

SONGHONG CORPORATION
70 An Duong – Hong Ha Ward – Tay Ho – Ha Noi

CONSOLIDATED FINANCIAL STATEMENTS
3rd QUARTER OF 2025

Hanoi, November 2025

FINANCIAL BALANCE SHEET

As at September 30th 2025

Unit: VND

| Asset/Resource | Code | Note | Closing balance | Opening balance |
|--|------------|------|------------------------|------------------------|
| 1 | 2 | 3 | 4 | 5 |
| A - SHORT - TERM ASSETS (100 = 110 + 120 + 130 + 140 + 150) | 100 | | 799.154.471.182 | 790.211.456.089 |
| I. Cash and cash equivalents (110 = 111 + 112) | 110 | | 6.224.709.499 | 3.194.747.607 |
| 1. Cash | 111 | | 2.825.996.919 | 2.857.832.351 |
| 2. Cash equivalents | 112 | | 3.398.712.580 | 336.915.256 |
| II. Short-term investments (120 = 121 + 122 + 123) | 120 | | 400.000.000 | 400.000.000 |
| 1. Trading securities | 121 | | 0 | 0 |
| 2. Allowance for diminution in the value of trading securities (*) | 122 | | 0 | 0 |
| 3. Held-to-maturity investments | 123 | | 400.000.000 | 400.000.000 |
| III. Short-term receivables (131 + 132 + 133 + 134 + 135 + 136 + 137 + 139) | 130 | | 370.720.193.130 | 366.622.017.728 |
| 1. Short-term trade receivables | 131 | | 165.006.245.271 | 165.172.706.906 |
| 2. Short-term advances to suppliers | 132 | | 283.853.329.823 | 279.707.127.474 |
| 3. Short-term internal receivables | 133 | | 0 | 0 |
| 4. Receivables from construction contracts under percentage of completion method | 134 | | 0 | 0 |
| 5. Short-term loan receivables | 135 | | 0 | 0 |
| 6. Other short-term receivables | 136 | | 193.787.978.987 | 193.669.544.299 |
| 7. Short-term allowance for doubtful debts | 137 | | (277.650.985.880) | (277.650.985.880) |
| 8. Shortage of assets awaiting resolution | 139 | | 5.723.624.929 | 5.723.624.929 |
| IV. Inventories (140 = 141 + 149) | 140 | | 409.131.656.495 | 407.645.257.829 |
| 1. Inventories | 141 | | 409.131.656.495 | 407.645.257.829 |
| 2. Allowance for inventories | 149 | | 0 | 0 |
| V. Other short-term assets (150 = 151 + 152 + 153 + 154 + 155) | 150 | | 12.677.912.058 | 12.349.432.925 |
| 1. Short-term prepaid expenses | 151 | | 3.196.821.084 | 3.107.984.225 |
| 2. Taxes and other receivables from the State budget | 152 | | 8.848.552.670 | 8.608.910.396 |
| 3. Taxes and other receivables from the State budget | 153 | | 632.538.304 | 632.538.304 |
| 4. Government bond sale and repurchase transactions | 154 | | 0 | 0 |
| 5. Other short-term assets | 155 | | 0 | 0 |
| B - LONG-TERM ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260) | 200 | | 100.011.295.539 | 100.060.970.671 |
| I. Long-term receivables (210 = 211 + 212 + 213 + 214 + 215 + 216 + 219) | 210 | | 44.494.017.064 | 44.494.017.064 |
| 1. Long-term trade receivables | 211 | | 0 | 0 |
| 2. Long-term advances to supplies | 212 | | 0 | 0 |
| 3. Operating capital contributed to dependent units | 213 | | 0 | 0 |
| 4. Long-term internal receivables | 214 | | 0 | 0 |
| 5. Long-term loans receivables | 215 | | 0 | 0 |
| 6. Other long-term receivables | 216 | | 44.494.017.064 | 44.494.017.064 |
| 7. Long-term allowance for doubtful debts (*) | 219 | | 0 | 0 |

