EXTRAORDINARY INFORMATION DISCLOSURE

(Enclosed with Decision No. 21/QĐ-SGDVN dated December 21, 2021 of the General Director of the Vietnam Stock Exchange on the Regulation on Information Disclosure at the Vietnam Stock Exchange)

THANH NAM GROUP JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** Independence – Freedom – Happiness
No.: 280/2025/CBTT-TNI	*Hanoi, August 28, 2025*

To:

- **State Securities Commission of Vietnam**
- **Ho Chi Minh City Stock Exchange** (HOSE)

1. Name of the listed organization: **THANH NAM GROUP JOINT STOCK COMPANY**

Stock code: **TNI**

Stock exchange: **HOSE**

Enterprise registration code: 0101515686, first registered on July 17, 2009, by the Hanoi Department of Planning and Investment.

Head office address: 3rd Floor, Tower A, Golden Palace Building, No. 99 Me Tri Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam.

We respectfully extend our greetings to your esteemed authorities!

On July 30, 2025, Thanh Nam Group Joint Stock Company disclosed the Separate and Consolidated Financial Statements for Q2 on the information disclosure system of the State Securities Commission of Vietnam and HOSE in compliance with regulations.

Today, August 28, 2025, we would like to rectify the Separate and Consolidated Financial Statements for Q2/2025 as follows:

* Correction details: Attached to this explanation letter is a file showing the detailed figures of the indicators, clearly reflecting the changes (increases/decreases).

* Reasons for discrepancies:

Adjusting entries affecting the Separate and Consolidated Balance Sheets:

- The accrued cost of purchased goods has been recorded twice, resulting in an excess amount of VND 22,690,000

- Journal entry to recognize interest from the bank deposit contract into the principal balance of the deposit contract: VND 71,737,325

- Unsettled input VAT offset against output VAT: VND 267,485,581

- Adjustment for original cost and depreciation of fixed assets sold by parent to subsidiary in 2022: VND 2,502,604,334

- Additional provision for expenses of associated company Vuon Dao: VND 1,198,151,549

Adjusting entries affecting the Separate and Consolidated Income Statements:

- Offset of internal revenue and cost of goods sold: VND 810,000,000

- Increase in financial income (additional bank deposit interest): VND 69,485,014

- Adjustment reducing financial provision expenses of associated company: VND 556,167,742

- Additional provision for expenses of associated company Vuon Dao: VND 1,198,151,549

- Adjustment reducing internal management expenses charged to subsidiary: VND 796,962,004

Therefore, by this document, Thanh Nam Group Joint Stock Company hereby rectifies the entire Separate and Consolidated Financial Statements for Q2/2025. We kindly request the authorities to review and provide support.

This information has been disclosed on the Company's website on [date] at [link].

We hereby certify that the above information disclosed is true and accurate, and we take full responsibility before the law for its content.

Attachments:

- *Adjusted Financial Statements (in Vietnamese and English)*

THANH NAM GROUP JOINT STOCK COMPANY

CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM, OID.0.9.2342.19200300.100.1.1=MST:0101515686
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M.S.D.N: 0101515686 - C.T.C.P - CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM - Q. NAM TỪ LIÊM - T.P HÀ NỘI

CHỦ TỊCH HĐQT

Nguyễn Hùng Cường

THANH NAM GROUP JOINT STOCK COMPANY

3rd Floor, Tower A, Golden Palace Office Building
No. 99 Me Tri, Tu Liem District, Hanoi, Vietnam

ADJUSTED INDICATORS – SEPARATE FINANCIAL STATEMENTS

BALANCE SHEET

ITEM	CODE	BEFORE ADJUSTMENT	AFTER ADJUSTMENT	DIFFERENCE
C - LIABILITIES	300	260,248,401,385	260,225,711,385	22,690,000
I. Current liabilities	310	255,786,368,050	255,763,678,050	22,690,000
5. Short-term accrued expenses	315	460,805,848	438,115,848	22,690,000
D - OWNER'S EQUITY	400	506,341,258,000	506,363,947,991	(22,689,991)
I. Owner's equity	410	506,341,258,000	506,363,947,991	(22,689,991)
11. Undistributed profit after tax	421	(26,650,425,793)	(26,627,735,802)	(22,689,991)
- Undistributed profit for this period	421b	688,054,145	710,744,136	(22,689,991)
TOTAL CAPITAL (440=300+400)	440	766,589,659,385	766,589,659,376	9

