

Digitally signed by CÔNG TY
CỔ PHẦN TỰ VẤN SÔNG ĐÀ
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Thanh Xuân, CN=CÔNG TY
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COMBINED FINANCIAL STATEMENT REPORT
As of 30 September 2026

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
CURRENT ASSETS	100		67.045.494.161	69.095.532.141
I. Cash and cash equivalents	110		5.793.503.150	10.750.861.844
1. Cash	111	VI.1	5.793.503.150	10.750.861.844
2. Cash equivalents	112			
II. Short-term financial investments	120		4.617.424.270	5.990.158.515
3. Held-to-maturity investments	123		4.617.424.270	5.990.158.515
III. Short-term receivables	130		28.223.008.335	35.771.079.644
1. Short-term trade receivables	131	VI.3	48.685.591.082	55.041.473.321
2. Short-term prepayments to suppliers	132		104.235.435	74.710.435
3. Short-term inter-company receivables	133			
5. Other short-term receivables	135	VI.4	9.104.018.852	9.760.388.746
6. Allowance for short-term doubtful debts (*)	136	VI.6	(29.670.837.034)	(29.105.492.858)
IV. Inventories	140		27.948.964.471	16.120.141.529
1. Inventories	141	VI.7	27.948.964.471	16.120.141.529
2. Allowance for inventories (*)	142		-	
V. Other current assets	160		462.593.935	463.290.609
1. Short-term allocation waiting cost	161	VI.14	152.291.388	153.214.649
2. Deductible VAT	162		310.302.547	310.075.960
B - NON-CURRENT ASSETS	200		25.549.060.891	23.705.746.404
I. Long-term receivables	210		17.674.462.027	14.935.248.286
1. Long-term trade receivables	211	VI.3	17.607.462.027	14.861.248.286
5. Other long-term receivables	215	VI.4	67.000.000	74.000.000
II. Fixed assets	220		5.235.049.985	5.821.173.020
1. Tangible fixed assets	221	VI.9	5.235.049.985	5.821.173.020
- Historical costs	222		19.351.111.758	20.132.724.617
- Accumulated depreciation (*)	223		(14.116.061.773)	(14.311.551.597)
IV. Long-term assets in process	240			
V. Long-term financial investments	260	VI.2	737.333.067	801.805.063
1. Investments in subsidiaries	261		1.837.000.000	1.837.000.000
3. Investments in other entities	263		2.950.134.564	2.950.134.564
4. Provisions for devaluation of long-term financial investments (*)	264		(4.049.801.497)	(3.985.329.501)
VI. Other non-current assets	270		1.902.215.812	2.147.520.035
1. Long-term allocation waiting cost	271	VI.14	1.902.215.812	2.147.520.035
TOTAL ASSETS (270 = 100 + 200)	270		92.594.555.052	92.801.278.545

LIABILITIES AND OWNER'S EQUITY	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		42.905.417.300	42.464.861.531
I. Current liabilities	310		37.909.844.713	37.369.288.944
1. Short-term trade payables	311	VI.17	1.139.361.526	1.782.493.002
2. Short-term advances from customers	312		18.486.879.821	19.295.140.601
3. Dividends, profits payables	313	VI.18	1.304.824.000	1.304.824.000
4. Taxes and other obligations to the State Budget	314	VI.19	459.141.509	520.333.137
5. Payables to employees	315		12.040.988.656	8.752.034.230
6. Short-term accrued expenses	316	VI.20	23.549.669	57.000.000
7. Short-term inter-company payables	317		-	-
10. Other short-term payables	320	VI.21	1.950.851.247	2.512.033.863
11. Short-term borrowings and financial leases	321	VI.16	1.483.796.018	2.377.877.844
13. Bonus and welfare funds	323		1.020.452.267	767.552.267
II. Long-term trade payables	330		4.995.572.587	5.095.572.587
1. Long-term trade payables	331	VI.17	2.843.222.587	2.943.222.587
8. Other long-term payables	338	VI.21	415.000.000	415.000.000
9. Long-term borrowings and financial leases	339		1.737.350.000	1.737.350.000
D - OWNER'S EQUITY	400		49.689.137.752	50.336.417.014
I. Owner's equity	410	VI.27	49.689.137.752	50.336.417.014
1. Capital	411		30.269.500.000	26.097.100.000
- Ordinary shares carrying voting rights	411a		30.269.500.000	26.097.100.000
4. Other sources of capital	414		8.502.618.712	8.502.618.712
5. Shares repurchased from oneself (*)	415		(620.000)	(620.000)
8. Investment and development funds	418		9.315.058.313	13.487.458.313
11. Retained earnings	420		1.602.580.727	2.249.859.989
- Retained earnings accumulated to the end of the previous period	420a		245.035.989	2.249.859.989
- Retained earnings of the current period	420b		1.357.544.738	
TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)	440		92.594.555.052	92.801.278.545

