Song Da Corporation - JSC
Song Da Investment Construction & Development Joint Stock Company

Form No. B 01-DN
Issued according to Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Minister of Finance

CONSOLIDATED FINANCIAL STATEMENT

September 30, 2026

Unit: VND

Asset	Code	Notes	30/09/26	01/01/26
1	2	3	4	5
A - SHORT-TERM ASSETS	**100**		**592.924.786.730**	**851.104.981.380**
I. Cash and cash equivalents	**110**	**V.1**	**18.049.329.634**	**7.620.933.253**
1. Money	111		18.049.329.634	7.620.933.253
2. Cash equivalents	112		0	0
II. Short-term financial investments	**120**	**V.2**	**440.132.706**	**415.860.386**
1. Trading securities	121		658.855	658.855
2. Provision for impairment of trading securities	122		-520.855	-520.855
3. Investment held until maturity.	123		439.994.706	415.722.386
4. Provision for short-term investments held until maturity (*)	124		0	**0**
5. Other short-term investments	125		0	0
6. Provision for losses on other short-term investments (*)	126		0	0
III. Short-term receivables	**130**	**V.3**	**156.630.200.070**	**424.284.369.668**
1. Short-term receivables from customers	131		46.296.093.701	40.089.981.099
2. Prepayment to short-term suppliers	132		84.334.271.238	84.637.822.401
3. Short-term intercompany receivables	133		0	0
4. Payments due according to the construction co	134		0	0
5. Other short-term receivables	135		36.205.791.646	307.737.737.598
6. Provision for doubtful short-term receivables	136		-10.205.956.515	-8.181.171.430
7. Assets awaiting processing	137		0	0
IV. Inventory	**140**	**V.5**	**409.583.447.956**	**412.802.677.870**
1. Inventory	141		413.160.313.352	416.379.543.266
2. Provision for inventory devaluation.	149		-3.576.865.396	-3.576.865.396
V. Short-term biological assets	**150**		0	0
1. Livestock raised for short-term, one-time prod	151		0	0
2. Crops grown seasonally or for short-term, single-harvest production.	152		0	0
3. Provision for short-term losses of biological as	153		0	0
V. Other current assets	**160**	**V.6**	**8.221.676.364**	**5.981.140.203**
1. Short-term deferred expenses	161		475.066.873	42.904.808
2. Deductible VAT	162		7.685.942.097	5.877.568.001
3. Taxes and other amounts due to the State	163		60.667.394	60.667.394
4. Government bond repurchase transactions	164		0	0

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5. Other current assets	165		0	0
B. LONG-TERM ASSETS	**200**		**480.786.803.908**	**211.540.712.428**
I. Long-term receivables	**210**	**V.7**	**275.776.724.413**	**60.000.000**
1. Long-term receivables from customers	211		0	0
2. Long-term upfront payment to the seller.	212		0	0
3. Business capital in subsidiary units	213		0	0
4. Long-term intercompany receivables	214		0	0
6. Other long-term receivables	215		275.776.724.413	60.000.000
7. Provision for long-term doubtful receivables	216		0	0
II. Fixed Assets	**220**	**V.8**	**13.065.537.242**	**13.400.988.680**
1. Tangible fixed assets	221		13.065.537.242	13.400.988.680
- Original price	222		25.307.856.610	28.554.566.600
- Accumulated depreciation value	223		-12.242.319.368	-15.153.577.920
2. Fixed assets under finance lease	224		0	0
- Original price	225		0	0
- Accumulated depreciation value	226		0	0
3. Intangible fixed assets	227		0	0
- Original price	228		0	0
- Accumulated depreciation value	229		0	0
III. Long-term biological assets	**230**		**0**	**0**
1. Regularly raise livestock for product productio	231		0	0
a) Livestock raised for periodic production that have not yet reached maturity.	232			
b) Livestock raised for regular production until they reach maturity.	233		0	0
- Original price	234			
- Accumulated depreciation value (*)	235			
2. Livestock raised for a single, long-term produc	236			
3. Crops grown seasonally or for long-term, single-product harvesting.	237			
4. Provision for long-term losses of biological ass	238			
IV. Investment Properties	**240**		**172.406.747.864**	**178.442.851.917**
- Original price	241		235.409.290.933	235.409.290.933
- Accumulated depreciation value	242		-63.002.543.069	-56.966.439.016
V. Long-term work-in-progress assets	**250**	**V.13**	**1.750.689.707**	**1.750.689.707**
1. Long-term work-in-progress production and bu	251		1.750.689.707	1.750.689.707
2. Construction in progress costs	252		0	0
VI. Long-term financial investment	**260**	**V.11**	**17.262.152.120**	**17.262.152.120**
1. Investing in subsidiaries	261		0	0
2. Investing in affiliated companies and joint ven	262		4.330.316.358	4.330.316.358
3. Investing capital in other entities.	263		23.953.667.000	23.953.667.000
4. Provision for long-term investment losses in other entities (*)	264		-11.021.831.238	-11.021.831.238
5. Long-term investment holding until maturity.	265			

6. Provision for long-term investments held to maturity (*)	266		0	0
VI. Other long-term assets	**270**	**V.14**	**524.952.562**	**624.030.004**
1. Long-term deferred costs	271		197.384.039	296.461.481
2. Deferred income tax assets	272		327.568.523	327.568.523
3. Long-term equipment, supplies, and spare part	273		0	0
4. Other long-term assets	274		0	0
5. Trade advantages	279		0	0
Total assets	**280**		**1.073.711.590.638**	**1.062.645.693.808**