INCOME STATEMENT

ITEM	CODE	BEFORE ADJUSTMENT	AFTER ADJUSTMENT	DIFFERENCE
8. Selling expenses	25	860,710,040	838,020,040	22,690,000
10. Net profit from operating activities {30 = 20 + (21 - 22) - (25 + 26)}	30	938,554,685	961,244,676	(22,689,991)
14. Total profit before tax	50	688,054,145	710,744,136	(22,689,991)
17. Net profit after tax	60	688,054,145	710,744,136	(22,689,991)

CASH FLOW STATEMENT

ITEM	CODE	BEFORE ADJUSTMENT	AFTER ADJUSTMENT	DIFFERENCE
Profit before tax	01	688,054,145	710,744,136	(22,689,991)
Provisions	03	987,914,372	987,914,381	(9)
Profit from operating activities before changes in working capital	08	6,578,104,052	6,600,794,052	(22,690,000)
Interest paid	14	-5,651,829,464	-5,674,519,464	22,690,000

Preparer	Chief Accountant	Chairman
Bui Thi Lieu	Bui Thi Lieu	Nguyen Hung Cuong

M.S.D.N: 0101515686 CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM T.P HÀ NỘI

THANH NAM GROUP JOINT STOCK COMPANY
3rd Floor, Tower A, VP Golden Palace Building
No. 99 Me Tri, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam

BALANCE SHEET
As at June 30, 2025

ITEM	CODE	NOTES	30/6/2025 Before issuing a correction	30/6/2025 After issuing a corection
A - CURRENT ASSETS	100		485,444,558,577	485,557,492,451
			-	
I. CASH AND CASH EQUIVALENTS	110		20,356,417,461	21,076,544,045
1. Cash	111	V.1	20,356,417,461	21,076,544,045
II. SHORT-TERM FINANCIAL INVESTMENT	120	V.2	9,097,983,984	9,169,721,309
3. Held-to-maturity investments	123		9,097,983,984	9,169,721,309
III. SHORT-TERM RECEIVABLES	130		172,945,364,099	172,533,919,645
1. Short-term trade receivables	131	V.2	189,817,940,265	189,691,959,556
2. Short-term advances to suppliers	132	V.3	1,169,514,548	886,305,758
6. Other short-term receivables	136	V.4	28,758,639,401	28,756,384,455
7. Provision for doubtful short-term receivables	137		(46,800,730,115)	(46,800,730,124)
IV. INVENTORIES	140		274,071,765,040	274,071,765,040
1. Inventories	141	V.5	274,071,765,040	274,071,765,040
V. OTHER CURRENT ASSETS	150	V.6	8,973,027,993	8,705,542,412
1. Short-term prepaid expenses	151		1,006,031,724	1,006,031,724
2. Deductible VAT	152		7,959,375,117	7,691,889,536
3. Taxes and amounts receivable from the State	153		7,621,152	7,621,152
B - NON-CURRENT ASSETS	200		359,894,159,246	358,078,127,696
			-	
I. LONG-TERM RECEIVABLES	210		-	
II. FIXED ASSETS	220		89,985,875,018	89,985,875,018
1. TANGIBLE FIXED ASSETS	221	V.7	89,975,645,845	89,975,645,845
- HISTORICAL COST	*222*		*134,425,560,495*	136,928,164,829
- ACCUMULATED DEPRECIATION	*223*		*(44,449,914,650)*	(46,952,518,984)
3. INTANGIBLE FIXED ASSETS	227	V.17	10,229,173	10,229,173
- HISTORICAL COST	*228*		*1,145,540,440*	1,145,540,440
- ACCUMULATED AMORTIZATION	*229*		*(1,135,311,267)*	(1,135,311,267)
III. INVESTMENT PROPERTIES	230		-	
IV. CONSTRUCTION IN PROGRESS AND LO	240		342,682,284	342,682,284
2. Construction in Progress	242	V.14b	342,682,284	342,682,284
V. LONG-TERM FINANCIAL INVESTMENTS	250		264,071,283,981	262,873,132,432
2. Investments in joint ventures and associates	252	V.2d	264,071,283,981	262,873,132,432
VI.OTHER NON-CURRENT ASSETS	260		5,494,317,962	4,876,437,962
1. Long-term prepaid expenses	261		293,827,962	293,827,962
3. Goodwill	269		5,200,490,000	4,582,610,000
TOTAL ASSETS (270=100+200)	270		845,338,717,823	843,635,620,147

