

VINAHUD HOUSING AND URBAN
DEVELOPMENT INVESTMENT JOINT
STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, 27 March 2026

Number: 19/2026/CV/VINAHUD

Subject: *Explanation of the auditor's exceptions
and emphasis on the consolidated financial
statements for 2025*

**To: State Securities Commission,
Hanoi Stock Exchange**

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on "Guidelines on information disclosure in the securities market," Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) provides the following explanation: The auditor's qualified opinions in the consolidated financial statements for 2025 are as follows:

1. Regarding the liquidation of the investment in Me Linh Thinh Vuong Co., Ltd.:

In December 2024, the Group liquidated its investment in Me Linh Thinh Vuong Co., Ltd. at an agreed transfer price. However, the auditors were unable to obtain appropriate evidence to assess the reasonableness of the transfer price.

Explanation:

In December 2024, the Company restructured its investment portfolio to meet its working capital needs. Based on the interest from partners, the valuation certificate issued by an independent valuation firm on September 13, 2024, and the results of negotiations with partners, the Company liquidated its investment in Me Linh Thinh Vuong Co., Ltd. at the agreed transfer price.

However, because this valuation certificate was issued in September 2024 and had not been updated at the time of the year-end transaction in 2024, the auditor did not use it as appropriate evidence to assess the reasonableness of the transfer price at the time of liquidation .

2. Regarding accounts receivable:

The total outstanding balance of business cooperation funds, principal loans, and interest loans as of June 30, 2025, were VND 145,000,000,000, VND 367,248,846,287, and VND 52,473,590,995, respectively (as of January 1, 2025, they were VND 145,000,000,000, VND 390,748,846,287, and VND 47,411,922,422, respectively). We have not yet obtained sufficient audit evidence to assess the recoverability of these liabilities. Therefore, we cannot evaluate the recoverability of these liabilities, nor their impact (if any) on other indicators in the interim consolidated financial statements.

Investment and Construction Joint Stock Company (a subsidiary) is monitoring an overdue debt with Amber Fund Management Joint Stock Company. With the available documents, we have not been able to gather sufficient appropriate evidence to express an opinion on the recoverability of these overdue debts. Therefore, we cannot express an opinion on this item and its impact (if any) on other indicators in the 2025 Financial Statements.

Explanation:

Loans were granted as part of investment cooperation and liquidity support with strategic partners. Most loans are secured by collateral with incomplete legal documentation regarding control over the collateral. Therefore, auditors have not been able to fully assess the recoverability of these debts. In 2025 and 2026, the Company is reviewing its entire loan portfolio, establishing appropriate collateral agreements, and developing recovery plans for each loan to enhance transparency and credit risk control.



3. Short-term advance payment by the buyer :

At the time of this report, Xuan Phu Hai Investment and Construction Joint Stock Company (the subsidiary) had recorded several other advance payments from customers , but we have not yet received the relevant documentation for these payments. Therefore, we do not have sufficient grounds to conclude on the existence of these items or their impact (if any) on other indicators in the interim financial statements.

Explanation:

At the time of preparing and issuing the interim financial statements, some documents and records related to other customer prepayments at the subsidiary were still being compiled, reviewed, and finalized according to plan. Therefore, the Company was unable to provide the auditor with complete relevant documents for the planned audit and verification. The Company is coordinating with the subsidiary and relevant parties to complete the documents and records related to the aforementioned customer prepayments and will provide them in full to the auditor in subsequent reporting periods in accordance with regulations.

4. Key points to emphasize:

Assuming a going concern, as of December 31, 2025, the Company's short-term solvency and going concern ability may be affected . However, the Management Board affirms that the Company will continue its business operations as it has a plan to liquidate long-term financial investments to ensure cash flow for its production and business activities, and the 2025 financial statements are prepared on the assumption that the Company will continue to operate, which is appropriate .

Explanation:

Regarding this matter, the Company's Management Board stated that , although liquidity indicators at the end of the period were limited, the Company maintained normal production and business operations and planned to improve cash flow in the near future . Specifically, the Company has been developing a plan to liquidate some long-term financial investments to supplement working capital and ensure cash flow for production and business activities.

4. General Commitment:

The company is committed to implementing the aforementioned corrective measures to improve the quality of information disclosure, ensure transparency, and comply with legal regulations on finance, accounting, and securities. We respectfully request the State Securities Commission to consider and acknowledge the company's efforts in improving its financial governance and control.

The above is the explanation from Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) regarding the auditor's opinion on the audited consolidated financial statements for 2025.

Best regards!

VINAHUD HOUSING AND URBAN
DEVELOPMENT INVESTMENT JOINT
STOCK COMPANY
Chairman of the Board



Truong Quang Minh

Recipient:

- As above
- Save VP