LIABILITIES	Code	Notes	30/09/2026	01/01/2026
C. LIABILITIES	**300**		**674.011.234.332**	**648.767.001.293**
I. Short-term debt	**310**	**V.15**	**616.022.415.574**	**641.001.812.205**
1. Short-term payables to suppliers.	311		13.031.580.620	8.305.630.569
2. Short-term advance payment by the buyer	312		74.789.510.856	62.973.857.719
3. Dividends and profits must be paid.	313		23.500.000.000	
4. Taxes and short-term payments to the governm	314		13.641.483.316	40.119.146.576
5. Workers must be paid.	315		5.461.293.532	3.442.404.258
6. Short-term payables	316		222.367.658.906	229.063.471.697
7. Short-term internal payments required.	317		0	0
8. Payment must be made according to the constr	318		0	0
9. Short-term unearned revenue	319		0	12.096.774
10. Other short-term payables	320		228.429.111.090	226.805.735.341
11. Short-term loans and financial leases	321		32.285.927.570	67.687.619.587
12. Short-term provisions for liabilities	322		0	0
13. Reward and Welfare Fund	323		2.515.849.684	2.591.849.684
14. Price Stabilization Fund	324		0	0
15. Government bond repurchase transactions	325		0	0
II. Long-term debt	**330**	**V.16**	**57.988.818.758**	**7.765.189.088**
1. Long-term payment to the seller.	331		0	0
2. Buyers pay in advance for a long term.	332		0	0
3. Taxes and other long-term payments to the Sta	333			
4. Long-term costs	334		0	0
5. Internal payments for working capital.	335		0	0
6. Long-term internal payment required.	336		0	0
7. Revenue awaiting long-term allocation	337		0	0
8. Other long-term payables	338		7.988.818.758	7.765.189.088
9. Long-term loans and financial leases	339		50.000.000.000	0
10. Convertible bonds	340		0	0
11. Preferred stock	341		0	0
12. Deferred income tax payable	342		0	0
13. Long-term provisions for liabilities	343		0	0
14. Science and Technology Development Fund	344		0	0
D. EQUITY	**400**		**399.700.356.306**	**390.378.692.515**
1. Owner's equity contribution	411		200.000.000.000	200.000.000.000
- Common stock with voting rights	411a		200.000.000.000	200.000.000.000
- Preferred stock	411b		0	0
2. Shareholder surplus	412		99.848.889.000	99.848.889.000
3. Bond conversion option	413		0	0

4. Other owner's equity	414		0	0
5. Shares repurchased from oneself (*)	415		0	0
6. Revaluation difference of assets	416		0	0
7. Exchange rate differences	417		0	0
8. Development Investment Fund	418		23.866.493.083	23.866.493.083
10. Other funds belonging to equity capital	419		3.890.898.491	3.890.898.491
11. Undistributed after-tax profit	420		72.094.075.732	62.772.411.941
- Undistributed net profit accumulated up to the e	420a		62.772.411.941	62.772.411.941
- Undistributed net profit for this period	420b		9.321.663.791	0
12. Non-controlling shareholder interests	429		0	0
Total Capital	**440**		**1.073.711.590.638**	**1.039.145.693.808**

Hanoi, October 28, 2026

Prepared by	**Chief Accountant**	**General Manager**
Dang Thi Minh Ngoc	***Nguyen Ngoc Huyen***	TỔNG GIÁM ĐỐC Trịnh Xuân Thụy

M.S.D.N: 0102488... C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ
THÀNH PHỐ HÀ

CONSOLIDATED BUSINESS RESULTS

Third quarter of 2026

Part I - Profit and Loss

Target	Code number	Explanation	This quarter of this year	This quarter of last year	Cumulative figures up to the end of this quarter of this year	Cumulative figures up to the end of this quarter of last year
1	2	3	4	5	6	7
1. Revenue from sales and services	**01**	**V.22**	**28.780.632.357**	**14.061.826.491**	**99.846.850.303**	**149.241.161.542**
2. Revenue deductions	**02**		**0**	**0**	**0**	**0**
3. Net revenue from sales and services (10 = 01 - 02)	**10**		**28.780.632.357**	**14.061.826.491**	**99.846.850.303**	**149.241.161.542**
4. Cost of goods sold	**11**	**V.23**	**21.765.305.188**	**9.041.661.966**	**70.085.458.331**	**66.449.139.601**
5. Gross profit from sales and services (20=10-11)	**20**		**7.015.327.169**	**5.020.164.525**	**29.761.391.972**	**82.792.021.941**
6. Profit/loss from the sale and liquidation of investment properties.	**21**					
7. Financial operating revenue	**22**	**V.24**	**6.188.264**	**9.065.793**	**38.076.178**	**21.389.435**
8. Financial costs	**23**	**V.25**	**687.379.694**	**6.061.266**	**2.513.716.423**	**5.523.947.594**
- Including: Interest expense	24		620.227.549	109.661.066	2.446.564.278	5.627.547.394
9. Cost of goods sold	**25**		**0**	**0**	**0**	**1.006.505.948**
10. Business management costs	**26**		**5.250.559.284**	**4.118.775.912**	**14.958.533.272**	**12.034.986.371**
11. Profit and loss share in joint ventures and associated compan	**27**			**0**		**-73.934.040**
12. Net profit from business operations {30=20+(21-22)+24-(25+26)}	**30**		**1.083.576.455**	**904.393.140**	**12.327.218.455**	**64.174.037.423**
13. Other income	**31**		**0**	**0**	**2.000**	**229.428.149**

14. Other expenses	32		7.980.002	404.560.116	880.288.494	6.191.758.703
15. Other profit (40=31-32)	40		-7.980.002	-404.560.116	-880.286.494	-5.962.330.554
16. Total accounting profit before tax (50 = 30 + 40)	50		1.075.596.453	499.833.024	11.446.931.961	58.211.706.869
17. Current Corporate Income Tax Expense	51	V.26	0	2.557.029	2.125.268.170	9.432.519.435
18. Deferred Corporate Income Tax Expense	52		0	0	0	60.531.908
19. Profit after corporate income tax (60 = 50 - 51 - 52)	60		1.075.596.453	497.275.995	9.321.663.791	48.718.655.526
Net profit after tax of the parent company	61		1.075.596.453	497.275.995	9.321.663.791	48.718.655.526
Net profit after tax attributable to non-controlling shareholders	62		0	0	0	0
20. Basic earnings per share(*)	70		54	25	466	2.436
21. Declining earnings per share	71		54	25	466	2.436