THANH NAM GROUP JOINT STOCK COMPANY
3rd Floor, Tower A, VP Golden Palace Building
No. 99 Me Tri, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam

BALANCE SHEET
As at June 30, 2025
(Continued)

ITEM	CODE	NOTES	30/6/2025 Before issuing a correction	30/6/2025 After issuing a corection
C - PAYABLES	**300**		**341,179,994,257**	**341,572,160,809**
I. CURRENT LIABILITIES	**310**		**323,733,025,373**	**323,722,910,477**
1. Current trade payables	311	V.8	105,218,441,267	105,225,319,991
2. Advances from customers (current)	312	V.9	120,526,295	166,747,608
3. Taxes and other amounts payable to the State	313		13,969,265,555	13,934,506,581
4. Payables to employees	314		451,348,160	451,348,160
5. Accrued expenses (current)	315		887,855,848	865,165,848
6. Short-term intra -Company Payables	316		1,809,700	1,809,700
9. Other current payables	319	V.10	30,738,480,218	30,738,480,218
10. Short-term borrowings and finance leases	320	V.11	170,988,870,399	170,983,104,440
12. Bonus and welfare funds	322		1,356,427,931	1,356,427,931
II. LONG-TERM LIABILITIES	**330**		**17,446,968,884**	**17,849,250,332**
8. Long-term borrowings and finance leases	338		17,390,969,773	17,398,085,472
11.Deferred income tax liabilities	341		55,999,111	451,164,860
D - SHAREHOLDERS' EQUITY	**400**		**504,158,723,566**	**502,063,459,338**
I. SHAREHOLDERS' EQUITY	**410**	**V.12**	**504,158,723,566**	**502,063,459,338**
1.Owner's contributed capital	411		525,000,000,000	525,000,000,000
- Voting common shares	*411a*		525,000,000,000	525,000,000,000
2. Additional paid-in capital	412		3,811,400,000	3,811,400,000
3. Development investment fund	418		4,180,283,793	4,180,283,793
4. Unappropriated retained earnings	421		(34,829,408,627) -	37,028,651,514
- Unappropriated retained earnings from previous p	*421a*		*(36,076,050,606) -*	35,822,296,060
- Unappropriated retained earnings for the current period	*421b*		*1,246,641,979* -	1,206,355,454
5. Non-controlling interests	429		*5,996,448,400*	6,100,427,059
II. OTHER FUNDS AND RESERVES	**430**		-	
TOTAL SHAREHOLDERS' EQUITY (440=300	**440**		**845,338,717,823**	**843,635,620,147**

Hanoi, the 28th day of August, 2025

Chairman of the Board	Chief Accountant	Prepared by
Nguyen Hung Cuong	Bui Thi Lieu	Bui Thi Lieu

THANH NAM GROUP JOINT STOCK COMPANY
3rd Floor, Tower A, VP Golden Palace Building
No. 99 Me Tri, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam

INCOME STATEMENT

Second Quarter of 2025

DESCRIPTION	CODE	NOTES	2025-Before adjustment	2025-Before adjustment
1. Revenue from sales of goods and provision of	**01**	**VI.1**	**531,778,145,682**	**530,968,145,682**
2. Revenue deductions	02		-	
3. Net revenue from sales of goods and provision of services (10 = 01 - 02)	**10**		**531,778,145,682**	**530,968,145,682**
4. Cost of goods sold	11	VI.2	513,098,797,695	513,205,862,337
5. Gross profit from sales of goods and provision of services (20 = 10 - 11)	**20**		**18,679,347,987**	**17,762,283,345**
6. Financial income	21	VI.3	1,074,845,961	1,144,330,975
7.Financial expenses	22	VI.4	7,561,087,717	7,004,919,975
- Of which: Interest expenses	*23*		*6,961,228,297*	6,962,578,037
8. Share of profit or loss from joint ventures and associates	*24*		(2,439,316,031)	(3,637,467,580)
9. Selling expenses	25	VI.5	2,402,535,420	2,376,458,602
10. Administrative expenses	26	VI.6	7,379,496,254	6,582,534,250
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	**30**		**(28,241,474)**	**(694,766,087)**
12. Other income	31		366,120	366,120
13. Other expenses	32		260,921,180	260,921,180
14. Other profit (40 = 31 - 32)	**40**		**(260,555,060)**	**(260,555,060)**
15. Total accounting profit before tax (50 = 30 + 40)	**50**		**(288,796,534)** -	**(955,321,147)**
17. Deferred income tax expense	52		-	197,582,874
18. Net profit after income tax (60 = 50 - 51 - 52)	**60**		**(288,796,534)** -	**(1,152,904,021)**
19. Net profit after tax of the parent company	61	VI.12	(339,323,761)	(1,206,355,454)
20. Net profit after tax attributable to non-controlling inte	62		50,527,227	53,451,432

