SONG HONG CONSTRUCTION JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

3rd Quarter 2026

Cơ quan: Nguyễn Hồng Thái
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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ITEMS	Code	Note	30/09/2026	01/01/2026
A. SHORT-TERM ASSETS	**100**		**1.363.537.286.742**	**1.148.766.377.744**
I. Cash and cash equivalents	**110**	**V.01**	**66.500.674.704**	**516.287.266.691**
1. Cash	111		10.000.674.704	59.787.266.691
2. Cash equivalents	112		56.500.000.000	456.500.000.000
II. Short-term investments	**120**		**612.616.460.852**	**120.616.460.852**
1. Investments held to maturity	123	V.02b	612.616.460.852	120.616.460.852
III. Short-term receivables	**130**		**156.890.938.581**	**97.422.523.900**
1. Short-term trade receivables	131	V.03	5.491.707.841	5.096.507.841
2. Short-term advances to suppliers	132		111.218.219.375	13.522.699.703
3. Other short-term receivables	135	V.04	44.876.634.181	83.498.939.172
4. Provision for uncollectible short-term receivables	136	V.05	(4.695.622.816)	(4.695.622.816)
IV. Inventories	**140**		**515.203.595.923**	**410.021.163.516**
1. Inventories	141	V.06	515.203.595.923	410.021.163.516
V. Other current assets	**160**		**12.325.616.682**	**4.418.962.785**
1. Short-term prepaid expenses	161		1.258.750	12.587.500
2. Deductible VAT	162	V.15	2.539.979.881	16.932.871
2. Taxes and other receivables from the State	163	V.15	9.784.378.051	4.389.442.414
B. LONG-TERM ASSETS	**200**		**303.616.356.941**	**252.059.203.002**
II. Fixed assets	**220**		**45.083.810.940**	**45.574.128.698**
1. Tangible fixed assets	221	V.07	44.753.810.940	45.244.128.698
- Cost	*222*		*63.755.085.739*	*63.494.745.194*
- Accumulated depreciation	*223*		*(19.001.274.799)*	*(18.250.616.496)*
3. Intangible fixed assets	227	V.08	330.000.000	330.000.000
- Cost	*228*		*330.000.000*	*330.000.000*
- Accumulated depreciation	*229*		-	-
III. Non-current biological assets	**230**		**432.291.000**	**347.291.000**
3. Non-current seasonal and consumable crops	237	V.09	432.291.000	347.291.000
III. Investment property	**240**	**V.10**	**29.216.720.820**	**15.502.198.894**
- Cost	*241*		*32.899.342.540*	*18.342.532.540*
- Accumulated depreciation	*242*		*(3.682.621.720)*	*(2.840.333.646)*
III. Long-term assets in progress	**250**	**V.12**	**16.423.156.892**	**282.361.620**
2. Construction in progress	252		16.423.156.892	282.361.620
IV. Long- term investments	**260**		**134.144.513.266**	**134.142.973.093**
1. Investment in subsidiaries	261		0	0
2. Investments in joint-ventures, associates	262	V.02c1	470.775.303	469.235.130
3. Investments in equity of other entities	263	V.02c2	133.673.737.963	133.673.737.963
V. Other long- term assets	**270**		**78.315.864.023**	**56.210.249.697**
1. Long- term prepayments	271	V.11	78.315.864.023	56.210.249.697
TOTAL ASSETS(270=100+200)	**280**		**1.667.153.643.683**	**1.400.825.580.746**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026
(Continuous)

ITEMS	Code	Note	30/09/2026	01/01/2026
C. LIABILITIES	**300**		**1.329.183.844.494**	**1.042.747.828.173**
I. Short-term liabilities	**310**		**1.270.108.507.339**	**933.186.027.527**
1. Short-term trade payables	311	V.14	13.400.075.052	974.133.437
2. Short-term Advances from customers	312		990.193.407.081	554.106.251.152
3. Dividends and profits payable	313		728.027.926	553.559.801
4. Taxes and other payables to State	314	V.15	2.297.794.226	7.420.548.386
5. Payables to employees	315		709.570.513	395.362.248
9. Short-term deferred revenue	319	V.17	123.810.909	427.236.363
10. Other short-term payables	320	V.16	164.481.706.244	224.882.092.038
11. Short-term loans and finance lease liabilities	321	V.13a	93.235.840.000	144.286.068.714
13. Bonus and welfare fund	323		4.938.275.388	140.775.388
II. Long-term liabilities	**330**		**59.075.337.155**	**109.561.800.646**
1. Other long-term liabilities	338		630.900.800	615.480.800
2. Long-term loans and finance lease liabilities	339	V.13b	58.444.436.355	108.946.319.846
D. OWNER'S EQUITY	**400**	**V.18**	**337.969.799.189**	**358.077.752.573**
1. Contributed capital	411		200.000.000.000	200.000.000.000
- Ordinary shares with voting rights	411a		200.000.000.000	200.000.000.000
- Preference shares	411b		-	-
- Other			-	-
2. Share capital surplus	412		22.123.458.400	22.123.458.400
3. Treasury shares (*)	415		(22.127.942.200)	(22.127.942.200)
4. Development and investment funds	418		40.009.766.120	40.009.766.120
5. Undistributed profit after tax	420		37.910.125.677	58.679.419.697
- Undistributed post-tax profits accumulated by the end of the previous period	*420a*		*9.307.419.697*	*39.144.601.355*
- Undistributed profit after tax of current period	*420b*		*28.602.705.980*	*19.534.818.342*
6. Non-controlling interest	429		60.054.391.192	59.393.050.556
TOTAL RESOURCES(440=300+400)	**440**		**1.667.153.643.683**	**1.400.825.580.746**

Hanoi, Octobe 27, 2026

Prepared by	Chief Accountant	General Director
Nguyen Thi Ha Thu	Luong Thi Anh Phuong	Pham Quynh Trang

