

BALANCE SHEET - PARENT COMPANY
December 31, 2025

Item	Code	Note	Balance at the end of the period	Balance at the beginning of the year
ASSETS				
A- SHORT-TERM ASSETS	100		821.448.933.669	976.738.186.773
I. Cash and cash equivalents	110		4.141.620.060	10.557.268.575
1. Cash	111		4.141.620.060	10.557.268.575
2. Cash equivalents	112		0	0
II. Short-term financial investments	120		138.000	138.000
1. Trading securities	121		658.855	658.855
2. Provision for devaluation of trading securities	122		-520.855	-520.855
3. Held-to-maturity investment	123		0	0
III. Short-term receivables	130		441.458.382.413	424.715.007.038
1. Short-term trade receivables	131		56.176.364.060	26.427.722.091
2. Short-term prepayments to suppliers	132		84.512.493.958	97.462.012.334
3. Short-term intra-company receivables	133		0	
4. Receivables under schedule of construction contract	134		0	0
5. Receivables on short-term loans	135		0	0
6. Other short-term receivable	136		308.878.162.479	308.933.910.697
7. Provision for doubtful short-term receivables (*)	137		-8.108.638.084	-8.108.638.084
8. Shortage of assets awaiting resolution	139		0	0
IV. Inventories	140		369.941.279.916	536.193.479.092
1. Inventories	141		369.941.279.916	536.193.479.092
2. Provision for devaluation of stocks	149		0	0
V. Other short-term assets	150		5.907.513.280	5.272.294.068
1. Short-term prepaid expenses	151		29.945.279	52.662.840
2. Deductible value-added tax	152		5.877.568.001	5.219.631.228
3. Taxes and receivables from the State budget	153		0	0
4. Repurchase transactions of Government bonds	154		0	0
5. Other short-term assets	155		0	0
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		197.640.882.264	214.116.140.848
I. Long-term receivables	210		10.000.000	10.000.000
1. Long-term trade receivables	211		0	0
2. Long-term prepayments to suppliers	212		0	0
3. Working capital in affiliates	213		0	0
4. Long-term intra-company receivables	214		0	0
5. Receivables on long-term loans	215		0	0
6. Other long-term receivables	216		10.000.000	10.000.000

7. Provision for doubtful long-term receivables	219		0	0
II. Fixed assets	220		33.000.000	0
1. Tangible fixed assets	221		33.000.000	0
- Cost	222		8.356.622.054	8.323.622.054
- Accumulated depreciation value	223		-8.323.622.054	-8.323.622.054
2. Financial lease fixed assets	224		0	0
- Cost	225		0	0
- Accumulated depreciation value	226		0	
3. Intangible fixed assets	227		0	0
- Cost	228		0	0
- Accumulated depreciation value	229		0	0
III. Investment property	230		171.351.127.045	165.460.264.650
- Cost	231		227.963.273.829	217.134.585.553
- Accumulated depreciation value	232		-56.612.146.784	-51.674.320.903
IV. Long-term assets in progress	240		1.750.689.707	1.750.689.707
1. Long-term work in progress	241		1.750.689.707	1.750.689.707
2. Construction in progress	242		0	0
V. Long-term financial investments	250		24.071.222.474	29.154.679.753
1. Investments in subsidiaries	251		25.000.000.000	25.000.000.000
2. Investments in associates and joint ventures	252		8.200.000.000	8.200.000.000
3. Equity investments in other entities	253		23.953.667.000	23.953.667.000
4. Provision for long-term financial investments	254		-33.082.444.526	-27.998.987.247
5. Held-to-maturity investment	255		0	0
VI. Other long-term assets	260		424.843.038	17.740.506.738
1. Long-term prepaid expenses	261		97.274.515	17.412.938.215
2. Deferred tax assets	262		327.568.523	327.568.523
3. Long-term equipment, supplies, and spare parts	263		0	0
4. Other long-term assets	268		0	0
TOTAL ASSETS	270		1.019.089.815.933	1.190.854.327.621

