DONG NAI CITY PEOPLE'S COMMITTEE
SONADEZI CORPORATION

No.: 579/SNZ-QTTH

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Dong Nai, July 28th, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To:
- The State Securities Commission;
- Hanoi Stock Exchange.

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020, issued by the Ministry of Finance providing guidance on information disclosure in the securities market, Sonadezi Corporation hereby discloses its financial statements to the State Securities Commission and the Hanoi Stock Exchange as follows:

I. Name of organization: SONADEZI CORPORATION

- Ticker symbol: SNZ

- Head Office Address: No. 1, Road 1, Industrial Park Quarter, Tran Bien Ward, Dong Nai City

- Telephone: (0251) 8860561 Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn Website: sonadezi.com.vn

2. Content of Disclosure:

Financial statements Quarterly II/2026, in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC, include:

☑ Separate financial statements;

☐ Consolidated financial statements;

☐ Comprehensive financial statements.

- Circumstances requiring explanation:

+ The audit firm provides an opinion other than an unqualified opinion for the financial statements (for audited financial statements):

☐ Yes ☑ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

M.S.D.N: 3600... TỔNG CÔNG... CỔ PH... PHÁT TR... KHU CÔNG N... THÀNH PHỐ Đ...

SONADEZI
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
28.07.2026 16:42:20 +07:00

+ Net profit in the Income statements of the reporting period has a difference of 5% or more before and after auditing, or changes from loss to profit, or vice versa (for audited financial statements):

☐ Yes ☑ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

+ Net profit in the Income statements of the reporting period changes by 10% or more compared to the same reporting period of the previous year:

☑ Yes ☐ No

Explanation document in case of "Yes" selection:

☑ Yes ☐ No

+ Net profit of the reporting period is a loss, changing from profit in the same period last year to loss in this period, or vice versa:

☐ Yes ☑ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

This information was disclosed on Sonadezi Corporation's website on July 28th , 2026 at the link: http://sonadezi.com.vn/quan-he-co-dong/

Sincerely.

"In case of any discrepancy or different understanding between the informationin English and Vietnamese, the information in Vietnamese shall prevail."

Attachments:
- Separated Financial statememts Quarterly II/2026;
- Explanation document No. 578/ SNZ-KT dated July 28th , 2026.

ON BEHALF OF THE GENERAL DIRECTOR
AUTHORIZED PERSON TO DISCLOSE INFORMATION

TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP THÀNH PHỐ ĐỒNG NAI

Pham Tran Hoa Hiep

DONG NAI CITY PEOPLE'S COMMITTEE
SONADEZI CORPORATION

No.: 578 /SNZ-KT

Re: Explanation of the fluctuations in Profit after corporate income tax in the Separate Financial Statements Quarterly II/2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Dong Nai, July 28th, 2026

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

1. Name of organization: Sonadezi Corporation

- Ticker symbol: SNZ

- Head Office Address: No. 1, Road 1, Industrial Park Quarter, Tran Bien Ward, Dong Nai City

- Telephone: (0251) 8860561 Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn

M.S.D.N: 3600
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CỔ PH
PHÁT TR
KHU CÔNG N
THÀNH PHỐ Đ

2. Content of the information disclosure:

Sonadezi Corporation explains the fluctuations in Profit after corporate income tax for Quarter II/2026 as follows:

*** Separate Financial Statements:**

No	Content	Quarter II/2026	Quarter II/2025	Amount increase (+)/decrease (-)	Percentage (%)
1	Revenue from sales of goods and rendering of services	15,073,614,858	49,478,794,336	34,405,179,478	Decreased 69.54%
2	Cost of goods sold	9,296,920,985	13,838,960,242	- 4,542,039,257	Decreased 32.82%
3	Gross profit from sales of goods and rendering of services	5,776,693,873	35,639,834,094	- 29,863,140,221	Decreased 83.79%
4	Financial income	57,275,622,052	367,315,989,818	- 310,040,367,766	Decreased 84.41%
5	Selling Expense	194,265,695	-	194,265,695	Increased
6	Total accounting profit before tax	55,114,882,106	383,958,473,027	- 328,843,590,921	Decreased 85.65%
7	Profit after corporate income tax	55,114,882,106	379,848,542,182	- 324,733,660,076	Decreased 85.49%

Reasons: In Quarter II/2026 profit after corporate income tax decrease compared to Quarter II/2025 mainly due to the following reasons:

- Revenue from sales and services fell by 69.54%, mainly due to the absence of revenue from land and infrastructure business at Bien Hoa 1 Industrial Park, along with a downturn in land and infrastructure activities at Chau Duc Industrial Park.

- Cost of goods sold decreased by 32.82%, a slower rate than the decline in revenue, as expenses related to land and infrastructure business at Bien Hoa 1 Industrial Park continued to be incurred. As a result, gross profit from sales and services fell by 83.79% compared to the same period last year.

- Financial income decreased by 84.41% year-on-year due to a significant reduction in dividend income from financial investments.

- Selling expenses increased due to costs incurred from office leasing business at the Sonadezi Building.

As a result of these factors, total accounting profit before tax declined by 85.65%, while profit after corporate income tax decreased by 85.49% year-on-year.

Sonadezi Corporation provides an explanation to the State Securities Commission, the Hanoi Stock Exchange and shareholders for information.

Sincerely.

"In case of any discrepancy or different understanding between the information in English and Vietnamese, the information in Vietnamese shall prevail."

Recipients:
- As above;
- Archived: Office, General Dept.

