

CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ
BẤT ĐỘNG SẢN TRƯỜNG THÀNH
*TRUONG THANH ENERGY AND REAL
ESTATE JOINT STOCK COMPANY*

Số: 20./2025/CV-TEG

No: 20./2025/CV-TEG

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
*SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness*

Hà Nội, ngày 27 tháng 03 năm 2025

Hanoi, March 27, 2025

CÔNG BỐ THÔNG TIN
DISCLOSURE OF INFORMATION

Kính gửi: - Ủy ban Chứng khoán Nhà nước
 - Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh.

To: - *The State Securities Commission;*
 - *Ho Chi Minh Stock Exchange.*

1. Tên tổ chức: Công ty cổ phần Năng lượng và Bất động sản Trường Thành

Organization nam : Truong Thanh Energy and Real Estate Joint Stock Company

- Mã chứng khoán: TEG

Ticker: TEG

- Địa chỉ: Tầng 4 Tòa nhà Sun Grand City Ancora Residence, Số 3 Lương Yên, Phường
Bạch Đằng, quận Hai Bà Trưng, Hà Nội.

*Address: Floor 4, Sun Grand City Ancora Residence building, No. 03 Luong Yen street,
Bach Dang ward, Hai Ba Trung district, Hanoi city, Vietnam.*

- Điện thoại/Telephone: (024) 35.599.599 Fax: (024) 38.398.974

- E-mail: info@tegroup.com.vn

2. Nội dung thông tin công bố:

Content of disclosed information:

- Báo cáo tài chính riêng năm 2024 đã soát xét;

Reviewed separate financial statements for 2024;

- Báo cáo tài chính hợp nhất năm 2024 đã soát xét;

Reviewed consolidated financial statements for 2024;

- Giải trình chênh lệch lợi nhuận sau thuế trên BCTC riêng năm 2024 so với 2023;



Explanation of the difference in profit after tax on the separate financial statements for 2024 compared to 2023;

- Giải trình chênh lệch lợi nhuận sau thuế trên BCTC hợp nhất năm 2024 so với 2023;

Explanation of the difference in profit after tax on the consolidated financial statements for 2024 compared to 2023;

- Giải trình chênh lệch lợi nhuận sau thuế trên BCTC riêng trước và sau kiểm toán;

Explanation of the difference in profit after tax on the separate financial statements before and after audit;

- Giải trình chênh lệch lợi nhuận sau thuế trên BCTC hợp nhất kiểm toán so với BCTC hợp nhất đơn vị tự lập;

Explanation of the difference in profit after tax on the audited consolidated financial statements compared to the self-prepared consolidated financial statements.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 27/03/2025 tại đường dẫn: <https://tcgroup.com.vn>.

This information was posted on TEG's website on March 27, 2025 at the link: <https://tcgroup.com.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby declare to be responsible for the accuracy and completeness of the above information.

Tài liệu đính kèm/Attachments

- Các tài liệu liên quan đến nội dung CBT

Documents Related to the Content of Information Disclosure.

Đại diện tổ chức

Organization representative

Người được ủy quyền công bố thông tin

Party authorized to disclose information



Trần Thị Thanh Huyền



TRUONG THANH ENERGY AND REAL
ESTATE JOINT STOCK COMPANY

No. 16./2025/CV-TEG

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Report: Explanation of the difference in profit after tax on the
Consolidated Financial Statements in 2024 compared to 2023

Hà Nội, 21 March 2025

To: - STATE SECURITIES COMMISSION
- HO CHI MINH CITY STOCK EXCHANGE

Truong Thanh Energy and Real Estate Joint Stock Company (stock code: TEG) would like to send our best regards to the State Securities Commission and the Ho Chi Minh City Stock Exchange!

By this official letter, we would like to explain to the Authority about the change in profit after tax in 2024 compared to 2023 of Truong Thanh Energy and Real Estate Joint Stock Company on the consolidated financial statements, as follows:

Unit: VND

No.	Items	In 2024	In 2023	Increase/Decrease	Percentage % Increase/decrease
1	Net sales	298,751,951,743	325,520,733,030	(26,768,781,287)	(8.22%)
2	Revenue from financial	43,421,371,573	121,641,108,819	(78,219,737,246)	(64.30%)
3	Profit after tax	2,671,036,124	81,658,654,101	(78,987,617,977)	(96.73%)

Profit after tax in 2024 decreased by 96.73% compared to 2023, The reason is that in 2024, the revenue structure changes, the revenue from financial activities has decreased sharply, leading to the profit after tax changing as above.

The above is our explanation regarding the difference in after-tax profit on the consolidated financial statements in 2024 compared to 2023 of Truong Thanh Energy and Real Estate Joint Stock Company.

We commit that the disclosed information is accurate and take full legal responsibility for the contents disclosed herein.

The full financial statements are available on our website: www.tegroup.com.vn

Thank you very much!

Recipient:

- As above
- Save: Financial department

TRUONG THANH ENERGY AND REAL
ESTATE JOINT STOCK COMPANY
CÔNG TY CỔ PHẦN
NĂNG LƯỢNG VÀ
BẤT ĐỘNG SẢN
TRƯỜNG THANH
Q. HAI BÀ TRUNG - TP. HÀ NỘI

TỔNG GIÁM ĐỐC
Hoàng Mạnh Huy

TRUONG THANH ENERGY AND REAL
ESTATE JOINT STOCK COMPANY

No: 18 /2025/CV-TEG

V/v: *Explanation of the Difference in After-Tax Profit on the
Separate Financial Statements Before and After Audit*

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ha Noi, day 21 month 3 year 2025

DEAR: - STATE SECURITIES COMMISSION
 - HO CHI MINH STOCK EXCHANGE

Truong Thanh Energy and Real Estate Joint Stock Company (Stock Code: TEG) respectfully sends our warmest greetings to the State Securities Commission and the Ho Chi Minh Stock Exchange!