CAPITAL SOURCE				
C. LIABILITIES	300		643.435.472.746	834.011.946.199
I. Short-term liabilities	310		636.791.872.076	825.598.660.381
1. Short-term trade payables	311		7.798.213.555	18.652.462.700
2. Short-term prepayments from customers	312		62.954.641.358	274.147.754.963
3. Taxes and payables to the State budget	313		60.996.587.153	15.205.219.514
4. Payables to employees	314		3.356.808.031	3.209.911.022
5. Short-term accrued expenses	315		179.791.532.178	23.499.485.141
6. Short-term intra-company payables	316		0	0
7. Payables under schedule of construction contract	317		0	0
8. Short-term unrealized revenue	318		0	0
9. Other short-term payables	319		249.615.819.021	242.339.840.915
10. Short-term borrowings and financial lease liabilities	320		69.687.619.587	245.889.034.933
11. Short-term provisions payable	321		0	0
12. Bonus and welfare funds	322		2.590.651.193	2.654.951.193
13. Price stabilization fund	323		0	0
14. Repurchase transactions of Government bonds	324		0	0
II. Long-term liabilities	330		6.643.600.670	8.413.285.818
1. Long-term trade payables	331		0	0
2. Long-term prepayments from customers	332		0	0
3. Long-term accrued expenses	333		0	0
4. Intra-company payables for working capital	334		0	0
5. Long-term intra-company payables	335		0	0
6. Long-term unrealized revenue	336		0	0
7. Other long-term payables	337		6.643.600.670	6.643.600.670
8. Long-term borrowings and financial lease liabilities	338		0	1.769.685.148
9. Convertible bonds	339		0	0
10. Preferred shares	340		0	0
11. Deferred tax liabilities	341		0	0
12. Long-term provisions payable	342		0	0
13. Fund for science and technology development	343		0	0
D-OWNER'S EQUITY	400		375.654.343.187	356.842.381.422
I. Owner's equity	410		375.654.343.187	356.842.381.422
1. Owner's contributed capital	411		200.000.000.000	200.000.000.000
- Ordinary shares with voting rights	411a		200.000.000.000	200.000.000.000
- Preferred shares	411b		0	0
2. Share capital surplus	412		99.848.889.000	99.848.889.000
3. Bond conversion option	413		0	0
4. Other capitals of the owner	414		0	0

5. Treasury shares	415		0	0
6. Difference upon asset revaluation	416		0	0
7. Exchange rate differences	417		0	0
8. Development investment fund	418		23.764.696.100	23.764.696.100
9. Enterprise reorganization assistance fund	419		0	0
10. Other funds of owner's equity	420		3.840.000.000	3.840.000.000
11. Undistributed profit after tax	421		48.200.758.087	29.388.796.322
- Undistributed profits after tax accumulated to the end of the previous period	421a		29.388.796.322	29.388.796.322
- Undistributed profits after tax for the current period	421b		18.811.961.765	0
12. Source of investment capital for capital construction	422		0	0
II. Other sources of expenses and funds	430		0	0
1. Sources of expenses	431		0	0
2. Sources of expenses to form fixed assets	432		0	0
TOTAL CAPITAL	440		1.019.089.815.933	1.190.854.327.621

PREPARED BY



DANG T. MINH NGOC

CHIEF ACCOUNTANT



NGUYEN NGOC HUYEN



Hanoi, January 28, 2026
GENERAL DIRECTOR

TỔNG GIÁM ĐỐC
Trịnh Xuân Thủy

QUARTERLY INCOME STATEMENT - PARENT COMPANY

Quarter IV, 2025

Item	Code	Note	This Quarter of current year	This Quarter of previous year	Cumulative from the beginning of the year to the end of this Quarter (Current year)	Cumulative from the beginning of the year to the end of this Quarter (Previous year)
1. Revenue from sale of goods and provision of services	01	V.22	289.255.581.665	21.243.206.911	419.356.392.248	64.896.282.321
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sale of goods and provision of services (10 = 01 - 02)	10		289.255.581.665	21.243.206.911	419.356.392.248	64.896.282.321
4. Cost of goods sold	11	V.23	282.990.381.474	10.877.503.403	333.633.102.529	25.980.478.816
5. Gross profit from sale of goods and provision of services (20 = 10 - 11)	20		6.265.200.191	10.365.703.508	85.723.289.719	38.915.803.505
6. Revenue from financial activities	21	V.24	5.292.037	2.324.070	20.402.033	14.885.393
7. Financial expenses	22	V.25	6.962.356.718	7.502.598.237	12.592.470.982	14.920.179.508
- In which: Interest expense	23		1.762.356.718	7.484.266.361	7.496.070.782	15.259.832.167
8. Selling expenses	25		16.351.434.035	765.220.553	17.357.939.983	1.310.675.099
9. Business management expenses			2.820.673.208	(436.582.228)	11.466.239.926	9.818.798.982
10. Profit from operating activities {30=20+(21-22)-(25+26)}	30		(19.863.971.733)	2.536.791.016	44.327.040.861	12.881.035.309
11. Other incomes	31		-	-	-	1
12. Other expenses	32		6.956.135.022	(430.128.734)	13.097.798.259	7.319.244.660
13. Other profit (40 = 31 - 32)	40		-6.956.135.022	430.128.734	-13.097.798.259	-7.319.244.659
14. Total accounting profit before tax (50 = 30 + 40)	50		(26.820.106.755)	2.966.919.750	31.229.242.602	5.561.790.650
15. Current corporate income tax expenses	51	V.26		2.247.082.103	9.417.280.837	4.345.018.959
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		(26.820.106.755)	719.837.647	21.811.961.765	1.216.771.691
18. Earning per share (*)			(1.341)	36	1.091	61
19. Diluted earning per share (*)	70		(1.341)	36		61