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

CONSOLIDATED INCOME STATEMENT

For period from 01/01/2026 to 30/09/2026

Unit: VND

Code	Items	Note	3rd Quarter		Cumulative from the beginning of the year to the end of this quarter	
			From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/06/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
01	Revenue from sale of goods and rendering of services	VII.1	1.779.426.091	1.633.477.453	5.352.397.362	4.793.216.178
02	Deductible items		-	-	-	-
10	**Net revenue from sale of goods and rendering of services**	VII.2	**1.779.426.091**	**1.633.477.453**	**5.352.397.362**	**4.793.216.178**
11	Cost of sales	VII.3	882.031.308	1.095.419.631	2.843.359.423	2.948.851.692
20	**Gross profit from sale of goods and rendering of services**		**897.394.783**	**538.057.822**	**2.509.037.939**	**1.844.364.486**
21	Gain/loss on disposal of investment properties					
22	Financial incomes	VII.4	29.684.013.688	9.525.302	39.260.378.456	410.768.482
23	Financial expenses	VII.5	-	477.971.507	1.177.219.708	1.418.328.494
24	*- In which: Interest expenses*		-	*477.971.507*	*1.177.219.708*	*1.418.328.494*
25	Selling expenses					
26	General Administrative expenses	VII.6	3.104.805.348	2.398.058.683	8.677.382.062	7.026.258.018
27	Profit (loss) in associates/joint ventures		1.540.173	1.168.142	1.540.173	1.168.142
30	**Net profit from operating activities**		**27.478.143.296**	**(2.327.278.924)**	**31.916.354.798**	**(6.188.285.402)**
31	Other income		-	5.639.611.037	578.559.162	5.696.611.037
32	Other expense		-	5.500.778.490	1.127.149.927	5.507.220.046
40	**Other profit (loss)**		-	**138.832.547**	**(548.590.765)**	**189.390.991**
50	**Total profit before tax**		**27.478.143.296**	**(2.188.446.377)**	**31.367.764.033**	**(5.998.894.411)**
51	Current corporate income tax expenses		1.172.373.786	-	2.103.717.417	48.798.684
60	**Profit after tax**		**26.305.769.510**	**(2.188.446.377)**	**29.264.046.616**	**(6.047.693.095)**
61	Net profit after tax of the parent company		26.020.090.799	(2.188.446.377)	28.602.705.980	(6.051.596.990)
62	Profit after tax contributable to Non-controlling interest		285.678.711	-	661.340.636	3.903.895

Hanoi, Octobe 27, 2026

Prepared by	Chief Accountant	General Director
Nguyen Thi Ha Thu	Luong Thi Anh Phuong	Pham Quynh Trang

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For period from 01/01/2026 to 30/09/2026

Unit: VND

ITEMS	Code	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. Cash flows from operating activities			
1. Profit before tax	01	*31.367.764.033*	*(5.998.894.411)*
2. Adjustment for		*(36.490.212.371)*	*4.155.118.861*
- Depreciation and amortisation	02	1.592.946.377	3.148.726.991
- Provisions	03	-	-
- Gain/loss from investment activities	05	(39.260.378.456)	(411.936.624)
- Interest expense	06	1.177.219.708	1.418.328.494
- Other adjustments	07	-	-
3. Profit from operating activities before changes in working capital	08	*(5.122.448.338)*	*(1.843.775.550)*
- Increase/Decrease in receivables	09	(61.993.001.864)	(19.150.236.879)
- Increase/Decrease in inventories	10	(105.182.432.407)	(117.082.497.253)
- Increase/Decrease in payables (excluding interest payables/ enterprise income tax payables)	11	382.933.572.603	168.440.461.033
- Increase/Decrease in prepaid expenses	12	(22.094.285.576)	(5.570.529.217)
- Interest expenses paid	14	-	-
- Corporate Income taxes paid	15	(9.085.284.964)	(448.472.254)
- Other expenses on operating activities	17	(152.500.000)	(1.705.020.000)
Net cash flows from operating activities	20	*179.303.619.454*	*22.639.929.880*
II. Cash flows from investing activities		-	-
1. Purchase of fixed assets and other long-term assets	21	*(31.042.945.817)*	-
2. Loans to other entities and purchase of debt instruments of ot	23	*(492.000.000.000)*	-
3. Investment returns from other entities	26	-	31.752.600
3. Interest, dividends and profit received	27	39.260.378.456	410.768.482
Net cash flows from investing activities	30	*(483.782.567.361)*	*442.521.082*
III. Cash flows from financing activities		-	-
1. Proceeds from short - term, long - term borrowings	33	39.486.260.396	103.119.553.887
2. Loan repayment	34	(141.038.372.601)	-
3. Dividends, profit paid to equity owners	36	(43.755.531.875)	-
Net cash flows from financing activities	40	*(145.307.644.080)*	*103.119.553.887*
Net decrease/increase in cash and cash equivalents	50	**(449.786.591.987)**	**126.202.004.849**
Cash and cash equivalents at beginning of the year	60	**516.287.266.691**	**36.453.937.250**
Cash and cash equivalents at end of the year	70	**66.500.674.704**	**162.655.942.099**

Hanoi, Octobe 27, 2026

Prepared by	Chief Accountant	General Director
Nguyen Thi Ha Thu	Luong Thi Anh Phuong	Pham Quynh Trang

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

3rd Quarter 2026

I. BACKGROUND

1. Forms of Ownership

Song Hong Construction Joint Stock Company is a joint stock company established under Decision No. 257/QĐ-BXD dated February 21, 2006, and Decision No. 747/QĐ-BXD dated May 9, 2006 (amending Decision 257/QĐ-BXD) by the Minister of Construction, as well as Business Registration Certificate No. 0100107042 dated April 17, 2006 (13th amendment on 14/08/2025) issued by the Department of Finance of Hanoi City

The charter capital of the Company, according to the Business Registration Certificate, is VND 200,000,000,000 (Two hundred billion VND).

The total number of employees of the Company As at 30 September 2026 is 29 people.

The Company's headquarters is located at 164 Lo Duc Street, Hai Ba Trung ward, Hanoi City

2. Business field

The company's business field is real estate

3. Business activities

Structural design of civil and industrial works; architectural design of interior and exterior layouts for civil and industrial projects.

General planning design; overall and detailed planning for urban areas and residential areas; design of grading, drainage systems, and internal roads for urban areas, residential areas, and industrial zones;

Design of urban, agricultural, and industrial electrical planning; electrical supply and lightning protection design for civil and industrial construction projects; supervision of construction works for civil and industrial projects; geotechnical surveys for construction projects;

Consultation on appraisal, evaluation, and planning of investment projects, technical specifications, construction drawings, and overall estimates for civil and industrial works, transportation, irrigation, urban infrastructure, and interior and exterior design; quality inspection of construction works and construction testing;

Construction of civil and industrial works, transportation, irrigation, technical infrastructure, underground works, electrical and telecommunications systems, and other technical projects, as well as finishing construction works;

Concrete drilling, demolition of construction works, relocation of houses; investment consulting (excluding tourism);

Investment in hotel and restaurant services. Food and beverage business. Travel agency and services for tourists (excluding nightclubs, bars, and karaoke rooms);

Investment in real estate business with ownership or leasing. Brokerage and auction of real estate (excluding land valuation consulting services);

Business in household, industrial, medical equipment, raw materials, coal, and fuels; production and trading of ceramic products, building materials, and steel;

Business in railway, road, and water transportation, along with activities supporting transport; renting transportation vehicles, renting construction or demolition equipment with operators;

Repair, installation, maintenance, maintenance, supply of spare parts for machinery and equipment serving industry, agriculture, traffic, transportation, mining, mechanics, irrigation, hydropower, automation;

Exploitation and processing of minerals, agricultural and forestry products, food, civil and industrial wooden furniture, exploitation of black metal ores for steel smelting, exploitation of stone, sand, gravel, clay and kaolin (except for minerals prohibited by the State);

Business in importing various goods, equipment, materials for construction, medical supplies, cultural items, sports equipment, agricultural and forestry products, food, alcoholic beverages, and carbonated drinks;

Real estate exchange; real estate valuation; real estate consulting; real estate advertising; property management;

Support activities for financial services: trust services, supervision based on fees and contracts.

