

FINANCIAL BALANCE SHEET

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		416.872.975.533	416.817.886.404
I. Cash and cash equivalents (110 = 111 + 112)	110		349.738.451	388.818.193
1. Cash	111		130.778.697	67.110.469
2. Cash equivalents	112		218.959.754	321.707.724
II. Short-term investments (120 = 121 + 122 + 123)	120		0	0
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		0	0
III. Short-term receivables (131 + 132 + 133 + 134 + 135 + 136 + 137 + 139)	130		210.881.022.095	210.928.112.684
1. Short-term trade receivables	131		132.250.622.434	132.386.702.434
2. Short-term advances to suppliers	132		278.162.878.792	277.995.392.143
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		160.066.408.874	160.144.906.112
7. Short-term allowance for doubtful debts	137		(359.598.888.005)	(359.598.888.005)
8. Shortage of assets awaiting resolution	139		0	0
IV. Inventories (140 = 141 + 149)	140		199.967.611.713	199.967.611.713
1. Inventories	141		199.967.611.713	199.967.611.713
2. Allowance for inventories	149		0	0
V. Other short-term assets (150 = 151 + 152 + 153 + 154 + 155)	150		5.674.603.274	5.533.343.814
1. Short-term prepaid expenses	151		0	0
2. Taxes and other receivables from the State budget	152		5.583.694.183	5.442.434.723
3. Taxes and other receivables from the State budget	153		90.909.091	90.909.091
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		66.383.310.367	88.352.888.553
I. Long-term receivables (210 = 211 + 212 + 213 + 214 + 215 + 216 + 219)	210		37.725.490.302	37.725.490.302
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		37.725.490.302	37.725.490.302
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		8.679.049	95.706.754
1. Tangible fixed assets (221 = 222 + 223)	221		8.679.049	95.706.754
- Cost	222		44.936.187.288	46.540.944.663
- Accumulated depreciation (*)	223		(44.927.508.239)	(46.445.237.909)
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		0	0
- Accumulated depreciation (*)	229		0	0
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		639.311.030	36.241.946.223
1. Long-term work in progress	240		0	0
2. Construction in progress	242		639.311.030	36.241.946.223
V. Long-term financial investments (250 = 251 + 252 + 253 + 254 + 255)	250		27.990.785.047	13.990.785.047
1. Investments in subsidiaries	251		84.030.709.344	84.030.709.344
2. Investments in joint-ventures, associates	252		146.622.144.580	146.622.144.580
3. Equity investments in other entities	253		20.396.000.000	6.396.000.000
4. Allowances for long-term investments (*)	254		(223.058.068.877)	(223.058.068.877)
5. Held-to-maturity investments	255		0	0
VI. Other long-term assets (260 = 261 + 262 + 263 + 268)	260		19.044.939	298.960.227
1. Long-term prepaid expenses	261		19.044.939	298.960.227
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		483.256.285.900	505.170.774.957
C - LIABILITIES (300 = 310 + 330)	300		1.577.275.724.533	1.524.235.659.211
I. Short-term liabilities (310 = 311 + 312 + ... + 322 + 323 + 324)	310		1.576.901.519.437	1.523.861.454.115
1. Short-term trade payables	311		164.672.205.129	174.403.504.533
2. Short-term advances from customers	312		32.036.635.111	41.127.544.202
3. Tax and amounts payables	313		1.686.338.426	2.777.849.522
4. Payable to employees	314		2.651.858.529	2.670.322.010
5. Short-term accrued expenses	315		907.369.478.676	851.377.685.025
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 unreal revenue	318		25.454.545	2.810.725.581
9. Other short-term payables	319		274.331.071.195	253.565.345.416
10. Short-term borrowings and finance lease liabilities	320		193.918.413.536	194.918.413.536
11. Short-term provisions	321		0	0
12. Bonus and welfare fund	322		210.064.290	210.064.290

