

CONSOLIDATED FINANCIAL BALANCE SHEET AT MID - YEAR

As at December 31th 2025

Unit: VND

Asset/Resource	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A - SHORT - TERM ASSETS (100 = 110 + 120 + 130 + 140 + 150)	100		793.133.530.535	790.211.456.089
I. Cash and cash equivalents (110 = 111 + 112)	110		3.692.799.009	3.194.747.607
1. Cash	111		2.765.235.222	2.857.832.351
2. Cash equivalents	112		927.563.787	336.915.256
			400.000.000	400.000.000
II. Short-term investments (120 = 121 + 122 + 123)	120			
1. Trading securities	121		0	0
2. Allowance for diminution in the value of trading securities (*)	122		0	0
3. Held-to-maturity investments	123		400.000.000	400.000.000
III. Short-term receivables (131 + 132 + 133 + 134 + 135 + 136 + 137 + 139)	130		365.936.794.279	366.622.017.728
1. Short-term trade receivables	131		165.825.965.506	165.172.706.906
2. Short-term advances to suppliers	132		283.867.553.603	279.707.127.474
3. Short-term internal receivables	133		0	0
4. Receivables from construction contracts under percentage of completion method	134		0	0
5. Short-term loan receivables	135		0	0
6. Other short-term receivables	136		188.170.636.121	193.669.544.299
7. Short-term allowance for doubtful debts	137		(277.650.985.880)	(277.650.985.880)
8. Shortage of assets awaiting resolution	139		5.723.624.929	5.723.624.929
IV. Inventories (140 = 141 + 149)	140		410.489.253.872	407.645.257.829
1. Inventories	141		410.489.253.872	407.645.257.829
2. Allowance for inventories	149		0	0
V. Other short-term assets (150 = 151 + 152 + 153 + 154 + 155)	150		12.614.683.375	12.349.432.925
1. Short-term prepaid expenses	151		3.168.890.255	3.107.984.225
2. Taxes and other receivables from the State budget	152		8.839.336.517	8.608.910.396
3. Taxes and other receivables from the State budget	153		606.456.603	632.538.304
4. Government bond sale and repurchase transactions	154		0	0
5. Other short-term assets	155		0	0
B - LONG-TERM ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260)	200		78.351.330.903	100.060.970.671
I. Long-term receivables (210 = 211 + 212 + 213 + 214 + 215 + 216 + 219)	210		44.494.017.064	44.494.017.064
1. Long-term trade receivables	211		0	0
2. Long-term advances to supplies	212		0	0
3. Operating capital contributed to dependent units	213		0	0
4. Long-term internal receivables	214		0	0
5. Long-term loans receivables	215		0	0
6. Other long-term receivables	216		44.494.017.064	44.494.017.064
7. Long-term allowance for doubtful debts (*)	219		0	0