4. The Company's normal business period

The Company's normal business period is 12 months.

The average production and business cycle of the industry or sector: 12 months.

5. Characteristics of the company's activities during the accounting period that affect the financial statements

During the accounting period, the company's activities did not have any significant characteristics affecting the individual financial statements. The company's operations were normal throughout all periods of the year.

6. Business structure

The Company's office is located at 164 Lo Duc, Hai Ba Trung ward, Hanoi city.

Total number of subsidiaries: 01 companies

- Number of consolidated subsidiaries: 01 company
- Number of unconsolidated subsidiaries: 0 company

	The list of consolidated subsidiaries	Rate of interest	Rate of voting rights
1.	SHF Joint Stock Company	98%	98%
	Address: 164 Lo Duc Street, Hai Ba Trung Ward, Hanoi City, Vietnam		
2.	Xuan La Tower Joint Stock Company	51%	51%
	Address: 137 Vo Chi Cong Street, Group 37, Cluster 5, Xuan Dinh Ward, Hanoi City, Vietnam		

Total number of associates: 01 companies

- Number of consolidated associates: 01 company
- Number of unconsolidated associates: 0 company

The list of consolidated associates	Rate of interest	Rate of voting rights
Song Hong Trading and Service development joint stock company	40%	40%
Address: Ground Floor, 24T Building, B4 Kim Lien Apartment Complex, Kim Lien Ward, Hanoi City, Vietnam		

7. The total number of employees of the Company As at 30 September 2026 is 29 people.

8. Statement regarding the comparability of information in financial statements:

The information and figures presented in the consolidated financial statements for the accounting period ended 30/09/2026 are comparable to those of the comparative period. The company has adjusted the opening balances to comply with the new regulations of Circular 99/2025/TT-BTC and Circular 43/2026/TT-BCT dated April 20, 2026 of the Ministry of Finance

9. Provide explanations of other information in the financial statements as required by relevant

The company operates in accordance with the Enterprise Law No. 59/2020/QH14 and its guiding documents. The equity structure and profit distribution are implemented in strict accordance with the Shareholders' General Meeting Resolution.

The company complies with the Securities Law regarding corporate governance and provides full and transparent periodic information disclosure.

The repurchased shares are monitored and managed in accordance with legal regulations on treasury shares.

All changes in capital and share transactions are reported in accordance with the procedures of the State Securities Commission.

II. ACCOUNTING PERIOD AND ACCOUNTING MONETARY UNIT

1. Accounting period

Annual accounting period commences from 1st January and ends on 31st December. For this accounting period, the Company prepares the Interim Financial Statements for period from 01/01/2026 to 30/09/2026

2. Accounting monetary unit

Monetary unit used in accounting is Viet Nam Dong (National symbol is "đ"; International symbol is "VND").

III. ACOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting System

The company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Minister of Finance. Simultaneously, the preparation and presentation of the company's consolidated financial statements are carried out in accordance with the provisions of Circular No. 202/2014/TT-BTC and the significant amendments and supplements in Circular No. 43/2026/TT-BTC dated April 20, 2026, of the Ministry of Finance.

2. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES

1. Principles for converting financial statements prepared in foreign currency to Vietnamese Dong.

The company uses Vietnamese Dong (VND) as its accounting currency and for presenting its financial statements. Therefore, the company does not convert the entire financial statement from another currency to Vietnamese Dong.

2. Exchange rates applied in accounting system

The Company which has transactions in foreign currencies performs accounting records and prepares financial statements in one consistent currency - VND. The conversion of foreign currencies into VND is based on:

- Actual transacted exchange rate;
- Accounting recorded exchange rate.

3. Principles for determining the effective interest rate (actual interest rate) used to discount cash flows

The effective interest rate (actual interest rate) is determined as follows:

- It is the lending interest rate of commercial banks that is commonly applied in the market at the time of the transaction;
- If the aforementioned lending interest rate of commercial banks cannot be determined, the effective interest rate is the rate at which the Company can borrow through the issuance of debt instruments that do not have the right to convert into shares (such as issuing non-convertible bonds or borrowing through ordinary promissory notes) under normal production and business conditions

4. Recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

The funds deposited by other enterprises and individuals as collateral or margin at the Company are managed and recorded as the Company's funds.

When arising transactions in foreign currencies, foreign currencies shall be converted into Vietnam dong under the principle: Debit transactions are applied with actual exchange rates; Credit transactions are applied with weighted average exchange rates in book.

At the time of preparing the financial statements in accordance with legal regulations, foreign currency balances are revalued based on the actual transaction exchange rate, which is the foreign currency buying rate of the commercial bank where the company regularly conducts transactions at the time of preparing the financial statements

5. Financial investment

a. Held-to-maturity investments

Includes term deposits in banks and loans held until maturity for the purpose of earning periodic interest

For investments held to maturity, if not already provision for bad debts in accordance with law and accounting assessing recoverability, accountants conduct reviews of the ability to recall. Where there is strong evidence suggesting that part or all of the investment may not be recoverable, the accountants shall record the periodical losses in financial expenses. In case of loss cannot be reliably determined, accountants conduct the accounting disclosures in financial statements about the recoverability of investments.

b. Loans receivables

Loans based on agreements between parties that are not traded in the market like securities. Depending on the contract, these loans may be repaid in a lump sum at maturity or gradually repaid in installments.

For loans, if a provision for doubtful debts has not been established according to legal regulations, the accountant assesses the recoverability. If there is clear evidence that part or all of the loan may not be recoverable, the accountant recognizes the losses as financial expenses for the period. If the amount of loss cannot be reliably determined, the accountant discloses the recoverability of the loan in the financial statements.

6. Receivables

The classification of receivables is done into customer receivables and other receivables based on the principle:
a. Receivables from customers include receivables of a commercial nature arising from buy-sell transactions, such as: receivables from sales of goods, provision of services, liquidation, and disposal of assets (fixed assets, financial investments) between the company and the buyer (an independent entity from the seller, including receivables between the parent company and subsidiaries, joint ventures, and associates). This receivable also includes amounts receivable from the sale of exported goods by the consignor through the consignee.

b. Other receivables include receivables that are non-commercial in nature and not related to buy-sell transactions, such as:

- Receivables that generate financial income, such as receivables for interest on loans, deposits, dividends, and profits distributed;
- Amounts paid on behalf of third parties that are entitled to reimbursement; receivables for export transactions collected on behalf of the consignor;
- Non-commercial receivables such as loans of assets, receivables for penalties, compensation, and missing assets pending resolution...