GENERAL DIRECTOR

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

Tran Thanh Hai

SONADEZI

DONG NAI PEOPLE'S COMMITTEE

SONADEZI CORPORATION

FINANCIAL STATEMENTS QUARTERLY II/2026

Dong Nai, July 2026

PEOPLE'S COMMITTEEE OF DONG NAI CITY

SONADEZI CORPORATION

Address: No 1, Road No 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

(Separate financial statements)

Form B 01 - DN

(Issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

STATEMENT OF FINANCIAL POSITION

As at 30 June 0226

Expressed in VND

ASSETS	Code	Notes	Ending Balance	Beginning Balance
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150)	**100**		**233,485,090,212**	**175,220,430,172**
I. Cash and cash equivalents	**110**	4.1	**70,085,341,886**	**38,090,467,888**
1. Cash	111		14,865,341,886	20,090,467,888
2. Cash equivalents	112		55,220,000,000	18,000,000,000
II. Current financial investments	**120**		**112,242,370,000**	**61,090,459,000**
1. Trading securities	121		-	-
2. Provision for trading securities	122		-	-
3. Held to maturity investments	123	4.2	112,242,370,000	61,090,459,000
III. Current account receivables	**130**		**12,894,923,703**	**45,851,260,414**
1. Trade receivables	131	4.3	43,152,397,684	66,210,169,444
2. Advances to suppliers	132		620,530,000	6,769,840,000
3. Intra-company receivables	133		-	-
4. Receivables relating to construction contracts unde	134		-	-
6. Other current receivables	135	4.4	4,999,053,720	8,772,637,246
7. Provision for doubtful debts	136		(35,877,057,701)	(35,901,386,276)
8. Shortage of assets pending resolution	137		-	-
IV. Inventories	**140**		**5,657,833,373**	**5,717,546,424**
1. Inventories	141	4.5	5,657,833,373	5,717,546,424
2. Provision for decline in value of inventories	142		-	-
V. Current biological assets	**150**		-	-
VI. Other current assets	**160**		**32,604,621,250**	**24,470,696,446**
1. Current prepayments	161	4.11	1,099,870,159	844,771,052
2. Value added tax deductible	162	4.13	24,227,312,624	23,617,331,909
3. Tax and other receivables from the state budget	163	4.13	7,277,438,467	8,593,485
B. NON-CURRENT ASSETS (200=210+220+230+240+250+260)	**200**		**4,488,629,197,692**	**4,468,708,344,482**
I. Non-current account receivables	**210**		**493,280,269**	**200,000,000**
1. Non-current trade receivables	211		-	-
2. Non-current advances to suppliers	212		200,000,000	200,000,000
3. Operating capital in dependent units	213		-	-
4. Intra-company non-current receivables	214		-	-
6. Other non-current receivables	215		293,280,269	-
7. Provision for doubtful non-current receivables	216		-	-
II. Fixed assets	**220**		**3,968,003,380**	**4,492,732,244**
1. Tangible fixed assets	221	4.6	3,154,727,380	3,558,840,244

ASSETS	Code	Notes	Ending Balance	Beginning Balance
- Cost	222		14,336,035,582	14,336,035,582
- Accumulated depreciation	223		(11,181,308,202)	(10,777,195,338)
2. Finance lease assets	224			
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	4.7	**813,276,000**	**933,892,000**
- Cost	228		7,790,907,770	7,790,907,770
- Accumulated amortisation	229		(6,977,631,770)	(6,857,015,770)
III. Non-current biological assets	**230**		-	-
IV. Investment property	**240**	4.8	**239,391,962,428**	**243,265,254,279**
1. Cost	241		375,881,593,729	372,963,182,580
2. Accumulated depreciation	242		(136,489,631,301)	(129,697,928,301)
V. Non-current assets in process	**250**		**26,096,415,063**	**1,865,829,942**
1. Non-current work in process	251		-	-
2. Construction in progress	252	4.9	26,096,415,063	1,865,829,942
VI. Non-current financial investments	**260**	4.2	**3,903,172,340,650**	**3,905,833,944,650**
1. Investments in subsidiaries	261		1,690,924,462,517	1,690,924,462,517
2. Investments in associates, joint-ventures	262		2,174,702,849,783	2,174,702,849,783
3. Investment in other entities	263		149,148,164,350	149,148,164,350
4. Provision for non-current investments	264		(111,603,136,000)	(108,941,532,000)
5. Held to maturity investments	265		-	-
VII. Other non-current assets	**270**		**315,507,195,902**	**313,050,583,367**
1. Non-current prepayments	271	4.10	315,507,195,902	313,050,583,367
2. Deferred income tax assets	272		-	-
3. Non-current reserved spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	**280**		**4,722,114,287,904**	**4,643,928,774,654**

1	2	3	4	5
RESOURCES				
C. LIABILITIES (300=310+330)	**300**		**79,427,397,748**	**97,302,794,956**
I. Current liabilities	**310**		**30,521,286,033**	**49,211,011,236**
1. Trade payables	311	4.11	11,381,894,659	17,554,336,232
2. Advances from customers	312		3,237,916,716	3,491,987,511
Dividends and profits payable	313	4.12	16,560,000	16,560,000
3. Taxes and amounts payable to the state budget	314	4.13	234,131,300	6,446,787,796
4. Payables to employees	315	4.14	771,640,050	7,123,760,000
5. Accrued expenses	316		363,993,341	455,497,951
6. Intra-company payables	317		-	-
7. Payables relating to construction contracts under percentage of completion ethod	318		-	-
8. Current unearned revenue	319	4.15	403,104,421	6,318,189
9. Other current payables	320	4.16	5,780,565,840	4,044,548,279
10. Current loans and obligations under finance lease	321		-	-
11. Current provisions	322		-	1,862,445,000
12. Bonus and welfare fund	323		8,331,479,706	8,208,770,278
13. Price stabilisation fund	324		-	-