Asset/Resource	Code	Note	Closing balance	Opening balance
1	2	3	4	5
II. Fixed assets (220 = 221 + 224 + 227)	220		2,476,913.575	2,525,063.680
1. Tangible fixed assets (221 = 222 + 223)	221		2,476,913.575	2,525,063.680
- Cost	222		66,271,434.624	67,837,314.399
- Accumulated depreciation (*)	223		(63,794,521.049)	(65,312,250.719)
2. Finance lease assets (224 = 225 + 226)	224		0	0
- Cost	225		0	0
- Accumulated depreciation (*)	226		0	0
3. Intangible fixed assets (227 = 228 + 229)	227		0	0
- Cost	228		10,700.000	10,700.000
- Accumulated depreciation (*)	229		(10,700.000)	(10,700.000)
III. Investment properties (230 = 231 + 232)	230		0	0
- Cost	231		55,396,530.173	55,396,530.173
- Accumulated depreciation (*)	232		(55,396,530.173)	(55,396,530.173)
IV. Long-term assets in progress (240 = 241 + 242)	240		2,367,122.266	37,969,757.459
1. Long-term work in progress	240		0	0
2. Construction in progress	242		2,367,122.266	37,969,757.459
V. Long-term financial investments (250 = 251 + 252 + 253 + 254 + 255)	250		28,196,107.029	14,196,107.029
1. Investments in joint-ventures, associates	252		9,546,707.029	9,546,707.029
2. Equity investments in other entities	253		21,886,400.000	7,886,400.000
3. Allowances for long-term investments (*)	254		(3,237,000.000)	(3,237,000.000)
VI. Other long-term assets (260 = 261 + 262 + 263 + 268)	260		817,170.969	876,025.439
1. Long-term prepaid expenses	261		817,170.969	876,025.439
2. Deferred tax assets	262		0	0
3. Long-term reserved spare parts	263		0	0
4. Other long-term assets	268		0	0
TOTAL ASSETS (270 = 100 + 200)	270		871,484,861.438	890,272,426.760
C - LIABILITIES (300 = 310 + 330)	300		1,977,137,216.857	1,921,769,984.786
I. Short-term liabilities (310 = 311 + 312 + ... + 322 + 323 + 324)	310		1,941,314,414.765	1,885,947,182.694
1. Short-term trade payables	311		245,121,491.626	254,419,402.443
2. Short-term advances from customers	312		76,248,652.941	82,875,479.764
3. Tax and amounts payables	313		28,033,883.896	29,122,839.226
4. Payable to employees	314		18,444,609.746	17,522,327.239
5. Short-term accrued expenses	315		933,480,926.539	877,690,771.778
6. Short-term internal payables	316		0	0
7. Payables relating to construction contracts under percentage of completion method	317		0	0
8. Short-term unearned revenue	318		25,454,545	2,810,725.581
9. Other short-term payables	319		333,841,213.327	318,951,454.518
10. Short-term borrowings and finance lease liabilities	320		305,503,558.237	301,939,558.237
11. Short-term provisions	321		401,091.346	401,091.346
12. Bonus and welfare fund	322		213,532.562	213,532.562
13. Price stabilization fund	323		0	0
14. Government bond sale and repurchase transactions	324		0	0
II. Long-term liabilities (330 = 331 + 332 + ... + 342 + 343)	330		35,822,802.092	35,822,802.092
1. Long-term trade payables	331		0	0

Asset/Resource	Code	Note	Closing balance	Opening balance
1	2	3	4	5
2. Long-term advances from customers	332		0	0
3. Long-term accrued expenses	333		29.339.344.633	29.339.344.633
4. Internal payables regarding operating capital	334		0	0
5. Long-term internal payables	335		0	0
6. Long-term unearned revenue	336		0	0
7. Other long-term payables	337		4.679.502.059	4.679.502.059
8. Long-term borrowings and finance lease liabilities	338		1.803.955.400	1.803.955.400
9. Convertible bonds	339		0	0
10. Preference shares	340		0	0
11. Deferred tax liabilities	341		0	0
12. Long-term provisions	342		0	0
13. Scientific and technological development fund	343		0	0
D - EQUITY (400 = 410 + 430)	400		(1.105.652.355.419)	(1.031.497.558.026)
I. Owner's equity (410 = 411 + 412 + ... + 420 + 421 + 422)	410		(1.105.657.098.419)	(1.031.502.301.026)
1. Owner's contributed capital (411 = 411a + 411b)	411		270.000.000.000	270.000.000.000
- Ordinary shares with voting rights	411a		270.000.000.000	270.000.000.000
- Preference shares	411b		0	0
2. Capital surplus	412		24.126.376.429	24.126.376.429
3. Other capital	414		1.072.018.933	1.072.018.933
4. Treasury shares	415		(390.000.000)	(390.000.000)
5. Development and investment funds	418		26.413.502.573	26.413.502.573
6. Enterprise reorganization assistance fund	419		25.981.000	25.981.000
7. Other equity funds	420		6.158.136.532	6.158.136.532
8. Retained earnings (421 = 421a + 421b)	421		(1.411.459.904.256)	(1.337.180.063.185)
- Retained earnings accumulated to the prior year end	421a		(1.337.180.063.185)	(1.336.268.978.430)
- Retained earnings of the current year	421b		(74.279.841.071)	(911.084.755)
9. Non-controlling interests	429		(21.603.209.630)	(21.728.253.308)
II. Other resources and funds (430 = 431 + 432)	430		4.743.000	4.743.000
1. Funding sources	432		4.743.000	4.743.000
TOTAL RESOURCES (440 = 300 + 400)	440		871.484.861.438	890.272.426.760