Hanoi, October 28, 2026

Prepared by	Chief Accountant	General Manager
Dang Thi Minh Ngoc	*Nguyen Ngoc Huyen*	TỔNG GIÁM ĐỐC Trịnh Xuân Thuỵ

M.S.D.N: 0102186917 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ THÀNH PHỐ HÀ NỘI

Song Da Corporation - JSC

Song Da Investment Construction & Development Joint Stock Company

Form B 03-DN
issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Minister of Finance

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

By September 30, 2026

Unit: VND

Target	le num	Explan ation	Cumulative figures from the beginning to the end of this quarter (this year)	Cumulative figures from the beginning of this year to the end of this quarter (previous year)
1	2	3	4	5
I. Cash flow from operating activities				
1. Revenue from the sale of goods, provision of services, and othe	01		86.799.792.001	139.612.385.813
2. Payments to suppliers of goods and services	02		-41.194.707.812	-23.139.841.884
3. Payments to employees	03		-5.654.136.111	-6.318.746.380
4. Borrowing costs paid	04		-67.152.145	0
5. Corporate income tax paid	05		-5.646.366.000	-7.169.500.788
6. Other income from business operations	06		135.243.737.282	125.473.019.456
7. Other expenses for business operations	07		-184.726.861.187	-145.412.323.129
Net cash flow from operating activities	**20**		**-15.245.693.972**	**83.044.993.088**
II. Cash flow from investing activities				
1. Expenditures for the purchase and construction of fixed assets and other long-term assets.	21		0	0
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets.	22		2.000	0
3. Cash disbursed for loans and purchases of debt instruments from other entities.	23		0	0
4. Proceeds from loan repayments and resale of debt instruments from other entities.	24		0	0
5. Investment funds contributed to other entities.	25		0	0
6. Recovered investment capital contributed to other entities.	26		0	0
7. Interest income from loans, dividends, and distributed profits.	27		13.803.858	17.621.445
Net cash flow from investing activities	**30**		**13.805.858**	**17.621.445**
III. Cash flow from financing activities				
1. Proceeds from issuing shares and receiving capital contributions from owners.	31		0	0
2. Payment of capital contributions to owners, repurchase of issued shares of the enterprise.	32			
3. Money received from borrowing	33		91.820.000.000	39.520.000.000
4. Payment of principal loan amount	34		-66.159.411.987	-114.386.924.566
5. Payments for financial lease debt	35		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flow from financing activities	**40**		**25.660.588.013**	**-74.866.924.566**
Net cash flow during the period (50 = 20+30+40)	**50**		**10.428.699.899**	**8.195.689.967**

Cash and cash equivalents at the beginning of the period	**60**		**7.620.629.735**	12.179.172.690
The impact of changes in foreign exchange rates	61		0	0
Cash and cash equivalents at the end of the period (70 = 50+60+61)	**70**	**VII.34**	**18.049.329.634**	**20.374.862.657**

Hanoi, October 28, 2026

Prepared by	**Chief Accountant**	**General Manager**
DANG T.MINH NGOC	*NGUYEN NGOC HUYEN*	TỔNG GIÁM ĐỐC *Trịnh Xuân Thuỵ*

SONG DA URBAN CONSTRUCTION AND DEVELOPMENT INVESTMENT JOINT STOCK COMPANY
Address: Area A, Floor M2, Lieu Giai Tower, 26 Lieu Giai Street, Ngoc Ha Ward, Hanoi City

Form B 09 - DN*(Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance)*

NOTES TO THE FINANCIAL STATEMENTS

Third quarter of 2026

I. Characteristics of business operations

1. Forms of capital ownership Song Da Urban Development and Construction Investment Joint Stock Company was established according to Business Registration Certificate No. 0103016226 issued by the Hanoi Department of Planning and Investment on March 15, 2007. It was reissued on October 15, 2008, amended on August 18, 2009 (third amendment), and November 10, 2009 (fourth amendment). Business Registration Certificate No. 0102186917 was amended on July 16, 2026 (twelfth amendment) and October 2, 2026 (thirteenth amendment). The company's headquarters were previously located at: 19 Truc Khe Street, Lang Ward, Hanoi City, and has since changed to: Area A, M2 Floor, Lieu Giai Tower, 26 Lieu Giai Street, Ngoc Ha Ward, Hanoi City.

2. Business Area The company's business areas include construction and service provision, and real estate business.

3. Business sector. The company's main business activities are: Real estate trading, including ownership, use, or lease of land use rights.

4. Normal production and business cycle. The company's normal production and business cycle does not exceed 12 months.

5. The characteristics of the business's operations during the fiscal year affect the financial statements.: Are not

6. Business Structure

6.1 Subsidiaries The Company only invests in its subsidiary, SDU Management and Business Services Co., Ltd., headquartered at 3rd Floor, SDU Building, 143 Tran Phu Street, Ha Dong Ward, Hanoi City, Vietnam. The subsidiary's main business activity is building operation and management. As of the end of the fiscal year, the Company's equity stake in this subsidiary remains at 100% (unchanged from the beginning of the year), with voting rights and benefits proportional to the equity stake.

6.2 Affiliated Companies

Company name	Head office address	Main business activities	Capital contribution ratio	Ownership percentage	Voting ratio
Bac Ha Urban Construction Investment Joint Stock Company	Office at 8C, 8th floor, Song Da - Ha Dong mixed-use building, Ha Dong ward, Hanoi city, Vietnam	Temporarily suspending operations.	28,89%	28,89%	28,89%
SDU Investment Consulting Joint Stock Company	Room 704, 7th floor, G10 building (office building), Nguyen Trai Street, Thanh Liet Ward, Hanoi City, Vietnam	Build	30%	30%	30%

Subordinate units do not have legal personality and are accounted for as dependent entities.

Unit Name	Address
Song Da Hanoi Housing Project Management Board	No. 19 Truc Khe Street, Lang Ward, Hanoi City
Song Da Ha Dong Housing Project Management Board	Room 702, G10 Building, Nguyen Trai Street, Thanh Xuan Ward, Hanoi City
The Ho Chi Minh City branch of Song Da Urban Development and Construction Investment Joint Stock Company.	Room B1, 3rd floor, Bigemco building, 2/2 Ly Thuong Kiet Street, Phu Tho Ward, Ho Chi Minh City.