| Asset/Resource | Code | Note | Closing balance | Opening balance |
|--|------------|------|--------------------------|--------------------------|
| I | 2 | 3 | 4 | 5 |
| II. Fixed assets (220 = 221 + 224 + 227) | 220 | | 2.490.852.953 | 2.525.063.680 |
| 1. Tangible fixed assets (221 = 222 + 223) | 221 | | 2.490.852.953 | 2.525.063.680 |
| - Cost | 222 | | 67.837.314.399 | 67.837.314.399 |
| - Accumulated depreciation (*) | 223 | | (65.346.461.446) | (65.312.250.719) |
| 2. Finance lease assets (224 = 225 + 226) | 224 | | 0 | 0 |
| - Cost | 225 | | 0 | 0 |
| - Accumulated depreciation (*) | 226 | | 0 | 0 |
| 3. Intangible fixed assets (227 = 228 + 229) | 227 | | 0 | 0 |
| - Cost | 228 | | 10.700.000 | 10.700.000 |
| - Accumulated depreciation (*) | 229 | | (10.700.000) | (10.700.000) |
| III. Investment properties (230 = 231 + 232) | 230 | | 0 | 0 |
| - Cost | 231 | | 55.396.530.173 | 55.396.530.173 |
| - Accumulated depreciation (*) | 232 | | (55.396.530.173) | (55.396.530.173) |
| IV. Long-term assets in progress (240 = 241 + 242) | 240 | | 37.969.757.459 | 37.969.757.459 |
| 1. Long-term work in progress | 240 | | 0 | 0 |
| 2. Construction in progress | 242 | | 37.969.757.459 | 37.969.757.459 |
| V. Long-term financial investments (250 = 251 + 252 + 253 + 254 + 255) | 250 | | 14.196.107.029 | 14.196.107.029 |
| 1. Investments in joint-ventures, associates | 252 | | 9.546.707.029 | 9.546.707.029 |
| 2. Equity investments in other entities | 253 | | 7.886.400.000 | 7.886.400.000 |
| 3. Allowances for long-term investments (*) | 254 | | (3.237.000.000) | (3.237.000.000) |
| VI. Other long-term assets (260 = 261 + 262 + 263 + 268) | 260 | | 860.561.034 | 876.025.439 |
| 1. Long-term prepaid expenses | 261 | | 860.561.034 | 876.025.439 |
| 2. Deferred tax assets | 262 | | 0 | 0 |
| 3. Long-term reserved spare parts | 263 | | 0 | 0 |
| 4. Other long-term assets | 268 | | 0 | 0 |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 899.165.766.721 | 890.272.426.760 |
| C - LIABILITIES (300 = 310 + 330) | 300 | | 1.972.057.486.188 | 1.921.769.984.786 |
| 1. Short-term liabilities (310 = 311 + 312 + ... + 322 + 323 + 324) | 310 | | 1.936.234.684.096 | 1.885.947.182.694 |
| 1. Short-term trade payables | 311 | | 252.853.981.523 | 254.419.402.443 |
| 2. Short-term advances from customers | 312 | | 88.865.567.314 | 82.875.479.764 |
| 3. Tax and amounts payables | 313 | | 29.673.084.596 | 29.122.839.226 |
| 4. Payable to employees | 314 | | 18.321.805.179 | 17.522.327.239 |
| 5. Short-term accrued expenses | 315 | | 920.334.842.112 | 877.690.771.778 |
| 6. Short-term internal payables | 316 | | 0 | 0 |
| 7. Payables relating to construction contracts under percentage of completion method | 317 | | 0 | 0 |
| 8. Short-term unearned revenue | 318 | | 2.613.637.284 | 2.810.725.581 |
| 9. Other short-term payables | 319 | | 319.453.583.943 | 318.951.454.518 |
| 10. Short-term borrowings and finance lease liabilities | 320 | | 303.503.558.237 | 301.939.558.237 |
| 11. Short-term provisions | 321 | | 401.091.346 | 401.091.346 |
| 12. Bonus and welfare fund | 322 | | 213.532.562 | 213.532.562 |
| 13. Price stabilization fund | 323 | | 0 | 0 |
| 14. Government bond sale and repurchase transactions | 324 | | 0 | 0 |
| II. Long-term liabilities (330 = 331 + 332 + ... + 342 + 343) | 330 | | 35.822.802.092 | 35.822.802.092 |
| 1. Long-term trade payables | 331 | | 0 | 0 |