Hanoi, 24th March 2026

Preparer

In charge of Chief accountant

General Director

Nguyen Thi Khanh Hau

Le Thi Hong Hanh



INTERIM CONSOLIDATED INCOME STATEMENT

Quarter 4 of 2025

Unit: VND

Items	Code	Notes	Quarter 4		Accumulated from Opening to the end of this quarter	
			This year	Last year	This year	Last year
1. Gross revenue from goods sold and services rendered	01	6.1	20,747,040.747	3,478,047.233	30,458,794.537	12,007,159.186
2. Deductions	02		0	0	9,581.111	0
3. Net revenue from goods sold and services rendered (10= 01-02)	10		20,747,040.747	3,478,047.233	30,449,213.426	12,007,159.186
4. Cost of goods sold and services rendered	11	6.2	43,285,196.235	1,940,120.322	45,146,628.549	6,082,268.582
5. Gross profit from goods sold and services rendered (20=10 - 11)	20		(22,538,155.488)	1,537,926.911	(14,697,415.123)	5,924,890.604
6. Financial income	21	6.3	2,310,959	174,367	188,372.424	3,636,513.182
7. Financial expenses	22	6.4	13,999,933.197	14,047,160.068	55,991,793.651	100,103,858.728
- In which: Interest expense	23		13,997,948.413	14,047,160.068	55,991,793.651	56,188,640.271
8. Share of profit or loss of associates and joint ventures	24		0	0	0	180,093.446
9. Selling expenses	25		0	0	0	0
10. General and administration expenses	26	6.5	2,264,784.893	2,909,040.608	6,216,652.179	7,276,265.554
11 Net operating profit (30 = 20 + (21 - 22) - 25 - 26)	30		(38,800,562.619)	(15,418,099.398)	(76,717,488.529)	(97,638,627.050)
12. Other income	31	6.6	2,803,369.360	105,000.000	2,962,854.360	102,441,212.658
13. Other expenses	32	6.6	252,459.368	23,370.585	397,607.458	5,889,536.557
14. Other losses (40 = 31 - 32)	40	6.6	2,550,909.992	81,629.415	2,565,246.902	96,551,676.101
15. Accounting profit before tax (50 = 30 + 40)	50		(36,249,652.627)	(15,336,469.983)	(74,152,241.627)	(1,086,950.949)
16. Current corporate income tax expense	51		0	0	2,555,766	0
17. Deferred corporate tax expense	52		0	0	0	0
18. Net profit after corporate income tax (60=50 - 51 - 52)	60		(36,249,652.627)	(15,336,469.983)	(74,154,797.393)	(1,086,950.949)
19. Profit after tax attributable to owners of the parent	61		(35,642,885.253)	(15,080,265.458)	(74,279,841.071)	(911,084.755)
20. Profit after tax attributable to owners of the parent	62		0	0	125,043.678	(175,866.194)
21. Basic earning per share (*)	70	6.7	0	0	3,500,104.28	(34)

In charge of Chief accountant

Preparer

Le Thi Hong Hanh

Đang Minh Quang

Nguyen Thi Khanh Hau

TỔNG CÔNG TY
General Director

CỔ PHẦN

SÔNG HỒI

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AD - TP

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the accounting period ending 31/12/2025

