SONG DA URBAN INVESTMENT CONSTRUCTION AND DEVELOPMENT JOINT STOCK COMPANY

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026

August 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Song da Urban Investment Construction and Development Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the interim separate financial statements for the period from 01 January 2026 to 30 June 2026.

BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of the Board of Directors and Board of Management of the Company for the accounting period from 01 January 2026 to 30 June 2026 and up to the date of this report are as follows:

Board of Directors

Mr. Hoang Van Anh	Chairman
Mr. Pham Duc Thanh	Member
Mr. Nguyen The Loi	Member
Mr. Hoang Viet Phuong	Member
Mr. Vu Tuan Nhat	Independent member

Board of Supervisors

Mr. Hoang Ngoc Doanh	Head of the Board of Supervisors
Mrs. Ha Thi Lan	Member
Mr. Doan Hung Truong	Member
Mr. Nguyen Hong Truong	Member

Board of Management and Chief Accountant

Mr. Trinh Xuan Thuy	General Director
Mr. Nguyen Duc Thu	Duty General Director
Mr. Ngo Viet Phuong	Duty General Director
Ms. Nguyen Ngoc Huyen	Chief Accountant

LEGAL REPRESENTATIVE

The legal representative of the Company during the accounting period from 01 January 2026 to 30 June 2026 and up to the date of preparation of the interim separate financial statements is Mr. Hoang Van Anh – Chairman of the Board of Directors.

Mr. Hoang Van Anh has authorized Mr. Trinh Xuan Thuy - General Director to sign the interim separate financial statements, in accordance with the Power of Attorney No. 09/UQ-KTKT dated 22 July 2026.

THE AUDITOR

The accompanying interim separate financial statements have been reviewed by UHY Auditing and Consulting Company Limited.

BOARD OF MANAGEMENT' RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the interim separate financial statements that give a true and fair view of the Company's financial position as at 30 June 2026, as well as its interim results of operations and its interim cash flows for the accounting period from 01 January 2026 to 30 June 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of interim separate financial statements. In preparing these interim separate financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

BOARD OF GENERAL DIRECTORS' RESPONSIBILITY (CONT'D)

- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- Prepare the interim separate financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue as a going concern; and
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the interim separate financial statements and to mitigate the risks of material misstatement due to fraud or error;

The Board of Management confirms that the Company has complied with the above requirements in preparing and presenting the interim separate financial statements.

The Board of Management is responsible for ensuring that accounting records are properly kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and for ensuring that the interim separate financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of the interim separate financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of Management,

M.S.D.N.: 0102186917 C.T.C.P
CÔNG TY
CỔ PHẦN
ĐẦU TƯ XÂY DỰNG VÀ
PHÁT TRIỂN ĐÔ THỊ
SÔNG ĐÀ
Q. ĐỐNG ĐA - TP

Trinh Xuan Thuy
General Director
Hanoi, 28 August 2026

UHY AUDITING AND CONSULTING COMPANY LIMITED
5th Floor, B2 Tower, Roman Plaza, To Huu Road,
Dai Mo Ward, Hanoi, Vietnam
T : +84 24 5678 3999
E : uhy-info@uhy.vn
uhy.vn

UHY
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No. 1022/2026/UHY-BCSX

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

On the interim separate financial statements of
Song da Urban Investment Construction and Development Joint Stock Company
For the period from 01 January 2026 to 30 June 2026

To: **Shareholders**
Board of Directors and Board of Management
Song da Urban Investment Construction and Development Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Song da Urban Investment Construction and Development Joint Stock (hereinafter referred to as the "Company") which were prepared on 28 August 2026 as set out on page 06 to 45, including: The interim separate statement of financial position as at 30 June 2026, the interim separate income statement and the interim separate cash flow statement for the period from 01 January 2026 to 30 June 2026 and the Notes to the interim separate financial statements.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the true and fair preparation and presentation of the interim separate financial statements in conformity with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of the interim separate financial statements and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatements, whether due to fraud or error.

Responsibilities of the Auditors

Our responsibility is to express a conclusion on these interim separate financial statements based on the results of our review. We conducted our review in accordance with Vietnamese Standards on Review Contract No. 2410 - Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information includes the interviews of persons who are responsible for the financial and accounting matters, the performance of analytical procedures and other review procedures. Basically, a review has a narrower scope in comparison with an audit in accordance with the Vietnam Auditing Standards. Consequently, we are unable to achieve comprehensive assurance to all material issues that can be detected in an audit. Accordingly, we do not express an audit opinion.

Conclusion of the Auditors

Base on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of Company as at 30 June 2026, as well as its interim separate results of operations and interim separate cash flows of the Company for the period from 01 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant legal regulations on preparation and presentation of the interim separate financial statements.

Other matters

The separate financial statements of Song Da Urban Investment Construction and Development Joint Stock Company for the financial year ended 31 December 2025 were audited by another auditor and audit firm. According to Independent Auditor's Report No. 2.0427/26/TC-AC dated 31 March 2026, the auditor expressed an unqualified opinion.

The separate financial statements of Song Da Urban Investment Construction and Development Joint Stock Company for the accounting period from 01 January 2025 to 30 June 2025 were reviewed by another auditor and audit firm. According to Review Report No. 2.0557/25/TC-AC dated 28 August 2025, the auditor expressed a qualified conclusion in respect of the "Real estate finished goods" item and the completeness of revenue from the sale of real estate, as the Company did not conduct an inventory count at the end of the period.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
UHY
MSDN: 0102021062
THÀNH PHỐ HÀ NỘI

Nguyen Minh Long
Deputy General Director
Auditor's Practicing Certificate No.0666-2023-112-1
For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Hanoi, 28 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance VND	Opening balance VND
CURRENT ASSETS	**100**		**574,171,297,149**	**845,396,456,198**
Cash and cash equivalents	**110**	**4**	**2,899,326,746**	**4,141,411,988**
Cash	111		2,899,326,746	4,141,411,988
Short-term financial investments	**120**		**138,000**	**138,000**
Trading securities	121		658,855	658,855
Provision for impairment of trading securities	122		(520,855)	(520,855)
Current receivables	**130**		**149,226,613,507**	**423,029,969,381**
Short-term trade receivables	131	8	41,324,613,806	39,384,202,579
Short-term advances to suppliers	132	9	83,386,792,764	84,512,493,958
Other short-term receivables	135	11	34,648,643,606	307,241,910,928
Provision for doubtful short-term receivables	136	12	(10,133,436,669)	(8,108,638,084)
Inventories	**140**	**10**	**414,832,356,287**	**412,317,423,549**
Inventories	141		418,409,221,683	415,894,288,945
Provision for decline in value of inventories	142		(3,576,865,396)	(3,576,865,396)
Other current assets	**160**		**7,212,862,609**	**5,907,513,280**
Short-term prepaid expenses	161	5	439,955,572	29,945,279
Deductible value-added tax	162		6,772,907,037	5,877,568,001
NON-CURRENT ASSETS	**200**		**484,891,302,061**	**213,666,176,447**
Long-term receivables	**210**		**275,726,724,413**	**10,000,000**
Other long-term receivables	215	11	275,726,724,413	10,000,000
Fixed assets	**220**	**13**	**27,499,998**	**33,000,000**
Tangible fixed assets	221		27,499,998	33,000,000
- Cost	*222*		*8,356,622,054*	*8,356,622,054*
- Accumulated depreciation	*223*		*(8,329,122,056)*	*(8,323,622,054)*
Investment property	**240**	**14**	**174,418,782,548**	**178,442,851,917**
Cost	241		235,409,290,933	235,409,290,933
Accumulated depreciation	242		(60,990,508,385)	(56,966,439,016)
Long-term assets in progress	**250**		**1,750,689,707**	**1,750,689,707**
Construction in progress	251		1,750,689,707	1,750,689,707
Long-term financial investments	**260**	**7**	**32,558,660,247**	**33,004,791,785**
Investments in subsidiaries	261		25,000,000,000	25,000,000,000
Investments in associates and jointly controlled entities	262		8,200,000,000	8,200,000,000
Investments in other entities	263		23,953,667,000	23,953,667,000
Provision for long-term financial investments	264		(24,595,006,753)	(24,148,875,215)
Other non-current assets	**270**		**408,945,148**	**424,843,038**
Long-term prepaid expenses	271	5	81,376,625	97,274,515
Deferred income tax assets	272	6	327,568,523	327,568,523
TOTAL ASSETS	**280**		**1,059,062,599,210**	**1,059,062,632,645**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

RESOURCES	Codes	Notes	Closing balance VND	Opening balance VND
LIABILITIES	**300**		**661,787,096,051**	**670,033,182,604**
Current liabilities	**310**		**414,718,095,381**	**663,389,581,934**
Short-term trade payables	311	15	7,445,932,668	7,798,213,555
Short-term advances from customers	312	16	66,424,997,844	62,504,995,365
Dividends and profits payable	313		23,500,000,000	23,500,000,000
Short-term tax and other payables to the State Budget	314	18	24,865,068,914	39,693,360,103
Payables to employees	315		3,667,350,360	2,600,706,901
Short-term accrued expenses	316	17	228,937,060,645	228,912,706,209
Other short-term payables	320	20	36,115,754,635	226,101,329,021
Short-term loan and finance lease obligations	321	19	21,200,779,122	69,687,619,587
Bonus and welfare fund	323		2,561,151,193	2,590,651,193
Non-current liabilities	**330**		**247,069,000,670**	**6,643,600,670**
Other long-term payables	338	20	197,069,000,670	6,643,600,670
Long-term loan and finance lease obligations	339	19	50,000,000,000	-
OWNERS' EQUITY	**400**	**21**	**397,275,503,159**	**389,029,450,041**
Share capital	411		200,000,000,000	200,000,000,000
- Shares with voting rights	*411a*		*200,000,000,000*	*200,000,000,000*
Share premium	412		99,848,889,000	99,848,889,000
Development investment fund	418		23,764,696,100	23,764,696,100
Other equity funds	419		3,840,000,000	3,840,000,000
Retained earnings	420		69,821,918,059	61,575,864,941
- Retained earnings at the end of the prior year	*420a*		*61,575,864,941*	*29,388,796,322*
- Retained earnings for the current period	*420b*		*8,246,053,118*	*32,187,068,619*
TOTAL RESOURCES	**440**		**1,059,062,599,210**	**1,059,062,632,645**