| Asset/Resource | Code | Note | Closing balance | Opening balance |
|--|------------|------|----------------------------|----------------------------|
| 1 | 2 | 3 | 4 | 5 |
| 2. Long-term advances from customers | 332 | | 0 | 0 |
| 3. Long-term accrued expenses | 333 | | 29.339.344.633 | 29.339.344.633 |
| 4. Internal payables regarding operating capital | 334 | | 0 | 0 |
| 5. Long-term internal payables | 335 | | 0 | 0 |
| 6. Long-term unearned revenue | 336 | | 0 | 0 |
| 7. Other long-term payables | 337 | | 4.679.502.059 | 4.679.502.059 |
| 8. Long-term borrowings and finance lease liabilities | 338 | | 1.803.955.400 | 1.803.955.400 |
| 9. Convertible bonds | 339 | | 0 | 0 |
| 10. Preference shares | 340 | | 0 | 0 |
| 11. Deferred tax liabilities | 341 | | 0 | 0 |
| 12. Long-term provisions | 342 | | 0 | 0 |
| 13. Scientific and technological development fund | 343 | | 0 | 0 |
| D - EQUITY (400 = 410 + 430) | 400 | | (1.072.891.719.467) | (1.031.497.558.026) |
| 1. Owner's equity (410 = 411 + 412 + ... + 420 + 421 + 422) | 410 | | (1.072.896.462.467) | (1.031.502.301.026) |
| 1. Owner's contributed capital (411 = 411a + 411b) | 411 | | 270.000.000.000 | 270.000.000.000 |
| - Ordinary shares with voting rights | 411a | | 270.000.000.000 | 270.000.000.000 |
| - Preference shares | 411b | | 0 | 0 |
| 2. Capital surplus | 412 | | 24.126.376.429 | 24.126.376.429 |
| 3. Other capital | 414 | | 1.072.018.933 | 1.072.018.933 |
| 4. Treasury shares | 415 | | (390.000.000) | (390.000.000) |
| 5. Development and investment funds | 418 | | 26.413.502.573 | 26.413.502.573 |
| 6. Enterprise reorganization assistance fund | 419 | | 25.981.000 | 25.981.000 |
| 7. Other equity funds | 420 | | 6.158.136.532 | 6.158.136.532 |
| 8. Retained earnings (421 = 421a + 421b) | 421 | | (1.378.506.276.984) | (1.337.180.063.185) |
| - Retained earnings accumulated to the prior year end | 421a | | (1.337.180.063.185) | (1.336.268.978.430) |
| - Retained earnings of the current year | 421b | | (41.326.213.799) | (911.084.755) |
| 9. Non-controlling interests | 429 | | (21.796.200.950) | (21.728.253.308) |
| II. Other resources and funds (430 = 431 + 432) | 430 | | 4.743.000 | 4.743.000 |
| 1. Funding sources | 432 | | 4.743.000 | 4.743.000 |
| TOTAL RESOURCES (440 = 300 + 400) | 440 | | 899.165.766.721 | 890.272.426.760 |

Hanoi, 20th November 2025

Preparer

In charge of Chief accountant

General Director

Nguyen Thi Khanh Hau

Le Thi Hong Hanh

Dang Minh Quang



INTERIM CONSOLIDATED INCOME STATEMENT

3rd quarter of 2025

Unit: VND

| Items | Code | Notes | 3rd Quarter | | Accumulated from Opening to the end of this quarter | |
|--|------|-------|------------------|------------------|---|------------------|
| | | | This year | Last year | This year | Last year |
| 1. Gross revenue from goods sold and services rendered | 01 | 6.1 | 3,259,236,405 | 2,581,157,554 | 9,043,125,959 | 6,679,923,167 |
| 2. Deductions | 02 | | 0 | 0 | 0 | 0 |
| 3. Net revenue from goods sold and services rendered (10= 01-02) | 10 | | 3,259,236,405 | 2,581,157,554 | 9,043,125,959 | 6,679,923,167 |
| 4. Cost of goods sold and services rendered | 11 | 6.2 | 1,263,737,167 | 1,507,921,527 | 2,901,616,370 | 2,858,756,625 |
| 5. Gross profit from goods sold and services rendered (20=10 - 11) | 20 | | 1,995,499,238 | 1,073,236,027 | 6,141,509,589 | 3,821,166,542 |
| 6. Financial income | 21 | 6.3 | 343,032 | 7,580,027 | 1,437,966 | 3,639,223,098 |
| 7. Financial expenses | 22 | 6.4 | 14,113,000,043 | 13,981,083,981 | 41,878,793,607 | 72,078,722,803 |
| - In which: Interest expense | 23 | | 14,113,000,043 | 13,981,083,981 | 41,878,793,607 | 41,943,251,942 |
| 8. Share of profit or loss of associates and joint ventures | | | 0 | 0 | 0 | 0 |
| 9. Selling expenses | 25 | | 0 | 0 | 0 | 0 |
| 10. General and administration expenses | 26 | 6.5 | 2,037,054,845 | 2,248,460,903 | 5,627,883,100 | 5,030,541,458 |
| 11 Net operating profit (30 = 20 + (21 - 22) - 25 - 26) | 30 | | (14,154,212,618) | (15,148,728,830) | (41,363,729,152) | (69,648,874,621) |
| 12. Other income | 31 | 6.6 | 0 | 740,375,142 | 243,975,667 | 102,353,102,472 |
| 13. Other expenses | 32 | 6.6 | 12,348,784 | 479,655,414 | 206,460,314 | 6,007,158,530 |
| 14. Other losses (40 = 31 - 32) | 40 | 6.6 | (12,348,784) | 260,719,728 | 37,515,353 | 96,345,943,942 |
| 15. Accounting profit before tax (50 = 30 + 40) | 50 | | (14,166,561,402) | (14,888,009,102) | (41,326,213,799) | 26,697,069,321 |
| 16. Current corporate income tax expense | 51 | | 0 | 0 | 0 | 0 |
| 17. Deferred corporate tax expense | 52 | | 0 | 0 | 0 | 0 |
| 18. Net profit after corporate income tax (60=50 - 51 - 52) | 60 | | (14,166,561,402) | (14,888,009,102) | (41,326,213,799) | 26,697,069,321 |
| 19. Profit after tax attributable to owners of the parent | 61 | | (14,098,613,760) | (14,869,802,070) | (41,122,370,873) | 26,892,117,384 |
| 20. Profit after tax attributable to owners of the parent | 62 | | (67,947,642) | (18,207,032) | (203,842,926) | (195,048,063) |
| 21. Basic earning per share (*) | 70 | 6.7 | (1,005.2) | (1,027.1) | (993.5) | 1,031.1 |