7. Staff As of March 31, 2026, the company will have 28 employees (As of December 31, 2025: 28 employees).

8. Statements regarding the comparability of information in financial statements. The corresponding figures from the previous year are comparable to those of this year.

9. Provide explanations of other information in the Financial Statements in accordance with relevant legal regulations such as corporate law, securities law, etc.

II. Accounting period and currency used in accounting

1. Annual accounting period(starting on January 1, 2026 and ending on December 31, 2026).

2. Currency used in accounting. The currency used in accounting is the Vietnamese Dong (VND) because the majority of transactions are conducted in VND.

III. Applicable Accounting Standards and Regulations

1. Applicable accounting system The company applies Vietnamese accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of consolidated financial statements.

2. Statement on compliance with Vietnamese Accounting Standards and Accounting Regulations The financial statements are prepared in accordance with Vietnamese accounting standards, the Vietnamese Enterprise Regulations, and relevant legal regulations concerning the preparation and presentation of financial statements.

IV. Applicable accounting policies, accounting estimates, and relevant legal regulations.

1. Principles for converting financial statements prepared in foreign currency to Vietnamese Dong Economic transactions denominated in foreign currency are converted into Vietnamese Dong at the actual exchange rate at the time of the transaction. At the end of the year, monetary items denominated in foreign currency are converted using the average interbank exchange rate published by the State Bank of Vietnam. Actual exchange rate differences arising during the period and exchange rate differences resulting from the revaluation of monetary item balances at the end of the year are transferred to financial revenue or expenses in the fiscal year.

2. Types of exchange rates applied in accounting

- The exchange rate selected for accounting purposes when dealing with exchange rate differences arising during the period and the exchange rate used when revaluing monetary items denominated in foreign currency;

- Cross-exchange rates are calculated in cases where banks do not publish exchange rates for foreign currencies;

The gold purchase price announced by the State Bank of Vietnam or the reference purchase price of units legally authorized to trade gold will be used when re-evaluating monetary gold at the end of the accounting period.

4. Principles for recognizing cash and cash equivalents. Money includes cash and demand deposits.

5. Accounting principles for financial investments

a) Trading securities;Principles for recording short-term and long-term securities investments:Securities investments at the time of reporting, if: - They have a redemption or maturity period of no more than 3 months from the date of purchase, are considered "cash equivalents". - They have a payback period of less than 1 year or within 1 business cycle and are classified as short-term assets. - They have a payback period of more than 1 year or more than 1 business cycle and are classified as long-term assets.Principles for recognizing other short-term and long-term investments:Other investments at the time of reporting, if: - They have a payback or maturity period of no more than 3 months from the date of purchase of the investment are considered cash equivalents; - They have a payback period of less than 1 year or within 1 business cycle and are classified as short-term assets; - They have a payback period of more than 1 year or more than 1 business cycle and are classified as long-term assets.

b) Investments held until maturity;

c) Investing in subsidiaries; joint ventures, associated companies;Investments in subsidiaries and associates are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising after the investment date are recognized in the Income Statement. Other distributions (besides net profits) are considered recoveries of investments and are recognized as deductions from the cost of the investment.

d) Investing in other entities;Investments in equity instruments of other entities include investments in equity instruments where the Company does not have control, co-control, or significant influence over the investee. Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution plus direct costs associated with the investment. Dividends and gains from periods prior to the investment are accounted for as a reduction in the value of the investment itself. Dividends and gains from periods after the investment is acquired are recognized as financial revenue. Dividends received in the form of shares are tracked only in terms of the number of additional shares received, not the value of the shares received.

d) Accounting methods for other transactions related to financial investments. Provisions for losses on investments in equity instruments of other entities are established as follows: • For investments in listed shares or where the fair value of the investment can be reliably determined, the provision is based on the market value of the shares. • For investments whose fair value cannot be determined at the reporting date, the provision is based on the loss of the invested entity, with the provision amount equal to the difference between the actual investment capital of the owners and the equity capital at the end of the financial year multiplied by the ratio of the Company's charter capital to the total contributed charter capital in the other entity. Increases or decreases in the amount of the provision for losses on investments in equity instruments of other entities that need to be established at the end of the financial year are recognized as financial expenses.

6. Principles of accounting for accounts receivable

Accounts receivable are presented at their book value less any provision for doubtful accounts. The classification of receivables into customer receivables and other receivables follows these principles: • Customer receivables reflect commercial receivables arising from purchase-sale transactions between the Company and buyers that are independent entities. • Other receivables reflect non-commercial receivables that are not related to purchase-sale transactions. A provision for doubtful accounts is established for each doubtful receivable after offsetting it against any payables (if applicable). The amount of the provision is based on the age of the overdue receivables or the projected potential loss. Increases or decreases in the balance of the provision for doubtful accounts to be established at the end of the fiscal year are recorded as business management expenses.

7. Principles of Inventory Accounting

- Inventory recognition principle: cost principle.

- Inventory valuation method: weighted average

- Accounting method: perpetual inventory

Methods for creating provisions for inventory devaluationProvisions for inventory devaluation are established for each inventory item whose original cost exceeds its net realizable value. Increases or decreases in the balance of the inventory devaluation provision required at the end of the fiscal year are recorded in the cost of goods sold.

- Criteria for allocating raw materials and supplies.

- Accounting policies related to inventory for high-risk contracts.

8. Principles of accounting and depreciation of tangible fixed assets (including perennial plants producing periodic products, working animals), intangible fixed assets, leased fixed assets, and investment properties.