Prepared by



Pham Minh Thuan

Chief Accountant



Lê Minh Quyet

Approved, October 12th, 2026
General Director



Dinh Văn Duẩn

COMBINED INCOME STATEMENT*The 3rd quarter of 2026**Unit: VND*

	Items	Code	Note	Reporting period		Accumulated from the beginning of the year	
				Current year	Previous year	Current year	Previous year
1.	Revenue from sales of merchandises and services rendered	1		10.132.553.167	18.559.662.298	44.472.887.471	43.769.867.902
2.	Sales deductions	2			0		0
3.	Net revenue from sales of merchandises and services rendered	10	VII.1	10.132.553.167	18.559.662.298	44.472.887.471	43.769.867.902
4.	Costs of goods sold	11	VII.3	7.275.900.147	14.437.396.406	34.070.494.866	33.596.625.227
5.	Gross profit from sales of merchandises and services rendered	20		2.856.653.020	4.122.265.892	10.402.392.605	10.173.242.675
6.	Profit/loss from the sale and liquidation of investment properties.	21					
7.	Revenue from financing activity	22	VII.5	15.629.047	1.767.139	46.505.303	106.904.570
8.	Financial expenses	23	VII.6	96.684.992	123.265.565	285.795.878	409.508.896
	<i>In which: Borrowing costs</i>	24		68.791.512	90.587.322	219.969.362	261.967.060
9.	Selling expenses	25					
10.	General and administration expenses	26	VII.9	2.427.585.474	3.232.811.881	8.464.047.710	8.377.861.607
11.	Net profit from operating activity	30		348.011.601	767.955.585	1.699.054.320	1.492.776.742
	$\{30 = 20 + (21 - 22) - (25 + 26)\}$						
12.	Other income	31	VII.7	0	0	6.183.334	186.574.074
13.	Other expenses	32	VII.8	116.238	0	589.890	5.620.318
14.	Other profit/ (loss)	40		-116.238	0	5.593.444	180.953.756
15.	Total accounting profit before tax	50		347.895.363	767.955.585	1.704.647.764	1.673.730.498
16.	Current corporate income tax expense	51	VII.10	69.618.444	153.591.117	347.103.026	334.870.163
17.	Deferred corporate income tax expense	52					
18.	Profit after corporate income tax	60		278.276.919	614.364.468	1.357.544.738	1.338.860.335
19.	Earnings per share	70					
20.	Diluted earnings per share	71					

Approved, October 13th, 2026

Prepared by

Chief Accountant

General Director



Pham Minh Thuan



Lê Minh Quyet



Dinh Van Duan

COMBINED CASH FLOW STATEMENT

(Under indirect method)