ASSETS	Code	Notes	Ending Balance	Beginning Balance
14. Government bonds resale and purchase transactio	325		-	-
II. Non-current liabilities	**330**		**48,906,111,715**	**48,091,783,720**
1. Non-current trade payables	331		-	-
2. Advances from customers	332		-	-
3. Non-current taxes and amounts payable to the Stat	333		-	-
3. Accrued expenses	334		-	-
4. Intra-company payables relating to operating capit	335		-	-
5. Non-current intra-company payables	336		-	-
6. Non-current unearned revenue	337		-	-
7. Other non-current payables	338	4.16	48,906,111,715	48,091,783,720
8. Non-current loans and obligations under finance le	339		-	-
9. Covertible bonds	340		-	-
10. Preference shares	341		-	-
11. Deferred income tax liabilities	342		-	-
12. Non-current provisions	343		-	-
13. Scientific and technological development fund	344		-	-
D. OWNER'S EQUITY	**400**	4.17	**4,642,686,890,156**	**4,546,625,979,698**
1. Owner's contributed capital	411		3,765,000,000,000	3,765,000,000,000
- Ordinary shares carrying voting rights	411a		3,765,000,000,000	3,765,000,000,000
- Preference shares	411b		-	-
2. Share premiums	412		-	-
3. Convertible bond option	413		-	-
4. Other contributed capital	414		-	-
5. Treasury shares	415		(90,100,000)	(90,100,000)
6. Asset revaluation reserve	416		-	-
7. Exchange difference reserve	417		-	-
8. Investment and development fund	418		195,083,136,153	166,272,453,153
9. Enterprise reorganisation support fund	419		-	-
10. Other reserves	420		-	-
11. Retained earnings	420		682,693,854,003	615,443,626,545
- Beginning accumulated retained earnings	420a		579,894,594,545	39,139,834,348
- Retained earnings of the current year	420b		102,799,259,458	576,303,792,197
TOTAL RESOURCES (440=300+400)	**440**		**4,722,114,287,904**	**4,643,928,774,654**

Dong Nai, 28th July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Chung	Le Thi Bich Loan	Tran Thanh Hai

M.S.D.N: 3600335363 TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP THÀNH PHỐ ĐỒNG NAI

PEOPLE'S COMMITTEEE OF DONG NAI CITY
SONADEZI CORPORATION
Address: No 1, Road No 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam
(Separate financial statements)

Form B 02 - DN
(Issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

INCOME STATEMENT
For the period from 01 January 2026 to 30 June 2026

Expressed in VND

No.	ITEMS	Code	Notes	Quarterly II		Cumulative from the beginning of the year to the end of this quarter	
				Year 2026	Year 2025	Year 2026	Year 2025
1.	**Revenue**	01	5.1	**15,073,614,858**	**49,478,794,336**	**29,744,577,236**	**63,895,874,810**
2.	Deductions	02		-	-	-	-
3.	**Net revenue (10=01-02)**	10		**15,073,614,858**	**49,478,794,336**	**29,744,577,236**	**63,895,874,810**
4.	Cost of sales	11	5.2	9,296,920,985	13,838,960,242	17,097,072,428	22,811,259,959
5.	**Gross profit (20=10-11)**	20		**5,776,693,873**	**35,639,834,094**	**12,647,504,808**	**41,084,614,851**
6.	Gain/Loss from disposal of investment properties	21	5.3	-	-	-	-
7.	Finance income	22	5.3	57,275,622,052	367,315,989,818	115,021,804,439	409,950,104,346
8.	Finance expense	23	5.4	(470,173,843)	166,076,353	2,668,414,686	169,462,882
	Of which, interest expense	*24*		-	-	-	-
9.	Selling expense	25		194,265,695	-	690,689,404	-
10.	General and administrative expense	26	5.5	8,402,919,819	18,821,274,532	18,972,895,551	30,273,467,915
11.	**Operating profit {30=20+(21-22)-(25+26)}**	30		**54,925,304,254**	**383,968,473,027**	**105,337,309,606**	**420,591,788,400**
12.	Other income	31		189,577,852	-	189,577,852	-
13.	Other expense	32		-	10,000,000	2,727,628,000	10,000,000
14.	**Net other income (40=31-32)**	40		**189,577,852**	**(10,000,000)**	**(2,538,050,148)**	**(10,000,000)**
15.	**Accounting profit before tax (50=30+40)**	50		**55,114,882,106**	**383,958,473,027**	**102,799,259,458**	**420,581,788,400**
16.	Current corporate income tax expense	51		-	4,109,930,845	-	4,109,930,845
17.	Deferred corporate income tax expense	52		-	-	-	-
18.	**Net profit after tax (60=50-51-52)**	60		**55,114,882,106**	**379,848,542,182**	**102,799,259,458**	**416,471,857,555**

Dong Nai, 28th July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Chung	Le Thi Bich Loan	Tran Thanh Hai

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

PEOPLE'S COMMITTEEE OF DONG NAI CITY

SONADEZI CORPORATION

Address: No 1, Road No 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

(Separate financial statements)

Form B 03 - DN

(Issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

CASH FLOW STATEMENT

(Indirect method)