Asset/Resource	Code	Note	Closing balance	Opening balance
1	2	3	4	5
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		374.205.096	374.205.096
1. Long-term trade payables	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term accrued expenses	333		0	0
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		374.205.096	374.205.096
8. Long-term borrowings and finance lease liabilities	338		0	0
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		(1.094.019.438.633)	(1.019.064.884.254)
I. Owner's equity (410 = 411 + 412 + ... + 420 + 421 + 422)	410		(1.094.019.438.633)	(1.019.064.884.254)
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. Shares premium	412		24.126.376.429	24.126.376.429
3. Convertible options	413		0	0
4. Other owner's capital	414		1.072.018.933	1.072.018.933
5. Treasury shares (*)	415		0	0
6. Assets revaluation reserve	416		0	0
7. Foreign exchange reserve	417		0	0
8. Investment and development fund	418		26.293.456.226	26.293.456.226
9. Enterprise reorganisation support fund	419		25.981.000	25.981.000
10. Other equity funds	420		5.941.310.206	5.941.310.206
II. Retained earnings (421 = 421a + 421b)	421		(1.421.478.581.427)	(1.346.524.027.048)
- Retained earnings accumulated to the prior year end	421a		(1.346.524.027.048)	(1.379.102.153.521)
- Retained earnings of the current year	421b		(74.954.554.379)	32.578.126.473
12. Construction investment fund	422		0	0
III. Other resources and funds (430 = 431 + 432)	430		0	0
1. Subsidised funds	431		0	0
2. Funds for fixed assets acquisition	432		0	0
TOTAL RESOURCES (440 = 300 + 400)	440		483.256.285.900	505.170.774.957

Hanoi, 30th January 2026

Preparer

In charge of Chief accountant



Nguyen Thi Khanh Hau



Le Thi Hong Hanh

General Director



Dang Minh Quang

INCOME STATEMENT

Quarter 4 of 2025

Unit: VND

Items	Code	Notes	Quarter 4			Accumulated from Opening to the end of this quarter
			This year	4	5	
1. Gross revenue from goods sold and services rendered	2	3				
2. Deductions	01	6.1	13,310,067,755	2,800,210,659	22,334,403,860	6,938,310,786
3. Net revenue from goods sold and services rendered (10= 01-02)	02		0	0	0	0
4. Cost of goods sold and services rendered	10		13,310,067,755	2,800,210,659	22,334,403,860	6,938,310,786
5. Gross profit from goods sold and services rendered (20=10 - 11)	11	6.2	36,215,119,565	721,113,384	38,076,551,879	1,428,508,294
6. Financial income	20		(22,905,051,810)	2,079,097,275	(15,742,148,019)	5,509,802,492
7. Financial expenses	21	6.3	193,622	58,112	742,734	2,523,879,672
- In which: Interest expense	22	6.4	13,997,948,413	13,981,083,981	55,991,793,651	65,605,415,935
8. Selling expenses	23		13,997,948,413	13,981,083,981	55,991,793,651	56,188,640,271
9. General and administration expenses	25		0	0	0	0
10. Net operating profit (30 = 20 + (21 - 22) - 25 - 26)	26	6.5	1,636,234,132	3,548,605,294	5,833,953,698	6,418,624,060
11. Other income	30		(38,539,040,733)	(15,450,533,888)	(77,567,152,634)	(63,988,357,831)
12. Other expenses	31	6.6	2,803,369,360	83,610,186	2,962,854,360	102,236,712,658
13. Other losses (40 = 31 - 32)	32	6.6	205,075,015	11,202,891	350,256,105	5,670,228,354
14. Accounting profit before tax (50 = 30 + 40)	40	6.7	2,598,294,345	72,407,295	2,612,598,255	96,566,484,304
15. Current corporate income tax expense	50		(35,940,746,388)	(15,378,126,593)	(74,954,554,379)	32,578,126,473
16. Deferred corporate tax expense	51	6.8	0	0	0	0
17. Net profit after corporate income tax (60=50 - 51 - 52)	52		0	0	0	0
18. Basic earning per share (*)	60		(35,940,746,388)	(15,378,126,593)	(74,954,554,379)	32,578,126,473
19. Diluted earnings per share (*)	70		0	0	0	0
	71		0	0	0	0