PREPARED BY

CHIEF ACCOUNTANT

Hanoi, January 28, 2026
GENERAL DIRECTOR

[Signature]

[Signature]

DANG T MINH NGOC

NGUYEN NGOC HUYNH

TỔNG GIÁM ĐỐC
Trình Xuân Sơn



CASH FLOW STATEMENT - QUARTERLY - DIRECT METHOD - PARENT COMPANY
December 31, 2025

Item	Code	Note	Cumulative from the beginning of the year to the end of this Quarter (Current year)	Cumulative from the beginning of the year to the end of this Quarter (Previous year)
I. Cash flows from operating activities				
1. Proceeds from sale of goods, provision of services and other revenue	01		148.447.105.210	68.446.771.291
2. Expenditures for suppliers of goods and services	02		-25.047.090.048	-7.499.380.735
3. Expenditures for employees	03		-6.301.080.074	-4.217.179.214
4. Expenditures for lending interest	04		0	0
5. Expenditures for corporate income tax	05		-7.169.500.788	-1.195.530.990
6. Other proceeds from business activities	06		132.500.398.609	46.318.201.270
7. Other expenditures on business activities	07		-148.540.968.617	-60.552.399.052
Net cash flows from operating activities	20		93.888.864.292	41.300.482.570
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and other long-term assets	21		0	0
2. Proceeds from liquidation or disposal of fixed assets and long-term assets	22		0	0
3. Expenditures on lending and purchasing debt instruments of other entities	23		0	0
4. Proceeds from loans and resale of debt instruments of other entities	24		0	0
5. Expenditures on equity investment to other entities	25		0	0
6. Proceeds from equity investment to other units	26		0	0
7. Proceeds from lending interest, dividends and profits distributed	27		20.314.818	14.799.659
Net cash flows from investing activities	30		20.314.818	14.799.659
III. Cash flows from financial activities				
1. Proceeds from issuing shares and receiving capital contributions from owners	31		0	0
2. Expenditures on capital contributions to owners, redemption of shares issued by enterprises	32		0	0
3. Proceeds from loans	33		44.520.000.000	21.896.000.000
4. Loan principal repaid	34		-145.017.132.138	-61.713.966.688
5. Expenditures for financial lease liabilities	35		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flows from financial activities	40		-100.497.132.138	-39.817.966.688
Net cash flows for the period (50=20+30+40)	50		-6.587.953.028	1.497.315.541
Cash and cash equivalents at the beginning of the period	60		10.729.573.088	9.059.953.034
Effects of changes in foreign currency conversion exchange rates	61		0	0
Cash and cash equivalents at the end of the period (70=50+60+61)	70		4.141.620.060	10.557.268.575

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DANG T. MINH NGOC

CHIEF ACCOUNTANT



NGUYEN NGOC HUYEN

Hanoi, January 28, 2026
GENERAL DIRECTOR



TỔNG GIÁM ĐỐC

Trần Xuân Thủy

NOTES TO THE FINANCIAL STATEMENTS OF PARENT COMPANY

I. Operational characteristics of the enterprise:

1. Form of capital ownership:

Song Da Urban Investment Construction and Development Joint Stock Company was established under Business Registration Certificate No. 0103016226 issued by the Hanoi Authority for Planning and Investment on March 15, 2007. It is re-issued for the second time on October 15, 2008, registered for the third change on August 18, 2009, registered for the fourth change on November 10, 2009, and Business Registration Certificate No. 0102186917 changed for the 11th time on June 10, 2016.