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
Dang Thi Minh Ngoc	Nguyen Ngoc Huyen	Trinh Xuan Thuy

M.S.D.N: 0102186917 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ Q. ĐỐNG ĐA - TP. HÀ NỘI

INTERIM SEPARATE INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period VND	Prior period VND
Revenue from sales of goods and rendering of services	**01**	**22**	**49,643,628,407**	**124,140,305,766**
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	**10**		**49,643,628,407**	**124,140,305,766**
Cost of goods sold and services rendered	**11**	**23**	**28,760,981,498**	**48,619,939,593**
Gross profit/(loss) from sales of goods and rendering of services	**20**		**20,882,646,909**	**75,520,366,173**
Gain/(loss) on disposal of investment property	**21**		-	-
Financial income	22	24	5,337,252	7,532,895
Financial expenses	23	25	2,342,857,158	5,471,732,498
In which: Borrowing costs	*24*		*1,896,725,620*	*5,588,275,219*
Selling expenses	25	27	-	1,006,505,948
General and administrative expenses	26	27	7,308,122,098	5,564,964,857
Net profit/(loss) from operating activities	**30**		**11,237,004,905**	**63,484,695,765**
Other income	31		-	-
Other expenses	32	26	865,683,617	5,783,709,914
Other profit	**40**		**(865,683,617)**	**(5,783,709,914)**
Net profit before tax	**50**		**10,371,321,288**	**57,700,985,851**
Current corporate income tax expenses	51	28	2,125,268,170	9,417,280,837
Deferred corporate income tax expenses	52		-	-
Profit after tax	**60**		**8,246,053,118**	**48,283,705,014**

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
Dang Thi Minh Ngoc	Nguyen Ngoc Huyen	Trinh Xuan Thuy

CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ

INTERIM SEPARATE CASH FLOW STATEMENT
(Applying indirect method)
For the period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period VND	Prior period VND
Cash flows from operating activities				
Profit before tax	**01**		**10,371,321,288**	**57,700,985,851**
Adjustments for:				
Depreciation and amortization	02		4,029,569,371	4,177,457,856
Provisions	03		2,470,930,123	(116,542,721)
Gain/(loss) related to investing and financing activities	05		-	(58,512,013,359)
Borrowing costs	06		1,896,725,620	5,588,275,219
Operating profit before changes in working capital	***08***		***18,768,546,402***	***8,838,162,846***
Increase, decrease in receivables	09		(4,833,506,160)	23,634,435,233
Increase, decrease in inventories	10		(2,514,932,738)	18,021,191,976
Increase, decrease in payables (excluding interest and corporate income tax)	11		(11,750,528,752)	(33,462,092,141)
Increase, decrease in prepaid expenses	12		(394,112,403)	1,024,234,719
Borrowing costs paid	14		(2,001,211,126)	(1,067,399,291)
Corporate income tax paid	15		-	(4,098,699,824)
Other operating cash outflows	17		(29,500,000)	(17,800,000)
Net cash flows from operating activities	***20***		***(2,755,244,777)***	***12,872,033,518***
Cash flows from investing activities				
Cash proceeds from disposals of fixed assets and other long-term assets	22		-	1,300,000,000
Net cash flows from investing activities	***30***		***-***	***1,300,000,000***
Cash flows from financing activities				
Cash receipts from borrowings	33		71,597,980,524	39,520,000,000
Cash repayments of borrowings	34		(70,084,820,989)	(55,089,519,946)
Net cash flows from financing activities	***40***		***1,513,159,535***	***(15,569,519,946)***
Net cash flows during the period	**50**		**(1,242,085,242)**	**(1,397,486,428)**
Opening balance of cash and cash equivalents	**60**	**4**	**4,141,411,988**	**10,557,268,575**
Closing balance of cash and cash equivalents	**70**	**4**	**2,899,326,746**	**9,159,782,147**

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
Dang Thi Minh Ngoc	**Nguyen Ngoc Huyen**	**Trinh Xuan Thuy**

M.S.D.N: 0102186917 CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ Q. ĐỐNG ĐA - TP. HÀ NỘI

1. COMPANY OVERVIEW

OWNERSHIP STRUCTURE

Song Da Urban Investment Construction and Development Joint Stock Company (hereinafter referred to as the "Company") was established under Business Registration Certificate No. 0102186917 issued by the Hanoi Department of Planning and Investment (now the Hanoi Department of Finance) on 15 March 2007. Since its establishment, the Company has amended its Business Registration Certificate (now the Enterprise Registration Certificate) 12 times, with the latest amendment issued by the Hanoi Department of Finance on 16 July 2026. The Company is an independent accounting entity operating in accordance with the Law on Enterprises, the Company's Charter and other relevant prevailing legal regulations.

The Company's charter capital is VND 200,000,000,000, equivalent to 20,000,000 shares with a par value of VND 10,000 per share.

The Company's current head office is located at: No. 19 Truc Khe Street, Lang Ward, Hanoi, Vietnam.

On 28 September 2009, the Company's shares, with the ticker symbol SDU, were officially listed on the Hanoi Stock Exchange.

BUSINESS SECTORS

The Company's principal business activities include construction and service provision, and real estate business.

PRINCIPAL BUSINESS ACTIVITIES

The Company's principal business activity is real estate business involving land use rights owned, used or leased by the Company.

NORMAL PRODUCTION AND BUSINESS CYCLE

The Company's normal operating cycle does not exceed 12 months.

COMPANY STRUCTURE

Subsidiaries

The Company only invests in its subsidiary, SDU Service Management and Business One Member Company Limited, whose head office is located at 3rd Floor, SDU Building, 143 Tran Phu, No. 163 Tran Phu Street, Ha Dong Ward, Hanoi, Vietnam. The principal business activities of this subsidiary are building operation and management. As at the closing date for the preparation of the interim separate financial statements, the Company's ownership interest in this subsidiary was 100% (unchanged from the beginning of the year), and the voting rights and beneficial interest were equivalent to the ownership interest.

Associates

Company name	Head office address	Principal business activities	Capital contribution percentage	Voting rights percentage	Ownership Interest interest percentage
Bac Ha Urban Construction Investment Joint Stock Company	Office at Unit 8C, 8th Floor, Song Da - Ha Dong Mixed-Use Building, Ha Dong Ward, Hanoi, Vietnam	Temporarily suspended operations	28.89%	28.89%	28.89%
SDU Investment Consultant Joint Stock Company	Room 704, 7th Floor, G10 Building (Office Building), Nguyen Trai Street, Thanh Liet Ward, Hanoi, Vietnam	Construction	30%	30%	30%

Affiliates that are not legal entities and use centralised accounting

Company name	Head office address
Song Da Hanoi Housing Project Management Unit	No. 19 Truc Khe Street, Lang Ward, Hanoi
Song Da Ha Dong Housing Project Management Unit	Room 702, G10 Building, Nguyen Trai Road, Thanh Xuan Ward, Hanoi
Branch of Song Da Urban Investment Construction and Development Joint Stock Company in Ho Chi Minh City	Room B1, 3rd Floor, Bigemco Building, No. 2/2 Ly Thuong Kiet, Phu Tho Ward, Ho Chi Minh City

STATEMENT ON THE COMPARABILITY OF INFORMATION IN SEPARATE FINANCIAL STATEMENTS

The comparative figures in the interim separate statement of financial position and the corresponding Notes are those from the audited separate financial statements for the financial year ended 31 December 2025, which were audited by another auditor and another audit firm. The comparative figures in the interim separate income statement, the interim separate cash flows statement and the corresponding Notes are those from the Company's reviewed interim financial statements for the period from 01 January 2025 to 30 June 2025, which were reviewed by another auditor and another audit firm.

As presented in Note 2, from 01 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System. Accordingly, certain comparative figures have been reclassified and re-presented to be consistent with the presentation in accordance with the guidance under Circular No. 99/2025/TT-BTC.

NUMBER OF EMPLOYEES

The total number of employees of the Company as at 30 June 2026 is 28 (as at 31 December 2025 is 28).

2. APPLIED ACCOUNTING STANDARDS AND REGULATIONS

APPLIED ACCOUNTING STANDARDSAND REGULATIONS

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance, the guidance circulars for the implementation of Vienamese Accounting Standards, and other relevant legal regulations on preparation and presentation of the interim separate financial statements.

The accompanying interim separate financial statements are not intended to reflect the financial position, the results of operations, and the cash flows in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS

The Board of Management ensures compliance with the requirements of the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, the implementing guidance circulars on accounting standards issued by the Ministry of Finance, and relevant legal regulations on the preparation and presentation of the interim financial statements.

FINANCIAL YEAR

The financial year of the Company begins on 1 January and ends on 31 December of the calendar year. These interim separate financial statements have been prepared for the accounting period from 1 January 2026 to 30 June 2026.

