URBAN DEVELOPMENT AND DESIGN CONSULTING JSC

No. 12/2025/CDO/CV

"Re: Explanation for the delay in disclosing the 2026 semi-annual financial statements"

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ha Noi, October 30 th 2026

To: - Hanoi Stock Exchange

Based on:

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its guiding documents;*
- *The Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its guiding documents;*
- *Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market;*

Firstly, Urban Design and Development Consulting Joint Stock Company (the "Company") would like to extend its respectful greetings and sincere appreciation for the support of the Hanoi Stock Exchange (HNX) during the past time.

Recently, the Company has received Official Document No. 1292/QĐ-SGDHN dated October 26, 2026, from the Hanoi Stock Exchange regarding the maintenance of trading restriction status. According to Article 2 of the Decision, it is stated that: "Within 15 days from the date on which the shares are subject to trading restriction as prescribed in Article 1 of this Decision, Urban Design and Development Consulting Joint Stock Company must submit a written explanation to the Hanoi Stock Exchange specifying the reasons and proposing remedial measures." With respect to this matter, the Company would like to provide the following explanation:

On June 25, 2026, the Company held its Annual General Meeting of Shareholders (AGM) for 2025. The percentage of shareholders attending the meeting was 59.41%, which, in accordance with the provisions of the Law on Enterprises 2020, satisfied the quorum requirements for proceeding with the meeting. The AGM approved several matters under the authority of the General Meeting of Shareholders, including the approval of the selection of the auditing firm for the fiscal year 2026.

Following the Annual General Meeting of Shareholders, the Company proceeded to contact and work with auditing firms included in the list of firms approved by the State Securities Commission of Vietnam (SSC) for the purpose of conducting negotiations and entering into audit engagement contracts. As of 18 September 2026, the Company had signed an audit engagement contract with **AASC Auditing Firm Company Limited**, which was appointed to audit the Company's separate and consolidated financial statements for the years 2025 and 2026, and to

review the Company's separate and consolidated interim financial statements for the first half of 2025 and 2026

Currently, the auditing firm is carrying out the work stipulated in the audit engagement contract in order to issue its audit opinions. These are objective reasons for the Company's delay in disclosing its reviewed interim financial statements for the first half of 2026 in accordance with applicable regulations.

The Company will disclose the audited financial statements for the years 2025 and 2026, together with the reviewed interim financial statements for the first half of 2025 and 2026, promptly upon completion of the relevant audit and review procedures by the auditing firm.

The foregoing serves as the Company's explanation and proposed remedial measures regarding the delay in disclosing the reviewed 2026 semi-annual financial statements. The Company respectfully seeks the understanding, support, and facilitation of the Hanoi Stock Exchange (HNX) to enable the Company to complete and comply with the current regulatory requirements, thereby protecting the legitimate interests of its shareholders and the enterprise.

Sincerely,

Receipt:
- As to;
- Saved in financial department and archives.

URBAN DEVELOPMENT AND DESIGN CONSULTING JSC

M.S.D.N:0102963747 - C.T.C.P ★ CÔNG TY CỔ PHẦN TƯ VẤN THIẾT KẾ VÀ PHÁT TRIỂN ĐÔ THỊ ★ Q.BA ĐÌNH - T.P HÀ NỘI

GIÁM ĐỐC

Bùi Xuân Hiếu

CÔNG TY CỔ PHẦN TƯ VẤN THIẾT KẾ VÀ PHÁT TRIỂN ĐÔ THỊ

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