

## BALANCE SHEET - PARENT COMPANY

June 30, 2025

Item	Code	Note	Balance at the end of the period	Balance at the beginning of the year
<b>ASSETS</b>				
<b>A- SHORT-TERM ASSETS</b>	<b>100</b>		<b>979.777.326.929</b>	<b>976.738.186.773</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>9.159.782.147</b>	<b>10.557.268.575</b>
1. Cash	111		9.159.782.147	10.557.268.575
2. Cash equivalents	112		0	0
<b>II. Short-term financial investments</b>	<b>120</b>		<b>138.000</b>	<b>138.000</b>
1. Trading securities	121		658.855	658.855
2. Provision for devaluation of trading securities	122		-520.855	-520.855
3. Held-to-maturity investment	123		0	0
<b>III. Short-term receivables</b>	<b>130</b>		<b>444.449.226.479</b>	<b>424.715.007.038</b>
1. Short-term trade receivables	131		56.176.672.921	26.427.722.091
2. Short-term prepayments to suppliers	132		83.599.000.834	97.462.012.334
3. Short-term intra-company receivables	133		0	
4. Receivables under schedule of construction contract	134		0	0
5. Receivables on short-term loans	135		0	0
6. Other short-term receivable	136		312.782.190.808	308.933.910.697
7. Provision for doubtful short-term receivables (*)	137		-8.108.638.084	-8.108.638.084
8. Shortage of assets awaiting resolution	139		0	0
<b>IV. Inventories</b>	<b>140</b>		<b>520.880.731.970</b>	<b>536.193.479.092</b>
1. Inventories	141		520.880.731.970	536.193.479.092
2. Provision for devaluation of stocks	149		0	0
<b>V. Other short-term assets</b>	<b>150</b>		<b>5.287.448.333</b>	<b>5.272.294.068</b>
1. Short-term prepaid expenses	151		57.054.596	52.662.840
2. Deductible value-added tax	152		5.230.393.737	5.219.631.228
3. Taxes and receivables from the State budget	153		0	0
4. Repurchase transactions of Government bonds	154		0	0
5. Other short-term assets	155		0	0
<b>B. LONG-TERM ASSETS (200=210+220+240+250+260)</b>	<b>200</b>		<b>189.295.953.623</b>	<b>214.116.140.848</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>10.000.000</b>	<b>10.000.000</b>
1. Long-term trade receivables	211		0	0
2. Long-term prepayments to suppliers	212		0	0
3. Working capital in affiliates	213		0	0
4. Long-term intra-company receivables	214		0	0
5. Receivables on long-term loans	215		0	0
6. Other long-term receivables	216		10.000.000	10.000.000
7. Provision for doubtful long-term receivables	219		0	0
<b>II. Fixed assets</b>	<b>220</b>		<b>0</b>	<b>0</b>
<b>1. Tangible fixed assets</b>	<b>221</b>		<b>0</b>	<b>0</b>
- Cost	222		8.323.622.054	8.323.622.054
- Accumulated depreciation value	223		-8.323.622.054	-8.323.622.054