The company is headquartered at: No. 19 Truc Khe Street, Lang Ward, Hanoi City.

2. Business areas:

The company operates in the fields of real estate, construction and investment..

3. Business lines:

- Construction of urban areas and industrial parks;
- Construction of traffic and technical infrastructure works, hydroelectric works, civil and industrial works;
- Investment in mineral exploitation and processing (except minerals prohibited by the State)
- Provision of services for urban areas;
- Business of construction materials, interior and exterior decoration .

Charter capital of the Company: 200,000,000,000 VND (*Two hundred billion dong*).

Contributed capital as of December 31, 2025 is: 200,000,000,000 VND

Unit: VND

**SONG DA URBAN INVESTMENT CONSTRUCTION
AND DEVELOPMENT JOINT STOCK COMPANY**

FINANCIAL STATEMENTS

Address: No. 19 Truc Khe Street, Lang, Hanoi

For the operating period from January 01,
2025 to December 31, 2025

Shareholders	Contributed capital
Song Da Corporation	60,000,000,000
Other shareholders	140,000,000,000

4. Characteristics of business activities in the accounting period that affect the Financial Statements:

In the Fourth Quarter of 2025, although the economy in general and the real estate market in particular are still sluggish and have not recovered, the cash flow for real estate investment is not much, and the Company has not been able to implement new projects. Therefore, in the Fourth Quarter of 2025, the Company operated inefficiently, maintained minimal business activities, lacked capital for investment in projects, and faced unsold inventory of completed investment products.

4. Enterprise structure:

II. Accounting year, currency used in accounting.

1. Accounting year:

The Company's accounting year begins on January 1 and ends on December 31 of each year.

2. Currency used in accounting:

The currency used in accounting records is Vietnamese Dong.

III. Applicable accounting standards and system.

1. Applicable accounting system:

The Company applies the Vietnamese accounting system issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 by the Ministry of Finance (replacing Decision No. 15/2006/QĐ-BTC dated March 20, 2006) and Circular No. 202/2014/TT-BTC dated December 22, 2014 by the Ministry of Finance, Vietnamese Accounting Standards issued by the Ministry of Finance and accompanying amendments, supplements and guiding documents.

2. Statement on compliance with Accounting Standards and System:

Address: No. 19 Truc Khe Street, Lang, Hanoi

For the operating period from January 01,
2025 to December 31, 2025

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of standards and the current applicable Accounting System, in accordance with the business situation of the unit.

3. Applicable accounting book form:

Accounting book form: General journal.

IV. Applicable accounting policies:

1. Principles and methods for conversion of other currencies into the currency used in accounting:

Economic transactions arising in foreign currencies 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 currencies are converted at the average interbank exchange rate announced by the State Bank of Vietnam.

Actual exchange rate differences arising during the period and exchange rate differences due to revaluation of the balance of monetary items at the end of the year are transferred to revenue or financial expenses in the fiscal year.

2. Accounting policy for inventories:

Principle for recognition of inventories: cost principal.

Methods of calculating inventory value: Weighted average.

Accounting method: Regular declaration.

3. Principles of recognition and depreciation of fixed assets:

Fixed assets are stated at original cost, accumulated depreciation and residual value. Depreciation of fixed assets is calculated using the straight-line depreciation method based on the appropriate estimated useful life. Fixed assets are depreciated in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013 by the Ministry of Finance.

4. Accounting for financial investments:

4.1. Principles for recognition of investments in subsidiaries and associates:

Investments in subsidiaries and associates are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising after the date of investment are recorded in the Income Statement. Other distributions (other than net profits) are considered as the recovery of investments and are recorded as a deduction from the cost of the investment.

4.2. Principles for recognition of short-term and long-term securities investments:

Securities investments at the reporting date, if:

- Having a recovery period or maturity of no more than 3 months from the date of purchase of the investment, are considered "cash equivalents"
- Having a capital recovery period of less than 1 year or within 1 business cycle, are classified as short-term assets
- Having a capital recovery period of more than 1 year or more than 1 business cycle, are classified as long-term assets

4.3. Principles for recognition of other short-term and long-term investments:

Other investments at the reporting date, if:

- Having a recovery period or maturity of no more than 3 months from the date of purchase of the investment, are considered "cash equivalents"
- Having a capital recovery period of less than 1 year or within 1 business cycle, are classified as short-term assets
- Having a capital recovery period of more than 1 year or more than 1 business cycle, are classified as long-term assets

5. Principles for recognition and capitalization of borrowing costs:

- Borrowing costs are recorded in the production and business expenses in the period when incurred, except in cases where borrowing costs are directly related to investment in construction or production of an unfinished asset, which is included

in (capitalized into) the value of that asset when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs".