When preparing the financial statements, accountants classify receivables as long-term or short-term based on their remaining terms. The receivable items in the balance sheet may include amounts reflected in accounts other than receivables, such as: loans reflected in account 1283; deposits or guarantees reflected in account 244; and advances reflected in account 141...

Receivables in foreign currencies need to be re-evaluated at the end of the year when preparing financial statements. Actual transacted exchange rate when re-evaluating receivables in foreign currencies at the time of preparing financial statements is the published exchange rate of the commercial bank with which the Company often have transactions (selected by the Company when transacts with receivable subject).
Provision for doubtful receivables is established for each receivable deemed difficult to collect, based on regulations regarding the aging of overdue debts and the estimated level of potential losses.
The identification of necessary provision for doubtful debts is based on the items that are classified as short-term, long-term receivables on Balance Sheet. Provision for doubtful debts is made for each one based on the age of overdue debts or the estimated losses that may occur.

7. Inventory

a. Principles of recognizing inventories

Inventories of the company are assets purchased for production or for sale during the normal production and business cycle. For work-in-progress, if the production and turnover time exceeds a normal business cycle, it should not be presented as inventory on the balance sheet but classified as a long-term asset.

Types of products, goods, materials, assets held in custody, consigned goods, entrusted import-export, and processing items that are not owned or controlled by the company should not be recognized as inventory.

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The costs of inventories comprise the purchase price, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

b. Method of calculating inventories

The method for determining the value of work-in-progress: the costs of unfinished production are accumulated based on the actual expenses incurred for each stage of production.

c. Method of accounting inventories

Inventory is recorded by perpetual.

d. Method of setting up provision for devaluation of inventories

Provisions for devaluation of inventories made at the end of the year are the excess of original cost of inventory over their net realizable value.

8. Fixed assets and depreciation of fixed assets

Fixed assets (tangible and intangible) are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Finance lease assets are recorded at their original cost based on fair value or the present value of minimum lease payments (excluding VAT) and any directly attributable initial costs related to the finance lease asset. During use, finance lease assets are recorded at original cost, accumulated depreciation, and remaining value.

Depreciation is calculated using the straight-line method. The estimated depreciation periods are as follows:

- Buildings	08 - 20 years
- Machine, equipment	05 - 08 years
- Transportation equipment	05 - 08 years
- Office equipment and furniture	03 -05 years

9. Accounting policies for biological assets

Biological assets are initially recognized at cost. The cost includes the purchase price and any other directly attributable costs of bringing the assets to their intended condition for use or harvest.

10. Accounting policies for Business Cooperation Contracts

Revenue and expenses related to BCCs are recognized based on the substance of the transaction (revenue sharing, product sharing, or after-tax profit sharing) in accordance with the specific terms of each contract.

11. Accounting policies for prepaid expenses

Prepaid expenses comprise costs actually incurred that are related to the business operating results of multiple accounting periods.For tools and supplies: These are amortized based on their estimated useful lives, but for a period not exceeding 3 years.For other long-term prepaid expenses: These are amortized over the period in which the economic benefits are expected to be generated for the Company (consistent with the project duration or the lease term).

12. Prepaid expenses

Prepaid expenses related to the production and business costs of a financial year or a business cycle are recorded as short-term prepaid expenses and are charged to production and business costs within that financial year. Expenses incurred in the financial year but related to the operational results of multiple accounting periods are recorded as long-term prepaid expenses to be gradually allocated to business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature of those expenses to select a reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

13. Payables

The classification of payables is done according to the following principles:

a. Trade payables include amounts owed to sellers arising from transactions for the purchase of goods, services, or assets, and the seller (who is independent of the buyer, including amounts owed between parent and subsidiary companies, joint ventures, and affiliates). This payable also includes amounts due upon import through a trustee (in consignment import transactions).

b. Other payables include non-commercial payables not related to the purchase, sale, or provision of goods and services:

- Payables related to financial costs, such as interest payable, dividends and profits payable, and investment operation costs payable;
- Payables due to third-party payments; amounts received by trustees from related parties for payment as directed in import-export consignment transactions;
- Non-commercial payables such as those arising from borrowed assets, penalties, compensation, unprocessed surplus assets, and social insurance, health insurance, unemployment insurance, and trade union fees payable...

When preparing financial statements, accountants classify payables as long-term or short-term based on the remaining term. When there is evidence indicating that a loss is likely to occur, accountants immediately recognize a payable based on the principle of prudence.

Payables in foreign currencies need to be re-evaluated at the year end when preparing financial statements. Actual transacted exchange rate when re-evaluating payables in foreign currencies at the time of preparing financial statements is the published exchange rate of the commercial bank with which the Company often have transactions (selected by the Company when transacting with payable subjects).

14. Recognization of borrowings

Borrowings whose maturity time is over 12 months from the date of financial statements are presented as long-term borrowings and financial lease liabilities. Borrowings whose maturity time is within 12 months from the date of financial statements are presented as short-term borrowings and financial lease liabilities to prepare settlement plan.

Borrowing costs directly related to the loan (beyond interest payable), such as evaluation, audit, and loan documentation costs, are recorded as financial expenses. If these costs arise from loans specifically for investment, construction, or the production of work-in-progress, they can be capitalized.

When preparing financial statements, the balances of foreign currency loans are re-evaluated based on the actual exchange rates at the time of preparing the financial statements. Any exchange rate differences arising from payments and end-of-period re-evaluations of foreign currency loans are recorded as revenue or financial operating expenses.

15. Recognization and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in SAV No. 16 "Borrowing costs".

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset that takes more than 12 months to put into use under certified purposes or for sale should be included (capitalized) in the cost of that asset, including interest on borrowings, amortization of discounts or premiums relating to issuing bonds and ancillary costs incurred in connection with the arrangement of borrowings.

For loans specifically for the construction of fixed assets or investment properties, interest costs can be capitalized even when the construction period is less than 12 months.

16. Accrued expenses

Payables for goods and services that are already received from suppliers or already supplied to buyers in the reported period but not actually paid due to shortage of bills or accounting files and documents are recognized as operating expenses of the reported period.
Recognizing accrued expenses into operating expenses in the period needs to be performed according to the matching principle between revenues and expenses incurred in the period.
Accrued expenses shall be balanced with actual incurred expenses. The difference between accrued and actual expenses shall be reversed.