Tangible fixed assets are represented at their original cost less accumulated depreciation. The original cost of a tangible fixed asset includes all expenses incurred by the Company to acquire the asset up to the point it is ready for use. Expenses incurred after initial recognition are only added to the original cost of the fixed asset if these expenses are certain to increase future economic benefits from the use of the asset. Expenses that do not meet this condition are recognized as production and business expenses for the year. When a tangible fixed asset is sold or liquidated, the original cost and accumulated depreciation are written off, and any profit or loss arising from the liquidation is recognized as income or expense for the year. Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life. The depreciation period for tangible fixed assets is as follows: Type of fixed asset Number of years Machinery and equipment 6 Transportation and transmission vehicles 7-8 Management equipment and tools 3-4 * Investment properties Investment properties are a portion of the company's owned property used for the purpose of generating rental income. Leased investment properties are represented at cost less accumulated depreciation. The cost of an investment property is the total cost incurred by the company or the fair value of the amounts given in exchange for acquiring the investment property up to the time of purchase or completion of construction. Costs related to investment properties incurred after initial recognition are recognized as expenses, unless these costs are likely to cause the investment property to generate more future economic benefits than initially assessed, in which case they are added to the cost. When an investment property is sold, the original cost and accumulated depreciation are written off, and any resulting gains or losses are accounted for as income or expenses in that year.

9. Principles of accounting for biological assets.

10. Accounting principles for various types of business cooperation contracts.

According to Circular 99/2025/TT-BTC (effective from January 1, 2026), accounting for business cooperation contracts (BCCs) is based on their economic nature and is divided into three main types: joint control of assets, joint control of operations, or profit sharing.

11. Accounting principles for deferred expenses.

Deferred expenses are recognized for future payments relating to goods and services received. Deferred expenses are recognized based on reasonable estimates of the amount due and the timeframe for allocation.

12. Principles for recognizing liabilities and accrued expenses. Accounts payable and accrued expenses are recognized for future amounts due related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount due. The classification of accounts payable as accounts payable to suppliers, accrued expenses, and other payables is done according to the following principles: • Accounts payable to suppliers reflect commercial liabilities arising from the purchase of goods, services, and assets, where the seller is an independent entity from the Company. • Accrued expenses reflect liabilities for goods and services received from suppliers or provided to buyers but not yet paid due to the lack of invoices or insufficient accounting documentation, and liabilities to employees for vacation pay, and other production and business expenses that must be accrued. • Other payables reflect non-commercial liabilities that are not related to the purchase, sale, or provision of goods and services. Liabilities and expenses are classified as short-term and long-term on the consolidated balance sheet based on the remaining term at the end of the financial year.

13. Accounting principles for dividend and profit payments. Dividends are recognized as liabilities in the period in which they are disclosed.

14. Principles for recognizing revenue awaiting allocation.

15. Accounting principles for provisions for liabilities.

16. Principles of accounting for deferred corporate income tax. Deferred income tax is corporate income tax payable or refundable due to temporary differences between the carrying value of an asset and a liability for the purpose of preparing financial statements and the income tax basis. Deferred income tax payable is recognized for all taxable temporary differences. Deferred income tax assets are only recognized when it is certain that there will be future taxable profits to utilize these deductible temporary differences. The carrying value of deferred income tax assets is reviewed at the end of the accounting period and is written down to the extent that it is certain that there will be sufficient taxable profits to utilize part or all of the deferred income tax asset. Previously unrecognized deferred income tax assets are reviewed at the end of the accounting period and recognized when it is certain that there will be sufficient taxable profits to utilize these unrecognized deferred income tax assets. Deferred income tax assets and deferred income tax liabilities are determined at the tax rate expected to apply for the year in which the asset is recovered or the liability is settled, based on the tax rates in effect at the end of the financial year. Deferred income tax is recognized in the Statement of Income and is only directly recorded in equity when the tax relates to items directly recorded in equity. Deferred income tax assets and deferred income tax liabilities are offset when: • The company has a legal right to offset current income tax assets against current income tax payable; and • These deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority: - For the same taxable entity; or - The company intends to settle current income tax payable and current income tax assets on a net basis or by asset recovery concurrently with the settlement of liabilities in each future period when material amounts of deferred income tax payable or deferred income tax assets are settled or recovered.

17. Principles for recognizing loans and financial lease liabilities. Borrowing costs include interest and other expenses directly related to loans. Borrowing costs are recognized as expenses when incurred. If borrowing costs are directly related to the investment in construction or production of an asset under construction that requires a sufficiently long period (over 12 months) to be put into use for its intended purpose or sold, these borrowing costs are included in the value of that asset. For loans specifically for the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Income arising from temporary investments in loans is recorded as a reduction in the original cost of the related asset.

18. Principles for recognizing and capitalizing borrowing costs. - Borrowing costs are recognized as operating expenses in the period in which they are incurred, except for borrowing costs directly related to investment in construction or production of work-in-progress assets, which are included in the value of those assets (capitalized) when all the conditions stipulated in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. - Borrowing costs directly related to investment in construction or production of work-in-progress assets are included in the value of those assets (capitalized), including interest on loans, allocation of discounts or premiums when issuing bonds, and ancillary expenses incurred related to the loan application process.

19. Principles for recognizing convertible bonds.

20. Principles for recognizing equity:

Owner's equity contribution Owner's equity is recorded based on the actual amount of capital contributed by the shareholders.**Share premium**Share premium is recognized as the difference between the issue price and the par value of shares upon initial or supplementary issuance, the difference between the reissue price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to supplementary share issuance and reissue of treasury shares are recorded as a reduction in share premium.

- Principles for recognizing differences from asset revaluation;

- Principles for recording exchange rate differences;

- Principles for recognizing undistributed profits. Profits after corporate income tax are distributed to shareholders after the allocation of funds as stipulated in the Company's Charter and legal regulations, and after approval by the General Meeting of Shareholders. The distribution of profits to shareholders takes into account non-monetary items within undistributed profits that may affect cash flow and dividend payment capacity, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

21. Principles and methods for recognizing revenue and other income:

- Revenue from sales and services

+ Revenue from real estate sales Revenue from the sale of real estate in which the Company is the developer is recognized when all of the following conditions are met simultaneously: • The real estate has been fully completed and handed over to the buyer, and the Company has transferred the risks and benefits associated with ownership of the real estate to the buyer. • The Company no longer holds the right to manage the real estate as the owner or the right to control the real estate. • The revenue is determined with reasonable certainty. • The Company has received or will receive economic benefits from the real estate sale transaction. • The costs related to the real estate sale transaction can be determined. In cases where the customer has the right to complete the interior of the real estate and the Company carries out the interior finishing according to the customer's design, style, and requirements under a separate interior finishing contract, revenue is recognized upon completion and handover of the unfinished construction to the customer.