For the period from 01 January 2026 to 30 June 2026

Expressed in VND

ITEMS		Code	Notes	Quarterly I		Cumulative from the beginning of the year to the end of this quarter	
				Year 2026	Year 2025	Year 2026	Year 2025
1		2	3				
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**						
1.	***Net profit /(loss) before taxation***	*01*		***55,114,882,106***	***383,958,473,027***	***102,799,259,458***	***420,581,788,400***
2.	***Adjustment for:***						
-	Depreciation and amortisation	02		3,633,649,308	1,398,351,171	7,316,431,864	2,769,855,842
-	Provisions	03		(497,926,575)	4,689,471,278	2,637,275,425	4,689,471,278
-	Foreign exchange gains/losses from revaluation	04		-	-	-	-
-	Gains/losses from investment and financing activities	05		(57,275,622,052)	(367,315,989,818)	(115,021,804,439)	(409,950,104,346)
-	Interest expense	06		-	-	-	-
-	Other adjustments	07		-	-	-	-
3.	***Operating profit /(loss) before adjustments to working capital***	*08*		***974,982,787***	***22,730,305,658***	***(2,268,837,692)***	***18,091,011,174***
-	Increase or decrease in accounts receivable	09		4,388,719,163	(109,403,805,928)	28,719,059,320	(134,122,034,291)
-	Increase or decrease in inventories	10		57,034,826	288,077,672	59,713,051	309,661,986
-	Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		(4,022,474,811)	(5,557,447,892)	(14,006,664,651)	37,224,585,339
-	Increase or decrease prepaid expenses	12		(2,496,818,470)	3,252,048,413	(2,711,711,642)	3,230,184,213
-	Increase or decrease in trading securities	13		-	-	-	-
-	Interest paid	14		-	-	-	-
-	Corporate income tax paid	15		(5,051,205,000)	-	(8,089,158,000)	(5,023,407,000)
-	Other cash inflows from operating activities	16		-	7,020,000	-	7,020,000
-	Other cash outflows from operating activities	17		(1,828,494,000)	(1,489,890,360)	(6,615,639,572)	(6,245,079,100)
	Net cash from operating activities	***20***		***(7,978,255,505)***	***(90,173,692,437)***	***(4,913,239,186)***	***(86,528,057,679)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**						
1.	Acquisition and construction of fixed assets and other non-current assets	21		(10,557,362,744)	(14,001,053,923)	(23,051,280,255)	(26,855,063,370)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		-	-	-	-
3.	Loans to other entities and payments for purchase of debt instruments of other entities	23		(72,850,000,000)	(160,190,000,000)	(72,850,000,000)	(170,190,000,000)
4.	Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		23,420,000,000	259,402,580,548	23,420,000,000	269,402,580,548
5.	Investments in other entities	25		-	-	-	-
6.	Proceeds from sales of investments in other entities	26		-	-	-	-
7.	Interest and dividends received	27		108,630,090,052	357,602,367,818	109,389,393,439	358,416,738,346
	Net cash from investing activities	***30***		***48,642,727,308***	***442,813,894,443***	***36,908,113,184***	***430,774,255,524***
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**						-
1.	Proceeds from issuing stocks and capital contribution from owners	31		-	-	-	-
2.	Capital redemption, payments for shares repurchases	32		-	-	-	-
3.	Proceeds from borrowings	33		-	-	-	-
4.	Repayment of borrowings	34		-	-	-	-

ITEMS		Code	Notes	Quarterly I		Cumulative from the beginning of the year to the end of this quarter	
				Year 2026	Year 2025	Year 2026	Year 2025
5.	Finance lease principal paid	35		-	-	-	-
6.	Dividends paid	36		-	-	-	-
	Net cash from financing activities	***40***		**-**	**-**	**-**	**-**
	NET INCREASE/(DECREASE) IN CASH	**50**		***40,664,471,803***	***352,640,202,006***	***31,994,873,998***	***344,246,197,845***
	Cash and cash equivalents at beginning of year/period	**60**		***29,420,870,083***	***28,246,720,191***	***38,090,467,888***	***36,640,724,352***
	Impact of exchange rate fluctuation	61		-	-	-	-
	CASH AND CASH EQUIVALENTS AT END OF PERIOD	**70**		**70,085,341,886**	**380,886,922,197**	**70,085,341,886**	**380,886,922,197**

Dong Nai, 28th July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Chung	**Le Thi Bich Loan**	**Tran Thanh Hai**

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

NOTES TO THE FINANCIAL STATEMENTS
QII/2026

1. CORPORATE INFORMATION

1.1. Structure of ownership

Sonadezi Corporation (hereinafter referred to as "the Corporation") has been incorporated in accordance with the first Business Registration Certificate No. 3600335363 dated 01 July 2010 granted by Planning and Investment Department of Dong Nai City and other amended certificates thereafter with the latest one dated 11 May 2026 to change the registered head office address to Dong Nai City.

The Corporation, formerly Development of Bien Hoa Industrial Park Company - a state-owned enterprise - was established under Decision No. 1713/QD-UBT dated 15 December 1990 and registered under Decision No. 2271/QD-UBT dated 17 December 1992 both issued by the People's Committee of Dong Nai City. On 29 June 2005, the Corporation was reorganised into a parent-company-subsidiary model under Decision No. 2335/QD-UBT also issued by the People's Committee of Dong Nai City.

On 13 November 2017, Hanoi Stock Exchange issued Decision No. 925/QD-SGDHN approving the Corporation's registration of share trading with the security code SNZ.

The latest charter capital as stipulated in the Business Registration Certificate is VND 3,765,000,000,000.

The Corporation's registered head office is at No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai City, Vietnam.

The number of employees as at 30 June 2026 was 74 (31 December 2025: 70).

1.2. Operating industry and principal activities

The Corporation is principally engaged in:

- Investing in industrial urban development, industrial park, residential area;
- Providing tourist service;
- Providing environmental management service;
- Making financial investments in other enterprises;
- Leasing houses;
- Trading and leasing warehouses, workshop;
- Constructing houses of all types;
- Trading real estates and land use rights of owners, users, and lessees.

1.3. Normal operating cycle

The Corporation's normal operating cycle is carried out for a time period of 12 months.