17. Owner's equity

a. Principles of recognizing owner's equity

Owner's equity is stated at actually contributed capital of owners.

b. Recognition Undistributed profit

Profit after tax retained is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous years. The profit is available for appropriation to investors after approval by Board of Management and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

18. Revenue

a. Sale of goods
Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The entity has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The entity retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that The economic benefits associated with the transaction will flow to the entity;
- The cost incurred or to be incurred in respect of the transaction can be measured reliable.

b. Rendering of services

When the outcome of a transaction involving the rendering of services can be estimated reliable, revenue associate with the transaction shall be recognised by reference to the stage of completion of the transaction at the end of reporting period. The outcome of a transaction can be estimated reliable when all the following conditions are satisfied:

- The amount of the revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The stage of the completion of the transaction at the end of the reporting period can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliable.

The stage of the completion of the transaction may be determined by surveys of work completed methods.

c. Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The amount of the revenue can be measured reliably.

Dividends shall be recognised when the shareholder's right to receive payment is established.

d. Other revenues
Recognization of other revenues beside the entity's business activities includes:

- Revenue from liquidation of fixed assets;
- Income from the sale and leaseback of assets;
- Taxes payable upon the sale of goods and provision of services that are later reduced or refunded (such as refundable export taxes, reduced VAT, special consumption tax, and environmental protection tax)
- Revenue from the third party's compensation for a loss of property (e.g. insurance compensation, compensation for relocating business office and other similar revenues);

- Revenue from fines paid by customers for breaching contracts;
- Other revenues than those listed above.

19. Deductibles from revenue

Deductibles adjusted to revenues from sale of goods and rendering of services arising in the period include: Sale discounts, sale rebates and sale returns.

In case that products, goods and services have already been consumed since the previous period, but until the subsequent period, sale discounts, sale rebates or sale returns incur, then the Company recognizes deductibles from revenue according to

- If products, goods and services have already been consumed since the previous period and need to be discounted, rebated, returned in the subsequent period but before the time of issuing financial statements, accountants recognize it as an event that needs to be adjusted arising after the date of Balance Sheet and deduct revenues of the period's financial statements (the previous period).
- In case that products, goods and services need to be discounted, rebated, returned after the time of issuing financial statements, the entity needs to deduct revenues of the arising period (the subsequent period).

20. Cost of goods sold

Reflecting the cost value of products, goods and services sold in the period.

The provision for devaluation of inventories is included in the cost of goods sold on the basis of the number of inventories and the difference between the net realizable value is less than the cost of inventories.

As for the value of inventory shrinkage and loss, accountants immediately count towards cost of goods sold (after deducting the compensation, if any).

As for the cost of direct materials consumed in excess of normal level, labour cost, fixed general operation unallocated to the value of products stocked, accountants immediately count them towards in cost of goods sold (after deducting the compensation, if any) even if the products and goods have not been determined to be consumed.

Import duties, special consumption taxes and environmental protection taxes have been included in the value of purchased goods, and when the goods are sold, those taxes are refunded, the decrease of the cost of goods sold is recorded.

As for costs of goods sold unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

21. Financial expenses

Reflecting financial expenses including expenses or losses related to financial investment activities, expenses of lending and borrowing equity, expenses of contributing in joint ventures, associates, losses of transferring short-term securities, expenses of selling securities transactions; Provision for devaluation of trading securities, provision for loss of investments in other entities, losses of selling foreign currencies, losses of exchange rate...

As for financial expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

22. Selling expenses and administrative expenses

Expenses recognized as selling expenses include: Expenses actually arising in process of selling products, goods and rendering services including expenses for offering, introducing, advertising products, sale commissions, expenses for products' warranty, storage, packing, transporting, ...

Expenses recognized as administrative expenses include: Expenses for administrative labour (salaries, wages, allowances,...); social insurance, health insurance, union fund, unemployment insurance of administrative staffs; expenses of office commodities, working tools, depreciation of fixed assets used for administration; land rent, excise; provision for doubtful receivables; outside purchasing costs (electricity, water, telephone, fax, asset insurance, fire insurance...); other costs in cash (guest receptions, customer conferences...).

As for selling expenses and administrative expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

23. Principles and methods of recognizing current corporate income tax

Current corporate income tax expense is the amount of corporate income tax payable counted on taxable income in the period and prevailing tax rate. Currently, the company is applying a corporate income tax rate of 20%.

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

24. Other accounting principles and methods

Related parties

Enterprises and individuals that directly or indirectly through one or more intermediaries, have control on or are under control of the Company, or are under common control with the Company, including parent companies, subsidiaries and associates are related parties. Associates and individuals that directly or indirectly hold voting right of the Company and have a significant impact on the Company, key management personnel including Board of Directors and employees of the Company, closed family members of these individuals or these associates or companies associated with these individuals are also considered as related parties.

In considering each relationship of related parties, it is necessary to pay attention to the nature of the relationship, not only its legal form.

25. Principles and methods of recognizing current corporate income tax

The Company's consolidated financial statements are prepared on the basis of consolidating the Company's separate financial statements and the financial statements of its controlled subsidiaries (subsidiaries) prepared in accordance with regulations. Control is achieved when the Company is able to control the financial and operational policies of its invested companies in order to obtain benefits from their operations.

Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.

Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.

Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.

Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of comprehensive income.

V. DESCRIPTIVE INFORMATION IN ADDITION TO ITEMS PRESENTED IN THE BALANCE SHEET

1 . Cash and cash equivalents

Unit: VND

	30/09/2026	01/01/2026
Cash in hand	746.914.104	747.486.392
Cash at banks	9.253.760.600	59.039.780.299
Cash equivalents (*)	56.500.000.000	456.500.000.000
Total	**66.500.674.704**	**516.287.266.691**

(*) Include:

	30/09/2026	01/01/2026
BIDV Bank - Hanoi Branch (deposit of Song Hong construction joint stock company)	45.000.000.000	440.000.000.000
TienPhong Commercial Joint Stock Bank (deposit of SHF joint stock company)	11.500.000.000	16.500.000.000
Total	**56.500.000.000**	**456.500.000.000**

2 . Short-term investments

	30/09/2026		01/01/2026	
	Original cost	Book value	Original cost	Book value
2b Investments held to maturity (term deposits with terms of more than 3 months and not more than 12 months) (*)	612.616.460.852	612.616.460.852	120.616.460.852	120.616.460.852
Total	**612.616.460.852**	**612.616.460.852**	**120.616.460.852**	**120.616.460.852**

(*) Include:

	30/09/2026	01/01/2026
BIDV Bank - Hanoi Branch	320.816.460.852	816.460.852
TienPhong Commercial Joint Stock Bank	172.000.000.000	
Lai hanh Phương Trang	119.800.000.000	119.800.000.000
Total	**612.616.460.852**	**120.616.460.852**