ACCOUNTING CURRENCY

The accounting currency used in accounting and for the preparation of these interim separate financial statements is the Vietnamese Dong (VND).

3. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS

The significant accounting policies adopted by the Company in the preparation of these interim separate financial statements are as follows:

BASIS AND PURPOSE OF PREPARATION OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The interim separate financial statements are prepared on the accrual basis of accounting (except for cash flow information).

The Company's dependent units maintain separate accounting records and apply dependent accounting. The Company's interim separate financial statements are prepared on the basis of combining the interim separate financial statements of its dependent units. Revenue and balances between the dependent units are eliminated in the preparation of the interim separate financial statements.

ACCOUNTING ESTIMATES

The preparation of the separate financial statements in conformity with Vietnamese Accounting Standards requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of preparation of the interim separate financial statements and the reported amounts of revenue and expenses during the accounting period. Actual results could differ from those estimates, assumptions.

CASH AND CASH EQUIVALENTS

Cash comprises cash on hand, demand deposits.

FINANCIAL INVESTMENTS

Trading securities

Trading securities are securities held by the Company for trading purposes, i.e. purchased and sold by the Company to earn profits. The trading securities currently held by the Company comprise shares of Song Da 2 Joint Stock Company.

Trading securities are initially recognised at cost: Purchase price plus (+) directly attributable costs (if any), such as brokerage, transaction and information provision costs, taxes, fees and bank charges...

Trading securities are recognised when the Company obtains ownership rights, specifically as follows:

- For listed securities: at the trade date (T+0).
- For unlisted securities: when legal ownership is officially transferred in accordance with applicable regulations.

Interest, dividends, and profits attributable to the period before the acquisition of trading securities are deducted from the cost of the securities. Interest, dividends, and profits arising after the acquisition date are recognised as income. Stock dividends received are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

A provision for impairment of trading securities is made for each type of trading security traded on the market where its market value is lower than its cost. For listed trading securities or securities traded on the UPCoM market, market value is determined based on the closing market price at the end of the financial year. Where there is no trading on the stock exchange or UPCoM market at the financial year-end, market value is determined based on the closing price of the most recent trading day immediately preceding the financial year-end.

Where trading securities are unlisted, not registered for trading, or are listed on the market but have no quoted price within 30 days prior to the date of provision recognition or on the date of provision recognition, or where the securities have been delisted, suspended from trading or ceased trading, the amount of provision is determined in the same manner as that for investments in other entities.

Any increase or decrease in the provision for impairment of trading securities required at the end of the financial year is recognised in financial expenses.

Subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of the investee to obtain economic benefits from its activities.

Associates

An associate is an entity in which the Company has significant influence but does not have the power to govern the financial and operating policies of the investee and which is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in decisions concerning the financial and operating policies of the investee, but not to control or joint control those policies.

Investments in subsidiaries, associates are initially recognised at cost, including the purchase price or capital contribution together with transaction costs directly attributable to the acquisition of the investment. If the investment is made by way of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date.

Dividends and profits earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits earned after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

A provision for impairment of investments in subsidiaries, associates is established when the subsidiaries, associates incur losses. The provision amount is determined as the difference between the total actual contributed capital of all investors in the investee and its net assets, multiplied by the Company's ownership percentage of the total actual contributed capital of all investors in the investee. Where the investee prepares consolidated financial statements, the consolidated financial statements are used as the basis for determining the provision for impairment.

Any increase or decrease in the provision for impairment of investments in subsidiaries, associates required at the end of the accounting period is recognised in financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments of investees over which the Company has neither control, joint control nor significant influence.

Investments in equity instruments of other entities are initially recognised at cost, including the purchase price or capital contribution together with transaction costs directly attributable to the acquisition of the investments. Dividends and profits earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits earned after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

Provision for impairment of investments in equity instruments of other entities is made at the date of preparation of the interim separate financial statements when the investments suffer a diminution in value compared to cost. The Company makes provisions as follows:

- For investments in listed shares or investments whose fair value can be determined reliably, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined reliably as at the reporting date, the provision is is made at an amount equal to the difference between the total actual contributed capital of all investors in the investee and its actual equity, multiplied by the Company's ownership percentage of the total actual contributed capital of all investors in the investee.

Any increase or decrease in the provision for impairment of investments in equity instruments of other entities required to be recognised at the closing date for the preparation of the interim separate financial statements is recognised in financial expenses.

RECEIVABLES

Receivables are presented at their carrying amounts less allowance for doubtful debts. The classification of receivables into trade receivables and other receivables is made based on the following principles:

- Trade receivables represent commercial receivables arising from sales transactions between the Company and independent customers.
- Other receivables represent non-commercial receivables that are not related to sales transactions.

The provision for doubtful debts is established for each doubtful receivable based on overdue ageing or estimated potential losses, specifically:

- For overdue receivables:
  - 30% of the outstanding balance for receivables overdue for more than 6 months but less than 1 year.

- 50% of the outstanding balance for receivables overdue for 1 year but less than 2 years.
- 70% of the outstanding balance for receivables overdue for 2 years but less than 3 years.
- 100% of the outstanding balance for receivables overdue for 3 years or more.

- For receivables that are not yet overdue but are unlikely to be recovered, the provision is based on estimated losses

Any increase or decrease in the provision for doubtful debts required as at the closing date for the preparation of the interim separate financial statements is recognised in administrative expenses.

INVENTORIES

Inventories are stated at the lower of cost and net realisable value.

The cost of inventories includes land use right costs, direct costs and related overheads incurred during the investment and construction of real estate properties.

Net realisable value ("NRV") is the estimated selling price of inventories in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

Provision for inventory devaluation is made for each inventory item whose value has declined (where cost exceeds net realisable value). Any increase or decrease in the provision for inventory devaluation required as at the closing date for the preparation of the interim separate financial statements is recognised in cost of goods sold for the period.

TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time the asset is brought to the location and condition necessary for it to operate in the manner intended by the Company. Expenditures incurred subsequent to initial recognition are added to the cost of the asset only when it is probable that such expenditures will generate future economic benefits from the use of the asset. Expenditures that do not satisfy the above condition are recognised as production and business expenses in the period incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Tangible fixed assets are classified by asset group based on their nature and purpose of use in the Company's production and business activities. The specific depreciation periods are as follows:

Fixed assets	***Useful lives (years)***
- Machinery and equipment	06
- Transportation and transmission equipment	07 - 08
- Office equipment and management tools	03 - 04

INVESTMENT PROPERTY

Investment properties are land use rights, buildings, or parts of buildings, or both buildings and land, and infrastructure held by the owner or by the lessee under a finance lease to earn rentals or for capital appreciation, rather than for:

- Use in the production or supply of goods or services, or for administrative purposes; or
- Sale in the ordinary course of business.

Investment property is stated at cost less accumulated depreciation. The cost of investment property includes all expenditures incurred by the Company or the fair value of consideration given in exchange to acquire the investment property up to the date of acquisition or completion of construction.

The cost of self-constructed investment properties comprises the actual construction cost and directly attributable costs of the investment properties up to the date on which construction is completed.

Expenditures incurred subsequent to the initial recognition of investment property are recognised as expenses, unless it is probable that such expenditures will enable the investment property to generate future economic benefits in excess of the originally assessed standard of performance, in which case such expenditures are capitalised.

When investment property is sold, its cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the period.

Transfers from owner-occupied property or inventories to investment property are made only when the owner ceases to occupy the property and commences leasing it out under an operating lease arrangement, or upon completion of the construction phase. Transfers from investment property to owner-occupied property or inventories are made only when the owner commences using the property or begins development for sale. The transfers of investment property to owner-occupied property or inventories do not change the cost or carrying amount of the property at the date of transfer.

The investment properties used by the Company for leasing purposes comprise infrastructure and are depreciated using the straight-line method over their estimated useful lives of 30 years.

PREPAID EXPENSES

Prepaid expenses include actual costs incurred in the current period but related to multiple accounting periods. The Company's deferred expenses include the following: brokerage fees, insurance expenses and other deferred expenses. These expenses are allocated to expenses on a straight-line basis over a period not exceeding 36 months.

PAYABLES AND ACCRUED EXPENSES

Payables and accrued expenses are recognised at the value of the present obligations that the Company is required to settle in the future, arising from transactions for goods purchased or services received, or other financial obligations at the time of preparing the financial statements.

Accrued expenses are recognised based on reasonable and reliable estimates of the amounts payable, taking into account the information and conditions available at the end of the accounting period.

The classification of payables into trade payables, accrued expenses, and other payables is based on the following principles:

- Trade payables comprise payables of a commercial nature arising from purchases of goods, services and assets where the suppliers are entities independent of the Company, including payables between the parent company and its subsidiaries, joint ventures and associates;
- Accrued expenses represent payables for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient accounting records and supporting documents, and accrued interest expenses;
- Dividends and profits payable: Represent the dividends and profits payable by the Company to its owners.
- Other payables: Represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services.

Payables are monitored in detail by counterparty and payment term.

For construction companies that accrue expenses, the accrual of expenses for the provisional determination of the cost of works shall comply with the following principles:

The Company only accrues expenses for the provisional determination of the cost of items that have been completed and determined as sold during the period. Expenses accrued to cost of sales are those included in the investment and construction cost estimates but for which sufficient records and documents for acceptance of the completed volume are not yet available. The amount of accrued expenses is provisionally determined to ensure consistency with the cost norm calculated based on the total estimated costs of the items determined as sold.

LOANS

Loans are initially recognised at the amount actually received. Transaction costs and finance costs directly attributable to the borrowings are recognised as financial expenses in the period incurred, except where such costs are capitalised in accordance with the Company's borrowing cost policy.