Unit: VND

Items	Code	Notes	Accumulated from Opening to the end of this quarter	
			This year	Last year
I. Cash flows from operating activities				
1. Profit before tax	01		(74.152.241.627)	(1.086.950.949)
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		87.027.705	94.114.480
- Provisions	03		0	(5.769.337.729)
- Foreign exchange (gains)/losses arising from translating foreign currency items	04		0	0
- (Gain)/losses from investing activities	05		(188.372.424)	(25.224.924.331)
- Interest expense	06		55.991.793.651	56.188.640.271
- Other adjustments	07		0	(6.700.000.000)
3. Operating profit before changes in working capital (08 = 01 + 02 + 03 + 04 + 05 + 06 + 07)	08		(18.261.792.695)	17.501.541.742
- Change in receivables	09		(291.262.431)	85.625.832.860
- Change in inventories	10		(2.843.996.043)	3.488.965.932
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		31.411.517.847	(266.842.666.833)
- Change in prepaid expenses	12		(2.051.560)	(144.090.763)
- Change in trading securities	13		0	0
- Interest paid	14		0	0
- Corporate income tax paid	15		0	0
- Other cash inflows	16		0	0
- Other cash outflows	17		0	0
Net cash flows from operating (20 = 08 + 09 + 10 + ... + 16 + 17)	20		10.012.415.118	(160.370.417.062)
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		0	0
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		(38.877.600)	247.138.048
3. Cash outflows for lending, buying debt instruments of other entities	23		0	0
4. Cash recovered from lending, selling debt instruments of other entities	24		0	0
5. Equity investments in other entities	25		(14.000.000.000)	0
6. Cash recovered from equity investment in other entities	26		957.653.813	23.871.862.164
7. Interest earned, dividends and profits received	27		2.860.071	1.105.924.119
Net cash flows from investing (30 = 21 + 22 + ... + 26 + 27)	30		(13.078.363.716)	25.224.924.331
1. Proceeds from share issue and owners' contributed capital	31		0	0
2. Capital withdrawals, buy-back of issues shares	32		0	0

Items	Code	Notes	Accumulated from Opening to the end of this quarter	
			This year	Last year
3. Proceed from borrowings	33		4.734.000.000	0
4. Repayment of borrowings	34		(1.170.000.000)	0
5. Repayment of obligations under finance leases	35		0	(3.929.000.000)
6. Dividends and profits paid	36		0	0
Net cash flows from financing (40 = 31 + 32 + 33 + 34 + 35 + 36)	40		3.564.000.000	(3.929.000.000)
Net increase/(decrease) in cash for the year (50=20+30+40)	50		498.051.402	(139.074.492.731)
Cash and cash equivalents at the beginning of the period	60	5.1	3.194.747.607	142.269.240.338
Effects of changes in foreign exchange rates	61		0	0
Cash and cash equivalents at the end of the period (70=50+60+61)	70	5.1	3.692.799.009	3.194.747.607

Hanoi, 24th March 2026

Preparer



Nguyen Thi Khanh Hau

In charge of Chief accountant



Le Thi Hong Hanh



General Director

Đang Minh Quang

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENT
Quarter 4 of 2025

1. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
Cash	2.765.235.222	2.857.832.351
Cash in bank	927.563.787	336.915.256
Total	3.692.799.009	3.194.747.607

2. TRADE RECEIVABLES

	Closing balance	Opening balance
Short-term trade receivables		
Hanoi Urban Transport Development Project Management Board	14.740.131.074	14.740.131.074
Songhong 36 Company	7.072.391.072	7.072.391.072
Management Board of Construction Project of Soc Trang Province	6.190.508.339	6.190.508.339
Others	137.822.935.021	137.169.676.421
Total	165.825.965.506	165.172.706.906

3. ADVANCED TO SUPPLIERS

	Closing balance	Opening balance
Short-term advances to suppliers		
Saigon Red river Joint Stock Company	126.390.086.131	126.390.086.131
Songhong 24 Construction Joint Stock Company	43.574.509.655	43.574.509.655
Others	113.902.957.817	109.742.531.688
Total	283.867.553.603	279.707.127.474