From January 1, 2026 to September 30, 2026

ITEMS	Code	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
I. Cash flows from operating activities			
<i>Profit/ (loss) before tax</i>	01	1.704.647.764	905.774.913
<i>Adjustments</i>			
Depreciation of fixed assets and investment properties	02	1.009.615.628	517.611.513
Provisions and allowances	03	629.816.172	114.863.593
Gain/ loss from investing activities	05	(43.210.229)	(273.274.286)
Borrowing costs	06	219.969.362	171.379.738
Others	07		
<i>Operating profit/ (loss) before changes of working capital</i>	08	3.522.193.217	1.436.355.471
Increase, decrease of receivables	09	4.149.234.041	21.076.507
Increase, decrease of inventories	10	(11.828.822.942)	(7.776.274.447)
Increase, decrease of payables	11	1.225.830.879	4.518.257.359
Increase, decrease of cost waiting for allocation	12	246.227.484	(648.609.627)
Increase, decrease of trading securities	13	-	-
Borrowing costs have been paid.	14	(227.476.367)	(170.023.800)
Corporate income tax paid	15	(483.689.305)	(92.352.470)
Other cash inflows	16	-	-
Other cash outflows	17	(447.100.000)	(173.800.000)
<i>Net cash flows from operating activities</i>	20	(3.843.602.993)	(2.885.371.007)
II. Cash flows from investing activities			
Purchases and construction of fixed assets and other long-term assets	21	(423.492.593)	(400.400.000)
Proceeds from disposals of fixed assets and other long-term assets	22	43.220.371	96.388.889
Cash outflow for lending, buying debt instruments of other entities	23	(2.500.000.000)	-
Cash recovered from lending, selling debt instruments of other entities	24	3.875.867.011	-
Investments into other entities	25	-	-
Withdrawals of investments in other entities	26	-	-
Interest earned, dividends and profits received	27	88.965.856	64.205.504
<i>Net cash flows from investing activities</i>	30	1.084.560.645	(239.805.607)
III. Cash flows from financing activities			
Proceeds from borrowings	33	1.325.096.018	1.930.494.612
Repayment for loan principal	34	(2.219.177.844)	(2.091.791.437)
Payments for financial leased assets	35	-	-
Dividends and profits paid to the owners	36	(1.304.824.000)	(1.304.824.000)
<i>Net cash flows from financing activities</i>	40	(2.198.905.826)	(1.466.120.825)
<i>Net cash flows during the period</i>	50	(4.957.948.174)	(4.591.297.439)
Beginning cash and cash equivalents	60	10.750.861.844	8.136.596.720
Effects of fluctuations in foreign exchange rates	61	589.480	
<i>Effects of fluctuations in foreign exchange rates</i>	70	5.793.503.150	3.545.299.281

Approved, October 13th, 2026

Prepared by

Chief Accountant

General Director





Pham Minh Thuan

Le Minh Quyet

Dinh Văn Tuấn

NOTES TO THE COMBINED FINANCIAL STATEMENTS

The 3rd quarter of the fiscal year ends December 31, 2026

I. GENERAL INFORMATION

1. Form of ownership

Song Da Consulting Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Operating fields

The Company operates in the service sector.

3. Business activities

The principal business activities of the Company include architecture and related technical consultancy.

4. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

5. Structure of the Company

Subsidiary

The Company has a single subsidiary, Song Da Urban and Rural Development Joint Stock Company, located in Lai Xa Hamlet, Thanh Ha Commune, Hai Phong City. The principal business activities of this subsidiary include exploitation, treatment and supply of water.

As of the balance sheet date, the Company's proportion of capital contribution in this subsidiary was 73.48%, with the proportion of voting rights and beneficial interest equivalent to the proportion of capital contribution.

Affiliates that are not legal entities and use centralized accounting

Name	Address
Branch of Song Da Consulting JSC. – Construction Survey Enterprise	G9 Building, No. 495 Nguyen Trai Road, Thanh Liet Ward, Hanoi City, Vietnam
Branch of Song Da Consulting JSC. – Song Da Construction Testing Center	Area B, G10 Building, Thanh Liet Ward, Hanoi City, Vietnam

6. Statement on information comparability in the Financial Statements

The corresponding figures of the previous year are comparable to those of the current year.

7. Employees

As at 30 September 2026, there were 142 employees working for the Company (as at 1 January 2026: 164 employees).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company is from 1 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because payments and receipts of the Company are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting system

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprises Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC ("Circular 99") dated 27 October 2025, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Combined Financial Statements.

2. Statement on the compliance with the Accounting Standards and System

The Board of Management ensures the compliance with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Combined Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of preparation of the Financial Statements

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

The Company's affiliate has its own accounting sections and uses centralized accounting. The Combined Financial Statements of the whole company are prepared on the basis of combining the Financial Statements of the Company's affiliates. Inter-company transactions and balances are eliminated in preparing the Combined Financial Statements.

The Combined Financial Statements have been prepared in both Vietnamese and English, in which the Combined Financial Statements in Vietnamese are the official statutory financial statements of the Company. The Combined Financial Statements in English have been translated from the Vietnamese version. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

2. Cash

Cash includes cash on hand and demand deposits at banks.

3. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Company intends and is able to hold to maturity. Held-to-maturity investments of the Company only include term deposits at banks. Interest income from these term deposits at banks is recognized in the Income Statement on the accrual basis.

Investments in subsidiaries

Subsidiary is an entity that is controlled by the Company. Control is obtained when the Company achieves the ability to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Investment in subsidiary is initially recognized at costs, including the cost of purchase or capital contributions plus other directly attributable transaction costs. If the Company contributes capital by non-monetary assets, costs of the investment are recognized at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profits of the periods prior to the acquisition of the investment are deducted from the cost of such investment. Dividends and profits of the periods after the acquisition of such investment are

recorded in the Company's financial income. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for impairment of investment in subsidiary are made when the subsidiary suffer from losses, with the provision amount determined by the difference between owners' actual contributed capital and total owners' equity as of the balance sheet date multiplied (x) by the Company's rate of charter capital owning in the subsidiary. If the subsidiary is a parent company and has its own Consolidated Financial Statements, provisions for impairment loss will be made based on its Consolidated Financial Statements.

Increases/ (decreases) in provisions for impairment of investment in subsidiary to be recognized as of the balance sheet date are recorded in "Financial expenses".

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Company to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including cost of purchase or capital contributions plus other directly attributable transaction costs. Dividends and profits of the periods prior to the acquisition of investments are deducted from the cost of such investments. Dividends and profits of the periods after the acquisition of such investments are recorded in the Company's financial income. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or fair value of investments which is reliably measured, provisions are made based on the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provisions are made based on the losses suffered by investees, with the provision amount determined by the difference between owners' actual contributed capital and total owners' equity as of the balance sheet date multiplied (x) by the Company's rate of charter capital owning in these investees.

Increases/ (decreases) in provisions for impairment of investments in equity instruments of other entities to be recognized as of the balance sheet date are recorded in "Financial expenses".

4. Receivables

Receivables are recognized at the carrying amount less allowance for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt after being offset against liabilities (if any). The allowance rate is based on the estimated loss.

Increases/ (decreases) in allowance for doubtful debts to be recognized as of the balance sheet date are recorded in "General and administration expenses".

5. Inventories

Inventories are recognized at the lower of cost and net realizable value.

Costs of inventories for work in progress ("WIP") are determined as follows:

Ending balance of WIP = Beginning balance of WIP + Costs incurred during the year - Cost of sales during the year

In which: The cost of sales for the project is determined by multiplying the revenue recognized in the year by the project's fixed cost ratio.

Inventories are recorded in accordance with the perpetual inventory system.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for inventories is recognized for each construction project when their costs are higher than their net realizable value. Increases/ (decreases) in allowance for inventories to be recognized as of the balance sheet date are recorded in "Costs of sales".

6. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several accounting periods. These prepaid expenses are allocated over the period in which corresponding economic benefits are generated from these expenses, within 36 months.

7. Operating leased assets

A lease is classified as an operating lease if significant risks and rewards associated with the ownership belong to the lessor. The lease expenses are allocated to operating expenses using the straight-line method over the lease term, regardless of the method of lease payment.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation.

Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operating expenses during the year.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Class of fixed assets</u>	<u>Number of Years</u>
Buildings and structures	10 – 25
Machinery and equipment	5 – 10
Vehicles	6 – 10
Office equipment	3 – 5

9. Payables and accrued expenses

Payables and accrued expenses are recorded based on the amounts payable for merchandise and services already used. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses, and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of merchandise, services, or assets and the seller is an independent entity with the Company;

- Accrued expenses reflect expenses for merchandise, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operating expenses;
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of merchandise or rendering of services.

Payables and accrued expenses are classified into short-term and long-term ones in the Combined Balance Sheet based on the remaining terms as of the balance sheet date.

10. Owner's equity

Owner's contribution capital

Owner's contribution capital is recorded according to the actual amounts invested by the shareholders.

Other sources of capital

Other sources of capital are due to the supplementation from business profits, revaluation of assets and fair value of the assets gifted, granted or sponsored to the Company after deducting taxes payable (if any) related to these assets.

Treasury shares

When the Company reacquires its own equity instrument, purchasing costs including the expenses related to the transaction are recorded as treasury shares and shall be deducted from owner's equity. When treasury shares are re-issued, the difference between their re-issuance price and carrying value is recorded in share premiums.

