Mẫu số 02

SONG DA CORPORATION – JSC
Song Da Urban Development and Construction Investment Joint Stock Company
Number: 28-10A/CT-TCKT
Subject: Explanation of discrepancies in business performance results.

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October 28, 2026

To: State Securities Commission
Hanoi Stock Exchange

1. Company name: Song Da Urban Investment Construction and Development Joint Stock Company
2. Stock ticker: SDU
3. Head office address: Area A, M2 Floor, Lieu Giai Tower, 26 Lieu Giai street, Ngoc Ha Ward, Hanoi City
4. Phone: 0243 5526369 Fax: 0 243 5526348
5. Person responsible for disclosing information:
   Ms. Nguyen Ngoc Huyen,
   Position: Chief Accountant of the Company.
6. Content of the published information:

6.1 The consolidated financial report for the third quarter of 2026 and the financial report for the third quarter of 2026 of the parent company of Song Da Urban Development and Construction Investment Joint Stock Company, prepared on October 28, 2026, include: Balance Sheet, Income Statement, Cash Flow Statement, and Statement of Financial Statements.

6.2 Explanation content:

A. Consolidated Report:

* Pre-tax profit for the third quarter of 2026 is VND 1,075,596,453 compared to pre-tax profit for the same period last year of VND 499,833,024. The difference is due to the company recording revenue from office space rentals at 143 Tran Phu and Song Da - Ha Dong buildings and building management services in the third quarter of 2026, and revenue from some remaining apartments at the 26 Lieu Gai project that are ready for handover.

* The after-tax profit for Q3 2026 is VND 1,075,596,453 compared to the after-tax profit for the same period last year of VND 497,275,995. The difference is due to the company recording revenue from office space rentals at 143 Tran Phu and Song Da - Ha Dong buildings and building management services in the third quarter of 2026, and revenue from some remaining apartments at the 26 Lieu Gai project that are ready for handover.

* Cumulative after-tax profit for the third quarter of 2026 is VND 9,321,663,791 compared to after-tax profit for the same period last year of VND 48,718,655,526. The difference is due to the company recording revenue from office space rentals at 143 Tran Phu and Song Da - Ha Dong buildings and building management services in the third quarter of 2026, and revenue from some remaining apartments at the 26 Lieu Gai project that are ready for handover.

B. Financial Statement - Parent Company (Consolidated Report):

* Pre-tax profit for the third quarter of 2026 is VND 1,005,960,506 compared to pre-tax profit for the same period last year of VND 348,610,826. The difference is due to the cumulative revenue recorded by the third quarter of 2026 from the leasing of office space at 143 Tran Phu and Song Da - Ha Dong buildings, and the recognition of revenue from some remaining apartments at the 26 Lieu Gai project that are ready for handover.

* The after-tax profit for the third quarter of 2026 is VND 1,005,960,506 compared to the after-tax profit for the same period last year of VND 348,610,826. The difference is due to the cumulative revenue recorded by the third quarter of 2026 from the leasing of office space at 143 Tran Phu and Song Da - Ha Dong buildings, and the recognition of revenue from some remaining apartments at the 26 Lieu Gai project that are ready for handover.

* Cumulative after-tax profit for the third quarter of 2026 is VND 9,252,027,844 compared to after-tax profit for the same period last year of VND 48,632,315,840. The difference is due to the fact that by the third quarter of 2026, the Company recorded revenue from the rental of office buildings at 143 Tran Phu and Song Da - Ha Dong, and determined revenue from some remaining apartments at the 26 Lieu Gai project that were ready for handover compared to the same period last year.

The website address where the complete financial report is published is: **dothisongda.com.vn**

We hereby declare that the information published above is true and accurate, and we assume full legal responsibility for its content.

Recipient :
- As above.
- Save: TCKT

PERSON RESPONSIBLE FOR DISCLOSURE

M.S.D.N: 0102188917 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ
THÀNH PHỐ HÀ NỘI

Nguyen Ngoc Huyen

SONG DA CORPORATION - JSC
Song Da Urban Investment Construction and Development Joint Stock Company
No.28-10B/CT-TCKT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October 28, 2025

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 of the Ministry of Finance guiding information disclosure on the stock market, Song Da Construction Investment and Development Joint Stock Company shall disclose the financial statements (BCTC) for the Second quarter of 2025 to the Hanoi Stock Exchange as follows:

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

- Stock symbol: SDU
- Address: Area A, M2 Floor, Lieu Giai Tower, Ngoc Ha Ward, Hanoi City.
- Contact phone/Tel: 04.35526388 Fax:
- Email: ketoandothi702@gmail.com Website: dothisongda.com.vn

2. Disclosure content:

- Financial Statements for the Third 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 Accountant

M.S.D.N: 0102188917 C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ THÀNH PHỐ HÀ NỘI

Nguyen Ngoc Huyen

Attached documents:
- Financial Statements for the Third Quarter of 2026
- Explanation No. 28-10A/CT-TCKT