Subsequent to initial recognition, loans are subsequently recognised at the outstanding amounts payable, including principal and interest payable in accordance with the relevant loan agreements. Borrowing costs and related financial expenses are recognised in the expenses of the period in which they are incurred, except where such costs are capitalised in accordance with the Company's borrowing cost policy.

Loans are monitored in detail by counterparty and maturity.

BORROWING COSTS

Borrowing costs include interest and other costs incurred directly in connection with the loans.

Borrowing costs are recognised as expenses in the period in which they are incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, in which case such borrowing costs are capitalised as part of the cost of the respective assets until the assets are ready for their intended use or sale.

The capitalisation of borrowing costs is carried out based on the actual timing and extent of investment activities, and is applied only during the period in which activities necessary to prepare the asset for its intended use are in progress.

Where specific borrowings are obtained solely for the purpose of financing the construction or production of a qualifying asset, the borrowing costs eligible for capitalisation in respect of that asset are determined as the actual borrowing costs incurred on those borrowings less any income earned from the temporary investment of those borrowings.

For general borrowings used partly to finance the construction or production of qualifying assets, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the weighted average accumulated expenditures incurred for the acquisition, construction, or production of such assets. The capitalisation rate is the weighted average interest rate applicable to the borrowings outstanding during the period, excluding borrowings specifically obtained for the purpose of financing a particular asset.

Income arising from the temporary investment of borrowings during the construction period is deducted from the cost of the related qualifying asset.

OWNER'S EQUITY

Share capital is recognised based on the actual capital contributions made by shareholders.

Share premium is recognised as the difference between the issuance price and the par value of shares upon initial issuance or additional issuance, the difference between the reissuance price and the carrying value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to additional share issuances and reissuance of treasury shares are deducted from the share premium.

Other owners' equity is formed from appropriations of business results, asset revaluation, and the residual amount between the fair value of assets received as donations, gifted, or sponsorships and related taxes payable (if any).

PROFIT DISTRIBUTION

Profit after corporate income tax is distributed to the shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws and regulations, and upon approval by the General Meeting of Shareholders.

The distribution of profits to the shareholders takes into consideration non-cash items included in undistributed post-tax profits that may affect cash flows and the Company's ability to pay dividends, such as gains arising from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-cash items.

Dividends are recorded as liabilities when they are approved by the General Meeting of Shareholders, and the list of shareholders entitled to rights has been officially finalized. The list of shareholders entitled to receive dividends is determined by the Vietnam Securities Depository and Clearing Corporation.

REVENUE RECOGNITION

Revenue from rendering of service

Revenue from rendering of services is recognised when the outcome of the transaction can be measured reliably. Where services are rendered over multiple accounting periods, revenue recognised in each period is determined based on the stage of completion of the transaction as at the reporting date. The outcome of a service transaction is considered to be reliably measurable when all all four (4) of the following conditions are satisfied:

- The revenue can be measured reliably. Where contracts provide customers with the right to return purchased services subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the customer no longer has the right to cancel the services;
- It is probable that the economic benefits associated with the service transaction will flow to the Company;
- The stage of completion of the transaction at the the closing date for the preparation of the interim financial statements can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Revenue from sale of real estate

Revenue from the sale of real estate for which the Company act as the investor is recognised when all five (5) of the following conditions are simultaneously satisfied:

- The real estate property has been fully completed and handed over to the buyer, and the Company has transferred substantially all the risks and rewards of ownership of the property to the buyer;
- The Company no longer retains managerial involvement in the real estate as an owner or control over the real estate;
- The revenue can be measured reliably;

- The Company has received or will probably receive economic benefits from the real estate sale transaction;
- The costs relating to the real estate sale transaction can be measured reliably.

Where customers have the right to complete the interior of the real estate properties and the Company carries out the interior finishing of the real estate properties in accordance with the designs, specifications and requirements of the customers under separate interior finishing contracts, revenue is recognised upon completion and handover of the unfinished properties to the customers.

Revenue from leasing of real estate properties

Revenue from leasing of real estate properties is recognised on a straight-line basis over the lease term. Rental income received in advance for multiple periods is allocated to revenue in accordance with the lease term.

Financial income

Interest on bank deposits is recognised based on periodic notifications from the bank, while interest on loans is recognised based on the time elapsed and the actual interest rate applicable in each period.

RECOGNITION OF EXPENSES

Cost of sales is recognised when costs directly related to the generation of revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment. Where necessary, costs directly related to the revenue recognised during the period are estimated and recognised based on reasonable and consistent assumptions. Costs in excess of normal consumption levels are recognised immediately in cost of goods sold in accordance with the prudence principle.

Expenses other than cost of goods sold, including selling expenses, general and administrative expenses, and other operating expenses, are recognised in the interim separate income statement in the period in which they are incurred, in accordance with the related revenue and regardless of the timing of payment. Such expenses are recognised when sufficient evidence exists that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognised immediately as expenses in the period in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense, in compliance with applicable accounting standards and the accounting regulations in force.

TAXES AND OTHER PAYABLES TO THE STATE BUDGET

Value-added tax (VAT)

The Company implemented the declaration, calculation of VAT in conformity with the guidance of the applicable law.

Corporate income tax

Corporate income tax comprises the aggregate amount of current tax payable and deferred tax.

Current income tax

Current income tax is the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income.

Deferred income tax

Deferred income tax represents the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred corporate income tax liabilities are recognised for all taxable temporary differences. Deferred corporate income tax assets are recognised only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred corporate income tax assets is reviewed at the end of each accounting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred corporate income tax assets are to be utilised. Deferred corporate income tax assets not previously recognised are reassessed at the end of each accounting period and recognised to the extent that it has become probable that sufficient taxable profits will be available to utilise such deferred corporate income tax assets.

Deferred corporate income tax assets and deferred corporate income tax liabilities are measured using the tax rates expected to apply in the period when the assets are realised, or the liabilities are settled, based on tax rates in effect at the end of each accounting period. Deferred corporate income tax is recognised in the income statement, except to the extent that it relates to items recognised directly in equity, in which case the related deferred corporate income tax is also recognised directly in equity.

Deferred corporate income tax assets and deferred corporate income tax liabilities are offset when:

- The Company has a legally enforceable right to offset current corporate income tax assets against current corporate income tax liabilities; and
- The deferred corporate income tax assets and deferred corporate income tax liabilities relate to corporate income taxes administered by the same taxation authority:
    - In respect of the same taxable entity; or
    - The Company intends either to settle current corporate income tax liabilities and current corporate income tax assets on a net basis, or to realise the assets and settle the liabilities simultaneously in each future period in which significant amounts of deferred corporate income tax liabilities or deferred corporate income tax assets are expected to be settled or recovered.

The determination of the Company's income tax is based on the current tax regulations. However, these regulations are subject to change from time to time, and the final determination of corporate income tax is subject to examination by the competent tax authorities.

Other taxes

Other taxes and fees, enterprises shall declare and pay to local tax authorities according to current tax law in Vietnam.

RELATED PARTIES

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering related party relationships, the substance of the relationship takes precedence over its legal form.

4. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
- Cash on hand	385,028,882	672,427,744
- Demand deposits	2,514,297,864	3,468,984,244
+ Joint Stock Commercial Bank for Investment and Development of Viet Nam	*1,864,102,393*	*3,023,295,859*
+ Orient Commercial Joint Stock Bank	*170,143,037*	*170,115,529*
+ Military Commercial Joint Stock Bank	*146,923,514*	*35,072,197*
+ Others	*333,128,920*	*240,500,659*
Total	**2,899,326,746**	**4,141,411,988**

5. PREPAID EXPENSES

	Closing balance VND	Opening balance VND
a) Short-term	**439,955,572**	**29,945,279**
- Insurance expenses	439,955,572	25,920,838
- Others	-	4,024,441
b) Long-term	**81,376,625**	**97,274,515**
- Brokerage fees	81,376,625	97,274,515
Total	**521,332,197**	**127,219,794**

6. DEFERRED INCOME TAX ASSETS

	Closing balance VND	Opening balance VND
Deferred income tax assets		
- Corporate income tax rate used to determine the value of deferred tax assets	20%	20%
- Deferred tax assets relating to deductible temporary differences (*)	327,568,523	327,568,523

(*) Deductible temporary difference arising from accrued interest payable to Vietnam Public Joint Stock Commercial Bank for the last six months of 2024.

