



**SONGHONG
CORPORATION**

SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom - Happiness

No: *24* /CV-TCT

Hanoi, 30th January, 2026

Re: Explanation regarding
separate financial statements
for the quarter 4 of 2025

To: Hanoi Stock Exchange (HNX)

Song Hong Joint Stock Corporation would like to thank the Hanoi Stock Exchange for its cooperation in the past time!

Song Hong Joint Stock Corporation would like to explain the contents of Profit after tax in the reporting period of loss in the Separate Financial Report of Quarter 4, 2025 of the Corporation to the Department as follows:

1. Explanation of the reason for the difference of more than 10% in after-tax profit in the reporting period compared to the same period of the previous year:

The "Cost of Goods Sold" item in Q4/2025 increased due to the transfer of additional "work-in-progress construction costs" - Royal Song Hong Hotel Project (Item 6 - Explanation). Therefore, the after-tax profit in the Quarter 4 of 2025 was a loss of VND 35,940,746,388 compared to the after-tax profit in the Quarter 4 of 2024 which was a loss of VND 15,378,126,593.

2. Explanation of the net loss of VND 35,940,746,388 in the reporting period, the reasons being:

- Total revenue achieved in the reporting period: VND 16,113,630,737
- Total expenses in the reporting period: VND 52,054,377,125

Thus, the total expenses are greater than the total revenue achieved, leading to the loss in the after-tax profit of the Quarter 4 of 2025 is VND 35,940,746,388.

The above is the information explaining the relevant contents as requested by the Hanoi Stock Exchange. Song Hong Joint Stock Corporation would like to respectfully submit to the Department and disclose information to investors as prescribed.

Thanks a lot!

Recipients:

- As above;
- BOD, SB CORP;
- Filed in: FC, AO CORP.

SONGHONG CORPORATION
LEGAL REPRESENTATIVE



Dang Minh Quang