Revenue from providing services. Revenue from providing services is recognized when the following conditions are simultaneously met: • The revenue is determined with reasonable certainty. When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the service provided. • The company has or will obtain economic benefits from the service transaction. • The portion of work completed at the reporting date can be determined. • The costs incurred for the transaction and the costs to complete the service transaction can be determined. If the service is performed over multiple periods, the revenue recognized in the period is based on the results of the portion of work completed as of the end of the accounting period.

Rental income from real estate Rental income is recognized using the straight-line method over the lease term. Advance rent payments for multiple periods are allocated to revenue in proportion to the lease term.

+ Revenue from the sale of real estate includes tourist apartments, office spaces with accommodation, or similar properties.

+ Revenue from the sale of investment properties.

- revenue from financial activities; Financial income mainly consists of interest on bank deposits, recognized based on the bank's monthly deposit interest notification.

- Other income.

22. Accounting principles for revenue deductions.

Focus on accurately recording trade discounts, sales rebates, and sales returns.

23. Principles of cost of goods sold accounting.

Accurately record the original cost, anticipate expenses, and handle any discrepancies exceeding the budget to ensure an accurate reflection of business performance.

24. Principles of accounting for financial expenses.

Adhering to the matching and prudence principles, record actual expenses incurred, including interest expenses, exchange rate losses, investment costs, and capital gains-related losses; do not record expenses before they are incurred.

25. Principles of accounting for selling expenses and administrative expenses.

Expenses are recognized as soon as they are incurred, separating expenses related to revenue from general administrative expenses.

26. Accounting principles for the sale and disposal of fixed assets and investment properties.

27. Principles and methods for recognizing current corporate income tax expense (including additional corporate income tax expense as required by global minimum tax regulations) and deferred corporate income tax expense.

28. Other accounting principles and methods.

V. Additional information for items presented in the Statement of Financial Position

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the business but not subject to restrictions on their use.	**30/09/26**	**01/01/26**
- Cash	1.563.337.268	729.606.260
- Demand deposits	16.485.992.366	6.891.326.993
Total	**18.049.329.634**	**7.620.933.253**

2. Financial investments

a) Trading securities

Target	**30/09/26**			**01/01/26**		
	Original price	**Fair value**	**Reserve value**	**Original price**	**Fair value**	**Reserve value**
- Other investments	-	658.855	-520.855	-	658.855	-520.855
Total	-	**658.855**	**-520.855**	-	**658.855**	**-520.855**

b) Investing in affiliated companies

Target	30/09/26			01/01/26		
	Original price	The year-end profit generated after the investment date.	Total	Original price	The year-end profit generated after the investment date.	Total
Bac Ha Urban Construction Investment Joint Stock Company	5.200.000.000	-5.200.000.000	0	5.200.000.000	-5.200.000.000	0
SDU Investment Consulting Joint Stock Company	3.000.000.000	1.330.316.358	4.330.316.358	3.000.000.000	1.330.316.358	4.330.316.358
Total	**8.200.000.000**	**-3.869.683.642**	**4.330.316.358**	**8.200.000.000**	**-3.869.683.642**	**4.330.316.358**

The number of shares held and the ownership percentage of the Group of Companies in the affiliated companies are as follows:

Company Name	30/09/26		01/01/26	
	Number of shares	Ownership percentage	Number of shares	Ownership percentage
Bac Ha Urban Construction Investment Joint Stock Company	520.000	28,9%	520.000	28,9%
SDU Investment Consulting Joint Stock Company	300.000	30,0%	300.000	30,0%

Transactions with affiliated companies During the year, the Group of Companies did not have any transactions with its affiliated companies.

c) Investing capital in other entities

Target	30/09/26		01/01/26	
	Original price	Reserve value	Original price	Reserve value
Investing capital in other entities.	***23.953.667.000***	***-11.021.831.238***	***23.953.667.000***	***-11.021.831.238***
Song Da - Hanoi Joint Stock Company	4.000.000.000	-	4.000.000.000	-
Van Phong Investment and Development Joint Stock Company	19.953.667.000	-11.021.831.238	19.953.667.000	-11.021.831.238
Total	**23.953.667.000**	**-11.021.831.238**	**23.953.667.000**	**-11.021.831.238**

The number of shares held and the ownership percentage of the Group of Companies in other entities are as follows:

Company Name	30/09/26		01/01/26	
	Number of shares	Ownership percentage	Number of shares	Ownership percentage
Song Da - Hanoi Joint Stock Company	511.110	5,560%	511.110	5,56%
Van Phong Investment and Development Joint Stock Company	1.918.300	19,180%	300.000	19,18%

3. Accounts receivable from customers

Target	30/09/26		01/01/26	
	Book value	Reserve value	Book value	Reserve value
a) Short-term accounts receivable from customers	**46.296.093.701**	**-**	**40.089.981.099**	**-**
b) Prepayment to short-term suppliers	**84.334.271.238**	**-**	**84.637.822.401**	**-**
Prepayment to related parties	**59.042.775.630**	**-**	**61.220.800.956**	**-**
Pay in advance to another seller.	**25.291.495.608**	**-**	**23.417.021.445**	**-**
Total	**147.117.879.436**	**-**	**140.429.589.206**	**-**

4. Other receivables

Target	30/09/26		01/01/26	
	Book value	Reserve value	Book value	Reserve value
a) Short term	**19.718.277.149**		**292.035.951.892**	**-6.543.971.349**
b) Accounts receivable from related parties (details for each party)	**16.487.514.497**	-	**15.701.785.706**	-
Bac Ha Urban Construction Investment Joint Stock Company - Must collect industrial cleaning fees	92.508.000	-	92.508.000	-
SDU Investment Consulting Joint Stock Company - Dividend and industrial cleaning fee receivable	4.584.583.000	-	4.584.583.000	-
Advance payment	11.810.423.497	-	11.024.694.706	-
Total	**36.205.791.646**	-	**307.737.737.598**	**-6.543.971.349**