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1.4. The Corporation's structure

As at 30 June 2026, the Corporation's subsidiaries and associates were as follows:

Direct subsidiaries:

No.	Name	Operating industry	Address	Percentage of direct ownership
1.	Dong Nai Water Joint Stock Company	Water exploitation and treatment for urban and industrial activities, clean water distribution	No. 48 Cach Mang Thang Tam, Tran Bien Ward, Dong Nai City, Vietnam	63.99%
2.	Sonadezi Environment Joint Stock Company	Collecting non-hazardous waste	No. 12 Huynh Van Nghe, Tran Bien Ward, Dong Nai City, Vietnam	64.04%
3.	Dong Nai Port Joint Stock Company	Trading port services	1B-D3, Town 2, Tran Bien Ward, Dong Nai City, Vietnam	51.00%
4.	No. 2 Industrial Urban Development Joint Stock Company	Investment in construction, trading real estate, leasing industrial park	No. 47, D9 Street, Vo Thi Sau Residential Area, Vinh Thanh Quarter, Tran Bien Ward, Dong Nai City, Vietnam	57.86%
5.	Sonadezi Long Thanh Shareholding Company	Investment in construction, trading infrastructure of industrial park	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai City, Vietnam	52.75%

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Indirect subsidiaries:

No.	Name	Operating industry	Address	Percentage of direct ownership
1.	Sonadezi Long Binh Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Bien Hoa City, Dong Nai City	46.22%
2.	Sonadezi Services Joint Stock Company	Collecting non-hazardous waste	No. 22, Road 3A, Bien Hoa 2 Industrial Park, Tran Bien Ward, Bien Hoa City, Dong Nai City	20.00%
3.	Sonadezi Chau Duc Joint Stock Company	Investment in construction and trading infrastructure of industrial parks, trading real estate	9th Floor, Sonadezi Building, No. 1, Road 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam	46.84%
4.	Sonadezi An Binh Joint Stock Company	Construction	No. 113-116 Lot C2, Road 9, An Binh Residential Area, Tran Bien Ward, Dong Nai City, Vietnam	37.95%
5.	Sonadezi Binh Thuan Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	443 Hamlet 6, Tan Minh Commune, Lam Dong Province, Vietnam	42.00%
6.	Sonadezi Khanh Hoa Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	Lot LK37-12B, My Gia Urban Area, Nam Nha Trang Ward, Khanh Hoa Province, Vietnam	40.069%

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Associates:

No.	Name	Operating industry	Address	Percentage of direct ownership
1.	Sonadezi Giang Dien Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	Office of Giang Dien Industrial Park, Road No. 6, Giang Dien Industrial Park, Trang Bom Ward, Dong Nai City, Vietnam	46.45%
2.	Dong Nai Construction Joint Stock Company	Civil construction	No. 9 Huynh Van Nghe, Tan Buu Town, Tran Bien Ward, Dong Nai City, Vietnam	40.00%
3.	Dong Nai Paint Joint Stock Company	Producing and trading in paint products, wall plaster powder	Road 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam	30.01%
4.	Sonadezi College of Technology and Management	College, university, and post-graduate training	No. 1, Road 6A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai City, Vietnam	40.00%
5.	Highway 91 Can Tho - An Giang Investment Joint Stock Company	Construction and investment of transport works (BOT)	No. 315 Vo Nguyen Giap, Phuoc Tan Ward, Dong Nai City, Vietnam	39.72%
6.	Dong Nai Housing Joint Stock Company	Real estate and infrastructure business, construction	No. 121 Phan Chu Trinh, Tran Bien Ward, Dong Nai City, Vietnam	36.00%
7.	Dong Nai Material and Building Investment Joint Stock Company	Industrial production and services	No. 138, Quarter 1, Nguyen Ai Quoc Street, Trang Dai Ward, Dong Nai City, Vietnam	35.99%

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The Corporation's branch as at 30 June 2026 was as follows:

Name	Operating industry	Address
Sonadezi Corporation's branch	Trading real estates and land use rights of owners, users, and lessees	Chau Duc Industrial Park, Ngai Giao Commune, Ho Chi Minh City, Vietnam

2. BASIS OF PREPARATION

2.1. Accounting standards, accounting system

The accompanying separate financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by Ministry of Finance, and prevailing accounting regulations in Vietnam.

2.2. Forms of accounting records

The form of accounting records applied in the Corporation is the General Journal.

2.3. Financial year

The Corporation's financial year is from 01 January to 31 December.

2.4. Reporting and functional currency

The Corporation maintains its accounting records in VND.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1. Use of estimates

The preparation of the separate financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets as at 30 June 2026 and liabilities reported in the notes as well as revenues and expenses for the financial period from 01 January 2026 to 30 June 2026. Although these estimates are based on management's best knowledge of all relevant information available at the date when the separate financial statements are prepared, this does not prevent actual figures differing from estimates.

3.2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank and current investments for a period not exceeding 03 months or highly liquid investments which are readily convertible to known amounts of cash, and which are subject to an insignificant risk of changes in value.

Cash equivalents are defined the same as those under Accounting Standard "Statement of cash flows."

3.3. Financial investments

Held to maturity investments

Held to maturity investments are deposits with over 03 months term and accrued interest receivable arising from such term deposits.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Equity investments in other entities

Investments in subsidiaries

Investments are classified as investments in subsidiaries when the Corporation has the power of control over policies and operating activities, normally evidenced by the holding of more than 50% of the voting rights.

Investments in subsidiaries are accounted for under the cost method which comprise the purchase price plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of the investments is measured at the fair values of the assets as incurred.

Dividends for the period after the acquisition date are recognised as financial incomes at their fair values when the shareholder's right to receive payment is established.

Investments in associates

Investments are classified as investments in associates when the Corporation directly or indirectly holds from 20% to under 50% of the voting shares of the investee without any other agreement.

Investments in associates are accounted for under the cost method which comprise the purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Dividends for the period after the acquisition date are recognised as financial incomes when the shareholder's right to receive payment is established.