- Borrowing costs directly related to investment in construction or production of an unfinished asset, which is included in (capitalized into) the value of that asset include loan interest, allocation of discounts or premiums when issuing bonds, and additional costs incurred in connection with the borrowing process.

6. Principles for recognition and capitalization of other expenses:

Prepaid expenses only related to the current fiscal year's production and business expenses are recognized in the production and business expenses in the fiscal year.

The following expenses have been incurred in the fiscal year but are recorded as long-term prepaid expenses to be gradually allocated to the business results:

- Tools and equipment issued for use have a large value;
- Production and business expenses arising in relation to many accounting years.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

7. Principles for recognition of accrued expenses:

Recorded when actual expenses have not yet been paid but are deducted in advance from production and business expenses in the period to ensure that actual expenses arising, if any, do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses.

8. Principles and methods for recognition of revenue:

Revenue is recorded on the basis of completed services, goods delivered to customers, invoices issued and customers accepting payment. The company has revenue recorded in the year from the sale of the Song Da - Ha Dong Mixed-use Building Project and the money received from distributed dividends.

Address: No. 19 Truc Khe Street, Lang, Hanoi

For the operating period from January 01,
2025 to December 31, 2025

Financial revenue is mainly interest on bank deposits recorded on the basis of monthly interest notices from the bank.

9. Principles and methods for recognition of financial expenses:

Financial expenses are recorded from financial operating expenses including: expenses, losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures, associations, short-term securities transfer losses, securities transaction costs, etc.; Provision for devaluation in securities investment.

10. Provision for severance allowance fund:

The severance allowance fund is used to pay severance and job loss benefits. The provision rate for the severance allowance fund is 1-2% of the basic salary fund used for social insurance contributions and is accounted for as an expense during the year. In cases where the severance allowance fund is insufficient to cover severance and job loss payments for employees during the period, the shortfall is recorded as an expense.

11. Dividends:

Dividends are recorded as liabilities in the announced period

12. Taxes and amounts payable to the State:

The Company determines value-added tax by the deduction method. Output value-added tax is 10% for construction and installation activities. Other taxes and fees must be paid according to current regulations.

13. Principles and methods for recording current corporate income tax expenses and deferred corporate income tax expenses:

Current corporate income tax expenses are determined as the amount of corporate income tax payable, calculated based on taxable income for the year and the applicable corporate income tax rate.

Deferred corporate income tax expenses are determined as the amount of corporate income tax payable in the future, arising from deferred tax liabilities for the year and the reversal of deferred tax assets recognized in previous years.

The corporate income tax rate is 22%, applied to the Company's taxable income.

**SONG DA URBAN INVESTMENT CONSTRUCTION
AND DEVELOPMENT JOINT STOCK COMPANY**

FINANCIAL STATEMENTS

Address: No. 19 Truc Khe Street, Lang, Hanoi

For the operating period from January 01,
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Taxable income is calculated based on the results of operations for the year and adjusted for non-deductible expenses or expenses not accepted for tax purposes.

The determination of corporate income tax is based on current tax regulations. However, these regulations may change from time to time and the final determination of corporate income tax depends on the outcome of tax audits conducted by the tax authorities.

**SONG DA URBAN INVESTMENT CONSTRUCTION AND DEVELOPMENT
JOINT STOCK COMPANY**

Address: No. 19 Truc Khe Street - Lang Ward - Hanoi City

FINANCIAL STATEMENTS

For the operating period from January 01, 2025 to December 31, 2025

V.ADDITIONAL INFORMATION TO THE ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

1. Cash

	31/12/25	01/01/25
Cash and cash equivalents	4.141.620.060	10.557.268.575
Total	4.141.620.060	10.557.268.575

2. Short-term financial investments

	31/12/25	01/01/25
Trading securities	658.855	658.855
Held-to-maturity investments		
Provision for devaluation of short-term investments	-520.855	-520.855
Total	138.000	138.000