2c1 . Investments in joint-ventures, associates

	30/09/2026			01/01/2026		
	Original cost	Provisions	Value recorded under the equity method	Original cost	Provisions	Value recorded under the equity method
- Investments in joint-ventures, associates	**470.775.303**	**-**	**470.775.303**	**469.235.130**	**-**	**469.235.130**
Song Hong Trading and Service development joint stock company (2)	470.775.303	-	470.775.303	469.235.130	-	469.235.130
Total	**470.775.303**	**-**	**470.775.303**	**469.235.130**	**-**	**469.235.130**

2c2 . Investments in equity of other entities

	30/09/2026			01/01/2026		
	Original cost	Provisions	Fair value (*)	Original cost	Provisions	Fair value (*)
Investments in equity of other entities						
Incomex Consulting Joint Stock Company	900.000.000	-	-	900.000.000	-	-
Van Khoi Thanh Corporation	3.000.000.000	-	-	3.000.000.000	-	-
Green Town Viet Nam Joint Stock Company (3)	97.710.000.000	-	-	97.710.000.000	-	-
Morningstar Trading and Manufacture Joint stock company (1)	32.063.737.963	-	-	32.063.737.963	-	-
Total	**133.673.737.963**	-	-	**133.673.737.963**	-	-

(1) As of 30/09/2026 , Sao Mai Production and Trading Joint Stock Company's contributed capital is 480 billion, of which Song Hong Construction Joint Stock Company owns 5,46% of capital with a total investment cost of 32,063,737,963 VND

The charter capital of Song Hong Service and Trade Development Joint Stock Company is 1 billion VND. Of which: Song Hong Construction Joint Stock Company owns 40%. The main activities of Song Hong Service and Trade Development Joint Stock Company are trade and services.

(3) As of 30/09/2026 , the charter capital of Green Town Vietnam Joint Stock Company is VND 1,329,500,000,000. Of which: Song Hong Construction Joint Stock Company owns 7.35%.

(*) The Company has not determined the reasonable value of this financial investment to explain in financial statements because there is no market price listed for these financial instruments, and the vietnamese accounting regime and the vietnamese enterprise accounting regime have no guidance on the reasonable value of the use of valuation techniques. The reasonable value of these financial instruments may differ from the value of the book.

3 . Trade receivables

	30/09/2026	01/01/2026
Multi-Purpose Performance Hall Project	2.539.424.000	2.539.424.000
Central Organizing Committee Project	1.130.471.101	1.130.471.101
Others	1.821.812.740	1.426.612.740
Total	**5.491.707.841**	**5.096.507.841**

4 . Other receivables

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
Other receivables	9.184.251.007	-	47.277.736.911	-
Advances	444.419.157	-	589.562.150	-
Other payables (debt balance)	35.247.964.017	-	35.631.640.111	-
- Other	*35.247.964.017*	-	*35.631.640.111*	-
Total	**44.876.634.181**	-	**83.498.939.172**	-

5 . Bad debt

	30/09/2026		01/01/2026	
	Original value	Recoverable amount	Original value	Recoverable amount
- Total value of overdue receivables	4.695.622.816	-	4.695.622.816	-
+Song Hong Technical Infrastructure Construction Joint Stock Company	*1.000.000.000*	-	*1.000.000.000*	-
+ Multi-purpose performance house building Body	*2.539.424.000*	-	*2.539.424.000*	-
+ Multi-purpose performance house building with foundation leveling	*25.727.715*	-	*25.727.715*	-
+ Works of the Central Organizing Committee	*1.130.471.101*	-	*1.130.471.101*	-
Total	**4.695.622.816**	-	**4.695.622.816**	-

6 . Inventory

	30/09/2026		01/01/2026	
	Original value	Provision	Original value	Provision
Work in progress	515.203.595.923	-	410.021.163.516	-
Total	**515.203.595.923**	-	**410.021.163.516**	-

Value of stagnant, poor, degraded inventory that cannot be sold As at 30 September 2026: 0 VND

Amount of inventories pledged for payable debts As at 30 September 2026: 0 VND

7 . Increase/ decrease in tangible fixed assets

Item	Buildings & architectures	Machinery, Equipment	Mean of Transportation	Management tools	Total
Cost					
Opening balance	47.338.038.090	-	14.314.076.501	1.842.630.603	63.494.745.194
Increased in this period	-	-	9.858.544.000	-	9.858.544.000
- *Purchase*	-	-	9.858.544.000	-	9.858.544.000
Decrease in this period	-	-	9.598.203.455	-	9.598.203.455
Liquidating, disposed	-	-	9.598.203.455	-	9.598.203.455
Closing balance	**47.338.038.090**	-	**14.574.417.046**	**1.842.630.603**	**63.755.085.739**
Accumulated depreciation					
Opening balance	13.439.089.116	-	3.050.982.289	1.760.545.091	18.250.616.496
Increased in this period	1.196.482.087	-	1.548.132.414	21.532.924	2.766.147.425
Depreciation in this period	1.196.482.087	-	*1.548.132.414*	*21.532.924*	*2.766.147.425*
Decrease in this period	-	-	2.015.489.122	-	2.015.489.122
Liquidating, disposed	-	-	2.015.489.122	-	2.015.489.122
Closing balance	**14.635.571.203**	-	**2.583.625.581**	**1.782.078.015**	**19.001.274.799**
Net carrying amount					
At opening day	**33.898.948.974**	-	**11.263.094.212**	**82.085.512**	**45.244.128.698**
At closing day	**32.702.466.887**	-	**11.990.791.465**	**60.552.588**	**44.753.810.940**

In which:

Cost of fully depreciated tangible fixed assets but still in use: 2.904.376.239

8 . Increase/ decrease in intangible fixed assets

Items	Auction winning car license plate	Total
Cost		
Opening balance	330.000.000	330.000.000
Increased in this period	-	-
Decrease in this period	-	-
Closing balance	330.000.000	330.000.000
Accumulated depreciation		
Opening balance	-	-
Closing balance	-	-
Net carrying amount		
At opening day	330.000.000	330.000.000
At closing day	330.000.000	330.000.000

9 . Tăng, giảm tài sản sinh học dài hạn

Items	30/09/2026	Increased in this period	Decrease in this period	01/01/2026
Non-current consumable crops				
Cost	**432.291.000**	**85.000.000**	-	**347.291.000**
+ Caribbean Pine plantation	*254.918.440*	*50.123.799*	-	*204.794.641*
+ Madagascar Almond trees	*82.679.205*	*16.256.948*	-	*66.422.257*
+ Burma Padauk trees	*94.693.355*	*18.619.253*	-	*76.074.102*
+ Purple Trumpet Tree	-	-	-	-
II Accumulated amortisation	-	-	-	-
+ Caribbean Pine plantation	-	-	-	-
+ Madagascar Almond trees	-	-	-	-
+ Burma Padauk trees	-	-	-	-
+ Purple Trumpet Tree	-	-	-	-
Net carrying amount	**432.291.000**	**85.000.000**	-	**347.291.000**
+ Caribbean Pine plantation	*254.918.440*	*50.123.799*	-	*204.794.641*
+ Madagascar Almond trees	*82.679.205*	*16.256.948*	-	*66.422.257*
+ Burma Padauk trees	*94.693.355*	*18.619.253*	-	*76.074.102*