Other investments

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Recognition principles of provisions for financial investment impairment loss

For investments in securities

As of the date of preparing the separate financial statements, with regard to the investments in securities that are listed or registered for trading in the domestic stock markets and freely traded in the market, if the market price of the securities is below their carrying amounts, provision for securities investment impairment loss is recognised at an amount no more than the carrying amount to reflect the loss due to the impairment to ensure the value of the investments are no more than the market price.

For equity investments in subsidiaries, associates, joint ventures, and other entities

As of the date of the separate financial statements, provisions for impairment losses on equity investments are recognised if an indication of impairment exists.

Provisions for impairment losses on equity investments in subsidiaries, associates, joint ventures are determined on the basis of the investee's loss.

Provisions for impairment losses on equity investments in other entities are determined using fair values if the fair values can measure reliably. If the fair values cannot be measure reliably at the reporting date, provisions are measured on the basis of the investee's losses.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.4. Account receivables

Recognition method

Receivables are classified into trade receivables and other receivables based on the following rules: Trade receivables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining receivables are classified as other receivables.

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

Provisions for doubtful debts

As of the date of the separate financial statements, provisions for doubtful debts are recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might be uncollectible or for uncollectible debts due to liquidation, bankruptcy, or similar difficulties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the income statement.

3.5. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset recognition

The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use.

The costs of tangible fixed assets constructed by contractors are the finalised costs of the construction, other directly related expenses and the registration fee (if any).

Tangible fixed asset after initial recognition

The costs incurred after the initial recognition of tangible fixed assets shall be recorded as increase in their historical cost if these costs are certain to improve future economic benefits obtained from the use of these assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

▪ Buildings, structures	05 - 21 years
▪ Vehicles	06 - 10 years
▪ Office equipment	03 - 05 years

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.6. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed asset recognition

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Corporation to acquire an asset at the time the asset is put into operation for its intended use.

Intangible fixed asset after initial recognition

Costs related to intangible fixed assets incurred after initial recognition shall be expensed in the period as production and business costs, except when these costs are directly attributable to a specific intangible fixed asset and enhance the future economic benefits of that asset.

Accounting principles for intangible fixed assets

Land use rights

Land use rights are stated at their costs less accumulated amortisation, include the land use right at Xuan Hoa stone pit is amortised according to the Mineral Exploitation License.

Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and amortised over its useful life (03 - 07 years).

3.7. Leases

Operating leases

Assets subject to operating leases are recognised in the separate statement of financial position according to the Corporation's asset classification pattern.

Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term regardless of payment methods.

Depreciation of assets subject to operating leases is consistent with the depreciation policy of the lessor applicable to similar assets.

3.8. Investment property

Investment properties are measured at cost less accumulated depreciation.

Investment property recognition

An investment property is measured initially at its cost. The cost of an investment property is the amount of cash or cash equivalents paid, or the fair value of other considerations given to acquire an asset at the time of its acquisition or construction. The costs include initial transaction charges.

Investment property after initial recognition

Costs related to investment properties incurred after initial recognition shall be expensed in the period, unless it is certain that such costs will enhance the future economic benefits of the investment property beyond the originally assessed level of performance. In such cases, the costs shall be capitalized as an addition to the property's historical cost.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Investment property depreciation

The cost of an investment property is depreciated on a straight-line method.

The estimated useful lives of investment properties are as follows:

▪ Infrastructures industrial park	05 - 45 years
▪ Buildings, structures	05 - 50 years

3.9. Construction in progress

Properties in the course of construction for production, rental, or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes necessary fees to acquire assets including related construction fees, equipment, other fees, and interest expense in accordance with the Corporation's accounting policy.

These expenses will be temporarily converted to a fixed asset cost (if no finalisation is approved) when the assets are put into use.

Under the state regulation on investment and construction management, subject to management decentralisation, construction finalisation value should be approved by competent agencies. The final construction finalisation value could be changed subject to the finalisation approved by competent agencies.

3.10. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies; the payment for industrial surfaces with technical infrastructure; repair expenses; etc. which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the income statement:

- Cost of industrial surfaces with technical infrastructures are allocated over the lease term and allocated to profit or loss based on the operating results of each individual investment item;

- Tools and equipment are allocated to operating results over their estimated useful lives.

3.11. Liabilities

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements and each creditor.

Liabilities are recognised at no less than the payment obligation.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.12. Owner's equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Treasury shares

Treasury shares are recognised at purchased cost and presented in the statement of financial position as a deduction from equity.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the Corporation's charter.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the General Annual Meeting of Shareholders and reserves are created in accordance with the Corporation's Charter and legal regulations in Vietnam.

3.13. Revenue and other income

Revenue from operating lease of assets

Revenue from operating lease of assets is disclosed in Note 3.7.

Revenue from transferring real estate

Revenue from the transferring real estate is recognised when all five (05) of the following conditions are satisfied:

- The Corporation has transferred risks and benefits associated with ownership of the real estate to the buyers;
- The Corporation no longer holds the right to manage the real estate as real estate's owners or the right to control the real estate;
- The turnover is determined reliably;
- The Corporation has received or will receive economic benefits from the sales of the real estate;
- Costs related to sales of the real estate may be determined.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

Income from investments

Income from investments is recognised in the income statement corresponding to the per cent interest of the Corporation.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.14. Cost of sales

Cost of services provided represents total cost of services, investment property which are provided in the year in accordance with the matching principle.

3.15. General and administrative expense

General and administrative expense represent common expense, which include payroll costs for office employees; stationery expense; depreciation expense; taxes, charges, and fees; provision expense for doubtful debts; services expense and sundry expense (office rental expense, other expenses, etc.).