Hanoi, 20th November 2025

Preparer

In charge of Chief accountant

General Director

Nguyen Thi Khanh Hau

Le Thi Hong Hanh

Dang Minh Quang



INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the accounting period ending 30/09/2025

Unit: VND

| Items | Code | Notes | Accumulated from Opening to the end of this quarter | |
|---|------|-------|---|-------------------|
| | | | This year | Last year |
| I. Cash flows from operating activities | | | | |
| 1. Profit before tax | 01 | | (41.326.213.799) | 26.697.069.321 |
| 2. Adjustments for: | | | | |
| - Depreciation of fixed assets and investment properties | 02 | | 34.210.727 | 47.057.240 |
| - Provisions | 03 | | 0 | (4.257.376.569) |
| - Foreign exchange (gains)/losses arising from translating foreign currency items | 04 | | 0 | 0 |
| - (Gain)/losses from investing activities | 05 | | (995.542) | (26.177.275.852) |
| - Interest expense | 06 | | 41.878.793.607 | 41.943.251.942 |
| - Other adjustments | 07 | | 0 | (6.700.000.000) |
| 3. Operating profit before changes in working capital (08 = 01 + 02 + 03 + 04 + 05 + 06 + 07) | 08 | | 585.794.993 | 31.552.726.082 |
| - Change in receivables | 09 | | (1.792.914.110) | 82.408.844.465 |
| - Change in inventories | 10 | | (1.486.398.666) | (1.042.601.188) |
| - Change in payables (excluding accrued loan interest and corporate income tax payable) | 11 | | 5.801.535.005 | (271.372.373.217) |
| - Change in prepaid expenses | 12 | | (79.050.872) | (2.134.894.043) |
| - Change in trading securities | 13 | | 0 | 0 |
| - Interest paid | 14 | | 0 | 0 |
| - Corporate income tax paid | 15 | | 0 | 0 |
| - Other cash inflows | 16 | | 0 | 0 |
| - Other cash outflows | 17 | | 0 | 0 |
| Net cash flows from operating (20 = 08 + 09 + 10 + ... + 16 + 17) | 20 | | 3.028.966.350 | (160.588.297.901) |
| II. Cash flows from investing activities | | | | 0 |
| 1. Acquisition and construction of fixed assets and other long-term assets | 21 | | 0 | 0 |
| 2. Proceeds from sale, disposal of fixed assets and other long-term assets | 22 | | 0 | 247.138.048 |
| 3. Cash outflows for lending, buying debt instruments of other entities | 23 | | 0 | 0 |
| 4. Cash recovered from lending, selling debt instruments of other entities | 24 | | 0 | 0 |
| 5. Equity investments in other entities | 25 | | 0 | 0 |
| 6. Cash recovered from equity investment in other entities | 26 | | 0 | 21.829.027.309 |
| 7. Interest earned, dividends and profits received | 27 | | 995.542 | 1.100.593.289 |
| Net cash flows from investing (30 = 21 + 22 + ... + 26 + 27) | 30 | | 995.542 | 23.176.758.646 |
| 1. Proceeds from share issue and owners' contributed capital | 31 | | 0 | 0 |
| 2. Capital withdrawals, buy-back of issues shares | 32 | | 0 | 0 |