11. Profit distribution

Profit after tax is distributed to the shareholders after appropriation to funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made in consideration of non-cash items in retained earnings that may affect cash flows and the ability to pay dividends such as gains from revaluation of assets invested in other entities, gains from revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

12. Recognition of revenue and income

Revenue from rendering of services

Revenue from rendering of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services rendered under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services rendered;
- The Company received or shall probably receive the economic benefits associated with the rendering of services;
- The stage of completion of the transaction at the end of reporting period can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion as of the balance sheet date.

Interest

Interest is recorded based on the term and the actual interest rate applied in each particular period.

Dividend income

Dividend income is recognized when the Company has the right to receive dividends from the investees. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

13. Construction contracts

A construction contract is written contract for the construction of an asset or combination of assets which are closely interrelated or interdependent in terms of their design, technology, function or basic use purposes.

When the outcome of the construction contracts is estimated reliably: For the construction contract stipulating that the contractor is paid based on the value of performed work volume, revenue and related costs are recognized in proportion to the work completed, as confirmed by the customer and reflected in the issued invoices.

Variation in amount of contract work done, compensation receivables and other receivables are recognized into revenue only when these are accepted by customers.

When the outcome of the construction contracts cannot be estimated reliably: Revenue is only recognized to the extent of contract costs incurred, where recovery is reasonably certain. Contract costs are recognized as expenses when they are incurred.

14. Borrowing costs

Borrowing costs are interest expenses and other costs that the Company directly incurs in connection with the borrowings.

Borrowing costs are recorded as expenses when incurred.

15. Expenses

Expenses are those that result in outflows of the Company's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

16. Corporate income tax

Corporate income tax only includes current income tax, which is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

VI. Additional information for items presented in the Financial Statements**1. Cash and cash equivalents**

	Ending balance	Beginning balance
Cash	143.918.568	45.984.156
Bank deposit	5.649.584.582	10.704.877.688
<i>BIDV Viet Nam - Ha Dong Branch</i>	<i>3.015.861.418</i>	<i>7.407.515.969</i>
<i>Vietinbank Thanh Xuan</i>	<i>2.447.052.535</i>	<i>3.209.783.180</i>
<i>Other banks</i>	<i>186.670.629</i>	<i>87.578.539</i>
Cash equivalents		
Total	5.793.503.150	10.750.861.844

2. Financial investments

	Quarter-end balance			Beginning balance		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
<i>Short-term financial investments</i>	<i>4.617.424.270</i>	<i>4.617.424.270</i>		<i>5.990.158.515</i>	<i>5.990.158.515</i>	
Deposit over 3 months	4.617.424.270	4.617.424.270		5.990.158.515	5.990.158.515	
<i>Long-term financial investments</i>	<i>4.787.134.564</i>	<i>737.333.067</i>	<i>(4.049.801.497)</i>	<i>4.787.134.564</i>	<i>801.805.063</i>	<i>(3.985.329.501)</i>
<i>Investments in subsidiaries</i>	<i>1.837.000.000</i>	<i>187.198.503</i>	<i>(1.649.801.497)</i>	<i>1.837.000.000</i>	<i>251.670.499</i>	<i>(1.585.329.501)</i>
Song Da Urban And Rural Development Joint Stock Company	1.837.000.000	187.198.503	(1.649.801.497)	1.837.000.000	251.670.499	(1.585.329.501)
<i>Investments in equity of other entities</i>	<i>2.950.134.564</i>	<i>550.134.564</i>	<i>(2.400.000.000)</i>	<i>2.950.134.564</i>	<i>550.134.564</i>	<i>(2.400.000.000)</i>
Phu Rieng - Karatie Rubber Joint Stock Company	2.400.000.000		(2.400.000.000)	2.400.000.000		(2.400.000.000)
Songda Investment and Trading Joint Stock Company	550.134.564	550.134.564		550.134.564	550.134.564	
Total	9.404.558.834	5.354.757.337	(4.049.801.497)	10.777.293.079	6.791.963.578	(3.985.329.501)

- The company is holding 183,700 shares, equivalent to 73.48% of authorized capital of Song Da Urban And Rural Development Joint Stock Company

- The company is holding 88,034 shares, accounting for 0.88% of authorized capital of Songda Investment And Trading Joint Stock Company

- The investment in Phu Rieng - Karatie Rubber Joint Stock Company is a trust investment through Song Da Corporation - JSC.