3.16. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

Value added tax

The services rendered by the Corporation are subject to value added tax at the following rates:

- Leasing land, collection of charges for infrastructures and waste treatment from export processing enterprises — 0%
- Sub-leasing land, leasing plants and offices, other activities — 10%

In accordance with Decree No. 180/2024/ND-CP dated 31 December 2024 and Decree No. 174/2025/ND-CP dated 30 June 2025 by the Government, the VAT rate of 8% is applicable to certain goods and services from 01 January 2025 to 31 December 2026.

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Corporation will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment.

3.17. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Corporation or are controlled by, or are subject to common control with the Corporation. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Corporation that gives them significant influence over the Corporation, key management personnel, including management and officers of the Corporation and close family members or associates of such individuals are also considered to be related parties.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

4.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	2,958,432	95,608,336
Cash at banks	14,862,383,454	19,994,859,552
Cash equivalents (*)	55,220,000,000	18,000,000,000
Total	**70,085,341,886**	**38,090,467,888**

(*) Representing the deposits with an original term from 01 to 03 months as at 30 June 2026, bearing interest at a rate of 4.75% per annum.

4.2. Financial investments

Current held to maturity investments represent term deposits with remaining maturities of less than 12 months as at 30 June 2026, bearing interest rates ranging from 4.10% to 7.80% per annum, and accrued interest receivable related to such term deposits as at 30 June 2026.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.2. Financial investments (continued)

Non-current financial investments are analysed as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Investments in subsidiaries:						
Dong Nai Water Joint Stock Company	849,100,146,787	2,489,662,307,160	-	849,100,146,787	2,680,093,868,760	-
Dong Nai Port Joint Stock Company	242,452,980,000	2,833,866,000,000	-	242,452,980,000	3,312,789,354,000	-
Sonadezi Long Thanh Shareholding Company	201,688,600,000	737,136,000,000	-	201,688,600,000	721,779,000,000	-
No. 2 Industrial Urban Development Joint Stock Company	200,655,000,000	545,312,376,000	-	200,655,000,000	617,202,432,000	-
Sonadezi Environment Joint Stock Company	197,027,735,730	147,938,914,200	-	197,027,735,730	196,489,776,042	-
Total	**1,690,924,462,517**		**-**	**1,690,924,462,517**		**-**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.2. Financial investments (continued)

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Investments in associates:						
Sonadezi Chau Duc Joint Stock Company	1,050,432,527,264	1,892,804,400,000	-	1,050,432,527,264	2,457,694,800,000	-
Sonadezi Giang Dien Shareholding Company	255,000,000,000	926,670,000,000	-	255,000,000,000	924,205,000,000	-
Sonadezi Khanh Hoa Joint Stock Company	220,381,000,000	(*)	-	220,381,000,000	(*)	-
Sonadezi Long Binh Shareholding Company	172,866,022,000	614,308,100,000	-	172,866,022,000	520,012,500,000	-
Sonadezi Binh Thuan Shareholding Company	168,000,000,000	(*)	-	168,000,000,000	(*)	-
Highway 91 Can Tho - An Giang Investment Joint Stock Company	112,000,000,000	(*)	(27,670,653,000)	112,000,000,000	(*)	(27,383,710,000)
Dong Nai Material and Building Investment Joint Stock Company	53,838,407,700	37,786,201,200	(7,545,062,000)	53,838,407,700	40,834,965,600	(8,233,734,000)
Sonadezi College of Technology and Management	33,436,575,595	(*)	-	33,436,575,595	(*)	-
Sonadezi An Binh Joint Stock Company	29,841,520,005	(*)	-	29,841,520,005	(*)	-
Dong Nai Housing Joint Stock Company	21,578,551,008	(*)	-	21,578,551,008	(*)	-
Sonadezi Services Joint Stock Company	37,600,000,000	65,180,000,000	-	37,600,000,000	60,613,333,333	-
Dong Nai Paint Joint Stock Company	10,295,294,400	18,039,542,400	-	10,295,294,400	23,688,288,000	-
Dong Nai Construction Joint Stock Company	9,432,951,811	(*)	-	9,432,951,811	(*)	-
Total	**2,174,702,849,783**		**(35,215,715,000)**	**2,174,702,849,783**		**(35,617,444,000)**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.2. Financial investments (continued)

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Investments in other entities:						
Dong Nai Bridge Investment Construction Joint Stock Company	72,516,189,000	(*)	(72,516,189,000)	72,516,189,000	(*)	(72,516,189,000)
Amata City Bien Hoa Joint Stock Company	47,180,395,294	(*)	-	47,180,395,294	(*)	-
BOT 319 Cuong Thuan CTI Joint Stock Company	20,250,000,000	(*)	-	20,250,000,000	(*)	(233,961,000)
Dong Nai Civil Industrial Construction Joint Stock Company No. 1	7,489,690,056	(*)	(3,135,202,000)	7,489,690,056	(*)	-
Dong Nai Transportation Construction Joint Stock Company	1,711,890,000	975,860,000	(736,030,000)	1,711,890,000	1,137,952,000	(573,938,000)
Total	**149,148,164,350**		**(76,387,421,000)**	**149,148,164,350**		**(73,324,088,000)**

The Corporation has determined the fair value based on closing price determined and the number of shares that the Corporation holds as 30 June 2026.

(*) At the reporting date, the Corporation has not determined fair values of those investments for disclosure in the separate financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of these investments may differ from their carrying amounts.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.3. Current trade receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Current trade receivables from related parties - Refer to Note 6	15,060,410	-	69,810,229	-
Tan Mai Group Joint Stock Company	23,189,038,297	(20,274,009,979)	23,189,038,297	(18,423,300,400)
Dong Nai Roofsheet & Construction Material Joint Stock Company	13,682,057,661	(11,700,274,124)	13,682,057,661	(10,549,243,894)
Charm Ming Global Vietnam Co., Ltd	-	-	11,031,628,566	-
Other customers (*)	6,266,241,316	(3,902,773,598)	18,237,634,691	(6,928,841,982)
Total	**43,152,397,684**	**(35,877,057,701)**	**66,210,169,444**	**(35,901,386,276)**

(*) At at 30 June 2026, each component of trade receivables from other customers represented less than 10% of the total current trade receivables.

