

Hanoi, January 25, 2026

**To: State Securities Commission
Hanoi Stock Exchange**

1. Company name: Song Da Urban Investment Construction and Development Joint Stock Company
2. Stock symbol: SDU
3. Head office address: No. 19, Truc Khe Street, Lang Ward, Hanoi City.
4. Tel: 043 5526369 Fax: 043 5526348
5. Information Disclosure Executor:

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

6. Content of the information disclosure: Explanation of the difference in the financial statements of the fourth quarter of 2025



6.1 Consolidated report of the company:

- The after-tax profit for this period in 2025 is: -26,819,975,209 VND compared to the after-tax profit for the same period last year of: 638,087,619 VND. The difference is due to the company's activities of the fourth quarter of 2025, including the business of renting houses and offices and managing building services, reconfirming the cost of goods sold for apartments and offices at the 26 Lieu Giai project, and making provisions for investments.
- The after-tax profit for 2025 is VND 21,898,680,318 compared to VND 1,259,567,645 in the same period of the previous year. The difference is due to the company's activities in the fourth quarter of this year, including the business of renting houses and offices, managing building services, reconfirming the cost of goods sold for apartments and offices at the 26 Lieu Giai project, and making provisions for investment losses.

Parent Company Report (Summary):

- Net profit for this period in 2025 is: -26,820,106,755 VND compared to net profit for the same period last year of: 719,837,647 VND. The difference is due to the company's activities of the fourth quarter of 2025, including the

business of renting houses and offices and managing building services, reconfirming the cost of goods sold for apartments and offices at the 26 Lieu Giai project, and making provisions for investments.

- The after-tax profit for 2025 is VND 21,811,961,765, compared to VND 1,216,771,691 in the same period of the previous year. The difference is due to the company's business activities in the fourth quarter of this year, including the rental of houses and offices, building management services, the re-verification of the cost of goods sold for apartments and offices at the 26 Lieu Giai project, and the provision for investment losses.

We hereby commit that the above explanation of the difference is true and accurate, and we assume full legal responsibility for its content.

Recipients :

- As above.
- Filing: TCKT

DISCLOSURE EXECUTOR

Nguyen Ngoc Huyen



Hanoi, January 28, 2026

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: **Hanoi Stock Exchange**

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/020/TT-BTC dated November 16, 2020 by the Ministry of Finance guiding the disclosure of information on the stock market, Song Da Urban Investment Construction and Development Joint Stock Company shall disclose the Financial Statements for the Third 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: No. 19 Truc Khe Street - Lang Ha Ward - Dong Da District - Hanoi
 - Contact phone/Tel: 04.35526388 Fax:
 - Email: ketoandothi702@gmail.com Website: dothisongda.com.vn



2. Disclosure content:
 - Financial Statements for the Third Quarter of 2025
 - ☐ Separate financial statements (for listed companies without subsidiaries and with a superior accounting unit that has a subsidiary);
 - ☒ Consolidated financial statements (for listed companies with subsidiaries);
 - ☐ Aggregated financial statements (for listed companies with a subsidiary accounting unit that has its own accounting system).

- Cases requiring explanation of the reasons:

+ The auditing firm issues an opinion other than a fully unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ 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 (for reviewed/audited financial statements):

☐ 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: .../.../2025 at the following link:

3. Report on transactions with a value of 35% or more of total assets in 2025: 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.

Attached documents:

- Financial Statements for the Fourth Quarter of 2025
- Explanation No. 28-01A/CT-TCKT

Representative of the Organization

Authorized person to disclose information -

Chief Accountant



Nguyen Ngoc Huyen