5. Provision for doubtful short-term receivables

Target	30/09/26			01/01/26		
	Principal value of debt	Recoverable value	Debtor	Principal value of debt	Recoverable value	Debtor
Indochina Electric Joint Stock Company	3.500.000.000	-		3.500.000.000	-	
Gia Bao Housing Development Investment Joint Stock Company	3.043.971.349	-		3.043.971.349	-	
Vietnam Urban Development and Construction Consulting Joint Stock Company	1.067.452.250	-		1.067.452.250	-	
Receivable from other organizations and individuals	497.214.485	-		497.214.485	-	
Total	**8.108.638.084**	-		**8.108.638.084**	-	

6. Inventory:

Target	30/09/26		01/01/26	
	Original price	Preventive	Original price	Preventive
Tools and equipment		-	45.804.542	-
Work-in-progress production costs	**377.759.541.732**	**-3.576.865.396**	**369.554.326.381**	**-3.576.865.396**
Green Diamond Project	255.519.731.216	-	*228.506.904.340*	-
Hoa Binh Urban Area Project	81.788.171.879	-	*81.768.901.256*	-
Nam An Khanh Project	27.082.392.878	-	*31.536.044.114*	-
Project for the Cultural and Tourism Park Complex - Ho Chi Minh City	9.704.761.454	-	*23.592.738.045*	-
Other projects	*3.664.484.305*	(3.576.865.396)	*4.149.738.626*	(3.576.865.396)
Finished real estate products (*)	30.098.796.600	-	42.681.780.000	-
Real estate goods	4.097.632.343	-	4.097.632.343	-
Total	**411.955.970.675**	**-3.576.865.396**	**416.379.543.266**	**-3.576.865.396**

7. Increase and decrease in tangible fixed assets

Item	Houses, buildings	Machinery and equipment	Transportation and transmission	Other fixed assets	Management equipment and tools	Total
Original price						
Beginning balance	19.993.573.637	118.000.000	7.963.010.182	204.370.909	275.611.872	28.554.566.600
- Purchase within the year	-	-	-	-	-	-
Year-end balance	16.746.863.647	118.000.000	7.963.010.182	204.370.909	275.611.872	25.307.856.610
Accumulated depreciation	**7.030.260.610**	**118.000.000**	**7.963.010.182**	**126.896.691**	**250.861.875**	**15.489.029.358**
Beginning balance	6.751.146.220	118.000.000	7.963.010.182	78.809.646	242.611.872	15.153.577.920
- Depreciation during the year	279.114.390	-	-	48.087.045	8.250.003	335.451.438
- Other increases	-	-	-	-	-	-
Remaining value	-	-	-	-	-	-
- On New Year's Day	-	-	-	-	-	-
30/09/26	12.963.313.027	-	-	77.474.218	24.749.997	13.065.537.242

8. Increase or decrease in investment properties:

Item	First issue of the year	Increase during the year	Decrease during the year	30/09/26
a) Investment properties for rental income				
Original price	**235.409.290.933**	-	-	**235.409.290.933**
- Infrastructure	235.409.290.933	-	-	235.409.290.933
Accumulated depreciation	**56.966.439.016**	-	**6.036.104.053**	**63.002.543.069**
- Infrastructure	56.966.439.016	-	6.036.104.053	63.002.543.069
Remaining value	**178.442.851.917**	-	-	**172.406.747.864**
- Infrastructure	178.442.851.917	-	-	172.406.747.864

The investment property portfolio as of September 30, 2026 is as follows:

	Original price	Accumulated depreciation	Remaining value
3 commercial floors in the Song Da - Ha Dong Building	50.250.520.380	-27.437.800.586	22.812.719.794
2 basement levels and 3 commercial floors are part of the building at 143 Tran Phu.	35.371.816.808	-11.698.719.203	23.673.097.605
Five floors (from floor 1, floor 2, and part of floor 3, part of floor 4, and part of floor 5) of Building X1 - 26 Lieu Giai	72.731.771.841	-11.732.792.024	60.998.979.817
The 3 basement levels of Building X1 - 26 Lieu Giai	77.055.181.904	-12.133.231.256	64.921.950.648
Total	**235.409.290.933**	**-63.002.543.069**	**172.406.747.864**

9. Pending costs

Item	30/09/26	Beginning of the year
a) Short term	475.066.873	42.904.808
b) Long term	197.384.039	296.461.481
Total	**672.450.912**	**339.366.289**

10. Loans and financial leases

Item	30/09/26	During the period		Beginning of the year
		Increase	Reduce	
a) Short-term loans	**853.457.816**	-	-	**853.457.816**
Short-term loans from other individuals	**853.457.816**	-	-	**853.457.816**
b) Long-term loans from TPB Bank, HCM branch	**50.000.000.000**	**50.000.000.000**	-	-
c) Short-term loans from related parties	**31.432.469.754**	**41.082.758.519**	**76.484.450.536**	**66.834.161.771**
Total	**82.285.927.570**	**91.082.758.519**	**76.484.450.536**	**67.687.619.587**

11. Payable to the seller

Item	30/09/26	Beginning of the year
Short-term payables to suppliers.	**13.031.580.620**	**8.305.630.569**
Airpower Joint Stock Company	2.474.545.743	2.474.545.743
Hanoi Industrial and Construction Machinery Joint Stock Company	996.194.987	970.483.470
Thien Y Equipment and Technology Joint Stock Company	1.578.860.714	356.962.590
- Payment must be made to other parties.	7.981.979.176	4.503.638.766
Total	**13.031.580.620**	**8.305.630.569**

12. Dividends and profits must be returned.

Item	30/09/26	Beginning of the year
Dividends and profits must be returned.	23.500.000.000	23.500.000.000