7. FINANCIAL INVESTMENTS

	Closing balance			Opening balance		
	Cost	Reconerable amount	Provision	Cost	Reconerable amount	Provision
	VND	VND	VND	VND	VND	VND
a) Short-term	-	-	-	-	-	-
b) Long-term	**57,153,667,000**	**32,558,660,247**	**(24,595,006,753)**	**57,153,667,000**	**33,004,791,785**	**(24,148,875,215)**
- Subsidiaries	25,000,000,000	16,626,824,485	(8,373,175,515)	25,000,000,000	17,072,956,023	(7,927,043,977)
SDU Business Services And Management One Member Limited Company (1)	*25,000,000,000*	*16,626,824,485*	*(8,373,175,515)*	*25,000,000,000*	*17,072,956,023*	*(7,927,043,977)*
- Associates	8,200,000,000	3,000,000,000	(5,200,000,000)	8,200,000,000	3,000,000,000	(5,200,000,000)
+ Bac Ha Urban Construction Investment Joint Stock Company (2)	*5,200,000,000*	-	*(5,200,000,000)*	*5,200,000,000*	-	*(5,200,000,000)*
+ SDU Investment Consultant Joint Stock Company (3)	*3,000,000,000*	*3,000,000,000*	-	*3,000,000,000*	*3,000,000,000*	-
- Investments in other entities	23,953,667,000	12,931,835,762	(11,021,831,238)	23,953,667,000	12,931,835,762	(11,021,831,238)
+ Song Da Hanoi Joint Stock Company (4)	*4,000,000,000*	*4,000,000,000*	-	*4,000,000,000*	*4,000,000,000*	-
+ Van Phong Investments & Development Joint Stock Corporation (5)	*19,953,667,000*	*8,931,835,762*	*(11,021,831,238)*	*19,953,667,000*	*8,931,835,762*	*(11,021,831,238)*
Total	**57,153,667,000**	**32,558,660,247**	**(24,595,006,753)**	**57,153,667,000**	**33,004,791,785**	**(24,148,875,215)**

(1) Pursuant to Enterprise Registration Certificate No. 0107509720, first issued by the Hanoi Department of Planning and Investment (now the Hanoi Department of Finance) on 18 July 2016 and amended for the 7th time on 30 October 2025, the total charter capital of SDU Service Management and Business One Member Company Limited is VND 25,000,000,000. As at 30 June 2026, the Company had invested VND 25,000,000,000 in

SDU Service Management and Business One Member Company Limited, equivalent to 100% of its charter capital. The principal activity of SDU Service Management and Business One Member Company Limited during the period was real estate business involving land use rights owned, used or leased by the company.

(2) As at 30 June 2026, the Company held 520,000 shares, equivalent to 28.89% of the charter capital of Bac Ha Urban Construction Investment Joint Stock Company.

(3) As at 30 June 2026, the Company held 300,000 shares, equivalent to 30% of the charter capital of SDU Investment Consultancy Joint Stock Company.

(4) As at 30 June 2026, the Company held 511,110 shares, equivalent to 5.56% of the charter capital of Song Da - Hanoi Joint Stock Company.

(5) As at 30 June 2026, the Company held 1,918,300 shares, equivalent to 19.18% of the charter capital of Van Phong Investment and Development Joint Stock Company.

8. TRADE RECEIVABLES

	Closing balance		Opening balance	
	Balance VND	Provision VND	Balance VND	Provision VND
a) Short-term	**41,324,613,806**	**(317,314,485)**	**39,384,202,579**	**(317,314,485)**
Receivables from related parties	***1,335,574,187***	-	-	-
- SDU Business Services And Management One Member Limited Company	1,335,574,187	-	-	-
Receivables from other customers	***39,989,039,619***	***(317,314,485)***	***39,384,202,579***	***(317,314,485)***
- Customers buying houses of X1-26 Lieu Giai Project	38,667,400,541	-	38,057,125,787	-
- Customers buying houses of 143 Tran Phu Project	479,168,000	-	479,168,000	-
- Customers buying houses of Song Da - Ha Dong Building	24,277,000	(24,277,000)	24,277,000	(24,277,000)
- Customers buying houses of Nam An Khanh Project	5,335,499	-	5,365,499	-
- Others	812,858,579	(293,037,485)	818,266,293	(293,037,485)
b) Long-term	-	-	-	-
Total	**41,324,613,806**	**(317,314,485)**	**39,384,202,579**	**(317,314,485)**

9. ADVANCES TO SUPPLIERS

	Closing balance		Opening balance	
	Balance VND	Provision VND	Balance VND	Provision VND
a) Short-term	**83,386,792,764**	**(3,272,150,835)**	**84,512,493,958**	**(1,247,352,250)**
Receivables from related parties	***58,542,775,630***	***(1,437,736,946)***	***61,220,800,956***	-
- SDU Investment Consultant Joint Stock Company	44,985,816,622	-	44,985,816,622	-
- An Phu Thinh Investment Construction Joint Stock Company	12,119,222,062	-	14,797,247,388	-
- Bac Ha Urban Construction Investment Joint Stock Company	1,437,736,946	(1,437,736,946)	1,437,736,946	-
Receivables from other customers	***24,844,017,134***	***(1,834,413,889)***	***23,291,693,002***	***(1,247,352,250)***
- Phu Xuan Company Limited	9,182,848,573	-	9,182,848,573	-
- Others	15,661,168,561	(1,834,413,889)	14,108,844,429	(1,247,352,250)
b) Long-term	-	-	-	-
Total	**83,386,792,764**	**(3,272,150,835)**	**84,512,493,958**	**(1,247,352,250)**

10. INVENTORIES

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
- Tools	39,697,268	-	45,804,542	-
- Work in progress	372,175,269,072	-	369,069,072,060	-
+ Green Diamond Project	*235,603,428,486*	-	*228,506,904,340*	-
+ Hoa Binh Urban Area Project	*81,788,171,879*	-	*81,768,901,256*	-
+ Nam An Khanh Project	*27,082,392,878*	-	*31,536,044,114*	-
+ Ho Chi Minh City Cultural, Tourism and Sports Park Complex Project	*24,036,791,524*	-	*23,592,738,045*	-
+ Others	*3,664,484,305*	*(3,576,865,396)*	*3,664,484,305*	*(3,576,865,396)*
- Finished goods	4,097,632,343	-	4,097,632,343	-
- Merchandise	42,096,623,000	-	42,681,780,000	-
Total	**418,409,221,683**	**(3,576,865,396)**	**415,894,288,945**	**(3,576,865,396)**

11. OTHER RECEIVABLES

	Closing balance		Opening balance	
	Balance VND	Provision VND	Balance VND	Provision VND
a) Short-term	**34,648,643,606**	**(6,543,971,349)**	**307,241,910,928**	**(6,543,971,349)**
Receivables from related parties	***16,850,938,456***	-	***15,572,938,456***	-
- Advances to employees	12,173,847,456	-	10,895,847,456	-
+ *Mr. Trinh Xuan Thuy*	*10,399,165,293*	-	*9,121,165,293*	-
+ *Mr. Nguyen Duc Thu*	*1,769,971,618*	-	*1,769,971,618*	-
+ *Mr. Hoang Van Ke*	*4,710,545*	-	*4,710,545*	-
- Other receivables	4,677,091,000	-	4,677,091,000	-
+ *SDU Investment Consultant Joint Stock Company*	*4,584,583,000*	-	*4,584,583,000*	-
+ *Bac Ha Urban Construction Investment Joint Stock Company*	*92,508,000*	-	*92,508,000*	-
Receivables from other customers	***17,797,705,150***	***(6,543,971,349)***	***291,668,972,472***	***(6,543,971,349)***
- Van Thai Trading-Service-Construction-House Business Joint Stock Company (*)	-	-	275,716,724,413	-
- Indochina Electrical Development Joint Stock Company	3,500,000,000	(3,500,000,000)	3,500,000,000	(3,500,000,000)
- Gia Bao Housing Development Investment JSC	3,043,971,349	(3,043,971,349)	3,043,971,349	(3,043,971,349)
- Advances to employees	10,333,662,736	-	8,580,099,825	-
- Others	920,071,065	-	828,176,885	-
b) Long-term	**275,726,724,413**	-	**10,000,000**	-
- Long-term deposits	10,000,000	-	10,000,000	-
- Others	275,716,724,413	-	-	-
+ *Van Thai Trading-Service-Construction-House Business Joint Stock Company (*)*	*275,716,724,413*	-	-	-
Total	**310,375,368,019**	**(6,543,971,349)**	**307,251,910,928**	**(6,543,971,349)**

(*) These are capital contributions under Business Cooperation Contract No. 08/2011/HĐHTKD dated 07 June 2011 and the Contract Appendices between the Company and Van Thai Trading – Service – Construction – House Business Joint Stock Company (hereinafter referred to as "Van Thai") for investment in the Cultural – Tourism – Sports Park Project located to the south of Ta Quang Buu Street, Chanh Hung Ward, Ho Chi Minh City. The Project comprises two components:

- Component 1 is the Resettlement Apartment Complex: Land area of 20,434 m^2, with an estimated total investment of VND 1,488,408 billion;
- Component 2 is the Cultural – Tourism – Sports Complex and Park: Land area of 137,970 m^2 (including 40,018 m^2 for the complex and 97,952 m^2 for the park), with an estimated total investment of VND 5,000 billion.

The Company is entitled to economic benefits from the business cooperation in the Project in proportion to its business cooperation capital contribution ratio of 42%.

According to the Minutes of Meetings dated 31 December 2017 and 19 October 2020 between the Company and Van Thai, the two parties agreed that the Project's temporarily unused funds would be transferred back to the Company without bearing any interest. During the implementation of the Project, when funds are required, Van Thai will notify the Company to transfer the funds back for payment of costs related to the Project. The amount transferred by Van Thai to the Company is presented in Note 20 – Other payables.

