,966             |
| Other payables received from Tedi-GC    | 548,301,279           | 344,192,431           |
| Production Center                       | 60,682,929,213        | 40,293,181,786        |
| Dividends or profits payables           | 114,495,000           | 131,245,000           |
| The cost to be paid in the next period  | 8,388,296,857.00      | 1,287,382,758         |
| Other payables                          | 5,959,902,375         | 2,116,581,282         |
| <b>Long - term</b>                      | <b>1,100,251,000</b>  | <b>964,493,000</b>    |
| Long-term deposits, collateral received | 1,100,251,000         | 964,493,000           |
| <b>Total</b>                            | <b>77,411,898,690</b> | <b>45,758,123,623</b> |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**5.14 Short-term loans and liabilities**

| Nội dung                                             | 01/01/2025        |                   | This year            |                      | 31/12/2025        |                   |
|------------------------------------------------------|-------------------|-------------------|----------------------|----------------------|-------------------|-------------------|
|                                                      | VND               |                   | VND                  |                      | VND               |                   |
|                                                      | Book value        | Liquidity         | Increase             | Decrease             | Book value        | Liquidity         |
| <b>Short-term loans</b>                              | <b>91,468,086</b> | <b>91,468,086</b> | <b>5,492,162,574</b> | <b>5,561,722,734</b> | <b>21,907,926</b> | <b>21,907,926</b> |
| - Bank for Investment and Development of Vietnam JSC | 91,469,092        | 91,469,092        | 3,256,724,847        | 3,326,285,007        | 21,908,932        | 21,908,932        |
| <i>Overdraft loans</i>                               | -                 | -                 | 2,690,485,000        | 2,690,485,000        | -                 | -                 |
| <i>Credit card loans</i>                             | 91,469,092        | 91,469,092        | 566,239,847          | 635,800,007          | 21,908,932        | 21,908,932        |
| - Military Bank JSC                                  | (1,006)           | (1,006)           | -                    | -                    | (1,006)           | (1,006)           |
| <i>Overdraft loans</i>                               | (1,006)           | (1,006)           |                      |                      | (1,006)           | (1,006)           |
| - Techcombank                                        | -                 | -                 | 2,235,437,727        | 2,235,437,727        | -                 | -                 |
| <i>Short-term loans</i>                              | -                 | -                 | 2,235,437,727        | 2,235,437,727        | -                 | -                 |
| <b>Total</b>                                         | <b>91,468,086</b> | <b>91,468,086</b> | <b>5,492,162,574</b> | <b>5,561,722,734</b> | <b>21,907,926</b> | <b>21,907,926</b> |

**5.15 a - Owner's equity****a- Changes in owner's equity**

| Items                                             | Contributed capital    | Share premium      | Retained earnings      | Total                  |
|---------------------------------------------------|------------------------|--------------------|------------------------|------------------------|
| <b>For the fiscal year ended 31 December 2024</b> |                        |                    |                        |                        |
| As at 01/01/2024                                  | 125,000,000,000        | 815,232,000        | 73,549,822,813         | 199,365,054,813        |
| - Increase equity                                 | -                      | -                  | 56,136,449,320         | 56,136,449,320         |
| - Profit of the last period                       | -                      | -                  | 56,881,677,844         | 56,881,677,844         |
| - Others Increase                                 | -                      | -                  | -                      | -                      |
| - Decrease equity                                 | -                      | -                  | 42,568,400,000         | 42,568,400,000         |
| - Loss                                            | -                      | -                  | -                      | -                      |
| - Others Decrease                                 | -                      | -                  | -                      | -                      |
| <b>As at 31/12/2024</b>                           | <b>125,000,000,000</b> | <b>815,232,000</b> | <b>87,863,100,657</b>  | <b>213,678,332,657</b> |
| <b>For the fiscal year ended 31 December 2025</b> |                        |                    |                        |                        |
| As at 01/01/2025                                  | 125,000,000,000        | 815,232,000        | 87,863,100,657         | 213,678,332,657        |
| - Increase equity                                 | -                      | -                  | -                      | -                      |
| - Profit of the current period                    | -                      | -                  | 71,211,284,399         | 71,211,284,399         |
| - Others Increase                                 | -                      | -                  | -                      | -                      |
| - Decrease equity                                 | -                      | -                  | 35,356,000,000         | 35,356,000,000         |
| - Loss                                            | -                      | -                  | -                      | -                      |
| - Others Decrease                                 | -                      | -                  | -                      | -                      |
| <b>As at 31/12/2025</b>                           | <b>125,000,000,000</b> | <b>815,232,000</b> | <b>123,718,385,056</b> | <b>249,533,617,056</b> |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****5.15 Owner's equity (continued)****b. Details of contributed capital**

