SONG DA 2 JOINT STOCK COMPANY
No.: 321 /SD2-TCKT

(Re: Explanation of the Qualified Opinion on the Interim Consolidated Financial Statements for 2026)

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 28 August 2026

To: - State Securities Commission;
- Hanoi Stock Exchange (HNX).

Pursuant to Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market;

Pursuant to the Review Report on Interim Consolidated Financial Information No. 280826.005/BCTC.KT2 dated 28 August 2026 issued by AASC Auditing Firm Company Limited in respect of the interim consolidated financial statements for the six-month accounting period ended 30 June 2026 of Song Da 2 Joint Stock Company (Stock code: SD2);

Song Da 2 Joint Stock Company respectfully provides a detailed explanation of the matters giving rise to the qualified conclusion of the Independent Auditor on the 2026 interim consolidated financial statements as follows:

1. Regarding the outstanding confirmations for certain receivables from and payables to third parties:

- Auditor's opinion: As at 30 June 2026, the Company had receivables from and payables to certain third parties amounting to VND 22.83 billion and VND 41.71 billion, respectively. As of the date of issuance of the report, the Auditor had not received confirmations of the above balances, and the alternative review procedures performed did not provide sufficient appropriate audit evidence.

- Company's explanation: The receivables of VND 22.83 billion and payables of VND 41.71 billion presented in the interim consolidated financial statements include balances of the Parent Company and its member entities with subcontractors, material suppliers and construction partners. Due to the tight schedule for the semi-annual review and the fact that the counterparties are located in various provinces and cities and were in the process of circulating supporting documents or carrying out multi-level internal verification procedures, they were unable to return the confirmation letters before the issuance of the Review Report. All of these economic transactions are supported by valid contracts, invoices and acceptance records and have been fully recorded and properly reconciled in the Company's accounting records.

- Corrective measures and action plan: The Company's Board of Management has instructed the Accounting Department to urge the counterparties to promptly complete and sign the debt reconciliation records and submit them to the audit firm. At the same time, the Company will strengthen regular reconciliation of receivables and

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payables and accelerate the collection of due receivables to ensure that the balances are fully and accurately confirmed for the audit of the 2026 annual financial statements.

2. Regarding receivables from construction teams for amounts exceeding construction contract allocations:

- ***Auditor's opinion:*** As at 30 June 2026 and 01 January 2026, the Company recorded receivables from construction teams in respect of amounts exceeding construction contract allocations of VND 14.65 billion and VND 19.51 billion, respectively (Note 7). As of the date of issuance of the report, the construction teams had not confirmed the outstanding balances, and the Company had not provided sufficient appropriate supporting documents to substantiate the balances, their classification and presentation, or the assessment and recognition of allowance for doubtful debts..

- ***Company's explanation:*** These are receivables from construction teams operating under construction allocation arrangements. During the first six months of 2026, the Company took decisive measures to complete the acceptance of outstanding work volumes and internal settlement, thereby reducing the receivable balance from VND 19.51 billion at the beginning of the year to VND 14.65 billion as at 30 June 2026, representing a decrease of VND 4.86 billion.

- ***Corrective measures and action plan:*** The Company will take legal measures in accordance with the Company's regulations and applicable laws to recover the above outstanding receivables.

3. Regarding work-in-progress costs at the "Da Nang - Quang Ngai Expressway Project":

- ***Auditor's opinion:*** As at 01 January 2026 and 30 June 2026, the Company was monitoring work-in-progress costs relating to the "Da Nang - Quang Ngai Expressway Project", amounting to VND 4.12 billion at both dates (Note 10). The Auditor was unable to assess the impairment loss, if any, relating to these costs in order to determine whether any adjustment to the Inventories balance was required.

- ***Company's explanation:*** The work-in-progress costs of VND 4.12 billion accurately reflect the actual input costs incurred by the Company in the construction of the Da Nang - Quang Ngai Expressway Project. Currently, the entire project is in the process of review, negotiation and completion of procedures for approval of the final settlement of additional work volumes with the Investor. As the settlement and finalization process depends on the approval schedule of the competent authorities, as at the date of preparation of the interim financial statements, there was no final written conclusion available to serve as a basis for determining the specific financial outcome.

- ***Corrective measures and action plan:*** The Company is proactively assigning representatives to work directly with the Investor and relevant competent authorities to expedite the acceptance and final settlement of the completed project value. At the same time, the Company is reviewing all technical documentation to recognize the business results or recognize an allowance for inventory impairment in accordance with the prudence principle in the audited 2026 financial statements.

Song Da 2 Joint Stock Company undertakes that the explanations provided above are truthful and accurate and accepts full responsibility before the law for the information disclosed herein.

Respectfully reported./.

Recipients:
- As stated above;
- Board of Directors, Board of Supervisors (for reporting);
- Board of Management (for direction);
- Archived: Office, Finance & Accounting Department.

SONG DA 2 JOINT STOCK COMPANY

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