<b>2. Financial lease fixed assets</b>	<b>224</b>		<b>0</b>	<b>0</b>
- Cost	<b>225</b>		0	0
- Accumulated depreciation value	<b>226</b>		0	
<b>3. Intangible fixed assets</b>	<b>227</b>		<b>0</b>	<b>0</b>
- Cost	<b>228</b>		0	0
- Accumulated depreciation value	<b>229</b>		0	0
<b>III. Investment property</b>	<b>230</b>		<b>140.662.197.952</b>	<b>165.460.264.650</b>
- Cost	<b>231</b>		192.218.780.424	217.134.585.553
- Accumulated depreciation value	<b>232</b>		-51.556.582.472	-51.674.320.903
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>1.750.689.707</b>	<b>1.750.689.707</b>
1. Long-term work in progress	<b>241</b>		1.750.689.707	1.750.689.707
2. Construction in progress	<b>242</b>		0	0
<b>V. Long-term financial investments</b>	<b>250</b>		<b>29.154.679.753</b>	<b>29.154.679.753</b>
1. Investments in subsidiaries	<b>251</b>		25.000.000.000	25.000.000.000
2. Investments in associates and joint ventures	<b>252</b>		8.200.000.000	8.200.000.000
3. Equity investments in other entities	<b>253</b>		23.953.667.000	23.953.667.000
4. Provision for long-term financial investments	<b>254</b>		-27.998.987.247	-27.998.987.247
5. Held-to-maturity investment	<b>255</b>		0	0
<b>VI. Other long-term assets</b>	<b>260</b>		<b>17.718.386.211</b>	<b>17.740.506.738</b>
1. Long-term prepaid expenses	<b>261</b>		17.390.817.688	17.412.938.215
2. Deferred tax assets	<b>262</b>		327.568.523	327.568.523
3. Long-term equipment, supplies, and spare parts	<b>263</b>		0	0
4. Other long-term assets	<b>268</b>		0	0
5. Commercial advantage	<b>269</b>		0	0
<b>TOTAL ASSETS</b>	<b>270</b>		<b>1.169.073.280.552</b>	<b>1.190.854.327.621</b>
<b>CAPITAL SOURCE</b>				
<b>C. LIABILITIES</b>	<b>300</b>		<b>762.972.915.261</b>	<b>834.011.946.199</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>756.329.314.591</b>	<b>825.598.660.381</b>
1. Short-term trade payables	<b>311</b>		18.304.412.919	18.652.462.700
2. Short-term prepayments from customers	<b>312</b>		283.125.177.414	274.147.754.963
3. Taxes and payables to the State budget	<b>313</b>		32.025.197.046	15.205.219.514
4. Payables to employees	<b>314</b>		2.235.446.196	3.209.911.022
5. Short-term accrued expenses	<b>315</b>		22.605.274.458	23.499.485.141
6. Short-term intra-company payables	<b>316</b>		0	0
7. Payables under schedule of construction contract	<b>317</b>		0	0
8. Short-term unrealized revenue	<b>318</b>		0	0
9. Other short-term payables	<b>319</b>		244.481.578.648	242.339.840.915
10. Short-term borrowings and financial lease liabilities	<b>320</b>		150.915.076.717	245.889.034.933
11. Short-term provisions payable	<b>321</b>		0	0
12. Bonus and welfare funds	<b>322</b>		2.637.151.193	2.654.951.193
13. Price stabilization fund	<b>323</b>		0	0
14. Repurchase transactions of Government bonds	<b>324</b>		0	0
<b>II. Long-term liabilities</b>	<b>330</b>		<b>6.643.600.670</b>	<b>8.413.285.818</b>
1. Long-term trade payables	<b>331</b>		0	0
2. Long-term prepayments from customers	<b>332</b>		0	0
3. Long-term accrued expenses	<b>333</b>		0	0
4. Intra-company payables for working capital	<b>334</b>		0	0


5. Long-term intra-company payables	335		0	0
6. Long-term unrealized revenue	336		0	0
7. Other long-term payables	337		6.643.600.670	6.643.600.670
8. Long-term borrowings and financial lease liabilities	338		0	1.769.685.148
9. Convertible bonds	339		0	0
10. Preferred shares	340		0	0
11. Deferred tax liabilities	341		0	0
12. Long-term provisions payable	342		0	0
13. Fund for science and technology development	343		0	0
<b>D-OWNER'S EQUITY</b>	<b>400</b>		<b>406.100.365.291</b>	<b>356.842.381.422</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>406.100.365.291</b>	<b>356.842.381.422</b>
1. Owner's 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
- Preferred shares	411b		0	0
2. Share capital surplus	412		99.848.889.000	99.848.889.000
3. Bond conversion option	413		0	0
4. Other capitals of the owner	414		0	0
5. Treasury shares	415		0	0
6. Difference upon asset revaluation	416		0	0
7. Exchange rate differences	417		0	0
8. Development investment fund	418		23.764.696.100	23.764.696.100
9. Enterprise reorganization assistance fund	419		0	0
10. Other funds of owner's equity	420		3.840.000.000	3.840.000.000
11. Undistributed profit after tax	421		78.646.780.191	29.388.796.322
- Undistributed profits after tax accumulated to the end of the previous period	421a		29.388.796.322	29.388.796.322
- Undistributed profits after tax for the current period	421b		49.257.983.869	0
12. Source of investment capital for capital construction	422		0	0
13. Non-controlling interests	429		0	0
<b>II. Other sources of expenses and funds</b>	<b>430</b>		<b>0</b>	<b>0</b>
1. Sources of expenses	431		0	0
2. Sources of expenses to form fixed assets	432		0	0
<b>TOTAL FUNDS</b>	<b>440</b>		<b>1.169.073.280.552</b>	<b>1.190.854.327.621</b>