| Items                                   | 31/12/2025        |            | 01/01/2025        |            |
|-----------------------------------------|-------------------|------------|-------------------|------------|
| Details of Contributed capital          | Shares            | Rate       | Shares            | Rate       |
| Oriental Consultant Company Global Ltd. | 4,373,710         | 34.990     | 4,373,710         | 34.990     |
| Trans Across VP Inc                     | 32,000            | 0.256      | 32,000            | 0.256      |
| Red One Infrastructure Investment Fund  | 3,764,050         | 30.112     | 3,764,050         | 30.112     |
| Mr. Pham Huu Son                        | 1,062,350         | 8.499      | 1,062,350         | 8.499      |
| Union shareholders                      | 35,000            | 0.280      | 35,000            | 0.280      |
| Others                                  | 3,232,890         | 25.863     | 3,232,890         | 25.863     |
| <b>Total</b>                            | <b>12,500,000</b> | <b>100</b> | <b>12,500,000</b> | <b>100</b> |

| <b>c</b> | <b>Capital transactions with owners and distribution of dividends and profits</b> |                 |                 |
|----------|-----------------------------------------------------------------------------------|-----------------|-----------------|
|          |                                                                                   | 31/12/2025      | 01/01/2025      |
|          |                                                                                   | VND             | VND             |
|          | <b>Owner's contributed capital</b>                                                |                 |                 |
|          | At the beginning of the period                                                    | 125,000,000,000 | 125,000,000,000 |
|          | Increase                                                                          | -               | -               |
|          | Decrease                                                                          | -               | -               |
|          | At the end of the period                                                          | 125,000,000,000 | 125,000,000,000 |
|          | Dividend payable from previous year's profit                                      | 28,750,000,000  | 25,000,000,000  |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements

For the period from 01/01/2025 to 31/12/2025

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

| <b>d</b> | <b>Share</b>                                         |                    |                    |
|----------|------------------------------------------------------|--------------------|--------------------|
|          | <b>Items</b>                                         | <b>31/12/2025</b>  | <b>01/01/2025</b>  |
|          |                                                      | <b>Share (VND)</b> | <b>Share (VND)</b> |
|          | <b>Quantity of Authorized issuing shares</b>         | <b>12,500,000</b>  | <b>12,500,000</b>  |
|          | <b>Quantity of outstanding shares in circulation</b> | <b>12,500,000</b>  | <b>12,500,000</b>  |
|          | Common shares                                        | 12,500,000         | 12,500,000         |
|          | Par value per share (VND)                            | 10,000             | 10,000             |

**5.16 Off Statement of Financial Position items**

| <b>Items</b>                   | <b>31/12/2025</b> | <b>01/01/2025</b> |
|--------------------------------|-------------------|-------------------|
|                                | <b>VND</b>        | <b>VND</b>        |
| 1. Bad debts written off (VND) | 218,794,400       | 218,794,400       |
| 2. USD                         | 312,710.86        | 136,675.26        |
| 3. SBD                         | 16,047.55         | 181,762.03        |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)****6. ADDITIONAL INFORMATION FOR SEPARATE INCOME STATEMENT****6.01 Revenue from rendering of services**

| Items                              | For the period from<br>01/10/2025 to<br>31/12/2025<br>VND | For the period from<br>01/10/2024 to<br>31/12/2024<br>VND |
|------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| Revenue from rendering of services | 307,483,887,172                                           | 213,791,563,964                                           |
| <b>Total</b>                       | <b>307,483,887,172</b>                                    | <b>213,791,563,964</b>                                    |