12. DOUBTFUL DEBTS

	Closing balance			Opening balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
Trade receivables	**407,314,485**	**90,000,000**	**(317,314,485)**	**407,314,485**	**90,000,000**	**(317,314,485)**
Mr. Trinh Thanh Tung	254,575,160	90,000,000	(164,575,160)	254,575,160	90,000,000	(164,575,160)
Mr. Vu Thanh Tu	115,394,536	-	(115,394,536)	115,394,536	-	(115,394,536)
Customer purchasing apartments at Song Da - Ha Dong Building	24,277,000	-	(24,277,000)	24,277,000	-	(24,277,000)
Others	13,067,789	-	(13,067,789)	13,067,789	-	(13,067,789)
Advances to suppliers	**3,272,150,835**	-	**(3,272,150,835)**	**3,272,150,835**	**2,024,798,585**	**(1,247,352,250)**
Bac Ha Urban Construction Investment Joint Stock Company	1,437,736,946	-	(1,437,736,946)	1,437,736,946	1,437,736,946	-
Viet Nam Corporation For Consultant, Construction And Urban Development	1,067,452,250	-	(1,067,452,250)	1,067,452,250	-	(1,067,452,250)
Hydraulic Hydropower Investment And Engineering Consultants JSC	296,000,000	-	(296,000,000)	296,000,000	296,000,000	-
3S Geodesy Site Survey Company Limited	134,044,584	-	(134,044,584)	134,044,584	134,044,584	-
Song Da Viet Star Investment Joint Stock Company	150,000,000	-	(150,000,000)	150,000,000	-	(150,000,000)
Others	186,917,055	-	(186,917,055)	186,917,055	157,017,055	(29,900,000)
Other receivables	**6,543,971,349**	-	**(6,543,971,349)**	**6,543,971,349**	-	**(6,543,971,349)**
Indochina Electrical Development Joint Stock Company	3,500,000,000	-	(3,500,000,000)	3,500,000,000	-	(3,500,000,000)
Gia Bao Housing Development Investment JSC	3,043,971,349	-	(3,043,971,349)	3,043,971,349	-	(3,043,971,349)
Total	**10,223,436,669**	**90,000,000**	**(10,133,436,669)**	**10,223,436,669**	**2,114,798,585**	**(8,108,638,084)**

13. TANGIBLE FIXED ASSETS

	Buildings and structures	Transportation and Transmission Equipment	Office equipment and management tools	Total
	VND	VND	VND	VND
COST				
Opening balance	118,000,000	7,963,010,182	275,611,872	8,356,622,054
Closing balance	118,000,000	7,963,010,182	275,611,872	8,356,622,054
ACCUMULATED DEPRECIATION				
Opening balance	(118,000,000)	(7,963,010,182)	(242,611,872)	(8,323,622,054)
- Depreciation for the period	-	-	(5,500,002)	(5,500,002)
Closing balance	(118,000,000)	(7,963,010,182)	(248,111,874)	(8,329,122,056)
CARRYING AMOUNT				
Opening balance	-	-	33,000,000	33,000,000
Closing balance	-	-	27,499,998	27,499,998

- The cost of tangible fixed assets that were fully depreciated but remained in use as at 30 June 2026 amounted to VND 8,323,622,054 (01 January 2026: VND 8,323,622,054).

* Detailed listing of existing tangible fixed assets during the period with a cost of 10% or more of the total value of tangible fixed assets:

No	Asset name	Depreciation start date	Cost VND	Accumulated depreciation VND	Carrying amount VND
1	Toyota Camry 3.5Q	2007	1,014,301,091	1,014,301,091	-
2	7-seater Lexus GX 460	2010	3,365,069,091	3,365,069,091	-
3	7-seater Fortuner, registration No. 29A-27496	2011	1,043,440,000	1,043,440,000	-
4	BMW 528i passenger car	2016	2,540,200,000	2,540,200,000	-
5	Other tangible fixed assets		393,611,872	366,111,874	27,499,998
Total			**8,356,622,054**	**8,329,122,056**	**27,499,998**

14. INVESTMENT PROPERTIES

	Opening balance VND	Increase VND	Decrease VND	Closing balance VND
Investment properties held for lease				
COST	**235,409,290,933**	-	-	**235,409,290,933**
- Infrastructure	235,409,290,933	-	-	235,409,290,933
ACCUMULATED DEPRECIATION	**(56,966,439,016)**	**(4,024,069,369)**	-	**(60,990,508,385)**
- Infrastructure	(56,966,439,016)	(4,024,069,369)	-	(60,990,508,385)
CARRYING AMOUNT	**178,442,851,917**	-	**4,024,069,369**	**174,418,782,548**
- Infrastructure	178,442,851,917	-	4,024,069,369	174,418,782,548

* Detailed listing of existing investment properties during the period with a cost of 10% or more of the total value of investment properties:

No	Asset name	Cost VND	Accumulated depreciation VND	Carrying amount VND
1	03 commercial and service floors – Song Da Ha Dong Building	50,250,520,380	27,019,046,249	23,231,474,131
2	03 commercial and service floors – SDU Building – 143 Tran Phu	14,969,343,837	4,591,929,937	10,377,413,900
3	02 basement floors + ramp – SDU Building – 143 Tran Phu	13,719,309,968	4,573,103,291	9,146,206,677
4	Technical floor area – SDU Building – 143 Tran Phu	6,683,163,003	2,238,559,550	4,444,603,453
5	5 commercial floors – 26 Lieu Giai Building	72,731,771,841	11,103,936,563	61,627,835,278
6	Basement – 26 Lieu Giai Building	77,055,181,904	11,463,932,795	65,591,249,109
Total		**235,409,290,933**	**60,990,508,385**	**174,418,782,548**

15. TRADE PAYABLES

	Closing balance VND	Opening balance VND
a) Short-term	**7,445,932,668**	**7,798,213,555**
Payables to related parties	-	***890,482,561***
- SDU Business Services And Management One Member Limited Company	-	890,482,561
Payables to other suppliers	***7,445,932,668***	***6,907,730,994***
- Airpower Joint Stock Company	2,474,545,743	2,474,545,743
- Thien Y Equipment And Technology Joint Stock Company	1,578,860,714	356,962,590
- Others	3,392,526,211	4,076,222,661
b) Long-term	-	-
Total	**7,445,932,668**	**7,798,213,555**

16. ADVANCES FROM CUSTOMERS

	Closing balance VND	Opening balance VND
a) Short-term	**66,424,997,844**	**62,504,995,365**
- Customers buying houses of X1-26 Lieu Giai Project	41,417,534,414	28,041,995,198
- Customers buying houses of Nam An Khanh Project	24,482,429,228	33,955,155,791
- Customers buying houses of 143 Tran Phu Project	432,137,113	432,137,113
- Others	92,897,089	75,707,263
b) Long-term	-	-
Total	**66,424,997,844**	**62,504,995,365**

17. ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
a) Short-term	**228,937,060,645**	**228,912,706,209**
Payables to related parties	***792,100,000***	***964,900,000***
- Remuneration of the Board of Directors and the Board of Supervisors	792,100,000	964,900,000
Payables to other suppliers	***228,144,960,645***	***227,947,806,209***
- Borrowing cost	3,125,729,581	3,125,729,581
- Accrued expenses for estimated cost of goods and completed real estate properties sold	225,019,231,064	224,822,076,628
b) Long-term	-	-
Total	**228,937,060,645**	**228,912,706,209**

18. TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening balance	Incurred during the period	Paid during the period	Closing balance
	VND	VND	VND	VND
a) Short-term	**39,693,360,103**	**8,480,574,726**	**23,308,865,915**	**24,865,068,914**
- Value added tax payable	22,018,315,410	5,262,742,411	22,090,043,441	5,191,014,380
- Corporate income tax	11,176,564,610	2,125,268,170	-	13,301,832,780
- Provisional corporate income tax paid on advances received from real estate transfers	546,768,220	-	-	546,768,220
- Personal income tax	692,129,235	261,265,918	387,524,247	565,870,906
- Fees, charges and other payables	5,259,582,628	831,298,227	831,298,227	5,259,582,628
b) Long-term	-	-	-	-
Total	**39,693,360,103**	**8,480,574,726**	**23,308,865,915**	**24,865,068,914**

19. LOANS

Description	Closing balance	During the peroid		Opening balance
	Balance	Increase	Increase	Balance
	VND	VND	VND	VND
Short-term borrowings	**21,200,779,122**	**21,597,980,524**	**70,084,820,989**	**69,687,619,587**
Short-term borrowings from related parties	***20,347,321,306***	***21,597,980,524***	***70,084,820,989***	***68,834,161,771***
+ Ms. Hoang Le Thanh Lam (1)	10,443,068,621	5,426,153,553	-	5,016,915,068
+ Ms. Hoang Thi Phuong Thuy (1)	4,296,606,098	7,107,819,885	6,000,000,000	3,188,786,213
+ Ms. Bui Thi Quynh Nga (1)	3,607,646,587	3,614,075,810	864,967,017	858,537,794
+ Mr. Hoang Van Anh	-	1,031,748,578	41,886,886,803	40,855,138,225
+ Ms. Hoang Le Thanh Thanh	-	1,238,290,143	15,243,541,409	14,005,251,266
+ Mr. Nguyen Van Uoc	-	97,873,661	3,007,406,866	2,909,533,205
+ Mr. Vu Viet Hieu	-	1,541,009,447	1,541,009,447	-
+ Mr. Vuong Thanh Quang	-	1,541,009,447	1,541,009,447	-
+ SDU Business Services And Management One Member Limited Company (2)	2,000,000,000	-	-	2,000,000,000
Short-term borrowings from other individuals (3)	***853,457,816***	-	-	***853,457,816***
+ Mr. Nguyen Viet Hung	350,000,000	-	-	350,000,000
+ Mr. Trinh Viet Anh	144,000,000	-	-	144,000,000
+ Ms. Nguyen Thi Mai Phuong	99,755,122	-	-	99,755,122
+ Mr. Vuong Chi Thang	87,103,708	-	-	87,103,708
+ Ms. Le Thi Ai Lien	43,860,000	-	-	43,860,000
+ Mr. Le Anh Son	42,845,060	-	-	42,845,060
+ Others	85,893,926	-	-	85,893,926
Long-term borrowings	**50,000,000,000**	**50,000,000,000**	-	-
+ Tien Phong Commercial Joint Stock Bank – Ho Chi Minh City Branch (4)	50,000,000,000	50,000,000,000	-	-
Total	**71,200,779,122**	**71,597,980,524**	**70,084,820,989**	**69,687,619,587**

(1) Unsecured borrowings from individuals for business operations, bearing interest at 8.3% per annum, with an overdue interest rate equal to 150% of the applicable interest rate during the loan term, a loan term of 12 months, and interest payable monthly or capitalised if the individuals do not wish to receive interest periodically.

