

Hanoi, April 8, 2026

To: Hanoi Stock Exchange

Song Da Investment, Construction and Urban Development Joint Stock Company (Stock code: SDU) is headquartered at: 19 Truc Khe Street, Lang Ward, Hanoi

On March 31, 2026, our company published the audited financial statements for 2025 and issued document **No. 03/CT-TCKT dated March 31, 2026**, regarding the explanation of the difference in business results before and after the audit of 2025, with the following content::

- **Consolidated Company Report:**

Profit fluctuations::

- Pre-audited after-tax profit for 2025 was VND 21,898,680,318 compared to audited after-tax profit for 2025 of VND 20,212,713,228.
- Audited after-tax profit for 2024 was VND 1,259,567,645 compared to audited after-tax profit for 2025 of VND 20,212,713,228.

- **Company Summary Report Section:**

Profit Changes:

- Pre-audited after-tax profit for 2025: VND 21,811,961,765 compared to audited after-tax profit for 2025: VND 29,471,769,314.
- Audited after-tax profit for 2024: VND 1,216,771,691 compared to audited after-tax profit for 2025: VND 29,471,769,314.

Today, Song Da Urban Development and Construction Investment Joint Stock Company hereby issues Official Letter No. 08-04/CT-TCKT to correct the figures in the Explanation of Differences in Business Results Before and After Auditing for 2025, replacing Official Letter No. 03/CT-TCKT dated March 31, 2026, to align with the Consolidated Financial Statements and the Parent Company's Aggregate Financial Statements after auditing for 2025, with the following content:

- **Consolidated Company Report:**

- Net profit after tax in 2025 before auditing was: VND 21,898,680,318 compared to net profit after tax in 2025 after auditing of: VND 23,020,332,689. The reason for the difference is that the auditing firm consolidated investments in subsidiaries.



- The audited after-tax profit for 2024 was VND 1,259,567,645 compared to the audited after-tax profit for 2025 of VND 23,202,332,689. The difference is due to the company's business activities this year, including renting houses and offices, managing building services, reconfirming the cost of goods sold for apartments and offices at the 26 Lieu Giai project, and making provisions for investments.

• **Company Summary Report:**

- The pre-audited after-tax profit for 2025 was VND 21,811,961,765 compared to the audited after-tax profit for 2025 of VND 32,187,068,619. The difference is due to the auditor's recommendation to reverse investment provisions, reduce business management expenses, and reduce the cost of goods sold for apartments.

- The audited after-tax profit for 2024 was VND 1,216,771,691 compared to the audited after-tax profit for 2025 of VND 32,187,068,619. The reason for the difference is that the auditing firm recommended reversing the investment provision, reducing business management expenses, and reducing the cost of goods sold for the apartments..

Best regards!

Recipient:

- As above;



TỔNG GIÁM ĐỐC
Trịnh Xuân Thủy