3. Short-term receivables

	31/12/25	01/01/25
- Short-term trade receivables	56.176.364.060	26.427.722.091
- Short-term intra-company receivables		
- Receivables under schedule of construction contract		
- Receivables on short-term loans		
- Other short-term receivables	308.878.162.479	308.939.910.697
- Provision for doubtful short-term receivables	-8.108.638.084	-8.108.638.084
- Shortage of assets awaiting resolution		
Total	356.945.888.455	327.258.994.704

4. Prepayments to suppliers

	31/12/25	01/01/25
- Prepayments to suppliers	84.512.493.958	97.462.012.334
	84.512.493.958	97.462.012.334

5. Inventories

	31/12/25	01/01/25
- Inventories	369.941.279.916	536.193.479.092
- Provision for devaluation of inventories		

Total cost of inventory

	369.941.279.916	536.193.479.092
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* Book value of inventories when used as collateral, pledge, or guarantee for liabilities

* Reversal value of provision for devaluation of inventories during the year

* Cases or events leading to additional provision or reversal of provision for devaluation of inventories:

6. Other short-term assets

	31/12/25	01/01/25
Short-term prepaid expenses	29.945.279	52.662.840
Deductible value-added tax	5.877.568.001	5.219.631.228
Taxes and receivables from the State budget		
Repurchase transactions of Government bonds		
Other short-term assets		
Total	5.907.513.280	5.272.294.068

7. Long-term receivables

31/12/25

01/01/25

Long-term trade receivables		
Long-term prepayments to suppliers		
Working capital in affiliates		
Long-term intra-company receivables		
Receivables on long-term loans		
Other long-term receivables	10.000.000	10.000.000
Provision for doubtful long-term receivables		
Total	10.000.000	10.000.000

Long-term deposits
 Entrusted funds received
 Interest-free loans
 Other long-term receivables

Total

-	-
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8. Increase or decrease of tangible fixed assets

Content	Means of transport and	Management equipment and tools	Machinery and equipment	Buildings and structures	Total
I. Original cost of tangible fixed assets					
Balance at the beginning of the year	118.000.000	7.963.010.182		242.611.872	8.323.622.054
Purchases during the year					0
Completed capital construction investment					0
Other increases					0
Transfer to investment property					0
Liquidation or sale					0
Other decreases					0
Balance at the end of the year	118.000.000	7.963.010.182	0	242.611.872	8.323.622.054
II. Accumulated depreciation					
Balance at the beginning of the year	118.000.000	7.963.010.182	0	242.611.872	8.323.622.054
Depreciation during the year					0
Other increases					0
Transfer to investment property					0
Liquidation or sale					0
Other decreases					0
Balance at the end of the year	118.000.000	7.963.010.182		242.611.872	8.323.622.054
III. Residual value of tangible fixed assets					
At the beginning of the period	-	-	-	-	-
At the end of the period	-	-	-	-	-

- Residual value at the end of the year of tangible fixed assets used as mortgages, pledges, and guarantees for loans:
- Original cost of fixed assets at the end of the year that have been fully depreciated but are still in use:
- Original cost of fixed assets at the end of the year awaiting liquidation
- Commitments to purchase and sell tangible fixed assets of great value in the future
- Other changes in tangible fixed assets

9. Increase or decrease of financial leased fixed assets**10. Increase or decrease of intangible fixed assets****11. Long-term financial investments**

	31/12/25	01/01/25
Investments in subsidiaries	25.000.000.000	25.000.000.000
Investments in associates and joint ventures	8.200.000.000	8.200.000.000
Equity investments in other entities	23.953.667.000	23.953.667.000
Provisions for long-term financial investments	-33.082.444.526	-27.998.987.247
Held-to-maturity investment		
Total	24.071.222.474	29.154.679.753

12. List of important subsidiaries, joint ventures, and associates

Company name	Related information	Charter capital	Contributed capital as of 31/03/2025	Contribution ratio
Bac Ha Urban Construction Investment Joint Stock Company		20.000.000.000	5.200.000.000	26%
SDU Investment Consultant Joint Stock Company		10.000.000.000	3.000.000.000	30%
SDU Business Services and Management One Member Limited Company	Management and business of services at Song Da Ha Dong Building and 143 Tran Phu Building	25.000.000.000	25.000.000.000	100%