| Items | Code | Notes | Accumulated from Opening to the end of this quarter | |
|---|------|-------|---|-------------------|
| | | | This year | Last year |
| 3. Proceed from borrowings | 33 | | 170.000.000 | 0 |
| 4. Repayment of borrowings | 34 | | (170.000.000) | 0 |
| 5. Repayment of obligations under finance leases | 35 | | 0 | 0 |
| 6. Dividends and profits paid | 36 | | 0 | 0 |
| Net cash flows from financing (40 = 31 + 32 + 33 + 34 + 35 + 36) | 40 | | 0 | 0 |
| Net increase/(decrease) in cash for the year (50=20+30+40) | 50 | | 3.029.961.892 | (137.411.539.255) |
| Cash and cash equivalents at the beginning of the period | 60 | 5.1 | 3.194.747.607 | 142.269.240.338 |
| Effects of changes in foreign exchange rates | 61 | | 0 | 0 |
| Cash and cash equivalents at the end of the period (70=50+60+61) | 70 | 5.1 | 6.224.709.499 | 4.857.701.083 |

Preparer



Nguyen Thi Khanh Hau

In charge of Chief accountant



Le Thi Hong Hanh



General Director

Dang Minh Quang

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENT
3rd quarter of 2025

1. CASH AND CASH EQUIVALENTS

| | Closing balance | Opening balance |
|--------------|------------------------|------------------------|
| Cash | 2.825.996.919 | 2.857.832.351 |
| Cash in bank | 3.398.712.580 | 1.999.868.732 |
| Total | 6.224.709.499 | 4.857.701.083 |

2. TRADE RECEIVABLES

| | Closing balance | Opening balance |
|--|------------------------|------------------------|
| Short-term trade receivables | | |
| Hanoi Urban Transport Development Project Management Board | 14.740.131.074 | 14.740.131.074 |
| Songhong 36 Company | 7.072.391.072 | 7.072.391.072 |
| Management Board of Construction Project of Soc Trang Province | 6.190.508.339 | 6.190.508.339 |
| Others | 137.003.214.786 | 137.169.676.421 |
| Total | 165.006.245.271 | 165.172.706.906 |

3. ADVANCED TO SUPPLIERS

| | Closing balance | Opening balance |
|--|------------------------|------------------------|
| Short-term advances to suppliers | | |
| Saigon Red river Joint Stock Company | 126.390.086.131 | 126.390.086.131 |
| Songhong 24 Construction Joint Stock Company | 43.574.509.655 | 43.574.509.655 |
| Others | 113.888.734.037 | 109.742.531.688 |
| Total | 283.853.329.823 | 279.707.127.474 |

4. OTHER RECEIVABLES

| | Closing balance | Opening balance |
|--------------------------------|------------------------|------------------------|
| Short-term | 193.787.978.987 | 193.669.544.299 |
| Advance (Debt) | 14.895.779.472 | 29.911.913.754 |
| Deposits | 205.000.000 | 209.188.415 |
| Receivables from equitization | 5.115.072.141 | 5.115.072.141 |
| Songhong 6 Joint Stock Company | 35.470.547.873 | 35.470.547.873 |
| Others | 122.959.413.304 | 122.962.822.116 |
| Long-term | 44.494.017.064 | 44.494.017.064 |
| Deposits | 928.000.000 | 928.000.000 |
| Thai Ha Project Board | 31.895.490.302 | 31.895.490.302 |
| Others | 11.691.977.379 | 11.691.977.379 |

5. INVENTORY

| | Closing balance | Opening balance |
|-------------------------|------------------------|------------------------|
| Work in progress | 175.630.541.443 | 383.134.793.933 |
| <i>Vung Ang Project</i> | <i>166.716.096.300</i> | <i>166.716.096.300</i> |
| <i>Others projects</i> | <i>8.914.445.143</i> | <i>216.418.697.633</i> |
| Real Estate Goods | 24.337.070.270 | 24.337.070.270 |
| Other | 173.393.626 | 173.393.626 |
| Total | 409.131.656.495 | 407.645.257.929 |

6. CONSTRUCTION IN PROGRESS

| | Closing balance | Opening balance |
|--------------------------|-----------------------|-----------------------|
| SongHong Royal Hotel (i) | 35.602.635.193 | 35.602.635.193 |
| Linh Nam Project | 502.947.394 | 502.947.394 |
| HH Project | 1.864.174.872 | 1.864.174.872 |
| Total | 37.969.757.459 | 37.969.757.459 |

