

SONG DA CORPORATION – JSC
SONG DA URBAN INVESTMENT
CONSTRUCTION AND DEVELOPMENT JOINT
STOCK COMPANY

No.: 28-04A/CT-TCKT

Re: Explanation of the difference in production
and business results

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hanoi, April 28, 2026

**To: State Securities Commission
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 Ward, Hanoi
4. Tel: 043 5526369 Fax: 043 5526348
5. Information Disclosure Executor:

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

6. Contents of the disclosure:

6.1 Consolidated financial statements for the first quarter of 2026 and financial statements for the first quarter of 2026 of the parent company of Song Da Urban Development and Construction Investment Joint Stock Company prepared on April 28, 2026 include: Financial statements, business results, cash flow statements, and financial statements.

6.2 Explanation:

A. Consolidated report:

* Revenue fluctuations: Total sales revenue in the first quarter of 2026 is: VND 14.497.876.106 compared to total sales revenue in the same period last year: VND 12,129,267,093. The reason for the difference is that in the first quarter of 2026, the Company recorded revenue from office leasing activities at 143 Tran Phu building and Song Da - Ha Dong building and building management services.

* Profit before tax in the first quarter of 2026 is: VND 159.325.874 compared to profit before tax in the same period last year: VND 269.269.342. The reason for the difference is that in the first quarter of 2026, the Company recorded revenue from building services, office leasing and building management services.

* Profit after tax in the first quarter of 2026 is: VND 90.188.199 compared to profit after tax in the same period last year: VND 268,253,170.



The reason for the difference is that in the first quarter of 2026, the Company recorded revenue from building services, office leasing and building management services.

B. Parent Company Report (Summary Report):

* Revenue fluctuations: Total sales revenue in the first quarter of 2026 is: VND 7.560.076.183 compared to total sales revenue in the same period last year: VND 6,729,673,980. The reason for the difference is that in the first quarter of 2026, the Company recorded revenue from office rental and other operating revenue.

* Profit before tax in the first quarter of 2026 is: VND 345.759.139 compared to profit before tax in the same period last year: VND 194,206,243. The reason for the difference is that in the first quarter of 2026, the Company recorded revenue from building services, office rental and building management services.

* Profit after tax in the first quarter of 2026 is: 276.621.464 VND compared to profit after tax in the same period last year: 194,206,243 VND. The reason for the difference is that in the first quarter of 2026, the Company recorded operating revenue, office rental and interest expenses.

7. Website address for posting the entire financial report: dothisongda.com.vn

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

SONG DA CORPORATION - JSC
Song Da Urban Investment Construction and
Development Joint Stock Company
No.: 28-04/CT-TCKT

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PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: **Hanoi Stock Exchange**

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/020/TT-BTC dated November 16, 2020 by the Ministry of Finance guiding the disclosure of information on the stock market, Song Da Urban Investment Construction and Development Joint Stock Company shall disclose the Financial Statements for the 1st Quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name: Song Da Urban Investment Construction and Development Joint Stock Company

- Stock symbol: SDU

- Address: No. 19 Truc Khe Street - Lang Ha Ward - Dong Da District - Hanoi

- Contact phone/Tel: 04.35526388

Fax:

- Email: ketoandothi702@gmail.com

Website: dothisongda.com.vn

2. Disclosure content:

- Financial Statements for the Frist Quarter of 2026

☐ Separate Financial Statements (Applicable for listed organizations without subsidiaries or parent organizations with dependent accounting units);

☒ Consolidated Financial Statements (Applicable for listed organizations with subsidiaries);

☐ Summary Financial Statements (Applicable for listed organizations with dependent accounting units that maintain their own accounting systems).

- Cases requiring explanation of the reasons:

+ The audit firm issues a non-unqualified opinion on the Financial Statements (for audited Financial Statements of the first six months of 2026:

☐ Yes

☐ No

Explanation provided if "Yes":

☐ Yes

☐ No

+ Profit after tax in the reporting period differs by 5% or more after auditing or shifts from a loss to a profit (or vice versa) (for audited Financial Statements of the first six months of 2026):

☐ Yes

☐ No

Explanation provided if "Yes":

☐ Yes

☐ No

+ Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period last year:



☒ 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: .../.../2026 at the following link:

3. Report on transactions with a value of 35% or more of total assets in 2026: 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.

Representative of the Organization

Authorized person to disclose information - Chief

Attached documents:

- Financial Statements for the Frist Quarter of 2026
- Explanation No. 28-04/CT-TCKT



Nguyen Ngoc Huyen