

**URBAN DEVELOPMENT AND
DESIGN CONSULTING JSC**

No. 16/2025/CDO/CV

*“Re: Explanation for the delay in disclosing
the 2025 semi-annual financial statements”*

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ha Noi, October 24th 2025

To: - Hanoi Stock Exchange

Based on:

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its guiding documents;*
- *The Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its guiding documents;*
- *Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market;*

Firstly, Urban Design and Development Consulting Joint Stock Company (the “Company”) would like to extend its respectful greetings and sincere appreciation for the support of the Hanoi Stock Exchange (HNX) during the past time.

Recently, the Company has received Official Document No. 1256/QĐ-SGDHN dated October 20, 2025, from the Hanoi Stock Exchange regarding the maintenance of trading restriction status. According to Article 2 of the Decision, it is stated that: “Within 15 days from the date on which the shares are subject to trading restriction as prescribed in Article 1 of this Decision, Urban Design and Development Consulting Joint Stock Company must submit a written explanation to the Hanoi Stock Exchange specifying the reasons and proposing remedial measures.” With respect to this matter, the Company would like to provide the following explanation:

On June 26, 2025, the Company held its Annual General Meeting of Shareholders (AGM) for 2025. The percentage of shareholders attending the meeting was 52.64%, which, in accordance with the provisions of the Law on Enterprises 2020, satisfied the quorum requirements for proceeding with the meeting. The AGM approved several matters under the authority of the General Meeting of Shareholders, including the approval of the selection of the auditing firm for the fiscal year 2025.

After the General Meeting, the Company contacted and worked with auditing firms on the list approved by the State Securities Commission (SSC) to negotiate and sign the audit contract for the 2025 semi-annual financial statements. However, due to various objective and subjective reasons, these auditing firms raised certain obstacles, which have resulted in the delay in signing the contract and conducting the audit of the Company’s 2025 semi-annual financial statements.



These are the objective reasons leading to the Company's delay in disclosing the 2025 semi-annual financial statements reviewed in accordance with applicable regulations.

In light of the above-mentioned difficulties and obstacles, the Company would like to propose the following remedial measures:

Based on the resolution of the General Meeting of Shareholders, the Company has been and will continue to seek, contact, and work with auditing firms approved by the State Securities Commission (SSC) to conduct the audit and review of the Company's 2025 semi-annual financial statements and to issue the audited report at the earliest possible time, ensuring compliance with the applicable regulations.

The foregoing serves as the Company's explanation and proposed remedial measures regarding the delay in disclosing the reviewed 2025 semi-annual financial statements. The Company respectfully seeks the understanding, support, and facilitation of the Hanoi Stock Exchange (HNX) to enable the Company to complete and comply with the current regulatory requirements, thereby protecting the legitimate interests of its shareholders and the enterprise.

Sincerely,

Receipt:

- As to;
- Saved in financial department and archives.

**URBAN DEVELOPMENT AND DESIGN
CONSULTING JSC**



GIÁM ĐỐC

Bùi Xuân Hiếu