7. SHORT-TERM TRADE PAYABLES

| | Closing balance | Opening balance |
|---|------------------------|------------------------|
| Songhong Urban Construction Joint Stock Company | 26.567.075.708 | 27.249.548.436 |
| Songhong Construction Joint Stock Company No.1 | 19.170.145.785 | 19.170.145.785 |
| TayDo Songhong Construction Joint Stock Company | 17.814.866.775 | 17.814.866.775 |
| DongBac Shipbuilding Industry Joint Stock Company | 5.705.182.639 | 5.705.182.639 |
| Others | 182.914.237.888 | 184.479.658.808 |
| Total | 252.853.981.523 | 254.419.402.443 |

8. SHORT-TERM ADVANCES FROM CUSTOMERS

| | Closing balance | Opening balance |
|-------------------------|-----------------------|-----------------------|
| TayHo Villa Project (i) | 24.655.500.000 | 24.655.500.000 |
| Trieu Chau Co.,Ltd | 9.090.909.091 | 9.090.909.091 |
| Others | 55.119.158.223 | 49.129.070.673 |
| Total | 88.865.567.314 | 82.875.479.464 |

9. TAX AND AMOUNTS PAYABLES AND RECEIVABLES FROM THE STATE BUDGET

| | Closing balance | Opening balance |
|----------------------------------|-----------------------|-----------------------|
| Payables | 29.673.084.596 | 29.122.839.226 |
| Value Added Tax | 20.937.256.180 | 20.560.936.302 |
| Personal Income Tax | 380.020.729 | 424.433.417 |
| Real Estate Tax | 4.438.542.772 | 4.220.204.592 |
| Corporate Income Tax | 339.335.899 | 339.335.899 |
| Other Tax | 441.272.844 | 441.272.844 |
| Fees, charges and other payables | 3.136.656.172 | 3.136.656.172 |

| | | | | |
|----------------------|--|--|-------------|-------------|
| Receivables | | | 632.538.304 | 632.538.304 |
| Overpaid VAT | | | 440.272.844 | 440.272.844 |
| Corporate Income Tax | | | 90.909.091 | 183.730.237 |
| Overpayment | | | 8.535.223 | 8.535.223 |

10. SHORT-TERM ACCRUED EXPENSES

| | Closing balance | Opening balance |
|------------------------------|------------------------|------------------------|
| Interest payable | 633.187.366.914 | 591.308.101.084 |
| Capital Cost Provisions | 27.671.075.628 | 27.671.075.628 |
| Construction Cost Provisions | 231.772.352.756 | 231.772.352.756 |
| Interest payable to Office | 625.683.334 | 626.155.557 |
| Others | 27.078.363.480 | 26.313.086.753 |
| Total | 920.334.842.112 | 877.690.771.778 |

11. OTHER PAYABLES

| | Closing balance | Opening balance |
|------------|-----------------|-----------------|
| Short-term | 319.453.583.943 | 318.951.454.518 |
| Long-term | 4.679.502.059 | 4.679.502.059 |

12. SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

| | Closing balance | Opening balance |
|---------------|------------------------|------------------------|
| Bank Loan | 303.503.558.237 | 301.939.558.237 |
| Personal Loan | 1.803.955.400 | 1.803.955.400 |
| Total | 305.307.513.637 | 303.743.513.637 |

13. GROSS REVENUE FROM GOODS SOLD AND SERVICE RENDERED

| | 3rd quarter of 2025 | 3rd quarter of 2024 |
|----------------|----------------------|----------------------|
| Rental Revenue | 3.259.236.405 | 2.581.157.554 |
| Tổng | 3.259.236.405 | 2.581.157.554 |

14. COST OF GOODS AND SERVICE RENDERED

| | 3rd quarter of 2025 | 3rd quarter of 2024 |
|---------------------------|----------------------|----------------------|
| Cost of services provided | 1.263.737.167 | 1.507.921.527 |
| Total | 1.263.737.167 | 1.507.921.527 |

15. FINANCIAL INCOME

| | 3rd quarter of 2025 | 3rd quarter of 2024 |
|---------------|---------------------|---------------------|
| Bank Interest | 343.032 | 7.580.027 |
| Total | 343.032 | 7.580.027 |

16. FINANCIAL EXPENSES

| | 3rd quarter of 2025 | 3rd quarter of 2024 |
|--------------------|---------------------|---------------------|
| Bank Loan Interest | 14.113.000.043 | 13.981.083.981 |
| Total | 14.113.000.043 | 13.981.083.981 |

17. GENERAL AND ADMINISTRATION EXPENSES

| | 3rd quarter of 2025 | 3rd quarter of 2024 |
|--------|---------------------|---------------------|
| Salary | 925.171.901 | 857.558.588 |
| Others | 1.111.882.944 | 1.390.902.315 |
| Total | 2.037.054.845 | 2.248.460.903 |