3. Accounts receivable from customers

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
a. Short-term accounts receivable	48.685.591.082	(24.610.237.869)	55.041.473.321	(24.044.893.693)
<i>Details of short-term customer receivables accounting for 10% or more of total short-term customer receivables</i>				
Song Da Corporation – JSC	4.746.882.646	(4.169.424.085)	4.746.882.646	(4.169.424.085)
Viet Lao Power JSC	5.605.812.092	(4.358.300.616)	5.605.812.092	(4.358.300.616)
Receivables from other customers	38.332.896.344	(16.082.513.168)	44.688.778.583	(15.517.168.992)

b. Long-term accounts receivable	17.607.462.027	14.861.248.286
<i>Details of short-term customer receivables accounting for 10% or more of total short-term customer receivables</i>		
Song Da Corporation – JSC	2.357.750.093	2.357.750.093
Song Da No. 5 JSC.	5.139.932.427	3.442.165.009
Receivables from other customers	10.109.779.507	6.937.502.355
Total	66.293.053.109 (24.610.237.869)	69.902.721.607 (24.044.893.693)

4. Other accounts receivable

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
<i>Short-term</i>	9.104.018.852	(5.060.599.165)	9.760.388.746	(5.060.599.165)
- Short-term mortgage and deposit	870.848.885		989.590.048	
- Advance	778.005.059		1.227.293.008	
- Employees receivable	57.018.069		81.505.643	
- Loan interest receivable from Viet Lao Power JSC	7.375.437.958	(5.060.599.165)	7.375.437.958	(5.060.599.165)
- Bank deposit interest			55.071.727	
- Other accounts receivable	22.708.881		31.490.362	
<i>Long-term</i>	67.000.000		74.000.000	
- Deposits and collateral				
- Other accounts receivable	67.000.000		74.000.000	
Total	9.171.018.852	(5.060.599.165)	9.834.388.746	(5.060.599.165)

6. Doubtful debts

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
<i>Details of short-term accounts receivable from customers that account for 10% or more of the total overdue accounts receivable.</i>				
- Song Da Corporation – JSC	4.305.328.507	(3.725.238.425)	4.305.328.507	(3.725.238.425)
- Song Da Urban And Rural Development JSC.	3.122.896.478	(3.122.896.478)	3.157.896.478	(3.157.896.478)
- Viet Lao Power Joint Stock Company	12.981.250.050	(9.418.899.781)	12.981.250.050	(9.418.899.781)
- Other entities	11.495.493.891	(13.403.802.350)	12.363.553.802	(12.803.458.174)
Total	31.904.968.926	(29.670.837.034)	32.808.028.837	(29.105.492.858)

7. Inventories

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Raw materials				
- Work in progress	27.948.964.471		16.120.141.529	
Total	27.948.964.471		16.120.141.529	

9. Increase or decrease in tangible fixed assets

Item	Houses and structures	Machinery and equipment	Means of transport	Management equipment, tools	Total
Historical cost					
Beginning balance	5.788.013.550	8.072.971.995	6.052.813.272	218.925.800	20.132.724.617
- Purchase during the period		423.492.593			423.492.593
- Other increases					
- Liquidation, disposal		1.205.105.452			1.205.105.452
Ending balance	5.788.013.550	7.291.359.136	6.052.813.272	218.925.800	19.351.111.758
Accumulated depreciation					
Beginning balance	5.788.013.550	4.900.435.957	3.404.176.290	218.925.800	14.311.551.597
- Depreciation during the period		601.116.482	408.499.146		1.009.615.628
- Liquidation, disposal		1.205.105.452			1.205.105.452
Ending balance	5.788.013.550	4.296.446.987	3.812.675.436	218.925.800	14.116.061.773
Residual value					
Beginning balance		3.172.536.038	2.648.636.982		5.821.173.020
At the end of the period		2.994.912.149	2.240.137.836		5.235.049.985

The remaining value of fixed assets used as collateral to secure a loan.