13. Long-term assets in progress

	31/12/25	01/01/25
Long-term work in progress	1.750.689.707	1.750.689.707
Construction in progress		0
Total	1.750.689.707	1.750.689.707

14. Other long-term assets

	31/12/25	01/01/25
Long-term prepaid expenses	17.390.817.688	17.390.817.688
Deferred tax assets	327.568.523	327.568.523
Long-term equipment, supplies, and spare parts		
Other long-term assets		0
Total	17.718.386.211	17.718.386.211

15. Short-term payables

	31/12/25	01/01/25
Short-term trade payables	7.798.213.555	18.652.462.700
Short-term prepayments from customers	62.954.641.358	274.147.754.963
Taxes and payables to the State budget	57.996.587.153	15.205.218.514
Payables to employees	3.356.808.031	3.209.911.022
Short-term accrued expenses	179.791.532.178	23.499.485.141
Short-term intra-company payables		

Payables under schedule of construction contract		
Short-term unrealized revenue		
Other short-term payables	249.615.819.021	242.339.840.915
Short-term borrowings and financial lease liabilities	69.687.619.587	245.889.034.933
Short-term provisions payable		
Bonus and welfare funds	2.590.651.193	2.654.951.193
Price stabilization fund		
Repurchase transactions of Government bonds		
Total	633.791.872.076	825.598.659.381

16. Long-term liabilities

	31/12/25	01/01/25
Long-term trade payables		
Long-term prepayments from customers		
Short-term accrued expenses		
Intra-company payables for working capital		
Long-term intra-company payables		
Long-term intra-company payables		
Other long-term payables	6.643.600.670	6.643.600.670
Long-term borrowings and financial lease liabilities		1.769.685.148
Convertible bonds		
Preferred shares		
Deferred tax liabilities		
Long-term provisions payable		
Fund for science and technology development		
Total	6.643.600.670	8.413.285.818

17. Owner's equity: see Appendix No. 01

b - Details of owners' investment capital.

c- Capital transactions with owners and distribution of dividends and profit sharing:

	31/12/25	01/01/25
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*) Owner's investment capital

- Capital contributed at the beginning of the year
- Contributed capital increased during the year
- Contributed capital decreased during the year
- Capital contributed at the end of the year

*) Distributed dividends and profits

c. Financial lease liabilities

18. Deferred tax assets and deferred tax liabilities

	31/12/25	01/01/25
19. Owner's equity	405.474.697.262	356.842.381.422

19.1 Reconciliation table of fluctuations in owner's equity

19.2 Details of owners' capital contribution

	31/12/25	01/01/25
State capital contribution	60.000.000.000	60.000.000.000
Other entities' capital contribution	140.000.000.000	140.000.000.000
Total	200.000.000.000	200.000.000.000

* Value of bonds converted into shares during the year

* Number of treasury shares

19.3 Capital transactions with owners and distribution of dividends and profit sharing

	31/12/25	01/01/25
Owner's investment capital		
Capital contributed at the beginning of the year		
Contributed capital increased during the year		
Contributed capital decreased during the year		
Capital contributed at the end of the year		
Distributed dividends and profits		

19.4 Dividends

- Dividends declared after the end of the annual accounting period

Dividends declared on common shares

Dividends declared on preferred shares

Dividends of unrealized cumulative preferred shares

19.5 Shares

19.6 Enterprise funds

	31/12/25	01/01/25
Development investment fund	23.764.696.100	23.764.696.100
Other funds of owner's equity	3.840.000.000	3.840.000.000
Total	27.604.696.100	27.604.696.100

* Purpose of setting up and using enterprise funds

Development investment fund: used to supplement the Company's Charter Capital according to regulations.

Financial reserve fund: used to compensate for losses and damages to assets and uncollectible debts that occur during the business process.

Other funds: according to the decision of the Board of Directors after unanimous approval of the General Meeting of Shareholders

19.7 Income and expenses, profits or losses are recognized directly to the owner's equity according to the provisions of other accounting standards.