13. Taxes and other payments due to the government.

Item	Beginning of the year		Number generated during the year		30/09/26	
	Must pay	Accounts Receivable	Amount payable during the year	Amount actually paid during the year	Must pay	Accounts Receivable
Taxes payable (details of each type of tax)	**40.119.146.576**	**60.667.394**	**17.259.648.935**	**43.737.312.195**	**13.641.483.316**	**60.667.394**
VAT	22.423.338.218	-	13.846.190.932	31.566.704.294	4.702.824.856	-
Corporate income tax	11.176.564.610	60.667.394	2.125.268.170	5.646.366.000	7.655.466.780	60.667.394
Corporate income tax provisional payment on advance payments received from real estate transfer activities.	546.768.220	-	-		546.768.220	-
Personal income tax	712.892.900	-	450.844.500	630.240.250	533.497.150	-
Property tax	-	-	-	-	-	-
Business license tax	-	-	-	-	-	-
Fees, charges, and other payments.	5.259.582.628	-	837.345.333	5.894.001.651	202.926.310	-
Total	**40.119.146.576**	**60.667.394**	**17.259.648.935**	**43.737.312.195**	**13.641.483.316**	**60.667.394**

14. Short-term liabilities

Item	30/09/26	Beginning of the year
a) Short term	**222.367.658.906**	**229.063.471.697**
Remuneration of the Board of Directors and the Supervisory Board	792.100.000	964.900.000
Payment must be made to other individuals and organizations.	221.575.558.906	228.098.571.697
Other short-term payables	1.598.824.362	150.765.488
Provisions for estimated costs of goods and real estate sold.	216.851.004.963	224.822.076.628
b) Long term	**0**	**0**
Total	**222.367.658.906**	**229.063.471.697**

15. Other payables

Item	30/09/26	Beginning of the year
a) Short term	**228.429.111.090**	**226.805.735.341**
Total		**226.805.735.341**
b) Long term	**7.988.818.758**	**7.765.189.088**
Total	**236.417.929.848**	**7.765.189.088**

16. Equity

a) Table comparing changes in equity (Unit: Million VND)

Item	Items belonging to equity								
	Owner's equity contribution	Capital surplus	Bond convertible option	Other owner's equity	Revaluation difference of assets	Exchange rate difference	Undistributed net profit after tax and other funds	Other items-Development Investment Fund	Total
A	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	
Beginning balance of the previous year	200.000,0	99.848,9	-	3.890,8	-	-	62.772,4	23.866,5	390.378,6
Beginning balance this year	-	-	-	-	-	-	9.322	-	9.322
- Increase capital this year	-	-	-	-	-	-	-	-	-
- Profit for this year	-	-	-	-	-	-	9.322	-	9.322
30/09/26	200.000	99.848,9	-	3.890,8	-	-	72.094,1	23.866,5	399.700,3

b) Details of owner's capital contribution

Item	30/09/26	Beginning of the year
Song Da Corporation - JSC	60.000.000.000	60.000.000.000
Capital contributions from other parties	140.000.000.000	140.000.000.000
Total	**200.000.000.000**	**200.000.000.000**

c) Capital transactions with owners and dividend distribution, profit sharing

Item	30/09/26	Last year
- Owner's investment capital	**200.000.000.000**	200.000.000.000
+ Initial capital contribution at the beginning of the year	200.000.000.000	200.000.000.000

d) Stocks

Item	30/09/26	Beginning of the year
Number of common shares registered for issuance	20.000.000	20.000.000
Number of common shares issued	20.000.000	20.000.000
Number of common shares repurchased	-	-
Number of outstanding common shares	20.000.000	20.000.000
* Par value of outstanding shares: 10,000 VND		

VI. Additional information for items presented in the Statement of Income

Unit: VND

1. Total revenue from sales and services

Item	This quarter of this year	This quarter of last year
Revenue	-	-
- Revenue from sales and services	28.780.632.357	14.061.826.491
Total	**28.780.632.357**	**14.061.826.491**

Apart from the sales and service transactions with subsidiaries and joint ventures/associated companies presented above, the Company does not engage in sales and service transactions with related parties that are not subsidiaries or joint ventures/associated companies.

2. Cost of goods sold

Item	This quarter of this year	This quarter of last year
Cost of goods sold	21.765.305.188	9.041.661.966
Total	**21.765.305.188**	**9.041.661.966**

3. Financial operating revenue

Item	30/09/26	This quarter of last year
Interest on deposits and loans	6.188.264	9.065.793
Total	**6.188.264**	**9.065.793**

4. Financial costs

Item	This quarter of this year	This quarter of last year
- Borrowing costs	620.227.549	109.661.066
Total	**620.227.549**	**109.661.066**

5. Other expenses

Item	This quarter of this year	This quarter of last year
Losses from liquidation and sale of fixed assets and investment properties.	-	-
Other expenses		46.062.751
Administrative penalties	7.980.002	48.000.000
Tax penalties and back taxes		310.497.365
Total	**7.980.002**	**404.560.116**

6. Selling expenses and administrative expenses

Item	This quarter of this year	This quarter of last year
a) Business management expenses incurred during the period	**5.250.559.285**	**4.118.775.912**
Employee costs	3.898.333.315	2.593.795.043
Management materials and office supplies costs	58.565.202	91.613.324
Depreciation cost of fixed assets	16.029.015	-
Taxes, fees and charges	12.721.673	18.319.756
Provision/(reversal of provision) for doubtful receivables	-	-
Outsourced service costs	905.329.850	1.249.948.395
Other costs	359.580.230	165.099.394
Total	**15.202.102.927**	**26.963.727.978**

7. Corporate income tax expense

Cumulative from the beginning of the year to the end of this period

Item	This quarter of this year	This quarter of last year
- Pre-tax accounting profit	1.075.596.453	499.833.024
Current corporate income tax expense	0	2.557.029

Hanoi, October 28, 2026

CREATOR	CHIEF ACCOUNTANT	GENERAL MANAGER
Dang Thi Minh Ngoc	*Nguyen Ngoc Huyen*	TỔNG GIÁM ĐỐC *Trịnh Xuân Thuỵ*

CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