PREPARED BY



DANG T. MINH NGOC

CHIEF ACCOUNTANT



NGUYEN NGOC HUYEN



Hanoi, July 28, 2025

GENERAL DIRECTOR

TỔNG GIÁM ĐỐC  
Trịnh Xuân Thủy



**CASH FLOW STATEMENT - QUARTERLY - DIRECT METHOD - PARENT  
COMPANY**

Item	Code	Note	Cumulative from the beginning of the year to the end of this Quarter (Current year)	Cumulative from the beginning of the year to the end of this Quarter (Previous year)
<b>I. Cash flows from operating activities</b>				
1. Proceeds from sale of goods, provision of services and other revenue	01		35.701.710.726	50.318.736.433
2. Expenditures for suppliers of goods and services	02		-6.728.688.076	-4.336.774.571
3. Expenditures for employees	03		-3.390.775.057	-2.925.036.303
4. Expenditures for lending interest	04		-62.237	0
5. Expenditures for corporate income tax	05		-4.098.699.824	-1.195.530.990
6. Other proceeds from business activities	06		58.179.757.955	26.489.255.640
7. Other expenditures on business activities	07		-65.498.742.864	-36.125.241.974
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>14.164.500.623</b>	<b>32.225.408.235</b>
<b>II. Cash flows from investing activities</b>				
1. Expenditures on purchase and construction of fixed assets and other long-term assets	21		0	0
2. Proceeds from liquidation or disposal of fixed assets and long-term assets	22		0	0
3. Expenditures on lending and purchasing debt instruments of other entities	23		0	0
4. Proceeds from loans and resale of debt instruments of other entities	24		0	0
5. Expenditures on equity investment to other entities	25		0	0
6. Proceeds from equity investment to other units	26		0	0
7. Proceeds from lending interest, dividends and profits distributed	27		7.532.895	7.534.211
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>7.532.895</b>	<b>7.534.211</b>
<b>III. Cash flows from financial activities</b>				
1. Proceeds from issuing shares and receiving capital contributions from owners	31		0	0
2. Expenditures on capital contributions to owners, redemption of shares issued by enterprises	32		0	0
3. Proceeds from loans	33		39.520.000.000	3.996.000.000
4. Loan principal repaid	34		-55.089.519.946	-30.420.587.926
5. Expenditures for financial lease liabilities	35		0	0
6. Dividends and profits paid to owners	36		0	0
<b>Net cash flows from financial activities</b>	<b>40</b>		<b>-15.569.519.946</b>	<b>-26.424.587.926</b>
<b>Net cash flows for the period ( 50=20+30+40)</b>	<b>50</b>		<b>-1.397.486.428</b>	<b>5.808.354.520</b>
Cash and cash equivalents at the beginning of the period	60		10.557.268.575	8.806.324.250
Effects of changes in foreign currency conversion exchange rates	61		0	0
<b>Cash and cash equivalents at the end of the period (70=50+60+61)</b>	<b>70</b>		<b>9.159.782.147</b>	<b>14.614.678.770</b>

