SONG HONG CONSTRUCTION JOINT STOCK COMPANY

No: 274 / CT-TCKT

Re: Explanation of figures on the Separate Financial Statements for Q3 2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October 28, 2026

To: - Ha Noi Stock Exchange

Song Hong Construction Joint Stock Company (ICG) would like to provide an explanation for the fluctuation in Net Profit After Tax in the Separate Financial Statements for Q3/2026 compared to Q3/2025 as follows:

Net Profit After Corporate Income Tax in the Separate Income Statement for Q3/2026 recorded a profit of VND 25,455,408,510, whereas Q3/2025 recorded a net loss of VND 2,189,614,519. This variance is attributable to the following factors:

In the third quarter of 2026, the Company recognized substantial financial income, primarily attributable to cash dividends distributed by GreenTown Vietnam Joint Stock Company, with an approved 2026 dividend payout rate of 27.2% per share, equivalent to VND 27,200 per share.

In addition, the Company actively deployed idle cash balances generated from operating business activities and contract progress billings collected in connection with the Vinh Tuy project into short-term financial investments, contributing to the increase in financial income recognized during the period.

The Company's other ongoing investment and construction projects currently remain under active execution and are in the process of finalizing statutory legal procedures, and have not yet satisfied the criteria for revenue recognition in accordance with applicable accounting regulations.

We take full responsibility for the accurate disclosure of the information regarding the above figures.

Best regards!

Recipient:/
-As above
-Filed: Administrative rganization Department/Company

GENERAL DIRETOR

M.S.D.N: 0100107042 - C.T.C.P - CÔNG TY CỔ PHẦN XÂY DỰNG SÔNG HỒNG - Q. HAI BÀ TRƯNG - T.P HÀ NỘI

Pham Quynh Trang

INCOMEX GIÁ TRỊ BỀN VỮNG

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