In charge of Chief accountant

Preparer

Nguyen Thi Khanh Hau

Le Thi Hong Hanh

Đào Minh Quang

STATEMENT OF CASH FLOWS

(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
1	2	3	4	5
1. Cash flows from operating activities				
1. Profit before tax	01		(74.954.554.379)	32.578.126.473
2. Adjustments for:				0
- Depreciation of fixed assets and investment properties	02		87.027.705	94.114.480
- Provisions	03		0	(5.949.445.680)
- Foreign exchange (gains)/losses arising from translating foreign currency items	04		0	0
- (Gain)/losses from investing activities	05		(742.734)	7.982.865.895
- 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		(18.876.475.757)	84.194.301.439
- Change in receivables	09		(371.405.523)	7.271.054.018
- Change in inventories	10		0	0
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		4.919.143.516	(266.546.846.002)
- Change in prepaid expenses	12		279.915.288	(68.565.532)
- Change in trading securities	13		0	0
- Interest paid	14		0	0
- Corporate income tax paid	15		0	0

Items	Code	Notes	Accumulated from Opening to the end of this quarter	
			This year	Last year
1	2	3	4	5
- Other cash inflows	16		0	0
- Other cash outflows	17		0	0
Net cash flows from operating (20 = 08 + 09 + 10 + ... + 16 + 17)	20		(14.048.822.476)	(175.150.056.077)
II. Cash flows from investing activities				0
1.Acquisition and construction of fixed assets and other long-term assets	21		0	0
2.Promceeds from sale, disposal of fixed assets and other long-term assets	22		9.000.000	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		0	34.590.551.416
7.Interest earned, dividends and profits received	27		742.734	1.105.879.672
Net cash flows from investing (30 = 21 + 22 + ...+ 26 + 27)	30		14.009.742.734	35.943.569.136
1.Promceeds from share issue and owners' contributed capital	31		0	0
2. Capital withdrawals, buy-back of issues shares	32		0	0
3. Proceed from borrowings	33		0	0
4. Repayment of borrowings	34		0	0
5. Repayment of obligations under finance leases	35		0	0
6. Dividends and profits paid	36		0	0
Net cash flows from financing (40 = 31 + 32 + 33 + 34 + 35 + 36)	40		0	0
Net increase/(decrease) in cash for the year (50=20+30+40)	50		(39.079.742)	(139.206.486.941)
Cash and cash equivalents at the beginning of the period	60	5.1	388.818.193	139.595.305.134
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	349.738.451	388.818.193

Preparer



Nguyen Thi Khanh Hau

In charge of Chief accountant



Le Thi Hong Hanh



NOTE TO THE FINANCIAL STATEMENT
Quarter 4 of 2025

1. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
Cash	130.778.697	67.110.469
Cash in bank	218.959.754	321.707.724
Total	349.738.451	388.818.193

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	13.505.443.049	13.505.443.049
Management Board of Construction Project of Soc Trang Province	10.662.424.158	10.662.424.158
Others	93.342.624.153	93.478.704.153
Total	132.250.622.434	132.386.702.434

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	108.198.283.006	108.030.796.357
Total	278.162.878.792	277.995.392.143

4. OTHER RECEIVABLES

	Closing balance	Opening balance
Short-term	160.066.408.874	160.144.906.112
Advance (Debt)	14.895.779.472	15.490.015.188
Deposits	205.000.000	205.000.000
Receivables from equitization	5.115.072.141	5.115.072.141
Vinh Market Project	14.811.093.515	14.811.093.515
Songhong 6 Joint Stock Company	35.470.547.873	35.470.547.873
Songhong 36 Joint Stock Company	24.180.283.813	24.180.283.813
Others	65.328.632.060	63.747.843.098
Long-term	37.725.490.302	37.725.490.302
Deposits	10.000.000	10.000.000
Thai Ha Project Board	31.895.490.302	31.895.490.302
Others	5.820.000.000	5.820.000.000

5. INVENTORY

	Closing balance	Opening balance
Work in progress	175.630.541.443	172.012.749.860
<i>Vung Ang Project</i>	<i>166.716.096.300</i>	<i>166.716.096.300</i>
<i>Others</i>	<i>8.914.445.143</i>	<i>8.914.445.143</i>
Real Estate Goods	24.337.070.270	24.337.070.270
Total	199.967.611.713	199.967.611.713

