

SONG DA GENERAL CORPORATION – JSC
Song Da Urban Investment Construction &
Development Joint Stock Company
Number: 28-07A/CT-TCKT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

*Subject: Explanation of discrepancies in business
performance results.*

Hanoi, July 28 , 2026

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

1. Company name: Song Da Urban Investment Construction & Development Joint Stock Company
2. Stock code: SDU
3. Head office address: No. 19, Truc Khe Street, Lang Ward, Hanoi.
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 second quarter of 2026 and the financial report for the second quarter of 2026 of the parent company of Song Da Urban Construction and Development Investment Joint Stock Company prepared on July 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 second quarter of 2026 is VND 12,322,902,121 compared to pre-tax profit for the same period last year of VND 57,442,604,503. The difference is due to the fact that in the second quarter of 2026, the Company recorded revenue from office space rentals at 143 Tran Phu and Song Da - Ha Dong buildings and building management services, determined revenue from some apartments at the 26 Lieu Giai project, and incurred losses in its subsidiary's business operations compared to the same period last year.

* The after-tax profit for the second quarter of 2026 is VND 10,822,902,121 compared to the after-tax profit for the same period last year of VND 47,953,126,361. The difference is due to the fact that in the second quarter of 2026, the Company recorded revenue from the rental of office buildings at 143 Tran Phu and Song Da - Ha Dong, as well as building management services, recognized revenue from some apartments at the 26 Lieu Giai project, and incurred losses in the subsidiary's business operations compared to the same period last year.



* Cumulative after-tax profit for the second quarter of 2026 is VND 10,913,090,320 compared to after-tax profit for the same period last year of VND 48,221,379,531. The difference is due to the fact that, up to the second quarter of 2026, the Company recorded revenue from office space rentals at 143 Tran Phu and Song Da - Ha Dong buildings and building management services, recognized revenue from some apartments at the 26 Lieu Giai project, and incurred losses from subsidiary business operations compared to the same period last year.

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

* Pre-tax profit for the second quarter of 2026 is VND 12,596,350,885 compared to pre-tax profit for the same period last year of VND 57,506,779,608. The difference is due to the cumulative revenue recorded by the second quarter of 2026 from the rental of office space at 143 Tran Phu and Song Da - Ha Dong buildings, and the revenue from some apartments at the 26 Lieu Giai project.

* The after-tax profit for the second quarter of 2026 is VND 11,096,350,885 compared to the after-tax profit for the same period last year of VND 48,089,498,771. The difference is due to the cumulative revenue recorded by Q2/2026 from the rental of office space at 143 Tran Phu and Song Da - Ha Dong buildings, and the revenue from some apartments at the 26 Lieu Giai project.

* Cumulative after-tax profit for the second quarter of 2026 is VND 11,372,972,349 compared to after-tax profit for the same period last year of VND 48,283,705,014. The difference is due to the fact that, up to the second quarter of 2026, the Company recorded revenue from the rental of office buildings at 143 Tran Phu and Song Da - Ha Dong, and revenue from some apartments at the 26 Lieu Giai project 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
INFORMATION DISCLOSURE**



Nguyen Ngoc Huyen

Hanoi, July 28, 2026

PERIODIC DISCLOSURE OF FINANCIAL REPORTS

To: **Hanoi Stock Exchange**

In accordance with Clause 3, Article 14 of Circular No. 96/020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Song Da Investment, Construction & Urban Development Joint Stock Company hereby discloses its financial statements for the second quarter of 2026 to the Hanoi Stock Exchange as follows:

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

- Stock ticker: SDU
- Address: 19 Truc Khe Street, Lang Ward, Hanoi City
- Contact phone/Tel: 04.35526388 Fax:
- Email: ketoandothi702@gmail.com Website: dothisongda.com.vn

2. Content of the announcement:

- Financial statements for the second quarter of 2026
 - ☐ Separate financial statements (for companies with no subsidiaries and whose parent accounting unit has a subsidiary);
 - ☒ Consolidated financial statements (including subsidiaries);
 - ☐ Consolidated financial statements (TCNY has a subsidiary accounting unit with its own accounting system).
- Cases that require an explanation of the cause:

+ The auditing firm issued an opinion other than a fully unqualified opinion on the financial statements (for the audited financial statements for the first six months of 2026):

☐ Yes

☐ No

Explanatory document in case of a checkmark:

☐ Yes

☐ No

+ The after-tax profit in the reporting period differs by 5% or more before and after the audit, shifting from a loss to a profit or vice versa (for audited financial statements for the first six months of 2026):

☒ Yes

☐ No

The comprehensive explanatory document includes:

☒ Yes

☐ No

+ The after-tax profit in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:



☒ Yes

☐ No

Explanatory document in case of a checkmark:

☒ Yes

☐ No

+ Net profit after tax in the reporting period shows a loss, shifting from a profit in the same period of the previous year to a loss in this period, or vice versa:

☐ Yes

☐ No

Explanatory document in case of a checkmark:

☐ Yes

☐ No

This information was published on the company's website on:/...../2026 at the following link:

3. Report on transactions valued at 35% or more of total assets in 2026: None

In the event that TCNY has transactions, please report the following information in full:

- Transaction details:.....
- Ratio of transaction value to total asset value of the enterprise (%) (based on the most recent financial report);.....
- Transaction completion date:.....

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

Organization representative

Chief Accountant

Attached documents:

- Financial statements for second quarter of 2026
- Explanatory document No. 28-07A/CT-TCKT



Nguyen Ngoc Huyen