10 . Investment properties

Items	01/01/2026	Increased in this period	Decrease in this period	30/09/2026
Investment property for rent				
Cost	**18.342.532.540**	**14.556.810.000**	-	**32.899.342.540**
- House	14.770.123.152	13.802.538.631	-	28.572.661.783
+ Floor G1, Building D1 Vinh Tuy	*9.591.206.632*	-	-	*9.591.206.632*
+ Floor G2,3, building D1 Vinh Tuy	*5.178.916.520*	-	-	*5.178.916.520*
'+ Floor G1, Building D1 Vinh Tuy (KD3)				
- Land use rights	3.572.409.388	754.271.369	-	4.326.680.757
+ Floor G1, Building D1 Vinh Tuy	*2.331.519.989*	*754.271.369*	-	*3.085.791.358*
+ Floor G2,3, building D1 Vinh Tuy	*1.240.889.399*	-	-	*1.240.889.399*
Accumulated depreciation	**2.840.333.646**	**842.288.074**	-	**3.682.621.720**
- House	2.840.333.646	842.288.074	-	3.682.621.720
+ Floor G1, Building D1 Vinh Tuy	*1.841.889.569*	*456.390.031*	-	*2.298.279.600*
+ Floor G2,3, building D1 Vinh Tuy	*998.444.077*	*154.832.312*	-	*1.153.276.389*
'+ Floor G1, Building D1 Vinh Tuy (KD3)				

	01/01/2026	Increased in this period	Decrease in this period	30/09/2026
Net carrying amount	**15.502.198.894**	**12.960.250.557**	-	**29.216.720.820**
- House	11.929.789.506	12.960.250.557	-	24.890.040.063
+ Floor G1, Building D1 Vinh Tuy	*7.749.317.063*	*(456.390.031)*	-	*7.292.927.032*
+ Floor G2,3, building D1 Vinh Tuy	*4.180.472.443*	*(154.832.312)*	-	*4.025.640.131*
'+ Floor G1, Building D1 Vinh Tuy (KD3)				
- Land use rights	3.572.409.388	-	-	4.326.680.757
+ Floor G1, Building D1 Vinh Tuy	*2.331.519.989*	-	-	*3.085.791.358*
+ Floor G2,3, building D1 Vinh Tuy	*1.240.889.399*	-	-	*1.240.889.399*

In which: Cost of investment real estate in the period is adjusted according to tax inspection report

11 . Pending costs

	30/09/2026	01/01/2026
b, Long-term		
Instruments and tools	*5.167.826.920*	*1.283.064.467*
Deferred selling expenses	*73.148.037.103*	*54.927.185.230*
Total	**78.315.864.023**	**56.210.249.697**

12 . Long-term assets in progress

	30/09/2026	01/01/2026
Fixed asset purchase costs	***16.140.795.272***	
Construction in progress	***282.361.620***	***282.361.620***
Ha Dong Project	*39.831.769*	*39.831.769*
Kim Lien Project Phase II	*204.713.273*	*204.713.273*
Dong Anh Project	*17.834.760*	*17.834.760*
	0	*0*
Giai Phong Project	*19.981.818*	*19.981.818*
Total	**16.423.156.892**	**282.361.620**

13 . Loans and finance lease liabilities

	30/09/2026	Increase	Decrease	01/01/2026
13.a Short-term borrowings	**93.235.840.000**	-	**51.050.228.714**	**144.286.068.714**
a, Long-term loans	93.235.840.000	-	51.050.228.714	*122.236.068.714*
Toyota Vietnam Financial Services Co., Ltd.	-	-	4.374.000.000	*4.374.000.000*
Joint Stock Commercial Bank For Investment And Development Of Vietnam - Hanoi Branch (**)	-	-	24.626.228.714	*24.626.228.714*
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (****)	93.235.840.000	-	-	*93.235.840.000*
BIM Land Joint stock company (*)	-	-	22.050.000.000	*22.050.000.000*

	30/09/2026	Increase	Decrease	01/01/2026
13.b Long-term borrowings	**58.444.436.355**	**61.536.260.396**	**112.038.143.887**	**108.946.319.846**
BIM Land Joint stock company (*)	-	*22.050.000.000*	*22.050.000.000*	-
Joint Stock Commercial Bank For Investment And Development Of Vietnam - Hanoi Branch (**)	-	-	*89.988.143.887*	*89.988.143.887*
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (****)	*58.444.436.355*	*39.486.260.396*	-	*18.958.175.959*

(*) Loan contract between BIM Land Joint Stock Company and Song Hong Construction Joint Stock Company No. 2022/HDV-BLA dated February 17, 2022. Loan amount: VND 77,910,000,000. Loan purpose: purchase of shares offered to existing shareholders of Green Town Vietnam Joint Stock Company. The loan interest rate is applied at the VND deposit interest rate applied to individual customers with a term of 12 months announced by Vietcombank at the time of mobilization plus a margin of 4%..

Credit contract between the Bank for Investment and Development of Vietnam - Hanoi Branch and Song Hong Construction Joint Stock Company No. 01/2025/134835/HDTD dated June 11, 2025: Credit provision for the project of Commercial Center, Office and Apartment Complex at Vinh Tuy Bridge, Vinh Tuy Ward, Hanoi.

Credit contract between the Bank for Investment and Development of Vietnam - Hanoi Branch and Song Hong Construction Joint Stock Company No. 01/2025/134835/HDTD dated August 29, 2025: Granting credit for the Xuan La Commercial Center, Market, and Office for Rent project, Hanoi.