**6.02 Deductible items**

| Items            | For the period from<br>01/10/2025 to<br>31/12/2025<br>VND | For the period from<br>01/10/2024 to<br>31/12/2024<br>VND |
|------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| Deductible items | 123,684,259                                               | 772,513,266                                               |
| <b>Total</b>     | <b>123,684,259</b>                                        | <b>772,513,266</b>                                        |

**6.03 Costs of goods sold and services rendered**

| Items                     | For the period from<br>01/10/2025 to<br>31/12/2025<br>VND | For the period from<br>01/10/2024 to<br>31/12/2024<br>VND |
|---------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| Cost of services rendered | 226,750,096,743                                           | 160,241,513,874                                           |
| <b>Total</b>              | <b>226,750,096,743</b>                                    | <b>160,241,513,874</b>                                    |

**6.04 Financial Incomes**

| Items                         | For the period from<br>01/10/2025 to<br>31/12/2025<br>VND | For the period from<br>01/10/2024 to<br>31/12/2024<br>VND |
|-------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| Interest income               | 2,457,278,585                                             | 678,330,341                                               |
| Dividends or profits received | 2,100,000,000                                             | 200,000,000                                               |
| Realised exchange gain        | 288,495,856                                               | 3,280,052                                                 |
| Other financial Income        | 3,804,008                                                 | 10,363,648                                                |
| <b>Total</b>                  | <b>4,849,574,661</b>                                      | <b>891,974,041</b>                                        |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**  
Separate Financial Statements for the fiscal year ended 31 December 2025  
**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)**

**6.05 Financial expenses**

| <b>Items</b>           | <b>For the period from<br/>01/10/2025 to 31/12/2025<br/>VND</b> | <b>For the period from<br/>01/10/2024 to<br/>31/12/2024<br/>VND</b> |
|------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------|
| Interest expenses      | -                                                               | 15,882,703                                                          |
| Realised exchange loss | 1,359,440,177                                                   | 38,565,543                                                          |
| <b>Total</b>           | <b>1,359,440,177</b>                                            | <b>54,448,246</b>                                                   |

**6.06 General administrative expenses**

| <b>Items</b>                           | <b>For the period from<br/>01/10/2025 to 31/12/2025<br/>VND</b> | <b>For the period from<br/>01/10/2024 to<br/>31/12/2024<br/>VND</b> |
|----------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------|
| Labour expenses                        | 21,209,509,898                                                  | 14,111,480,827                                                      |
| Raw materials                          | 744,351,735                                                     | 833,116,664                                                         |
| Offices supplies                       | 319,983,795                                                     | 258,222,010                                                         |
| Depreciation and amortization expenses | 954,100,908                                                     | 965,780,394                                                         |
| Tax, Charge and Fee                    | 1,806,990,570                                                   | 1,775,423,814                                                       |
| Provisions                             | 1,640,191,862                                                   | (168,000,000)                                                       |
| Expenses of outsourcing services       | 10,336,287,169                                                  | 5,593,358,516                                                       |
| Other expenses                         | 16,520,373,428                                                  | 14,914,427,860                                                      |
| <b>Total</b>                           | <b>53,531,789,365</b>                                           | <b>38,283,810,085</b>                                               |

**6.07 Other incomes/Other expenses**

| <b>Items</b>             | <b>For the period from<br/>01/10/2025 to 31/12/2025<br/>VND</b> | <b>For the period from<br/>01/10/2024 to<br/>31/12/2024<br/>VND</b> |
|--------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Other incomes</b>     | <b>29,472,198</b>                                               | <b>-</b>                                                            |
| Disposal of fixed assets | 29,472,198                                                      | -                                                                   |
| Others                   | -                                                               | -                                                                   |
| <b>Other expenses</b>    | <b>11,009,344</b>                                               | <b>230,000,802</b>                                                  |
| Contract fines           | 10,000,000                                                      | 230,000,000                                                         |
| Late payment interest    | -                                                               | -                                                                   |
| Others                   | 1,009,344                                                       | 802                                                                 |
| <b>Other profit</b>      | <b>18,462,854</b>                                               | <b>(230,000,802)</b>                                                |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)****6.08. Current corporate Income tax**