(2) Unsecured borrowing from SDU Service Management and Business One Member Company Limited for business operations, bearing interest at 7% per annum, with a loan term of 12 months.

(3) Unsecured borrowings from individuals for business operations, bearing interest at 7% per annum, with an overdue interest rate equal to 150% of the applicable interest rate during the loan term, a loan term of 12 months, and interest payable monthly or capitalised if the individuals do not wish to receive interest periodically.

(4) Loan Agreement No. 247/2025/HDTD/HCM dated 24 December 2025 entered into with Tien Phong Commercial Joint Stock Bank – Ho Chi Minh City Branch.

- Loan amount: VND 1,500,000,000,000. The Company drew down VND 50,000,000,000 under Disbursement and Debt Acknowledgement No. 247/2025/GNN/HCM/01 dated 16 March 2026;

- Loan term: 60 months from the day following the date of the first disbursement;

- Interest rate: As specified in each Debt Acknowledgement Certificate;

- Purpose of the loan: To finance/reimburse the development costs of the Green Diamond Detached Housing Project – Investor: Song Da Urban Construction and Development Investment Joint Stock Company, including:

+ Reimbursement of costs already incurred in relation to the project, up to a maximum of VND 50 billion;

+ Financing of land use fees for the project (not exceeding the amount stated in the notification of the competent State authority);

+ Financing of construction/investment and project completion costs and other costs in accordance with the customer's budget.

- Collateral:

+ Land use rights pertaining to the Green Diamond Independent Housing Project – Owner: Song Da Urban Investment Construction and Development Joint Stock Company;

+ Asset 2: Future assets attached to land of the Project;

+ Asset 3: All property rights arising from the Green Diamond Independent Housing Project – Investor: Song Da Urban Investment Construction and Development Joint Stock Company. Specifically, benefits derived from the business and exploitation of land use rights and assets attached to land of the Green Diamond Project; receivables, insurance benefits and fees collected by the investor in the course of investment in, operation and development of the Green Diamond Project;

+ Asset 4: Balance of the designated collection account for the Green Diamond Project;

+ Asset 5: Proceeds arising from the Green Diamond Project;

+ Other assets accepted by TPBank (if any).

20. OTHER PAYABLES

	Closing balance VND	Opening balance VND
a) Short-term	**36,115,754,635**	**226,101,329,021**
- Trade union fees	242,403,641	244,084,145
- Social insurance	5,432,515	70,872,902
- Health insurance	5,462,494	30,257,494
- Unemployment insurance	2,000,525	9,545,853
- Occupational accident insurance	-	2,365,000
- Others	35,860,455,460	225,744,203,627
+ Van Thai Trading-Service-Construction-House Business Joint Stock Company	-	*190,425,400,000*
+ Maintenance expenses of X1 - 26 Lieu Giai Building	*12,627,319,408*	*12,050,165,021*
+ Hanoi Housing Development And Electric Construction Investment JSC (*)	*6,833,000,000*	*6,833,000,000*
+ Vietnam Public Joint Stock Commercial Bank – Loan principal and interest until 29 June 2014	*6,543,068,289*	*6,543,068,289*
+ Maintenance expenses of Song Da - Ha Dong Building	*5,065,247,365*	*5,065,247,365*
+ Capital contribution received in the Nam An Khanh Project	*1,357,016,911*	*1,357,016,911*
+ Capital contribution received in the 25 Tan Mai Building Project	*689,543,564*	*689,543,564*
+ Others	*2,745,259,923*	*2,780,762,477*
b) Long-term	**197,069,000,670**	**6,643,600,670**
- Long-term deposits	6,643,600,670	6,643,600,670
- Others	190,425,400,000	-
+ Van Thai Trading-Service-Construction-House Business Joint Stock Company	*190,425,400,000*	-
Total	**233,184,755,305**	**232,744,929,691**

(*) Pursuant to Investment Cooperation Joint Venture Agreement No. 01-08/HĐLDĐT-DA dated 28 April 2008 and Contract Appendix No. 68/2011/PL HĐHTĐT dated 25 August 2011, the Company entered into a joint venture with Hanoi Electrical Construction Investment and Housing Development Joint Stock Company to invest in the reconstruction of the X1 – 26 Lieu Giai apartment building, Cong Vi Ward, Ba Dinh District, Hanoi (now Ngoc Ha Ward, Hanoi). Accordingly, Hanoi Electrical Construction Investment and Housing Development Joint Stock Company shall contribute VND 8,000,000,000 to the Project in return for ownership of three office floors, being the 7th, 8th and 9th floors, with a total area of 1,629 m², when the X1 – 26 Lieu Giai Building is put into operation and use. At the same time, the Company shall act on behalf of the joint venture in implementing the investment and construction of the Project until its completion and commissioning. As at the reporting date, Hanoi Electrical Construction Investment and Housing Development Joint Stock Company had contributed VND 6,833,000,000, with the outstanding capital contribution amounting to VND 1,167,000,000.

21. OWNERS' EQUITY

21.1 CHANGES IN OWNERS' EQUITY

Items	Owner's contributed capital	Share premium	Development investment funds	Other owners' equity	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Opening balance of prior year	**200,000,000,000**	**99,848,889,000**	**23,764,696,100**	**3,840,000,000**	**29,388,796,322**	**356,842,381,422**
- Profit for the prior year	-	-	-	-	32,187,068,619	32,187,068,619
Opening balance of current year	**200,000,000,000**	**99,848,889,000**	**23,764,696,100**	**3,840,000,000**	**61,575,864,941**	**389,029,450,041**
Opening balance	**200,000,000,000**	**99,848,889,000**	**23,764,696,100**	**3,840,000,000**	**61,575,864,941**	**389,029,450,041**
- Profit for the current period	-	-	-	-	8,246,053,118	8,246,053,118
Closing balance	**200,000,000,000**	**99,848,889,000**	**23,764,696,100**	**3,840,000,000**	**69,821,918,059**	**397,275,503,159**

21.2 DETAILS OF OWNERS' EQUITY

	Closing balance VND	Opening balance VND
- Song Da Corporation-Jsc	60,000,000,000	60,000,000,000
- Other shareholders	140,000,000,000	140,000,000,000
Total	**200,000,000,000**	**200,000,000,000**

21.3 EQUITY TRANSACTIONS WITH OWNERS AND DISTRIBUTION OF PROFITS, DIVIDENDS

	Current period VND	Prior period VND
- **Owners' equity**		
+ Equity at the beginning of the year	200,000,000,000	200,000,000,000
+ Equity at the end of the period	200,000,000,000	200,000,000,000
- **Dividends paid**	-	-

21.4 SHARES

	Closing balance Share	Opening balance Share
Number of shares to be issued	20,000,000	20,000,000
Number of shares offered to the public	20,000,000	20,000,000
+ *Ordinary shares*	*20,000,000*	*20,000,000*
Number of shares in circulation	20,000,000	20,000,000
+ *Ordinary shares*	*20,000,000*	*20,000,000*
Par value of shares (VND/share)	*10,000*	*10,000*

21.5 FUNDS

	Closing balance VND	Opening balance VND
- Investment and development fund	23,764,696,100	23,764,696,100
- Other owners' equity	3,840,000,000	3,840,000,000

22. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Current period VND	Prior period VND
- Revenue from sales of real estate	34,679,195,847	110,461,472,405
- Revenue from investment property rental and related services	14,964,432,560	13,678,833,361
Total	**49,643,628,407**	**124,140,305,766**

Revenue from related parties: *Details are presented in Note 31.1*

23. COST OF GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
- Cost of real estate properties sold	23,112,574,675	44,084,779,608
- Cost of leasing investment properties	5,648,406,823	4,535,159,985
Total	**28,760,981,498**	**48,619,939,593**

24. FINANCIAL INCOME

	Current period VND	Prior period VND
- Interest from lendings and deposits	5,337,252	7,532,895
Total	**5,337,252**	**7,532,895**

25. FINANCIAL EXPENSES

	Current period VND	Prior period VND
- Borrowing cost	1,896,725,620	5,588,275,219
- Provision for investment losses	446,131,538	(116,542,721)
Total	**2,342,857,158**	**5,471,732,498**

26. OTHER EXPENSES

	Current period VND	Prior period VND
- Tax penalties, tax arrears and late payment interest	831,298,227	5,056,678,780
- Penalties for administrative violations	30,000,000	-
- Penalties for breaches of contracts	-	6,165,118
- Others	4,385,390	720,866,016
Total	**865,683,617**	**5,783,709,914**

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Current period VND	Prior period VND
a) General and Administration expenses	***7,308,122,098***	***5,564,964,857***
- Employee expenses	3,556,430,000	2,566,360,000
- Management materials expenses	45,444,933	46,395,263
- Office supplies expenses	14,811,310	40,236,683
- Tax, fees and charges	12,478,960	174,962,392
- Provision for bad debts	2,024,798,585	-
- Outsource service expenses	1,020,890,141	2,357,203,933
- Others	633,268,169	379,806,586
b) Selling expenses	-	***1,006,505,948***
- Brokerage fees	-	561,647,270
- Interest support expenses for apartments sold	-	444,858,678
Total	**7,308,122,098**	**6,571,470,805**

