THONG NHAT JOINT – STOCK COMPANY

No. 20 /CBTT-CPTN

THE SOCIALIST REPUBLIC OF VIETNAM

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DISCLOSURE OF INFORMATION ON ELECTRONIC PORTAL OF THE STATE SECURITIES COMMISSION OF VIETNAM AND THE HANOI STOCK EXCHANGE

Kính gửi: - **The State Securities Commission**

- **Hanoi Stock Exchange**

- Company Name: Thong Nhat Joint - Stock Company
- Trading name: Thong Nhat Joint - Stock Company
- Address of headoffice: Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City
- Tel: (0251) 392 4377 Fax: (0251) 392 4692
- Website: www. bauxeo.com.vn
- Trustee of disclosure: Nguyễn Hữu Trí
- Tittle: Chief Accountant

Type of disclosure:

☒ Periodic ☐ 24h ☐ Extraordinary ☐ On Request ☐ Others

Contents of disclosure: Thong Nhat Joint Stock Company announcement of Interim Financial Report 2026, in which: Profit after corporate income tax in the Business Performance Report increased by 32,21% over the same period last year, specifically:

No	Target	Interim period/2026 (VNĐ)	Interim period/2025 (VNĐ)	Percentage TH/CK
1	Total revenue	70.162.365.841	65.698.476.074	106,79%
2	Total cost	40.246.830.393	42.842.069.370	93,94%
3	Profit before tax	29.915.535.448	22.856.406.704	130,88%
4	Profit after tax	23.808.546.293	18.008.189.379	132,21%

- Total Revenue increased by 6,79% over the same period, due to:

+ Revenue from land and infrastructure leasing decreased by 18.02% compared to the same period last year, mainly because 2025 included additional recognition of land

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lease revenue for 2024 in accordance with the government's notice on the upward adjustment of land prices under Land Lease Contract No. 59/HĐTĐ.

+ Revenue from the Central Service Area increased by 100% compared to the same period last year due to the recognition of revenue from the sale of social housing apartments.

+ Clean water supply revenue amounted to VND 5.90 billion, compared with VND 4.03 billion in the same period last year, while wastewater treatment revenue reached VND 7.34 billion, compared with VND 3.92 billion. These represented increases of 46.37% and 87.37%, respectively, driven by higher water demand from enterprises, effective control of groundwater usage, and regular monitoring of wastewater discharge.

+ Financial revenue increased by 36.43% compared to the same period last year due to the lower value of construction investment implementation and higher deposit interest rates.

- Total expenses decreased by 6.06% compared to the same period last year as a result of cost-saving measures and the corresponding decline in land leasing revenue.

This information was published on the company's website on *August 13th, 2026* as in the link www.bauxeo.com.vn under the Shareholder section.

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

Trang Bom, August 13th, 2026

Person authorized to disclose information

M.S.D.N: 3600667859 - C.T.C.P
CÔNG TY
CỔ PHẦN
THỐNG NHẤT
P. TRẢNG BOM - T. ĐỒNG NAI

NGUYEN HUU TRI