| Items                                                  | For the period<br>from 01/10/2025<br>to 31/12/2025<br>VND | For the period<br>from 01/10/2024<br>to 31/12/2024<br>VND |
|--------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| <b>Total profit before tax</b>                         | <b>30,586,914,143</b>                                     | <b>15,101,251,732</b>                                     |
| <i>Decrease</i>                                        | <i>2,100,000,000</i>                                      | <i>200,000,000</i>                                        |
| - Non-taxable corporate income                         | 2,100,000,000                                             | 200,000,000                                               |
| - Internal adjustments during consolidation            | 0                                                         | 0                                                         |
| - Adjustment of prior period profit                    | -                                                         | -                                                         |
| <i>Increase</i>                                        | <i>383,598,295</i>                                        | <i>355,022,659</i>                                        |
| - Ineligible expenses                                  | 383,598,295                                               | 355,022,659                                               |
| <b>Taxable income</b>                                  | <b>28,870,512,438</b>                                     | <b>15,256,274,391</b>                                     |
| Current CIT expense (Tax rate 20%)                     | 6,200,582,687                                             | 3,051,254,878                                             |
| Corporate income tax adjustments for the previous year | -                                                         | -                                                         |
| <b>Current corporate income tax expense</b>            | <b>6,200,582,687</b>                                      | <b>3,051,254,878</b>                                      |

**6.09 Business and production costs by items**

| Items                                  | For the period from<br>01/10/2025 to<br>31/12/2025<br>VND | For the period from<br>01/10/2024 to<br>31/12/2024<br>VND |
|----------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| Raw materials                          | 13,849,580,184                                            | 8,986,106,728                                             |
| Labour expenses                        | 109,473,745,403                                           | 66,933,341,914                                            |
| Insurance expenses, Trade union fee    | 2,367,602,965                                             | 1,789,870,650                                             |
| Depreciation and amortization expenses | 2,025,319,052                                             | 1,913,943,605                                             |
| Provision expenses                     | 1,640,191,862                                             | (168,000,000)                                             |
| Expenses of outsourcing services       | 31,771,125,350                                            | 27,285,296,814                                            |
| Other expenses                         | 81,554,656,073                                            | 48,254,390,661                                            |
| Expenses from subcontracting           | 66,144,084,430                                            | 60,473,899,966                                            |
| <b>Total</b>                           | <b>308,826,305,319</b>                                    | <b>215,468,850,338</b>                                    |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)****7. OTHER INFORMATION****7.1 Events Occurring After the End of the Fiscal Year**

There were no significant events occurring after the end of the fiscal year that would require adjustment or disclosure in the Financial Statements for the fiscal year ended December 31, 2025.

**Relation between related parties**

List and relation between related parties and the Company as follows:

| <u>Related parties</u>                                           | <u>Relationship</u> |
|------------------------------------------------------------------|---------------------|
| Waterway Engineering Consultant JSC                              | Subsidiary company  |
| Geotechnical and Inspection - Design Consultant Construction JSC | Subsidiary company  |
| Transport Engineering Consultant JSC No.2                        | Subsidiary company  |
| Transport Engineering Design Consultant JSC No.4                 | Subsidiary company  |
| Transport Engineering Consultant JSC No.5                        | Subsidiary company  |
| Bridge - Tunnel Engineering Consultant JSC                       | Subsidiary company  |
| Highway Engineering Consultant JSC                               | Subsidiary company  |
| Road and Bridge Engineering Consultants JSC                      | Subsidiary company  |
| Port & Waterway Engineering Consultant JSC                       | Subsidiary company  |
| Asia Pacific Engineering Consultants Company                     | Subsidiary company  |

During the year, the Company entered into the following transactions with related parties:

**Rendering of services:**

|                                                      | <b>This period</b>   | <b>Previous period</b> |
|------------------------------------------------------|----------------------|------------------------|
|                                                      | VND                  | VND                    |
| <b>Rendering of services - Office rental</b>         | <b>4.510.530.910</b> | <b>4.615.058.183</b>   |
| Waterway Engineering Consultant JSC                  | 12.436.364           | 74.618.182             |
| Bridge - Tunnel Engineering Consultant JSC           | 342.200.000          | 332.854.545            |
| Highway Engineering Consultant JSC                   | 2.137.152.727        | 2.207.134.545          |
| Road and Bridge Engineering Consultants JSC          | 940.196.364          | 938.087.274            |
| Port & Waterway Engineering Consultant JSC           | 1.078.545.455        | 1.062.363.637          |
| <b>Rendering of services - Water and Electricity</b> | <b>1.986.491.918</b> | <b>1.889.044.576</b>   |
| Waterway Engineering Consultant JSC                  | 621.516              | 4.909.879              |
| Bridge - Tunnel Engineering Consultant JSC           | 1.037.945.241        | 1.051.343.956          |
| Highway Engineering Consultant JSC                   | 542.982.480          | 430.943.515            |
| Road and Bridge Engineering Consultants JSC          | 218.193.304          | 225.830.703            |
| Port & Waterway Engineering Consultant JSC           | 186.749.377          | 176.016.523            |
| Asia Pacific Engineering Consultants Company         | -                    | -                      |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)**

|                                                                  | <b>This period</b>    | <b>Previous period</b> |
|------------------------------------------------------------------|-----------------------|------------------------|
|                                                                  | VND                   | VND                    |
| <b>Rendering of services - Factory of documents</b>              | <b>304.930.195</b>    | <b>276.333.310</b>     |
| Geotechnical and Inspection - Design Consultant Construction JSC | 27.270.000            | 35.999.820             |
| Waterway Engineering Consultant JSC                              | -                     | 580.000                |
| Transport Engineering Consultant JSC No.5                        | 28.885.215            | 21.330.490             |
| Highway Engineering Consultant JSC                               | 80.310.600            | 159.939.800            |
| Road and Bridge Engineering Consultants JSC                      | 55.670.700            | -                      |
| Bridge - Tunnel Engineering Consultant JSC                       | 70.597.280            | 23.883.200             |
| Asia Pacific Engineering Consultants Company                     | 3.472.000             | -                      |
| Transport Engineering Consultant JSC No.2                        | 33.966.000            | 34.600.000             |
| Port & Waterway Engineering Consultant JSC                       | 4.758.400             | -                      |
| <b>Rendering of services - Engineering Consultant</b>            | <b>221.863.636</b>    | <b>2.166.274.482</b>   |
| Bridge - Tunnel Engineering Consultant JSC                       | -                     | 276.442.181            |
| Highway Engineering Consultant JSC                               | 221.863.636           | 1.861.684.153          |
|                                                                  | <b>8.197.955.659</b>  | <b>12.441.316.551</b>  |
|                                                                  | -                     | -                      |
| <b>Subsidiary service purchase transaction - Bid division</b>    |                       |                        |
|                                                                  | <b>This period</b>    | <b>Previous period</b> |
|                                                                  | VND                   | VND                    |
| Waterway Engineering Consultant JSC                              | 1.051.899.074         | 10.627.182.049         |
| Geotechnical and Inspection - Design Consultant Construction JSC | 10.368.553.162        | 25.525.922.958         |
| Transport Engineering Consultant JSC No.5                        | 3.226.018.518         | 2.572.946.297          |
| Bridge - Tunnel Engineering Consultant JSC                       | 315.000.000           | 330.345.455            |
| Highway Engineering Consultant JSC                               | 279.670.370           | -                      |
| Road and Bridge Engineering Consultants JSC                      | 1.386.799.074         | 3.372.504.630          |
| Port & Waterway Engineering Consultant JSC                       | 19.915.854.459        | 11.142.648.919         |
| Asia Pacific Engineering Consultants Company                     | 3.660.470.370         | -                      |
|                                                                  | <b>40.456.060.212</b> | <b>56.421.951.234</b>  |
| <b>Dividends distributions</b>                                   |                       |                        |
|                                                                  | <b>This period</b>    | <b>Previous period</b> |
|                                                                  | VND                   | VND                    |
| Waterway Engineering Consultant JSC                              | 611.305.200           | 796.910.000            |
| Geotechnical and Inspection - Design Consultant Construction JSC | -                     | 1.036.718.970          |
| Transport Engineering Consultant JSC No.2                        | 1.060.596.000         | 2.956.470.000          |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)**