PREPARED BY



DANG T. MINH NGOC

CHIEF ACCOUNTANT



NGUYEN NGOC HUYEN



Hanoi, July 28, 2025

GENERAL DIRECTOR

**KÔNG GIÁM ĐỐC**  
*Trình Xuân Thủy*



## QUARTERLY INCOME STATEMENT - PARENT COMPANY

Item	Code	Note	This Quarter of current year	This Quarter of previous year	Cumulative from the beginning of the year to the end of this Quarter (Current year)	Cumulative from the beginning of the year to the end of this Quarter (Previous year)
1. Revenue from sale of goods and provision of services	01	V.22	111.500.035.695	22.303.530.427	118.229.709.675	28.783.482.300
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sale of goods and provision of services (10 = 01 - 02)	10		111.500.035.695	22.303.530.427	118.229.709.675	28.783.482.300
4. Cost of goods sold	11	V.23	43.371.034.452	9.122.144.446	45.325.573.461	11.058.417.545
5. Gross profit from sale of goods and provision of services (20 = 10 - 11)	20		68.129.001.243	13.181.385.981	72.904.136.214	17.725.064.755
6. Revenue from financial activities	21	V.24	4.697.607	4.526.871	7.532.895	7.534.211
7. Financial expenses	22	V.25	3.340.459.470	5.141.614.752	5.588.275.219	7.346.025.713
- In which: Interest expense	23		3.340.459.470	5.499.599.287	5.588.275.219	7.704.010.248
8. Profit and loss in joint ventures			-	-	-	-
9. Selling expenses	25		-	-	-	-
10. Business management expenses			3.079.058.741	2.489.835.920	5.410.724.657	4.599.517.298
11. Profit from operating activities {30=20+(21-22)-(25+26)}	30		61.714.180.639	5.554.462.180	61.912.669.233	5.787.055.955
12. Other incomes	31		-	-	-	1
13. Other expenses	32		970.733.690	5.238.139.659	975.016.041	3.317.104.734
14. Other profit (40 = 31 - 32)	40		-970.733.690	-5.238.139.659	-975.016.041	-3.317.104.733
15. Total accounting profit before tax (50 = 30 + 40)	50		60.743.446.949	316.322.521	60.937.653.192	2.469.951.222
16. Current corporate income tax expenses	51	V.26	11.679.669.323	2.097.936.856	11.679.669.323	2.097.936.856
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		49.063.777.626	(1.781.614.335)	49.257.983.869	372.014.366
18.1 Profit after tax of parent company			-	-	-	-
18.2 Profit after tax of non-controlling shareholders			-	-	-	-
19. Earning per share (*)	70		2.453	10	2.463	19
20. Diluted earning per share	71		2.453	10	2.463	19

PREPARED BY

CHIEF ACCOUNTANT

Hanoi, July 28, 2025  
GENERAL DIRECTOR



DANG T. MINH NGOC

NGUYEN NGOC HUYEN

**SONG DA URBAN INVESTMENT CONSTRUCTION AND DEVELOPMENT  
JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS**

For the operating period from January 01, 2025 to March 31, 2025

Address: No. 19 Truc Khe Street - Dong Da - Hanoi

**V.ADDITIONAL INFORMATION TO THE ITEMS PRESENTED IN THE BALANCE SHEET**

Unit: VND

**1. Cash**

	<b>30/06/25</b>	<b>01/01/25</b>
Cash and cash equivalents	9.159.782.147	10.557.268.575
<b>Total</b>	<b>9.159.782.147</b>	<b>10.557.268.575</b>

**2. Short-term financial investments**

	<b>30/06/25</b>	<b>01/01/25</b>
Trading securities	658.855	658.855
Held-to-maturity investments		
Provision for devaluation of short-term investments	-520.855	-520.855
<b>Total</b>	<b>138.000</b>	<b>138.000</b>

**3. Short-term receivables**

	<b>30/06/25</b>	<b>01/01/25</b>
- Short-term trade receivables	56.176.672.921	26.427.722.091
- Short-term intra-company receivables		
- Receivables under schedule of construction contract		
- Receivables on short-term loans		
- Other short-term receivables	312.782.190.808	308.939.910.697
- Provision for doubtful short-term receivables	-8.108.638.084	-8.108.638.084
- Shortage of assets awaiting resolution		
<b>Total</b>	<b>360.850.225.645</b>	<b>327.258.994.704</b>

**4. Prepayments to suppliers**

	<b>30/06/25</b>	<b>01/01/25</b>
- Prepayments to suppliers	83.599.000.834	98.013.507.834
	<b>83.599.000.834</b>	<b>98.013.507.834</b>

**5. Inventories**

	<b>30/06/25</b>	<b>01/01/25</b>
- Inventories	520.880.731.970	536.193.479.092
- Provision for devaluation of inventories		
<b>Total cost of inventory</b>	<b>520.880.731.970</b>	<b>536.193.479.092</b>

\* Book value of inventories when used as collateral, pledge, or guarantee for liabilities

\* Reversal value of provision for devaluation of inventories during the year

\* Cases or events leading to additional provision or reversal of provision for devaluation of inventories:

**6. Other short-term assets**

	<b>30/06/25</b>	<b>01/01/25</b>
Short-term prepaid expenses	57.054.596	52.662.840
Deductible value-added tax	5.230.393.737	5.219.631.228
Taxes and receivables from the State budget		
Repurchase transactions of Government bonds		
Other short-term assets		
<b>Total</b>	<b>5.287.448.333</b>	<b>5.272.294.068</b>