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	136.363.636	136.363.636
Total	639.311.030	36.241.946.223

7. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
Songhong Urban Construction Joint Stock Company	26.506.857.527	26.567.075.708
Songhong Construction Joint Stock Company No.1	18.638.332.099	18.638.332.099
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	96.006.966.089	105.678.047.312
Total	164.672.205.129	174.403.504.533

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	7.381.135.111	7.381.135.111
Total	32.036.635.111	41.127.544.202

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

	Closing balance	Opening balance
Payables	1.686.338.426	2.777.849.522
Value Added Tax	412.036.985	310.983.135
Personal Income Tax	78.333.497	155.051.108
Real Estate Tax	659.914.513	1.940.397.299
Other Tax	371.417.980	371.417.980
Receivables	90.909.091	90.909.091
Corporate Income Tax	90.909.091	90.909.091
Overpayment		

10. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
Interest payable to Vung Ang Executive Board	647.299.894.735	591.308.573.575
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	626.155.557	625.683.334
Total	907.369.478.676	851.377.685.025

11. OTHER PAYABLES

	Closing balance	Opening balance
Short-term	274.331.071.195	253.565.345.416
Long-term	374.205.096	374.205.096

12. SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

	Closing balance	Opening balance
Bank Loan	191.809.390.313	191.809.390.313
Personal Loan	2.109.023.223	3.109.023.223
Total	193.918.413.536	194.918.413.536

13. GROSS REVENUE FROM GOODS SOLD AND SERVICE RENDERED

	Quarter 4 of 2025	Quarter 4 of 2024
Rental Revenue	4.219.158.664	2.800.210.659
SongHong Hotel Project	9.090.909.091	3.109.023.223
Tổng	13.310.067.755	2.800.210.659

14. COST OF GOODS AND SERVICE RENDERED

	Quarter 4 of 2025	Quarter 4 of 2024
Cost of services provided, Lao Cai	36.215.119.565	721.113.384
project cost		
Total	36.215.119.565	721.113.384

15. FINANCIAL INCOME

	Quarter 4 of 2025	Quarter 4 of 2024
Bank Interest	193.622	58.112
Total	193.622	58.112

16. FINANCIAL EXPENSES

	Quarter 4 of 2025	Quarter 4 of 2024
Bank Loan Interest	13.997.948.413	13.981.083.981
Total	13.997.948.413	13.981.083.981

17. GENERAL AND ADMINISTRATION EXPENSES

	Quarter 4 of 2025	Quarter 4 of 2024
Salary	870.595.766	992.856.648
Others	765.638.366	2.555.748.646
Total	1.636.234.132	3.548.605.294

18. OTHER INCOME/OTHER EXPENSES

	Quarter 4 of 2025	Quarter 4 of 2024
Other income	2.803.369.360	83.610.186
Liquidation of fixed Assets, forgiven loan interest,...	2.803.369.360	83.610.186
Other expenses	205.075.015	11.202.891

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 An Duong One Member Limited Co., Ltd	Subsidiaries
Song Hong Mechanical and Construction One Member Co., Ltd	Subsidiaries
Reenco Song Hong Investment Joint Stock Company	Subsidiaries
Song Hong Da Nang JSC	Subsidiaries
Song Hong Thang Long JSC	Subsidiaries
Song Hong Urban Consulting and Construction JSC	Subsidiaries
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
Living Imperia 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	Quarter 4/2025	Quarter 4/2024
		VND	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)	0	92.513.454
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)	92.989.004	73.500.000
Mr. Cao Tien Trung	Head of the Board of Supervisors (dismissed from 18/08/2025)	0	61.500.000
Salaries of the Board of General Directors and other managers			
Mr. Tran Phi Hoang	Deputy General Director (Dismissed from 15/07/2025)	0	60.962.829
Mr. Tran Anh Tai	Deputy General Director and Chief Accountant (Dismissed from 17/03/2025)	0	61.500.000
Mr. Trinh Xuan Duong	Deputy General Director	0	0
Mr. Nguyen Minh Quan	Deputy General Director	60.962.829	0
Mr. Nguyen Hoang Anh	Authorized Person for Information Disclosure	60.464.720	48.008.906
Total		214.416.553	397.985.189