|                                                  |                       |                       |
|--------------------------------------------------|-----------------------|-----------------------|
| Transport Engineering Design Consultant JSC No.4 | 428.400.000           | 535.500.000           |
| Transport Engineering Consultant JSC No.5        | 1.556.775.000         | 2.103.750.000         |
| Bridge - Tunnel Engineering Consultant JSC       | 3.539.808.000         | 3.828.060.000         |
| Highway Engineering Consultant JSC               | 4.259.520.000         | 4.103.460.000         |
| Road and Bridge Engineering Consultants JSC      | 1.661.406.840         | 1.834.682.400         |
| Port & Waterway Engineering Consultant JSC       | 1.135.260.000         | 1.113.840.000         |
| Asia Pacific Engineering Consultants Company     | 1.570.829.000         | 1.054.136.000         |
|                                                  | <b>15.823.900.040</b> | <b>19.363.527.370</b> |

**Related party balances at the balance sheet date were as follows**

|                                                                  | <b>31/12/2025</b><br>VND | <b>01/01/2025</b><br>VND |
|------------------------------------------------------------------|--------------------------|--------------------------|
| <b>Short-term trade receivables</b>                              | <b>4.720.660.468</b>     | <b>6.314.071.733</b>     |
| Geotechnical and Inspection - Design Consultant Construction JSC | 23.618.424               | 61.294.017               |
| Transport Engineering Consultant JSC No.2                        | 127.180.240              | 243.191.400              |
| Transport Engineering Design Consultant JSC No.4                 | 15.797.440               | 29.551.960               |
| Transport Engineering Consultant JSC No.5                        | 81.141.880               | 130.865.120              |
| Bridge - Tunnel Engineering Consultant JSC                       | 425.578.408              | 1.329.658.209            |
| Highway Engineering Consultant JSC                               | 364.875.264              | 641.920.458              |
| Road and Bridge Engineering Consultants JSC                      | 702.593.455              | 397.178.529              |
| Port & Waterway Engineering Consultant JSC                       | 2.898.929.517            | 3.393.224.880            |
| Asia Pacific Engineering Consultants Company                     | 73.668.520               | 87.187.160               |
|                                                                  | <b>31/12/2025</b><br>VND | <b>01/01/2025</b><br>VND |
| <b>Short-term prepayments to suppliers</b>                       | <b>25.465.738.180</b>    | <b>11.624.845.700</b>    |
| Waterway Engineering Consultant JSC                              | 2.307.904.800            | 2.887.664.800            |
| Geotechnical and Inspection - Design Consultant Construction JSC | -                        | 2.284.000.000            |
| Transport Engineering Consultant JSC No.2                        | 30.000.000               | 30.000.000               |
| Transport Engineering Design Consultant JSC No.4                 | 1.569.351.000            | 100.000.000              |
| Transport Engineering Consultant JSC No.5                        | 1.688.244.500            | 1.627.877.500            |
| Bridge - Tunnel Engineering Consultant JSC                       | 81.600.000               | 81.600.000               |
| Road and Bridge Engineering Consultants JSC                      | 1.602.758.300            | 283.047.000              |
| Port & Waterway Engineering Consultant JSC                       | 18.185.879.580           | 2.791.306.800            |
| Asia Pacific Engineering Consultants Company                     | -                        | 1.539.349.600            |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)**