**7. Long-term receivables**

Long-term trade receivables

Long-term prepayments to suppliers

Working capital in affiliates

Long-term intra-company receivables

Receivables on long-term loans

Other long-term receivables

Provision for doubtful long-term receivables

**Total****30/06/25****01/01/25**

10.000.000

10.000.000

**10.000.000****10.000.000**

Long-term deposits

Entrusted funds received

Interest-free loans

Other long-term receivables

**Total**

-

-

**8. Increase or decrease of tangible fixed assets**

Content	Means of transport and	Management equipment and tools	Machinery and equipment	Buildings and structures	Total
<b>I. Original cost of tangible fixed assets</b>					
Balance at the beginning of the year	118.000.000	7.963.010.182		242.611.872	8.323.622.054
Purchases during the year					0
Completed capital construction investment					0
Other increases					0
Transfer to investment property					0
Liquidation or sale					0
Other decreases					0
Balance at the end of the year	118.000.000	7.963.010.182	0	242.611.872	8.323.622.054
<b>II. Accumulated depreciation</b>					
Balance at the beginning of the year	118.000.000	7.963.010.182	0	242.611.872	8.323.622.054
Depreciation during the year					0
Other increases					0
Transfer to investment property					0
Liquidation or sale					0
Other decreases					0
Balance at the end of the year	118.000.000	7.963.010.182		242.611.872	8.323.622.054
<b>III. Residual value of tangible fixed assets</b>					
At the beginning of the period	-		-		-
At the end of the period	-		-		-

- Residual value at the end of the year of tangible fixed assets used as mortgages, pledges, and guarantees for loans:

- Original cost of fixed assets at the end of the year that have been fully depreciated but are still in use:

- Original cost of fixed assets at the end of the year awaiting liquidation

- Commitments to purchase and sell tangible fixed assets of great value in the future

- Other changes in tangible fixed assets

**9. Increase or decrease of financial leased fixed assets****10. Increase or decrease of intangible fixed assets****11. Long-term financial investments**

	30/06/25	01/01/25
Investments in subsidiaries	25.000.000.000	25.000.000.000
Investments in associates and joint ventures	8.200.000.000	8.200.000.000
Equity investments in other entities	23.953.667.000	23.953.667.000
Provisions for long-term financial investments	-27.998.987.247	-27.998.987.247
Held-to-maturity investment		
<b>Total</b>	<b>29.154.679.753</b>	<b>29.154.679.753</b>

**12. List of important subsidiaries, joint ventures, and associates**

Company name	Related information	Charter capital	Contributed capital as of 31/03/2025	Contribution ratio
Bac Ha Urban Construction Investment Joint Stock Company		20.000.000.000	5.200.000.000	26%
SDU Investment Consultant Joint Stock Company		10.000.000.000	3.000.000.000	30%
SDU Business Services and Management One Member Limited Company	Management and business of services at Song Da Ha Dong Building and 143 Tran Phu Building	25.000.000.000	25.000.000.000	100%
			30/06/25	01/01/25

**13. Long-term assets in progress**

Long-term work in progress	1.750.689.707	1.750.689.707
Construction in progress		0
		0
<b>Total</b>	<b>1.750.689.707</b>	<b>1.750.689.707</b>

**14. Other long-term assets**

	30/06/25	01/01/25
Long-term prepaid expenses	17.390.817.688	17.390.817.688
Deferred tax assets	327.568.523	327.568.523
Long-term equipment, supplies, and spare parts		
Other long-term assets		0
<b>Total</b>	<b>17.718.386.211</b>	<b>17.718.386.211</b>

**15. Short-term payables**

	30/06/25	01/01/25
Short-term trade payables	18.304.412.919	18.652.462.700
Short-term prepayments from customers	283.125.177.414	274.147.754.963
Taxes and payables to the State budget	32.025.197.046	15.205.218.514
Payables to employees	2.235.446.196	3.209.911.022
Short-term accrued expenses	22.605.274.458	23.499.485.141
Short-term intra-company payables		