5.245.699.969 VND

Historical cost of fixed assets that have been fully depreciated but are still in use:

10.199.342.590 VND

14. Cost awaiting allocation

	Ending balance	Beginning balance
Short-term	152.291.388	153.214.649
- Instrument, tools	146.895.062	153.214.649
Long-term	1.902.215.812	2.147.520.035
- Cost awaiting allocation	1.580.200.849	1.763.765.779
- Instrument, tools	322.014.963	383.754.256
Total	2.054.507.200	2.300.734.684

16. Borrowings and financial leases liabilities

Khoản mục	Ending balance	During the period		Beginning balance
		Increase	Deincrease	
a) Short-term borrowing	1.483.796.018	1.325.096.018	2.219.177.844	2.377.877.844
a.1. Short-term bank loans				
Vietinbank Thanh Xuan	1.325.096.018	1.325.096.018	1.743.077.844	1.743.077.844
a.2. Long-term loans due for repayment				
Vietinbank Thanh Xuan	92.700.000		344.100.000	436.800.000
BIDV Viet Nam - Ha Dong Branch	66.000.000		132.000.000	198.000.000
b) Long-term	1.737.350.000			1.737.350.000
Vietinbank Thanh Xuan	1.004.850.000			1.004.850.000
BIDV Viet Nam - Ha Dong Branch	732.500.000			732.500.000

Total	3.221.146.018	1.325.096.018	2.219.177.844	4.115.227.844
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17. Accounts payable to sellers

	Ending balance	Beginning balance
Short-term accounts payable to sellers	1.139.361.526	1.782.493.002
Long-term accounts payable to sellers	2.843.222.587	2.943.222.587
Total	3.982.584.113	4.725.715.589

18. Dividends, profits payables

-Dividends payable for 2024

-Dividends payable for 2025

	Ending balance	Beginning balance
	1.304.824.000	1.304.824.000
Total	1.304.824.000	1.304.824.000

19. Taxes and other payables to the State budget

	Beginning balance	Amount payable during the period	Deducted amount/ other adjustments	Actually paid amount in the period	Ending balance
<i>Amount payable</i>	<i>520.333.137</i>	<i>1.361.791.336</i>		<i>1.422.982.964</i>	<i>459.141.509</i>
VAT on domestic sales	265.472.961	659.679.701		592.887.684	332.264.978
Corporate income tax	233.689.305	347.103.026		483.689.305	97.103.026
Personal income tax	21.170.871	318.732.797		333.059.614	6.844.054
Land tax, land rent		35.587.499		12.658.048	22.929.451
Foreign contractor tax					
Other taxes		688.313		688.313	
Total	520.333.137	1.361.791.336		1.422.982.964	459.141.509

20. Accrued expenses

	Ending balance	Beginning balance
<i>Short-term</i>	<i>23.549.669</i>	<i>57.000.000</i>
- Financial statement audit cost	4.560.000	57.000.000
-Other accrued expenses	18.989.669	
<i>Long-term</i>		
Total	23.549.669	57.000.000

21. Other accounts payable

	Ending balance	Beginning balance
<i>a) Short-term</i>	<i>1.950.851.247</i>	<i>2.512.033.863</i>
- Trade union fee	269.440.517	357.760.791

- Other accounts payable	1.681.410.730	2.154.273.072
b) Long-term	415.000.000	415.000.000
- Long-term collateral, deposit received	415.000.000	415.000.000
Total	2.365.851.247	2.927.033.863

27. Owner's equity

a) Table of changes in owner's equity

	Items attributable to owner's equity					Total
	Owner's investment capital	Other equity	Shares repurchased from oneself	Development and investment fund	Undistributed profit	
Beginning balance of previous year	26.097.100.000	8.502.618.712	(620.000)	13.487.458.313	2.065.066.434	50.151.623.459
- Profit of previous year					2.189.617.555	2.189.617.555
- Dividends					(1.304.824.000)	(1.304.824.000)
- Appropriation of funds					(700.000.000)	(700.000.000)
- Other increases						
- Other decrease						
Ending balance of previous year	26.097.100.000	8.502.618.712	(620.000)	13.487.458.313	2.249.859.989	50.336.417.014
Beginning balance of current year	26.097.100.000	8.502.618.712	(620.000)	13.487.458.313	2.249.859.989	50.336.417.014
- Profit in the period					1.357.544.738	1.357.544.738
- Other increases	4.172.400.000					4.172.400.000
- Dividends					(1.304.824.000)	(1.304.824.000)
- Appropriation of funds					(700.000.000)	(700.000.000)
- Other decrease				(4.172.400.000)		(4.172.400.000)
current year	30.269.500.000	8.502.618.712	(620.000)	9.315.058.313	1.602.580.727	49.689.137.752

