



☒ Yes

☐ No

Explanation provided if "Yes":

☒ Yes

☐ No

+ If profit after tax in a reporting period suffering loss shifts from a profit in the same period last year to a loss in this period, or vice versa:

☐ Yes

☐ No

Explanation provided if "Yes":

☐ Yes

☐ No

This information was disclosed on the Company's official website on: .../.../2025 at the following link:

3. Report on transactions with a value of 35% or more of total assets in 2025: None

In case the listed organization has a transaction, please report the following contents in full:

- Transaction content:
- Ratio of transaction value/total asset value of the enterprise (%) (based on the most recent Financial Statements);
- Transaction completion date:

We hereby commit that the explanations provided above are accurate and take full legal responsibility for the contents of this disclosure.

Attached documents:

- Financial Statements for the Third Quarter of 2025
- Explanation No. 2510B/CT-TCKT

Representative of the Organization
Authorized person to disclose information -
Chief Accountant



Nguyen Ngoc Huyen



Re: Explanation of the difference in production
and business results of the Third Quarter 2025

Hanoi, October 25, 2025

To: Hanoi Stock Exchange

1. Company name: Song Da Urban Investment Construction and Development Joint Stock Company
2. Stock symbol: SDU
3. Head office address: No. 19, Truc Khe Street, Lang Ha Ward, Dong Da, Hanoi.
4. Tel: 043 5526369 Fax: 043 5526348
5. Information Disclosure Executor:

Ms. Nguyen Ngoc Huyen Position: Chief Accountant of the Company

6. Content of the information disclosure: Explanation of the difference in the financial statements of the third quarter of 2025

6.1 Consolidated report of the company:

- Pre-tax profit in the third quarter of 2025 is: VND 499,833,024 compared to pre-tax profit in the same period last year: VND 376,909,696. The reason for the difference is that in the first 9 months of this year, the company recorded revenue from office leasing and building management services.
- After-tax profit in the third quarter of 2025 is: VND 497,275,995 compared to after-tax profit in the same period last year: VND 327,733,521. The reason for the difference is that in the first 9 months of this year, the company recorded revenue from office leasing and building management services.
- Profit after tax in the first 9 months of 2025 is: 48,718,655,527 VND compared to profit after tax in the same period last year of 621,480,026 VND. The reason for the difference is that in the first 9 months of this year, the company recorded revenue from office rental business and building management services.

6.2 Parent company report (consolidated):

- Profit before tax in the third quarter of 2025 is: 348,610,826 VND compared to profit before tax in the same period last year of: 62,459,839 VND. The



reason for the difference is that in the third quarter of this year, the company recorded revenue from office rental services.

- Profit after tax in the third quarter of 2025 is: 348,610,826 VND compared to profit after tax in the same period last year of: 62,459,839 VND. The reason for the difference is that in the third quarter of this year, the company recorded revenue from house rental services.
- Profit after tax in the first 9 months of 2025 is: 48,632,315,840 VND compared to profit after tax in the same period last year of 434,474,205 VND. The reason for the difference is that in the first 9 months of this year, the company recorded revenue from house and office rental services.

We hereby commit that the information published above is true and we are fully responsible before the law for the content of the published information.

Recipients :

- As above.
- Filing: TCKT



Nguyen Ngoc Huyen