4. OTHER RECEIVABLES

	Closing balance	Opening balance
Short-term	188.170.636.121	193.669.544.299
Advance (Debt)	18.267.625.351	29.911.913.754
Deposits	209.188.415	209.188.415
Receivables from equitization	5.115.072.141	5.115.072.141
Songhong 6 Joint Stock Company	35.470.547.873	35.470.547.873
Others	122.108.202.341	122.962.822.116
Long-term	44.494.017.064	44.494.017.064
Deposits	928.000.000	928.000.000
Thai Ha Project Board	31.895.490.302	31.895.490.302
Others	11.691.977.379	11.691.977.379

5. INVENTORY

	Closing balance	Opening balance
Work in progress	385.978.789.976	383.134.793.933
<i>Vung Ang Project</i>	<i>166.716.096.300</i>	<i>166.716.096.300</i>
<i>Others projects</i>	<i>219.262.693.676</i>	<i>216.418.697.633</i>
Real Estate Goods	24.337.070.270	24.337.070.270
Other	173.393.626	173.393.626
Total	410.489.253.872	407.645.257.929

6. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance
SongHong Royal Hotel (i)	0	35.602.635.193
Linh Nam Project	502.947.394	502.947.394
HH Project	1.864.174.872	1.864.174.872
Total	2.367.122.266	37.969.757.459

7. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
Songhong Urban Construction Joint Stock Company	26.506.856.898	27.249.548.436
Songhong Construction Joint Stock Company No.1	17.544.871.778	19.170.145.785
TayDo Songhong Construction Joint Stock Company	17.814.866.775	17.814.866.775
DongBac Shipbuilding Industry Joint Stock Company	5.705.182.639	5.705.182.639
Others	177.549.713.536	184.479.658.808
Total	245.121.491.626	254.419.402.443

8. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance	Opening balance
TayHo Villa Project (i)	24.655.500.000	24.655.500.000
Trieu Chau Co.,Ltd	0	9.090.909.091
Others	55.593.152.941	49.129.070.673
Total	76.248.652.941	82.875.479.464

9. TAX AND AMOUNTS PAYABLES AND RECEIVABLES FROM THE STATE BUDGET

	Closing balance	Opening balance
Payables	28.033.883.896	29.122.839.226
Value Added Tax	20.706.612.657	20.560.936.302
Personal Income Tax	432.011.645	424.433.417
Real Estate Tax	2.975.438.913	4.220.204.592
Corporate Income Tax	341.891.665	339.335.899
Other Tax	441.272.844	441.272.844
Fees, charges and other payables	3.136.656.172	3.136.656.172

Receivables	606.456.603	632.538.304
	414.191.143	440.272.844
Overpaid VAT		
Corporate Income Tax	183.730.237	183.730.237
Overpayment	8.535.223	8.535.223

10. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
Interest payable	647.299.894.735	591.308.101.084
Capital Cost Provisions	27.671.075.628	27.671.075.628
Construction Cost Provisions	231.772.352.756	231.772.352.756
Interest payable to Office	424.516.667	626.155.557
Others	26.313.086.753	26.313.086.753
Total	933.480.926.539	877.690.771.778

11. OTHER PAYABLES

	Closing balance	Opening balance
Short-term	355.830.307.733	318.951.454.518
Long-term	4.679.502.059	4.679.502.059

12. SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

	Closing balance	Opening balance
Bank Loan	303.503.558.237	301.939.558.237
Personal Loan	1.803.955.400	1.803.955.400
Total	305.307.513.637	303.743.513.637

13. GROSS REVENUE FROM GOODS SOLD AND SERVICE RENDERED

	Quarter 4 of 2025	Quarter 4 of 2024
Rental Revenue	20.747.040.747	3.478.047.233
Tổng	20.747.040.747	3.478.047.233

14. COST OF GOODS AND SERVICE RENDERED

	Quarter 4 of 2025	Quarter 4 of 2024
Cost of services provided	43.285.196.235	1.940.120.322
Total	43.285.196.235	1.940.120.322

15. FINANCIAL INCOME

	Quarter 4 of 2025	Quarter 4 of 2024
Bank Interest	2.310.959	174.367
Total	2.310.959	174.367