|                                                                  | <b>31/12/2025</b>     | <b>01/01/2025</b>     |
|------------------------------------------------------------------|-----------------------|-----------------------|
|                                                                  | <b>VND</b>            | <b>VND</b>            |
| <b>Other short-term receivables</b>                              | <b>5.191.347.516</b>  | <b>6.262.779.095</b>  |
| Waterway Engineering Consultant JSC                              | 650.000               | 6.284.548             |
| Transport Engineering Consultant JSC No.2                        | 15.500.000            | -                     |
| Transport Engineering Design Consultant JSC No.4                 | 428.630.000           | -                     |
| Transport Engineering Consultant JSC No.5                        | 1.564.775.000         | 562.875.000           |
| Bridge - Tunnel Engineering Consultant JSC                       | 337.037.792           | 182.732.002           |
| Highway Engineering Consultant JSC                               | 198.669.155           | 97.889.991            |
| Road and Bridge Engineering Consultants JSC                      | 1.207.626.922         | 1.127.741.591         |
| Port & Waterway Engineering Consultant JSC                       | 1.430.958.647         | 1.329.867.963         |
| Asia Pacific Engineering Consultants Company                     | 7.500.000             | 2.955.388.000         |
| <b>Short-term trade payables</b>                                 | <b>19.307.840.922</b> | <b>18.088.568.522</b> |
| Waterway Engineering Consultant JSC                              | 1.681.064.110         | 1.597.222.280         |
| Geotechnical and Inspection - Design Consultant Construction JSC | 2.109.650.782         | 5.176.925.752         |
| Transport Engineering Consultant JSC No.2                        | 191.373.000           | 191.373.000           |
| Transport Engineering Design Consultant JSC No.4                 | 755.421.600           | 863.862.687           |
| Transport Engineering Consultant JSC No.5                        | 1.999.716.000         | 1.599.159.000         |
| Bridge - Tunnel Engineering Consultant JSC                       | 465.882.000           | 465.882.000           |
| Highway Engineering Consultant JSC                               | 3.946.797.424         | 3.946.797.424         |
| Road and Bridge Engineering Consultants JSC                      | 2.939.674.038         | 2.758.525.038         |
| Port & Waterway Engineering Consultant JSC                       | 5.218.261.968         | 1.488.821.341         |
|                                                                  | -                     | -                     |
| <b>Short-term prepayments from customers</b>                     | <b>986.180.800</b>    | <b>1.168.000.000</b>  |
| Transport Engineering Consultant JSC No.2                        | 150.800.000           | 150.800.000           |
| Bridge - Tunnel Engineering Consultant JSC                       | 577.580.800           | 244.800.000           |
| Highway Engineering Consultant JSC                               | 117.000.000           | 605.100.000           |
| Road and Bridge Engineering Consultants JSC                      | 140.800.000           | 167.300.000           |

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)****Information on number of employees, employees' salary fund and average salary as follows:**

|                                      | <u><b>This period</b></u> | <u><b>Previous period</b></u> |
|--------------------------------------|---------------------------|-------------------------------|
| Average number of employees (person) | 830                       | 648                           |
| Salary fund of employees (VND)       | 253,693,238,597           | 203,281,969,091               |
| Average income (VND/person/month)    | 25,471,209                | 26,142,229                    |