28. CURRENT CORPORATE INCOME TAX EXPENSES

	Current period VND	Prior period VND
Total accounting profit before tax	**10,371,321,288**	**57,700,985,851**
Current corporate income tax rate	**20%**	**20%**
Adjustment		
- Non-deductible expenses	**2,856,321,535**	**5,777,544,796**
+ Tax penalties, tax arrears and late payment interest	831,298,227	5,056,678,780
+ Other non-deductible expenses	2,025,023,308	720,866,016
Adjustments to decrease total profit before corporate income tax	**2,601,301,975**	**16,392,126,460**
+ Non-deductible interest expenses carried forward from the previous year to the current period for enterprises with related-party transactions	2,601,301,975	16,392,126,460
Total taxable income in the period	**10,626,340,848**	**47,086,404,187**
Current corporate income tax expense	**2,125,268,170**	**9,417,280,837**
Corporate income tax expense	**2,125,268,170**	**9,417,280,837**

29. OPERATING COSTS BY NATURE

	Current period VND	Prior period VND
- Raw material costs	278,035,900	46,395,263
- Labour expenses	5,033,949,474	3,411,501,818
- Depreciation expenses of fixed assets	4,029,569,371	4,177,457,856
- Outsourced service expenses	17,896,873,573	5,942,531,384
- Other expenses	5,219,174,634	2,555,680,905
Total	**32,457,602,952**	**16,133,567,226**

30. BASIC EARNINGS PER SHARE

In accordance with Vietnamese Accounting Standard No. 30 – Earnings per Share, in cases where a company is required to prepare both separate and consolidated financial statements, information on basic earnings per share is only presented in the consolidated financial statements. Therefore, the Company does not present this indicator in the interim separate financial statements for the accounting period ended 30 June 2026.

31. OTHER INFORMATION

31.1. INFORMATION ON RELATED PARTIES

During the accounting period from 1 January 2026 to 30 June 2026, the Company had transactions with related parties, including:

	Related parties	Relationship
-	Song Da Corporation – JSC	Major shareholder
-	An Phu Thinh Construction Investment Joint Stock Company	Major shareholder
-	SDU Service Management and Business One Member Company Limited	Subsidiary
-	Bac Ha Urban Construction Investment Joint Stock Company	Associate
-	SDU Investment Consultant Joint Stock Company	Associate
-	Mr. Hoang Van Anh	Chairman of the Board of Directors
-	Mr. Pham Duc Thanh	Member of the Board of Directors
-	Mr. Nguyen The Loi	Member of the Board of Directors
-	Mr. Hoang Viet Phuong	Member of the Board of Directors
-	Mr. Vu Tuan Nhat	Independent member of the Board of Directors
-	Mr. Trinh Xuan Thuy	General Director
-	Mr. Nguyen Duc Thu	Deputy General Director
-	Mr. Ngo Viet Phuong	Deputy General Director
-	Ms. Pham Thi Hai	Individual related to the Chairman of BOD
-	Ms. Hoang Le Thanh Lam	Individual related to the Chairman of BOD
-	Ms. Hoang Thi Phuong Thuy	Individual related to the Chairman of BOD
-	Mr. Nguyen Dinh Uoc	Individual related to the Chairman of BOD
-	Mr. Nguyen Ngoc Phuong	Individual related to the Chairman of BOD
-	Ms. Hoang Le Thanh Thanh	Individual related to the Chairman of BOD
-	Mr. Hoang Viet Tuong	Individual related to the Chairman of BOD
-	Ms. Bui Thi Quynh Nga	Individual related to the Chairman of BOD
-	Mr. Hoang Van Ke	Individual related to the Chairman of BOD

Income of key management personnel received during the period is as follows:

Name	Position	Current period VND	Prior period VND
Mr. Hoang Van Anh	Chairman of the Board of Directors	594,000,000	559,954,890
Mr. Pham Duc Thanh	Member of the Board of Directors	18,000,000	18,000,000
Mr. Nguyen The Loi	Member of the Board of Directors	18,000,000	18,000,000
Mr. Hoang Viet Phuong	Member of the Board of Directors	18,000,000	18,000,000
Mr. Vu Tuan Nhat	Independent member of the Board of Directors	18,000,000	18,000,000
Mr. Hoang Ngoc Doanh	Head of the Board of Supervisors	30,000,000	30,000,000
Ms. Ha Thi Lan	Member of the Board of Supervisors	12,000,000	12,000,000
Mr. Doan Hung Truong	Member of the Board of Supervisors	12,000,000	12,000,000
Mr. Trinh Xuan Thuy	General Director	293,818,180	244,514,744
Mr. Nguyen Duc Thu	Duty General Director	304,840,908	202,636,068
Mr. Ngo Viet Phuong	Duty General Director	185,818,182	54,545,455
Ms. Nguyen Ngoc Huyen	Chief Accountant	257,636,364	206,232,339
Total		**1,762,113,635**	**1,393,883,496**

Transaction with related parties

	Closing balance VND	Opening balance VND
Purchases		
- An Phu Thinh Construction Joint Stock Company	8,396,622,820	-
- SDU Service Management and Business One Member Company Limited	364,079,532	927,735,177
Sales		
- SDU Service Management and Business One Member Company Limited	1,670,748,180	1,878,845,631

Balance with related parties

	Closing balance VND	Opening balance VND
Borrowing cost		
- SDU Business Services And Management One Member Limited Company	70,388,891	70,388,891
- An Phu Thinh Investment Construction JSC	-	1,660,488,497
- Ms. Hoang Thi Phuong Thuy	210,247,529	1,530,777,138
- Ms. Hoang Le Thanh Thanh	476,791,074	565,469,511
- Ms. Bui Thi Quynh Nga	114,397,271	56,981,812
- Mr. Hoang Van Anh	663,336,007	1,137,354,732
- Mr. Nguyen Dinh Uoc	122,444,004	95,560,332
- Ms. Hoang Le Thanh Lam	153,001,006	-
- Mr. Nguyen The Loi	-	106,907,227
- Mr. Hoang Viet Phuong	-	404,007,455
- Mr. Nguyen Ngoc Phuong	-	566,598,262
- Mr. Hoang Viet Tuong	-	58,531,900
- Mr. Hoang Van Ke	-	62,470,594
Loans and finance lease obligations		
- Ms. Hoang Thi Phuong Thuy	7,107,819,885	1,530,777,138
- Ms. Bui Thi Quynh Nga	3,614,075,810	56,981,812
- Ms. Hoang Le Thanh Thanh	1,238,290,143	565,469,511
- Mr. Hoang Van Anh	1,031,748,578	40,657,354,732
- Mr. Nguyen Dinh Uoc	97,873,661	95,560,332
- Ms. Hoang Le Thanh Lam	5,426,153,553	-
- An Phu Thinh Investment Construction JSC	-	98,973,114,209
- Mr. Nguyen Ngoc Phuong	-	566,598,262
- Mr. Hoang Viet Tuong	-	58,531,900
- Mr. Nguyen The Loi	-	106,907,227
- Mr.Hoang Viet Phuong	-	404,007,455
- Mr. Hoang Van Ke	-	62,470,594
Repayment of borrowings and finance lease liabilities		
- An Phu Thinh Investment Construction JSC	-	184,844,161,605
- Mr. Nguyen Ngoc Phuong	-	20,983,886,130
- Mr. Hoang Viet Tuong	-	1,720,512,989
- Mr.Hoang Viet Phuong	-	8,447,331,269
- Mr. Hoang Van Anh	41,886,886,803	5,000,000,000
- Mr. Hoang Van Ke	-	1,832,155,742
- Ms. Hoang Thi Phuong Thuy	6,000,000,000	-
- Ms. Bui Thi Quynh Nga	864,967,017	-
- Ms. Hoang Le Thanh Thanh	15,243,541,409	-
- Mr. Nguyen Dinh Uoc	3,007,406,866	-
Advances employees		
- Mr. Trinh Xuan Thuy	-	1,938,000,000
- Mr. Nguyen Duc Thu	-	20,000,000

31.2 EVENTS ARISING AFTER THE REPORTING PERIOD

The Board of Management of the Company confirms that there are no subsequent events that have a material impact and require adjustment or disclosure in these interim separate financial statements.

31.3 COMPARATIVE FIGURES

The comparative figures are those presented in the audited separate financial statements for the financial year ended 31 December 2025 of Song da Urban Investment Construction and Development Joint Stock Company and the reviewed interim separate financial statements of Company for the accounting period from 1 January 2025 to 30 June 2025 of Song da Urban Investment Construction and Development Joint Stock Company.

As presented in Note 2, the interim separate financial statements for the accounting period from 1 January 2026 to 30 June 2026 represent the first accounting period in which the Company has applied Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025. Accordingly, certain comparative figures have been reclassified to conform with the presentation requirements under Circular No. 99/2025/TT-BTC.

The comparative table showing the figures presented in the prior period, before and after reclassification, is as follows:

Figures according to the Separate Financial Statements for the year ended 31 December 2025			Adjusted figures in accordance with Circular No. 99/2025/TT-BTC			
Items	Codes	Amount VND	Items	Codes	Amount VND	Change
a/ Interim Separate Balance Sheet			**a/ Interim Separate Statement of Financial Position**			
			Dividends and profit payable	313	23,500,000,000	23,500,000,000
Other short-term payables	319	249,601,329,021	Other short-term payables	320	226,101,329,021	(23,500,000,000)

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
Dang Thi Minh Ngoc	Nguyen Ngoc Huyen	Trinh Xuan Thuy

CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ SÔNG ĐÀ
M.S.D.N: 0102186917 - C.T.C.P
Q. ĐỐNG ĐA - TP. HÀ NỘI