16. FINANCIAL EXPENSES

	Quarter 4 of 2025	Quarter of 2024
Bank Loan Interest	13.999.933.197	14.047.160.068
Total	13.999.933.197	14.047.160.068

17. GENERAL AND ADMINISTRATION EXPENSES

	Quarter 4 of 2025	Quarter 4 of 2024
Salary	925.171.901	857.558.588
Others	1.339.612.992	2.051.482.020
Total	2.264.784.893	2.909.040.608

18. OTHER INCOME/OTHER EXPENSES

	Quarter 4 of 2025	Quarter 4 of 2024
Other income	2.803.369.360	105.000.000
Other expenses	252.459.368	23.370.585

19. OTHER INFORMATION

19.1 Transaction with related parties and Related party balance

a. Information of related parties

Related parties	Relations
Mrs. Nguyen Thuong Huyen	Major shareholder
Mr. Dinh Van Manh	Major shareholder
Mrs. Nguyen Thi Hoa	Major shareholder
Song Hong Steel JSC	Associates
Song Hong No.36 JSC	Associates
Song Hong Import Export and Construction JSC	Associates
Song Hong Sai Gon JSC	Associates
Song Hong No.8 JSC	Associates
Hanoi Song Hong Real Estate JSC	Associates
Hanoi Transportation Construction Investment and Trading JSC	Associates
Song Hong Construction Consulting JSC	Associates
Song Hong No.1 Construction JSC	Associates
Song Hong Tay Do JSC	Associates
Song Hong Binh Tay JSC	Other Investments
Song Hong Dai Phat JSC	Other Investments
Song Hong No.9 Investment and Construction JSC	Other Investments
Song Hong No.6 JSC	Other Investments
Thang Long Reenco JSC	Other Investments
Members of the Board of Management, Board of General Directors, Supervisory Board, other managers, and their close family members	Significant Influence

b. Transaction with Key Management Personnels and Shareholders

Name	Position	Period ended 31/12/2025 VND	Period ended 31/12/2024 VND
Salaries of BOM and BOS			
Mr. Pham Xuan Vinh	Chairman (Appointed chairman and dismissed member of BOM from 15/7/2025)	0	0
Mr. Phan Viet Anh	Chairman (Dismissed from 15/07/2025)	180.135.598	310.194.474
Mr. Le Xuan Thi	Member	0	0
Mr. Dang Minh Quang	Vice Chairman (Appointed Vice Chairman and dismissed member of BOM from 15/07/2025)	319.166.495	77.807.228
Mr. Cao Tien Trung	Head of the Board of Supervisors (dismissed from 18/08/2025)	173.263.918	248.679.678
Salaries of the Board of General Directors and other managers			
Mr. Tran Phi Hoang	Deputy General Director (Dismissed from 15/07/2025)	119.674.535	241.022.644
Mr. Tran Anh Tai	Deputy General Director and Chief Accountant (Dismissed from 17/03/2025)	47.380.182	278.739.070
Mr. Trinh Xuan Duong	Deputy General Director	0	42.746.236
Mr. Nguyen Minh Quan	Deputy General Director	235.898.104	67.298.671
Mr. Nguyen Hoang Anh	Authorized Person for Information Disclosure	205.734.210	221.438.178
Total		1.281.253.042	1.803.612.011

c. Related Party Balance

Receivables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Associates			
Song Hong Steel JSC	Receivables from customers	3.897.962.892	3.897.962.892
Song Hong No.36 JSC	Receivables from customers	13.505.443.049	13.505.443.049
SongHong Import Export & Construction JSC	Receivables from customers	205.990.037	205.990.037
Song Hong Sai Gon JSC	Receivables from customers	19.785.826	19.785.826
Song Hong Binh Tay JSC	Receivables from customers	73.870.335	73.870.335
Song Hong No.1 Construction JSC	Receivables from customers	3.191.001.774	3.191.001.774
Other long – term investments			
Song Hong No.6 JSC	Receivables from customers	4.081.977.592	4.081.977.592
Song Hong Binh Tay JSC	Receivables from customers	73.870.335	73.870.335
Total		24.976.031.505	24.976.031.505

c. Related Party Balance (Continued)