20. Sources of fund

21. Outsourced assets

	Current year	Previous year
22. Revenue from sale of goods and provision of services	289.255.581.665	21.243.206.911
<i>Of which</i>		
Revenue from sale of goods and provision of services	289.255.581.665	21.243.206.911
Revenue from construction contracts		0
Revenue from construction contracts recognized during the period		0
Total accumulated revenue of construction contracts recognized up to the time of preparing Financial Stater		0
Revenue deductions	0	0
Trade discounts		0
Devaluation of sale		0
Returned goods		0
VAT payable (direct method)		0
Special consumption tax		0
Export tax		0
Net revenue from sale of goods and provision of services	289.255.581.665	21.243.206.911
<i>Of which:</i>		
Net revenue from exchanging products and goods		
Net revenue from service exchange		

	<u>Current year</u>	<u>Previous year</u>
23. Cost of goods sold	70.549.742.259	10.877.503.403
- Cost of goods sold	70.549.742.259	10.877.503.403
Cost of finished products sold		
Cost of services provided		
Residual value, disposal and liquidation costs of investment property sold		0
Investment property business expenses		0
Depreciation and loss of inventory		0
Expenses exceeding normal levels		0
Provision for devaluation of inventory		0
Total	70.549.742.259	10.877.503.403

	<u>Current year</u>	<u>Previous year</u>
24. Revenue from financial activities		
Interest on deposits	5.044.717	2.324.070
Interest on investments in bonds, promissory notes, and treasury bills		
Distributed dividends and profits		
Interest on loans		
Interest on deferred sales payment		
Revenue from other financial activities		
Total	5.044.717	2.324.070

	<u>Current year</u>	<u>Previous year</u>
25. Financial expenses		
Loan interest	1.762.356.718	7.484.266.361
Payment discounts, interest on deferred sales payment		
Loss due to liquidation of short-term investments		
Provision for devaluation of investments		
Other financial expenses		
Total	1.762.356.718	7.484.266.361

	<u>Current year</u>	<u>Previous year</u>
26. Current corporate income tax expenses		
Corporate income tax expenses calculated on taxable income		
Adjustment of previous years' corporate income tax expenses and current year's current income tax expenses	-	

27. Production and business costs by factor

Financial indicators

1. Arrangement of asset structure and capital structure

	<u>Unit</u>	<u>Current year</u>	<u>Previous year</u>
1.1 Arrangement of asset structure			
- Long-term assets/ Total assets	%	19,39%	17,98%
- Short-term assets/ Total assets	%	80,61%	82,02%
1.2 Arrangement of capital structure			
- Liabilities/ Total funds	%	63,14%	69,33%
- Owner's equity/ Total funds	%	43,17%	29,97%

2. Solvency

	<u>Unit</u>	<u>Current year</u>	<u>Previous year</u>
2.1 Total assets/Total liabilities		1,591	1,428
2.2 Total current assets and short-term investments/Total short-term liabilities		0,590	0,662
2.2 Total cash and short-term investments/Total short-term liabilities		0,007	0,013

3. Rate of return

3.1 Rate of return on revenue

- Rate of return before tax/ Net revenue + Financial revenue +

Other income	%	-9,27%	13,96%
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- Rate of return after tax/ Net revenue + Financial revenue +

Other income	%	-9,27%	3,38%
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3.2 Rate of return on total assets

- Rate of return before tax/ Total assets

%	-2,63%	0,25%
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- Rate of return after tax/ Total assets

%	-2,926%	0,06%
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3.3 Rate of return after tax/ Owner's equity

%	-2,926%	0,06%
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VI. Other information

1. Contingency liabilities, commitments and other financial information:

2. Events arising after the end of the annual accounting period:

3. Information about related parties:

- Song Da Corporation is a founding shareholder with a capital contribution of 60,000,000,000 VND.

4. Presentation of assets, revenue, and business results by segment according to Accounting Standard No. 28 "Segment reporting"

5. Comparative information :

Accounting period from January 01, 2025 to December 31, 2025, the Company has achieved undistributed profit after tax of: 21,811,961,765 VND,

6. Other information:

VII. Explanation of some major fluctuations in the period

1. Revenue fluctuations during the period: Revenue in the Fourth Quarter of 2025 is: 289,255,581,665 VND compared to the same period last year: 21,243,206,911 VND. Revenue in the Fourth Quarter of 2025 is mainly revenue from building services and office rentals.

2. Profit fluctuations during the period: Profit after tax realized this quarter in 2025 is: -29,820,106,755 VND compared to the same period last year: 719,837,647 VND.

PREPARED BY



DANG T. MINH NGOC

CHIEF ACCOUNTANT



NGUYEN NGOC HUYEN



Hanoi, January 28, 2026

GENERAL DIRECTOR

TỔNG GIÁM ĐỐC
Trình Xuân Thu