Payables under schedule of construction contract		
Short-term unrealized revenue		
Other short-term payables	244.481.578.648	242.339.840.915
Short-term borrowings and financial lease liabilities	150.915.076.717	245.889.034.933
Short-term provisions payable		
Bonus and welfare funds	2.637.151.193	2.654.951.193
Price stabilization fund		
Repurchase transactions of Government bonds		

<b>Total</b>	<b>756.329.314.591</b>	<b>825.598.659.381</b>
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<b>16. Long-term liabilities</b>	<b>30/06/25</b>	<b>01/01/25</b>
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Long-term trade payables		
Long-term prepayments from customers		
Short-term accrued expenses		
Intra-company payables for working capital		
Long-term intra-company payables		
Long-term intra-company payables		
Other long-term payables	6.643.600.670	6.643.600.670
Long-term borrowings and financial lease liabilities		1.769.685.148
Convertible bonds		
Preferred shares		
Deferred tax liabilities		
Long-term provisions payable		
Fund for science and technology development		

<b>Total</b>	<b>6.643.600.670</b>	<b>8.413.285.818</b>
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#### 17. Owner's equity: see Appendix No. 01

b - Details of owners' investment capital.

c- Capital transactions with owners and distribution of dividends and profit sharing:

<b>30/06/25</b>	<b>01/01/25</b>
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#### \*) Owner's investment capital

- Capital contributed at the beginning of the year
- Contributed capital increased during the year
- Contributed capital decreased during the year
- Capital contributed at the end of the year

#### \*) Distributed dividends and profits

#### c. Financial lease liabilities

#### 18. Deferred tax assets and deferred tax liabilities

	<b>30/06/25</b>	<b>01/01/25</b>
<b>19. Owner's equity</b>	406.100.365.291	356.842.381.422

#### 19.1 Reconciliation table of fluctuations in owner's equity

#### 19.2 Details of owners' capital contribution

	<b>30/06/25</b>	<b>01/01/25</b>
State capital contribution	60.000.000.000	60.000.000.000
Other entities' capital contribution	140.000.000.000	140.000.000.000
<b>Total</b>	<b>200.000.000.000</b>	<b>200.000.000.000</b>

\* Value of bonds converted into shares during the year

\* Number of treasury shares

### 19.3 Capital transactions with owners and distribution of dividends and profit sharing

	30/06/25	01/01/25
Owner's investment capital		
Capital contributed at the beginning of the year		
Contributed capital increased during the year		
Contributed capital decreased during the year		
Capital contributed at the end of the year		
Distributed dividends and profits		

### 19.4 Dividends

- Dividends declared after the end of the annual accounting period

Dividends declared on common shares

Dividends declared on preferred shares

Dividends of unrealized cumulative preferred shares

### 19.5 Shares

### 19.6 Enterprise funds

	30/06/25	01/01/25
Development investment fund	23.764.696.100	23.764.696.100
Other funds of owner's equity	3.840.000.000	3.840.000.000
<b>Total</b>	<b>27.604.696.100</b>	<b>27.604.696.100</b>

#### \* Purpose of setting up and using enterprise funds

Development investment fund: used to supplement the Company's Charter Capital according to regulations.

Financial reserve fund: used to compensate for losses and damages to assets and uncollectible debts that occur during the business process.

Other funds: according to the decision of the Board of Directors after unanimous approval of the General Meeting of Shareholders

**19.7 Income and expenses, profits or losses are recognized directly to the owner's equity according to the provisions of other accounting standards.**

### 20. Sources of fund

### 21. Outsourced assets

	Current year	Previous year
<b>22. Revenue from sale of goods and provision of services</b>	<b>111.500.035.695</b>	<b>22.303.530.427</b>
<i>Of which</i>		
Revenue from sale of goods and provision of services	111.500.035.695	22.303.530.427
Revenue from construction contracts		0
Revenue from construction contracts recognized during the period		0
Total accumulated revenue of construction contracts recognized up to the time of preparing Financial Statement		0
<b>Revenue deductions</b>	<b>0</b>	<b>0</b>
Trade discounts		0
Devaluation of sale		0
Returned goods		0
VAT payable (direct method)		0
Special consumption tax		0
Export tax		0
<b>Net revenue from sale of goods and provision of services</b>	<b>111.500.035.695</b>	<b>22.303.530.427</b>
<i>Of which:</i>		
Net revenue from exchanging products and goods		
Net revenue from service exchange		