Through this official letter, we would like to explain to you the change in after-tax profit for 2024 after the audit in the separate financial statements of Truong Thanh Energy and Real Estate Joint Stock Company as follows:

Unit: VND

Indicator	After Audit	Before Audit	Increase/ Decrease	Percentage Change (%)
Profit/ (loss) after tax	11,652,506,453	18,432,112,856	-6,779,606,403	-36.78%

The after-tax profit for 2024 after the audit decreased by 36.78% compared to the unaudited financial statements prepared by the Company. The primary reason for this decline is that, at the time of preparing the report, there was insufficient basis to make provisions for affiliated companies, resulting in the aforementioned discrepancy in after-tax profit.

The above is our explanation regarding the difference in after-tax profit in the separate financial statements for 2024 after the audit of Truong Thanh Energy and Real Estate Joint Stock Company.

We commit that the disclosed information is accurate and take full legal responsibility for the contents disclosed herein.

The full financial statements are available on our website: www.tegroup.com.vn

Best regards!

Recipient:

- As above
- Storage: Financial department



General Director

Hoang Manh Huy

TRUONG THANH ENERGY AND REAL
ESTATE JOINT STOCK COMPANY

No: 19 /2025/CV-TEG

V/v: Explanation of the Difference in After-Tax Profit on the
Separate Financial Statements for 2024 Compared to 2023

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ha Noi, day 21 month 3 year 2025

DEAR: - STATE SECURITIES COMMISSION
 - HO CHI MINH STOCK EXCHANGE

Truong Thanh Energy and Real Estate Joint Stock Company (Stock Code: TEG) respectfully sends our warmest greetings to the State Securities Commission and the Ho Chi Minh Stock Exchange!

Through this official letter, we would like to explain to your esteemed agencies the changes in after-tax profit for 2024 compared to 2023 in the separate financial statements of Truong Thanh Energy and Real Estate Joint Stock Company as follows:

Unit: VND

Indicator	2024	2023	Increase/ Decrease	Percentage Change (%)
I/ Net Revenue	193,561,718,767	26,451,208,867	167,110,509,900	631.77%
II/ Finance income	28,570,573,021	35,454,426,159	-6,883,853,138	-19.42%
III/ Profit/ (loss) after tax	11,652,506,453	17,488,178,039	-5,835,671,586	-33.37%

The after-tax profit in 2024 decreased compared to 2023, primarily due to a significant decline in financial income. Specifically, financial income in 2024 amounted to only VND 28,570,573,021, reflecting a 19.42% decrease from the previous year. Additionally, changes in the revenue structure also contributed significantly to the 33.37% decline in after-tax profit.

The above is our explanation regarding the difference in after-tax profit in the separate financial statements of Truong Thanh Energy and Real Estate Joint Stock Company for 2024 compared to 2023

We commit that the disclosed information is accurate and take full legal responsibility for the contents disclosed herein.

The full financial statements are available on our website: www.tegroup.com.vn

Best regards!

Recipient:

- As above
- Storage: Financial department



General Director

Hoang Manh Huy

**TRUONG THANH ENERGY AND REAL
ESTATE JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. 17/2025/CV-TEG

Report: Explanation of the difference in profit after tax in 2024
on the consolidated financial statements before and after audit

Ha Noi, 21 March 2025

To: - STATE SECURITIES COMMISSION
- HO CHI MINH CITY STOCK EXCHANGE

Truong Thanh Energy and Real Estate Joint Stock Company (stock code: TEG) would like to send our best regards to the State Securities Commission and the Ho Chi Minh City Stock Exchange!

By this official letter, we would like to explain to you the change in after-tax profit in 2024 after the audit in the consolidated financial statements of Truong Thanh Energy and Real Estate Joint Stock Company, as follows:

Unit: VND

No.	Items	After Audit	Before Audit	Increase/ Decrease	Percentage % Increase/decrease
1	Financial Costs	12,029,581,267	8,198,619,852	3,830,961,415	46.73%
2	Profit after tax	2,671,036,124	5,780,520,622	(3,109,484,498)	(53.79%)

Profit after tax in 2024 on the audited consolidated financial statements decreased by VND 3,109,484,498 equivalent to a decrease of 53.79% compared to the self-made consolidated financial statements because at the time of preparation of the Consolidated financial statements of Quarter IV/2024, there was not enough basis to set aside Provisions for diminution in value of long-term financial investments, causing the profit after tax to change as above.

The above is our explanation regarding the difference in after-tax profit in the consolidated financial statements for 2024 after audit.

We commit that the disclosed information is accurate and take full legal responsibility for the contents disclosed herein.

The full financial statements are available on our website: www.tegroup.com.vn

Thank you very much!

Recipient:

- As above
- Save: Financial department

**TRUONG THANH ENERGY AND REAL
ESTATE JOINT STOCK COMPANY**



TỔNG GIÁM ĐỐC
Hoàng Mạnh Huy