b) Detailed investment capital of the owner

	Ending balance	Beginning balance
- Capital contribution of Song Da Corporation - JSC	15.440.760.000	13.311.000.000
- Capital contributions of other entities	14.828.740.000	12.786.100.000
Total	30.269.500.000	26.097.100.000

d) Stocks

	Ending balance	Beginning balance
- Number of shares registered for issuance	3.026.950	2.609.710
- Number of shares sold to the public	3.026.950	2.609.710
+ Ordinary shares	3.026.950	2.609.710
+ Preferred shares		
- Number of shares repurchased (treasury shares)	62	62

+ Ordinary shares	62	62
+ Preferred shares		
- Number of shares outstanding	3.026.888	2.609.648
+ Ordinary shares	3.026.888	2.609.648
+ Preferred shares		
* Value of shares outstanding: VND 10,000/share		

e) Enterprise's funds:

	Ending balance	Beginning balance
- Development investment fund;	9.315.058.313	13.487.458.313

VII. Additional information for items presented in the Income Statement

1. Revenue from sale of goods and provision of services

	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Revenue from sale of goods and provisor	44.472.887.471	43.769.867.902
Total	44.472.887.471	43.769.867.902

2. Revenue deductions

	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year

3. Cost of goods sold

	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Cost of goods and services sold	34.070.494.866	33.596.625.227
Total	34.070.494.866	33.596.625.227

4. Revenue from financing activities

	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Bank deposit interest	46.505.303	93.467.351
Total	46.505.303	106.904.570

5. Financial expenses

	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Bank loan interest	219.969.362	261.967.060
- Exchange rate difference	1.354.520	

- Provision for impairment of long-term investments	64.471.996	147.541.836
Total	285.795.878	409.508.896
6. Other income		
	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Profit from liquidation and disposal of fixed assets	6.183.334	186.574.074
- Other income		
Total	6.183.334	186.574.074
7. Other expense		
	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Late tax payment interest, tax arrears, and penalties	589.890	620.318
- Fixed Asset Disposal Costs		5.000.000
Total	589.890	5.620.318
8. Selling expense and general and administration expenses		
<i>a) General and administration expenses incurred during the period</i>		
	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Details of items accounting for at least 10% total general and administration expenses	5.514.711.030	5.434.360.731
+ <i>Employee expense</i>	5.514.711.030	5.434.360.731
- Other monetary expenses	2.949.336.680	2.943.500.876
Total	8.464.047.710	8.377.861.607
9. Production and business costs by factor		
	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
- Direct material cost;	9.921.683.914	7.703.463.130
- Direct labor cost;	27.011.503.882	26.447.338.113
- Machine cost	1.768.614.504	2.940.427.386
- Manufacturing overhead cost	7.197.515.508	9.379.650.281
- General and administration expenses	8.464.047.710	8.377.861.607
Total	54.363.365.518	54.848.740.517
10. Current corporate income tax expense		
	Accumulated from the beginning of the year to the end of the period	

	Current year	Previous year
- Corporate income tax expense calculated on current year taxable income	347.103.026	334.870.163
- Adjustment of corporate income tax expense in the previous years in to corporate income tax expense in the current year		
- Total current corporate income tax expense	347.103.026	334.870.163

VIII. Additional information for items presented in the Cash Flow Statement

	Accumulated from the beginning of the year to the end of the period	
	Current year	Previous year
1. Loan amount actually collected during the period		
- Proceeds from borrowing under conventional contracts	1.325.096.018	2.310.624.444
2. Principal amount actually paid during the period:		
- Principal paid under a conventional contract	2.219.177.844	2.200.991.437

IX. Other information

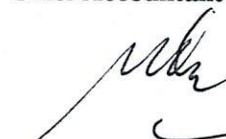
Approved, October 13th, 2026

Prepared by



Pham Minh Thuan

Chief Accountant



Le Minh Quyet

General Director



Dinh Văn Tuấn