18. OTHER INCOME/OTHER EXPENSES

| | 3rd quarter of 2025 | 3rd quarter of 2024 |
|----------------|---------------------|---------------------|
| Other income | 0 | 740.375.142 |
| Parking Fee | 0 | 61.000.000 |
| Others | 0 | 679.000.000 |
| Other expenses | 12.348.784 | 479.655.114 |

19. OTHER INFORMATION

19.1 Transaction with related parties and Related party balance

a. Information of related parties

| Related parties | Relations |
|---|-----------------------|
| Mrs. Nguyen Thuong Huyen | Major shareholder |
| Mr. Dinh Van Manh | Major shareholder |
| Mrs. Nguyen Thi Hoa | Major shareholder |
| Song Hong Steel JSC | Associates |
| Song Hong No.36 JSC | Associates |
| Song Hong Import Export and Construction JSC | Associates |
| Song Hong Sai Gon JSC | Associates |
| Song Hong No.8 JSC | Associates |
| Hanoi Song Hong Real Estate JSC | Associates |
| Hanoi Transportation Construction Investment and Trading JSC | Associates |
| Song Hong Construction Consulting JSC | Associates |
| Song Hong No.1 Construction JSC | Associates |
| Song Hong Tay Do JSC | Associates |
| Song Hong Binh Tay JSC | Other Investments |
| Song Hong Dai Phat JSC | Other Investments |
| Song Hong No.9 Investment and Construction JSC | Other Investments |
| Song Hong No.6 JSC | Other Investments |
| Thang Long Reenco JSC | Other Investments |
| Members of the Board of Management, Board of General Directors, Supervisory Board, other managers, and their close family members | Significant Influence |

b. Transaction with Key Management Personnels and Shareholders

| Name | Position | Period ended 30/09/2025 VND | Period ended 30/09/2024 VND |
|--|---|--|--|
| Salaries of BOM and BOS | | | |
| Mr. Pham Xuan Vinh | Chairman (Appointed chairman and dismissed member of BOM from 15/7/2025) | 0 | 0 |
| Mr. Phan Viet Anh | Chairman (Dismissed from 15/07/2025) | 180.135.598 | 207.756.586 |
| Mr. Le Xuan Thi | Member | 0 | 0 |
| Mr. Dang Minh Quang | Vice Chairman (Appointed Vice Chairman and dismissed member of BOM from 15/07/2025) | 226.177.491 | 0 |
| Mr. Cao Tien Trung | Head of the Board of Supervisors (dismissed from 18/08/2025) | 173.263.918 | 170.307.891 |
| Salaries of the Board of General Directors and other managers | | | |
| Mr. Tran Phi Hoang | Deputy General Director (Dismissed from 15/07/2025) | 119.674.535 | 137.816.317 |
| Mr. Tran Anh Tai | Deputy General Director and Chief Accountant (Dismissed from 17/03/2025) | 47.380.182 | 177.986.091 |
| Mr. Trinh Xuan Duong | Deputy General Director | 0 | 20.820.330 |
| Mr. Nguyen Minh Quan | Deputy General Director | 175.335.275 | 20.820.330 |
| Mr. Nguyen Hoang Anh | Authorized Person for Information Disclosure | 145.269.490 | 136.448.913 |
| Total | | 1.067.236.489 | 871.956.458 |

c. Related Party Balance

| Receivables | Nature of transaction | 30/09/2025 VND | 01/01/2025 VND |
|---|----------------------------|-----------------------|-----------------------|
| Associates | | | |
| Song Hong Steel JSC | Receivables from customers | 3.897.962.892 | 3.897.962.892 |
| Song Hong No.36 JSC | Receivables from customers | 13.505.443.049 | 13.505.443.049 |
| SongHong Import Export & Construction JSC | Receivables from customers | 205.990.037 | 205.990.037 |
| Song Hong Sai Gon JSC | Receivables from customers | 19.785.826 | 19.785.826 |
| Song Hong Binh Tay JSC | Receivables from customers | 73.870.335 | 73.870.335 |
| Song Hong No.1 Construction JSC | Receivables from customers | 3.191.001.774 | 3.191.001.774 |
| Other long – term investments | | | |
| Song Hong No.6 JSC | Receivables from customers | 4.081.977.592 | 4.081.977.592 |
| Song Hong Binh Tay JSC | Receivables from customers | 73.870.335 | 73.870.335 |
| Total | | 24.976.031.505 | 24.976.031.505 |

c. Related Party Balance (Continued)