Receivables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Associates			
Song Hong Steel JSC	Repayments to suppliers	2.800.000.000	2.800.000.000
Song Hong No.36 JSC	Repayments to suppliers	7.100.654.421	7.100.654.421
SongHong Import Export & Construction JSC	Repayments to suppliers	6.000.000.000	6.000.000.000
Song Hong Sai Gon JSC	Repayments to suppliers	126.390.086.131	126.390.086.131
Hanoi Transport Construction Investment and Trading JSC	Repayments to suppliers	1.373.400.000	1.373.400.000
Song Hong Construction Consulting JSC	Repayments to suppliers	1.000.000.000	1.000.000.000
Song Hong No.1 Construction JSC	Repayments to suppliers	1.143.596.893	1.143.596.893
Other long – term investments			
Song Hong No.6 JSC	Repayments to suppliers	459.622.441	459.622.441
Total		146.267.359.886	146.267.359.886

Receivables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Associates			
Song Hong No.36 JSC	Other receivables	26.527.320.279	26.527.320.279
SongHong Import Export & Construction JSC	Other receivables	1.929.686.382	1.929.686.382
Song Hong Sai Gon JSC	Other receivables	8.792.920.720	8.792.920.720
Hanoi Song Hong Real Estate JSC	Other receivables	3.320.000.000	3.320.000.000
Hanoi Transport Construction Investment and Trading JSC	Other receivables	862.285.019	862.285.019
Song Hong Construction Consulting JSC	Other receivables	874.539.347	874.539.347
Song Hong Construction No.1 JSC	Other receivables	59.951.900	59.951.900
Other long – term investments			
Song Hong No.6 JSC	Other receivables	35.483.147.873	35.483.147.873
Total		77.849.851.520	77.849.851.520

c. Related Party Balance (Continued)

Payables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Associates			
Song Hong No.36 JSC	Trade payables	75.267.249	75.267.249
Song Hong Sai Gon JSC	Trade payables	1.275.927.812	1.275.927.812
Song Hong No.8 JSC	Trade payables	6.123.693.316	6.123.693.316
Hanoi Song Hong Real Estate JSC	Trade payables	2.528.899.709	2.528.899.709
Hanoi Transportation Construction Investment and Trading JSC	Trade payables	2.330.952.761	2.330.952.761
Song Hong Construction Consulting JSC	Trade payables	197.063.812	197.063.812
Song Hong No.1 Construction JSC	Trade payables	17.544.871.778	19.170.145.785
Song Hong Tay Do JSC	Trade payables	17.814.866.775	17.814.866.775
Other long – term investments			
Song Hong Dai Phat JSC	Trade payables	1.324.178.612	1.324.178.612
Song Hong No.9 Investment and Construction JSC	Trade payables	277.675.257	277.675.257
Song Hong No.6 JSC	Trade payables	4.077.245.422	4.077.245.422
Total		53.570.642.503	55.195.916.510

Payables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Associates			
Song Hong Sai Gon JSC	Trade payables	9.578.124.594	9.578.124.594
Hanoi Song Hong Real Estate JSC	Trade payables	101.120.000	101.120.000
Hanoi Transportation Construction Investment and Trading JSC	Trade payables	37.269.382	37.269.382
Song Hong Urban Consulting and Construction JSC	Trade payables	18.083.013	18.083.013
Song Hong No.1 Construction JSC	Trade payables	2.125.000.000	2.125.000.000
Total		11.859.596.989	11.859.596.989

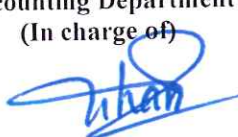
Hanoi, 24th March 2026

Preparer



Nguyen Thi Khanh Hau

Deputy Manager of Finance and
Accounting Department
(In charge of)



Le Thi Hong Hanh

General Director



Dang Minh Quang