c. Related Party Balance

Receivables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Subsidiaries			
Song Hong An Duong One Member Co., Ltd	Receivables from customers	72.655.152	72.655.152
Song Hong Mechanical and Construction One Member Co., Ltd	Receivables from customers	1.987.871.073	1.987.871.073
Song Hong Da Nang JSC	Receivables from customers	8.601.928.561	8.601.928.561
Song Hong Thang Long JSC	Receivables from customers	7.594.011.252	7.594.011.252
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
Total		43.232.497.543	43.232.497.543

c. Related Party Balance (Continued)

Receivables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Subsidiaries			
Song Hong An Duong One Member Co., Ltd	Repayments to suppliers	16.108.932.592	16.108.932.592
Song Hong Mechanical and Construction One Member Co., Ltd	Repayments to suppliers	30.000.000	30.000.000
Song Hong Da Nang JSC	Repayments to suppliers	43.574.509.655	43.574.509.655
Song Hong Thang Long JSC	Repayments to suppliers	20.705.176.191	20.705.176.191
Song Hong Urban Consulting and Construction JSC	Repayments to suppliers	1.106.000.000	1.106.000.000
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		227.791.978.324	227.791.978.324

Receivables	Nature of transaction	30/09/2025 VND	01/01/2025 VND
Subsidiaries			
Song Hong An Duong One Member Co., Ltd	Other receivables	235.727.052	235.727.052
Reenco Song Hong Investment JSC	Other receivables	2.138.395.896	2.138.395.896
Song Hong Da Nang JSC	Other receivables	307.287.081	307.287.081
Song Hong Thang Long JSC	Other receivables	19.749.922.555	19.749.922.555
Song Hong Urban Consulting and Construction JSC	Other receivables	75.086.560	75.086.560
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 Urban Construction JSC	Other receivables	1.211.389.092	1.211.389.092
Song Hong Construction Consulting JSC	Other receivables	874.539.347	874.539.347
Song Hong Construction No.1 JSC	Other receivables	264.951.900	264.951.900
Other long – term investments			
Song Hong No.6 JSC	Other receivables	35.483.147.873	35.483.147.873
Total		101.772.659.756	101.772.659.756

c. Related Party Balance (Continued)

Payables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Subsidiaries			
Song Hong Mechanical and Construction One Member Co., Ltd	Trade payables	2.652.503.338	2.652.503.338
Reenco Song Hong Investment JSC	Trade payables	465.894.516	465.894.516
Song Hong Civil & Infrastructure Construction JSC	Trade payables	3.098.445.752	3.098.445.752
Song Hong Thang Long JSC	Trade payables	985.769.550	985.769.550
Song Hong Urban Consulting and Construction JSC	Trade payables	2.536.045.102	2.536.045.102
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 Urban Consulting and Construction JSC	Trade payables	26.506.857.527	27.249.548.436
Song Hong Construction Consulting JSC	Trade payables	197.063.812	197.063.812
Song Hong No.1 Construction JSC	Trade payables	19.170.145.785	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		91.441.432.295	92.184.123.204

Payables	Nature of transaction	31/12/2025 VND	01/01/2025 VND
Subsidiaries			
Song Hong An Duong One Member Limited Co., Ltd	Trade payables	1.816.402	1.816.402
Reenco Song Hong Investment JSC	Trade payables	57.272.727	57.272.727
Song Hong Civil & Infrastructure Construction JSC	Trade payables	318.712.799	318.712.799
Song Hong Thang Long JSC	Trade payables	7.070.752	7.070.752
Song Hong Urban Consulting and Construction JSC	Trade payables	547.709	547.709
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
Other long – term investments			
Song Hong Aluminium JSC	Trade payables	3.862.093.801	3.862.093.801
Total		16.107.111.179	16.107.111.179

Hanoi, 30th January 2026

Preparer

Hans

Nguyen Thi Khanh Hau

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



Le Thi Hong Hanh

~~010424~~ General Director



Dang Minh Quang