| Receivables | Nature of transaction | 30/09/2025 VND | 01/01/2025 VND |
|---|------------------------------|---------------------------|---------------------------|
| Associates | | | |
| Song Hong Steel JSC | Repayments to suppliers | 2.800.000.000 | 2.800.000.000 |
| Song Hong No.36 JSC | Repayments to suppliers | 7.100.654.421 | 7.100.654.421 |
| SongHong Import Export & Construction JSC | Repayments to suppliers | 6.000.000.000 | 6.000.000.000 |
| Song Hong Sai Gon JSC | Repayments to suppliers | 126.390.086.131 | 126.390.086.131 |
| Hanoi Transport Construction Investment and Trading JSC | Repayments to suppliers | 1.373.400.000 | 1.373.400.000 |
| Song Hong Construction Consulting JSC | Repayments to suppliers | 1.000.000.000 | 1.000.000.000 |
| Song Hong No.1 Construction JSC | Repayments to suppliers | 1.143.596.893 | 1.143.596.893 |
| Other long – term investments | | | |
| Song Hong No.6 JSC | Repayments to suppliers | 459.622.441 | 459.622.441 |
| Total | | 146.267.359.886 | 146.267.359.886 |

| Receivables | Nature of transaction | 30/09/2025 VND | 01/01/2025 VND |
|---|------------------------------|---------------------------|---------------------------|
| Associates | | | |
| Song Hong No.36 JSC | Other receivables | 26.527.320.279 | 26.527.320.279 |
| SongHong Import Export & Construction JSC | Other receivables | 1.929.686.382 | 1.929.686.382 |
| Song Hong Sai Gon JSC | Other receivables | 8.792.920.720 | 8.792.920.720 |
| Hanoi Song Hong Real Estate JSC | Other receivables | 3.320.000.000 | 3.320.000.000 |
| Hanoi Transport Construction Investment and Trading JSC | Other receivables | 862.285.019 | 862.285.019 |
| Song Hong Construction Consulting JSC | Other receivables | 874.539.347 | 874.539.347 |
| Song Hong Construction No.1 JSC | Other receivables | 59.951.900 | 59.951.900 |
| Other long – term investments | | | |
| Song Hong No.6 JSC | Other receivables | 35.483.147.873 | 35.483.147.873 |
| Total | | 77.849.851.520 | 77.849.851.520 |

c. Related Party Balance (Continued)

| Payables | Nature of transaction | 30/09/2025 VND | 01/01/2025 VND |
|--|-----------------------|-----------------------|-----------------------|
| Associates | | | |
| Song Hong No.36 JSC | Trade payables | 75.267.249 | 75.267.249 |
| Song Hong Sai Gon JSC | Trade payables | 1.275.927.812 | 1.275.927.812 |
| Song Hong No.8 JSC | Trade payables | 6.123.693.316 | 6.123.693.316 |
| Hanoi Song Hong Real Estate JSC | Trade payables | 2.528.899.709 | 2.528.899.709 |
| Hanoi Transportation Construction Investment and Trading JSC | Trade payables | 2.330.952.761 | 2.330.952.761 |
| Song Hong Construction Consulting JSC | Trade payables | 197.063.812 | 197.063.812 |
| Song Hong No.1 Construction JSC | Trade payables | 19.170.145.785 | 19.170.145.785 |
| Song Hong Tay Do JSC | Trade payables | 17.814.866.775 | 17.814.866.775 |
| Other long – term investments | | | |
| Song Hong Dai Phat JSC | Trade payables | 1.324.178.612 | 1.324.178.612 |
| Song Hong No.9 Investment and Construction JSC | Trade payables | 277.675.257 | 277.675.257 |
| Song Hong No.6 JSC | Trade payables | 4.077.245.422 | 4.077.245.422 |
| Total | | 55.195.916.510 | 55.195.916.510 |

| Payables | Nature of transaction | 30/09/2025 VND | 01/01/2025 VND |
|--|-----------------------|-----------------------|-----------------------|
| Associates | | | |
| Song Hong Sai Gon JSC | Trade payables | 9.578.124.594 | 9.578.124.594 |
| Hanoi Song Hong Real Estate JSC | Trade payables | 101.120.000 | 101.120.000 |
| Hanoi Transportation Construction Investment and Trading JSC | Trade payables | 37.269.382 | 37.269.382 |
| Song Hong Urban Consulting and Construction JSC | Trade payables | 18.083.013 | 18.083.013 |
| Song Hong No.1 Construction JSC | Trade payables | 2.125.000.000 | 2.125.000.000 |
| Total | | 11.859.596.989 | 11.859.596.989 |

Hanoi, 20th November 2025

Preparer

Deputy Manager of Finance and
Accounting Department
(In charge of)

General Director

Nguyen Thi Khanh Hau

Le Thi Hong Hanh

Dang Minh Quang

