

Hanoi, August 29, 2025

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 of the Ministry of Finance guiding information disclosure on the stock market, Song Da Construction Investment and Development Joint Stock Company shall disclose financial statements (BCTC) for the fiscal year ending December 31, 2023 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 Ward – Hanoi City
 - Contact phone/Tel: 04.35526388 Fax:
 - Email: ketoandothi702@gmail.com Website: dothisongda.com.vn

2. Disclosure content:

- Quarter 2 Financial Statements 2025

☐ Separate Financial Statements (Applicable for listed organizations without subsidiaries or parent organizations with dependent accounting units);

☒ Consolidated Financial Statements (Applicable for listed organizations with subsidiaries);

☐ Summary Financial Statements (Applicable for listed organizations with dependent accounting units that maintain their own accounting systems).

- Cases requiring explanation of the reasons:

+ The audit firm issues a non-unqualified opinion on the Financial Statements (for the financial statements audited and reviewed by the financial statements for the first 6 months of 2025):

☒ 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 (or vice versa) (for the financial statements audited and reviewed by the financial statements for the first 6 months of 2025):

☒ 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: 29/08/2025 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:

- Quarter 2 Financial Statements 2025
- Explanation No. 29-08/CT-TCKT

Representative of the Organization

Authorized person to disclose information - Chief Accountant



Nguyen Ngoc Huyen

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

No: 29-08 /CT-TCKT

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

*Re: Explanation of the difference in production and
business results before and after auditing in 2025*

Hanoi, August 29, 2025

To: Hanoi Stock Exchange

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

2. Stock code: SDU

3. Head office address: No. 19, Truc Khe Street, Lang Ward, Hanoi City.

4. Phone: 043 5526369 Fax: 043 5526348

5. Person making the information disclosure:

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

6. Content of the information disclosure: Explanation of the difference in the production
and business results before and after the audit of the 2025 report.

6.1 Consolidated report section of the company:

- Pre-tax profit for the first 6 months of 2025 before auditing is: 61,130,690,674 VND
compared to pre-tax profit for the first 6 months of 2025 after auditing is: 57,711,873,845
VND. The reason for the difference is that the Auditing Company has accounted for
additional other tax expenses and reversed provisions to the subsidiary.

- After-tax profit for the first 6 months of 2025 before auditing is: 49,439,709,015 VND
compared to pre-tax profit for the first 6 months of 2025 after auditing is: 8,221,379,532
VND. The reason for the difference is that the Auditing Company has accounted for
additional other tax expenses and reversed provisions to the subsidiary.

- The audited after-tax profit for the first 6 months of 2025 is 48,221,379,531 VND, an
increase of over 10% compared to the after-tax profit for the first 6 months of 2024:
293,746,505 VND. The reason for the difference is that the Company recorded an increase
in real estate business revenue and revenue from leasing premises and building
management services.

6.2 Company Summary Report Section:

- Pre-tax profit for the first 6 months of 2025 before auditing is: 60,743,446,949 VND
compared to pre-tax profit for the first 6 months of 2025 before auditing is: 57,700,985,851
VND. The reason for the difference is that the Auditing Company has added other tax
expenses.

- After-tax profit for the first 6 months of 2025 before auditing is: 49,063,777,626 VND
compared to pre-tax profit for the first 6 months of 2025 after auditing is: 48,283,705,014
VND. The reason for the difference is that the Auditing Company has added other tax
expenses.



- The audited after-tax profit for the first 6 months of 2025 is 48,283,705,014 VND compared to the after-tax profit for the first 6 months of 2024: 372,014,366 VND, an increase of over 10%. The reason for the difference is that the Company increased its real estate business revenue and rental revenue.

We hereby commit that the above information explaining the difference is true and we are fully responsible before the law for the content of the explanation.

Recipients:

- As above.
- Filed by: TCKT

**PERSON IMPLEMENTING THE
REPORT**



Nguyen Ngoc Huyen