	<b>Current year</b>	<b>Previous year</b>
<b>23. Cost of goods sold</b>	<b>43.371.034.452</b>	<b>9.122.144.446</b>
- Cost of goods sold	43.371.034.452	9.122.144.446
Cost of finished products sold		
Cost of services provided		
Residual value, disposal and liquidation costs of investment property sold		0
Investment property business expenses		0
Depreciation and loss of inventory		0
Expenses exceeding normal levels		0
Provision for devaluation of inventory		0
<b>Total</b>	<b>43.371.034.452</b>	<b>9.122.144.446</b>

	<b>Current year</b>	<b>Previous year</b>
<b>24. Revenue from financial activities</b>		
Interest on deposits	4.697.607	4.526.871
Interest on investments in bonds, promissory notes, and treasury bills		
Distributed dividends and profits		
Interest on loans		
Interest on deferred sales payment		
Revenue from other financial activities		
<b>Total</b>	<b>4.697.607</b>	<b>4.526.871</b>

	<b>Current year</b>	<b>Previous year</b>
<b>25. Financial expenses</b>		
Loan interest	3.340.459.470	5.141.614.752
Payment discounts, interest on deferred sales payment		
Loss due to liquidation of short-term investments		
Provision for devaluation of investments		
Other financial expenses		
<b>Total</b>	<b>3.340.459.470</b>	<b>5.141.614.752</b>

	<b>Current year</b>	<b>Previous year</b>
<b>26. Current corporate income tax expenses</b>		
Corporate income tax expenses calculated on taxable income		
Adjustment of previous years' corporate income tax expenses		
and current year's current income tax expenses	-	

## **27. Production and business costs by factor**

### **Financial indicators**

#### **1. Arrangement of asset structure and capital structure**

	<b>Unit</b>	<b>Current year</b>	<b>Previous year</b>
1.1 Arrangement of asset structure			
- Long-term assets/ Total assets	%	16,19%	17,98%
- Short-term assets/ Total assets	%	83,81%	82,02%
1.2 Arrangement of capital structure			
- Liabilities/ Total funds	%	65,26%	70,03%
- Owner's equity/ Total funds	%	34,74%	29,97%

#### **2. Solvency**

	<b>Unit</b>	<b>Current year</b>	<b>Previous year</b>
2.1 Total assets/Total liabilities		1,532	1,428
2.2 Total current assets and short-term investments/Total short-term liabilities		1,295	1,183
2.2 Total cash and short-term investments/Total short-term liabilities		0,012	0,013

### 3. Rate of return

#### 3.1 Rate of return on revenue

- Rate of return before tax/Net revenue + Financial revenue + Other income	%	54,48%	10,32%
- Rate of return after tax/Net revenue + Financial revenue + Other income	%	44,00%	0,92%

#### 3.2 Rate of return on total assets

- Rate of return before tax/ Total assets	%	5,20%	0,19%
- Rate of return after tax/ Total assets	%	4,20%	0,02%

3.3 Rate of return after tax/ Owner's equity	%	12,08%	0,65%
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### VI. Other information

1. Contingency liabilities, commitments and other financial information:

2. Events arising after the end of the annual accounting period:

3. Information about related parties:

- Song Da Corporation is a founding shareholder with a capital contribution of 60,000,000,000 VND.

4. Presentation of assets, revenue, and business results by segment according to Accounting Standard No. 28 "Segment reporting"

5. Comparative information :

Accounting period from January 01, 2025 to June 30, 2025, the Company has achieved undistributed profit after tax of: 49,257,983,869 VND,

6. Other information:

### VII. Explanation of some major fluctuations in the period

1. Revenue fluctuations during the period: Revenue in the Second Quarter of 2025 is: 111,500,035,695 VND compared to the same period last year: 22,303,530,427 VND. Revenue in the Second Quarter of 2025 is mainly revenue from building services and office rentals.

2. Profit fluctuations during the period: Profit after tax realized this quarter in 2025 is: 49,257,983,869 VND compared to the same period last year: 372,014,366 VND.

PREPARED BY



DANG T. MINH NGOC

CHIEF ACCOUNTANT



NGUYEN NGOC HUYEN

Hanoi, July 28, 2025

GENERAL DIRECTOR



TỔNG GIÁM ĐỐC

Trịnh Xuân Thủy