14 . Must pay the seller

	30/09/2026		01/01/2026	
	Value	Realizable value	Value	Realizable value
Short-term trade payables	13.400.075.052	13.400.075.052	974.133.437	974.133.437
-Others	13.400.075.052	13.400.075.052	974.133.437	974.133.437
Total	**13.400.075.052**	**13.400.075.052**	**974.133.437**	**974.133.437**

15 . Taxes and payables to the State budget

	01/01/2026		Payables	Already paid/Offset/Other reduction	30/09/2026	
	Receivables	Payables			Receivables	Payables
Value-added tax	-	6.810.445.742	43.066.917.136	52.417.342.759	2.539.979.881	-
Business income tax	4.389.442.414	100.424.629	2.103.717.417	9.085.284.964	9.774.378.051	2.085.995.424
Personal income tax	-	509.678.015	2.095.897.269	2.393.776.482	-	211.798.802
Other taxes	-	-	-	10.000.000	10.000.000	-
Total	**4.389.442.414**	**7.420.548.386**	**47.266.531.822**	**63.906.404.205**	**12.324.357.932**	**2.297.794.226**

16 . Other payables

	30/09/2026	01/01/2026
- Trade Union Fees	474.514	91.210.354
- Social insurance, Health insurance, Unemployment insurance	1.127.263	1.127.262
- Other payables	164.381.063.130	224.690.667.927
+ Ngo Thi Phuong	61.200.000.000	61.200.000.000
+ Escrow Agreement for Vinh Tuy 2 Project	3.450.302.182	3.450.302.182
+Catalan Land Joint stock company	*91.270.100.000*	*91.270.100.000*
+Thanh Xuan Joint Stock Company (Payable for business cooperation)	*0*	*55.860.000.000*
+Others	*8.460.660.948*	*12.910.265.745*
-Other receivables (credit balance)	99.041.337	99.086.495
Total	**164.481.706.244**	**224.882.092.038**

Business cooperation contract No. 0701/HDHT dated January 7, 2022 signed between Song Hong Construction Joint Stock Company and Catalan Land Joint Stock Company on business cooperation in the Xuan La Commercial Center, Market, Supermarket, Office for Lease Project, scale of 2,075 m2 of land in Xuan La ward, Tay Ho district, Hanoi and contract appendix No. 01-0701/2022/PL-HDHT dated April 28, 2022

17 . Deferred revenue

	30/09/2026	01/01/2026
- Short-term deferred revenue	123.810.909	427.236.363
	-	-
Total	**123.810.909**	**427.236.363**

18 . Owner's equity

18.1. Increase and decrease in owner's equity (Appendix 01)

18.2 The details of the owner's equity

	30/09/2026	01/01/2026
State shareholder	-	-
Other shareholders	200.000.000.000	200.000.000.000
Total	**200.000.000.000**	**200.000.000.000**

18.3 Capital transactions with owners and distribution of dividends and profits

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
-Owner's Equity		
+ Opening balance	200.000.000.000	200.000.000.000
+ Increase in the period	-	-
+ Decrease in the period	-	-
+ Closing balance	200.000.000.000	200.000.000.000
-Dividends, profits shared	-	-

18.4 Stock

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Quantity of registered issuing stocks	20.000.000	20.000.000
Quantity of issued stocks	20.000.000	20.000.000
- Common stocks	*20.000.000*	*20.000.000*
- Preferred stocks	-	-
Quantity of repurchased stocks	2.428.000	2.428.000
- Common stocks	*2.428.000*	*2.428.000*
- Preferred stocks	-	-
Quantity of Outstanding Stocks	17.572.000	17.572.000
- Common stocks	*17.572.000*	*17.572.000*
- Preferred stocks	-	-
Par value of Stocks	10.000	10.000

VI. DESCRIPTIVE INFORMATION IN ADDITION TO THE ITEMS PRESENTED IN THE INCOME STATEMENT

Unit: VND

1 . Revenues from sale of goods and rendering of services

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Revenues		
- Revenues from rendering of services	5.352.397.362	4.793.216.178
Total	**5.352.397.362**	**4.793.216.178**

2 . Net revenue from sale of goods and rendering of services

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Net revenues from rendering of services	5.352.397.362	4.793.216.178
	5.352.397.362	**4.793.216.178**

3 . Cost of sales

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Cost of service provision	2.843.359.423	2.948.851.692
Total	**2.843.359.423**	**2.948.851.692**

4 . Financial incomes

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Interests of bank deposits and loans	39.260.378.456	410.768.482
Dividends, distributed profits	0	
Total	**39.260.378.456**	**410.768.482**

5 . Financial expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Interests of borrowing	1.177.219.708	1.418.328.494
Total	**1.177.219.708**	**1.418.328.494**

6 . Selling and general administrative expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Selling expenses and general administrative expenses incurred during the period	**8.677.382.062**	**7.026.258.018**
Selling expenses and general administrative expenses incurred during the period	8.677.382.062	7.026.258.018
- General administrative expenses	8.677.382.062	7.026.258.018
Total	**8.677.382.062**	**7.026.258.018**

VII . OTHER INFORMATION

1 . Comparative information

The comparative figures on the Consolidated Balance Sheet are the figures from the 2024 Consolidated Financial Statements of Song Hong Construction Joint Stock Company, which have been audited by Vietnam Auditing and Valuation Company Limited.

2 . Going concern

There is no event leading to any serious doubt about going concern and the Company has neither intention nor force to stop operation or restrict significantly its operation scale.

Hanoi, Octobe 27, 2026

Prepared by	Chief Accountant	General Director
Nguyen Thi Ha Thu	Luong Thi Anh Phuong	Pham Quynh Trang

Appendix 01: Increase and decrease in owner's equity

Unit: VND

Items	Owner's Equity	Share capital surplus	Treasury stocks	Development and investment funds	Undistributed profit after tax	Non-controlling interest	Total
As at 01/01/2025	**200.000.000.000**	**22.123.458.400**	**(22.127.942.200)**	**40.009.766.120**	**39.727.406.041**	**609.258.377**	**280.341.946.738**
Increase in period	-	-	-	-	(6.051.596.990)	3.903.895	(6.047.693.095)
Profit in period	-	-	-	-	*(6.051.596.990)*	*3.903.895*	*(6.047.693.095)*
Decrease in period	-	-	-	-	582.804.686	-	582.804.686
Distribution of bonus and welfare funds	-	-	-	-	*90.804.686*	-	*90.804.686*
Other decrease	-	-	-	-	*492.000.000*	-	*492.000.000*
As at 30/09/2025	**200.000.000.000**	**22.123.458.400**	**(22.127.942.200)**	**40.009.766.120**	**33.093.004.365**	**613.162.272**	**273.711.448.957**
As at 01/01/2026	**200.000.000.000**	**22.123.458.400**	**(22.127.942.200)**	**40.009.766.120**	**58.679.419.697**	**59.393.050.556**	**358.077.752.573**
Increase in period	-	-	-	-	28.602.705.980	661.340.636	29.264.046.616
Profit in period	-	-	-	-	*28.602.705.980*	*661.340.636*	*29.264.046.616*
Decrease in period	-	-	-	-	49.372.000.000	-	49.372.000.000
Dividend payment	-	-	-	-	*43.930.000.000*	-	*43.930.000.000*
Distribution of bonus and welfare funds	-	-	-	-	*4.950.000.000*	-	*4.950.000.000*
Remuneration of the Board of Management and Board of Supervisors	-	-	-	-	*492.000.000*	-	*492.000.000*
As at 30/09/2026	**200.000.000.000**	**22.123.458.400**	**(22.127.942.200)**	**40.009.766.120**	**37.910.125.677**	**60.054.391.192**	**337.969.799.189**