**Remuneration paid to the Company's directors during the year was as follows:**

|                                                                                             | <u><b>This period</b></u> | <u><b>Previous period</b></u> |
|---------------------------------------------------------------------------------------------|---------------------------|-------------------------------|
| Remuneration to Board of General Directors,<br>Board of Management and Board of Supervision | 12,048,112,196            | 9,234,581,350                 |
|                                                                                             | <b>12,048,112,196</b>     | <b>9,234,581,350</b>          |
| <b>Board of Management</b>                                                                  | <b>4,975,849,302</b>      | <b>3,907,103,604</b>          |
| Pham Huu Son (i)                                                                            | 1,911,480,075             | 1,851,171,363                 |
| Dao Ngoc Vinh (i)                                                                           | 1,951,079,227             | 1,670,382,241                 |
| Hitoshi Yahaghi                                                                             | 310,890,000               | -                             |
| Mutsuya Rori                                                                                | 94,200,000                | -                             |
| Do Thi Phuong Lan                                                                           | 392,370,000               | 325,530,000                   |
| Nhữ Đình Hòa                                                                                | 315,830,000               | 60,020,000                    |
| <b>Board of General Directors</b>                                                           | <b>5,693,592,339</b>      | <b>3,897,064,944</b>          |
| Do Minh Dung (i)                                                                            | 1,521,955,656             | 1,444,843,224                 |
| Nguyen Manh Ha                                                                              | 1,458,904,029             | 1,297,936,544                 |
| Tran Quoc Bao                                                                               | 1,512,998,956             | 1,154,285,176                 |
| Doan Van Thang                                                                              | 1,199,733,698             | -                             |
| <b>Board of Supervision</b>                                                                 | <b>1,378,670,555</b>      | <b>1,430,412,802</b>          |
| Pham Thi Lan Huong                                                                          | 89,800,000                | -                             |
| Vo Tung Hung                                                                                | 137,870,000               | 45,890,000                    |
| Phan Le Binh                                                                                | 66,000,000                | -                             |
| Mach Thanh Toan                                                                             | 49,205,000                | 176,715,000                   |
| Ngo Nam Ha (ii)                                                                             | 1,035,795,555             | 842,953,965                   |
| Vo Hoang Anh (ii)                                                                           | -                         | 364,853,837                   |
|                                                                                             | <b>12,048,112,196</b>     | <b>9,234,581,350</b>          |

(i) Includes salary, bonus, allowances, and Board of Directors' remuneration.

(ii) Includes salary, bonus, and allowances for other positions within the corporation.

**TRANSPORT ENGINEERING DESIGN INCORPORATED**

Separate Financial Statements for the fiscal year ended 31 December 2025

**EXPLANATION OF THE FINANCIAL STATEMENTS (continued)****7.4 Operating leased assets**

| Land                                                   | Area (m2) | The purpose of use | The management unit                                               | Contract                                | Rental period                 |
|--------------------------------------------------------|-----------|--------------------|-------------------------------------------------------------------|-----------------------------------------|-------------------------------|
| No.278 Ton Duc Thang, O Cho Dua ward, Ha noi city      | 5,533 m2  | A head office      | The Department of Natural Resources and Environment of Hanoi City | No. 708/HĐTĐ-STNMT-PC dated 25/08/2016  | From 15/10/1993 to 14/10/2043 |
| No.10 Trung Kinh, Yen Hoa ward, Ha noi city            | 2,581 m2  | A head office      | The Department of Natural Resources and Environment of Hanoi City | No. 301/HĐTĐ dated 29/07/2015           | From 06/01/2014 to 05/01/2064 |
| No.237 Luong The Vinh, Dai Mo ward, Ha noi city        | 1,357 m2  | A head office      | The Department of Natural Resources and Environment of Hanoi City | No. 279/HĐTĐ dated 17/07/2015           | From 15/10/1993 to 14/10/2043 |
| No.15A Hoang Hoa Tham, Gia Dinh ward, Ho Chi Minh city | 322.9 m2  | A head office      | The Department of Natural Resources and Environment               | No. 7188/HĐ-TNMT-QLSĐĐ dated 09/10/2014 | From 19/12/2008 to 18/12/2058 |

- Certificate of Land Use Rights, Ownership of Housing, and Other Assets Attached to Land No. DC333804 issued on July 9, 2021, for the land parcel located at Alley 278, Ton Duc Thang Street, O Cho Dua Ward, Hanoi City;
- Certificate of Land Use Rights, Ownership of Housing, and Other Assets Attached to Land No. CL158742 issued on June 6, 2018, for the land parcel located at No. 10, Trung Kinh Street, Yen Hoa Ward, Hanoi City.

**7.5 Comparative figures**

The comparative figures on the Separate Statement of Financial Position and corresponding notes are taken from the Financial Statements for the fiscal year ended as at 31 December 2024, which was audited by AASC Limited.

*Hanoi, January 29th, 2026*

**Vo Thu Thuy**  
Preparer



**Tang Thi Thu Hien**  
Chief Accountant



**Dao Ngoc Vinh**  
General Director