Hà Nội, ngày 28 tháng 08 năm 2025

Chairman of the Board	Chief Accountant	Prepared by
Nguyen Hung Cuong	Bui Thi Lieu	Bui Thi Lieu

M.S.N:0101515686-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
Q. NAM TỪ LIÊM - T.P HÀ NỘI

THANH NAM GROUP JOINT STOCK COMPANY
3rd Floor, Tower A, VP Golden Palace Building
No. 99 Me Tri, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam

CASH FLOW STATEMENT

(Indirect Method)

Second Quarter of 2025

STT	DESCRIPTION	CODE	NOTES	2025-Before adjustment	2025-After Adjustment
I.	**Cash flows from operating activities**				
1	**Profit before tax**	01		(288,796,534)	(955,321,147)
	Depreciation of fixed assets	02		4,504,342,548	4,589,883,265
	Provisions	03		987,914,372	9
	Gains or losses from investment activities	05		1,364,470,070	(1,144,330,975)
	Interest expenses	06		6,961,228,297	6,962,578,037
3	***Profit from operating activities before changes in working***	***08***		***13,529,158,753***	***9,452,809,189***
	Increase or decrease in receivables	09		26,739,235,214	27,417,174,773
	Increase or decrease in inventories	10		(50,974,266,705)	(50,974,266,705)
	Increase or decrease in payables (excluding interest payable and corporate income tax payable)	11		60,795,718,054	60,938,367,720
	Increase or decrease in prepaid expenses	12		(398,738,591)	(441,508,950)
	Interest paid	14		(7,347,472,774)	(7,371,512,514)
	Corporate income tax paid	15		(260,162,720)	(260,162,720)
	Cash paid for other activities	17		(576,710,926)	3,556,438,296
	Net cash flow from operating activities	***20***		***41,506,760,305***	***42,317,339,089***
II.	**Cash flows from investing activities**			-	
1	Cash paid for purchasing or constructing fixed assets, investment properties, and other long-term assets	21		(1,188,189,946)	(1,188,189,946)
2	Cash paid for loans or investments in other entities	22		-	(162,551,433)
5	Cash paid for investments in other entities	25		(68,700,000,000)	(68,700,000,000)
7	Cash received as interest on loans, dividends, and profit	27		1,073,581,482	1,144,330,975
	Net cash flow from investing activities	***30***		***(68,814,608,464)***	***(68,906,410,404)***
III	**Cash flows from financing activities**			-	
3	Cash received from borrowings	33		171,518,966,219	171,518,966,219
4	Cash paid for loan repayments and finance lease liabilities	34		(298,159,366,226)	(298,158,016,486)
	Net cash flow from financing activities	***40***		***(126,640,400,007)***	***(126,639,050,267)***
	Net increase in cash and cash equivalents during the period	**50**		**(153,948,248,166)**	**(153,228,121,582)**
	Cash and cash equivalents at the beginning of the period	60		174,304,665,627	174,304,665,627
	Cash and cash equivalents at the end of the period (70 = 50 +	**70**		**20,356,417,461**	**21,076,544,045**

Hanoi, the 28th day of August, 2025

Chairman of the Board	Chief Accountant	Prepared by
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM M.S.D.N:0101515686 Q. NAM TỪ LIÊM - T.P HÀ NỘI		
Nguyen Hung Cuong	Bui Thi Lieu	Bui Thi Lieu