4.4. Current other receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Dividend receivables	4,384,800,000	-	474,300,000	-
Receivables from Cuong Thuan IDICO Investment Development Joint Stock Company - Xuan Hoa Stone Mine	-	-	8,014,233,331	-
Others	614,253,720	-	284,103,915	-
Total	**4,999,053,720**	**-**	**8,772,637,246**	**-**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.5. Inventories

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Provisions	Cost	Provisions
Work in progress	4,762,953,492	-	4,762,028,492	-
Xuan Hoa Stone Mine	*928,419,585*	-	*928,419,585*	-
Functional transformation of Bien Hoa 1 Industrial Park	*3,833,608,907*	-	*3,833,608,907*	-
Merchandise, tools and supplies	895,804,881	-	955,517,932	-
Total	**5,657,833,373**	**-**	**5,717,546,424**	**-**

4.6. Tangible fixed assets

Items	**Buildings, structures VND**	**Motor vehicles VND**	**Office equipment VND**	**Total VND**
Cost:				
As at 01 Jan. 2026	3,646,591,259	7,120,008,852	3,569,435,471	14,336,035,582
Purchase				
As at 30 Jun. 2026	**3,646,591,259**	**7,120,008,852**	**3,569,435,471**	**14,336,035,582**
Accumulated depreciation:				
As at 01 Jan. 2026	3,646,591,259	4,053,735,807	3,076,868,272	10,777,195,338
Depreciation	-	323,333,864	80,779,000	404,112,864
As at 30 Jun. 2026	**3,646,591,259**	**4,377,069,671**	**3,157,647,272**	**11,181,308,202**
Net book value:				
As at 01 Jan. 2026	-	3,066,273,045	492,567,199	3,558,840,244
As at 30 Jun. 2026	**-**	**2,742,939,181**	**411,788,199**	**3,154,727,380**

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 9,474,348,202.

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.7. Intangible fixed assets

Items	Land use rights VND	Computer software VND	Total VND
Cost:			
As at 01 Jan. 2026	5,677,081,406	2,113,826,364	7,790,907,770
Purchase	-	-	-
As at 30 Jun. 2026	**5,677,081,406**	**2,113,826,364**	**7,790,907,770**
Accumulated amortisation:			
As at 01 Jan. 2026	5,677,081,406	1,179,934,364	6,857,015,770
Amortisation	-	120,616,000	120,616,000
As at 30 Jun. 2026	**5,677,081,406**	**1,300,550,364**	**6,977,631,770**
Net book value:			
As at 01 Jan. 2026	504,629,444	933,892,000	933,892,000
As at 30 Jun. 2026	**-**	**813,276,000**	**813,276,000**

The historical cost of intangible fixed assets fully depreciated but still in use totalled VND 6,057,081,406.

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.8. Investment property

Investment property held for lease	As at 01 Jan. 2026 VND	Additions VND	Decreases VND	As at 30 Jun. 2026 VND
Cost:				
Infrastructure of Bien Hoa 1 Industrial Park	115,971,739,541	-	-	115,971,739,541
Factory of Chau Duc Industrial Park	91,006,486,722	2,418,411,149	-	93,424,897,871
Sonadezi Building	165,984,956,317	500,000,000	-	166,484,956,317
Total	**372,963,182,580**	**2,918,411,149**	**-**	**375,881,593,729**
Accumulated depreciation:				
Infrastructure of Bien Hoa 1 Industrial Park	114,791,630,301	182,106,000	-	114,973,736,301
Factory of Chau Duc Industrial Park	12,888,126,000	2,563,455,000	-	15,451,581,000
Sonadezi Building	2,018,172,000	4,046,142,000	-	6,064,314,000
Total	**129,697,928,301**	**66,791,703,000**	**-**	**136,489,631,301**
Net book value:				
Infrastructure of Bien Hoa 1 Industrial Park	1,180,109,240			998,003,240
Factory of Chau Duc Industrial Park	78,118,360,722			77,973,316,871
Sonadezi Building	163,966,784,317			160,420,642,317
Total	**243,265,254,279**			**239,391,962,428**

The historical cost of investment properties fully depreciated but still held for rental totalled VND 113,781,131,301.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

At the reporting date, the Corporation did not determine the fair values of investment properties for rental to disclosure in the separate financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Corporate Accounting System. The fair values of these investment properties may differ from their carrying amounts.

4.9. Construction in progress

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Factory of Chau Duc Industrial Park	25,309,445,157	1,832,452,250
Others	786,969,906	33,377,692
Total	**26,096,415,063**	**1,865,829,942**

4.10. Prepayments

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Costs of industrial surfaces with technical infrastructures in Chau Duc Industrial Park (*)	309,757,669,188	308,874,805,304
Cost of repair and maintenance Bien Hoa 1 Industrial Park	370,883,052	1,270,539,532
Tools and consumable expenditure	613,086,572	935,610,626
Others	4,765,557,090	1,969,627,905
Total	**315,507,195,902**	**313,050,583,367**

(*) Representing the payments for land rental in Chau Duc Industrial Park according to land lease contract No.12/HDTD/SZC-KD dated 21 July 2014, land lease contract No.12A/HDTD/SZC-KD dated 21 July 2019, land lease contract No. 95/HDTD/SZC-KD dated 30 December 2022 and land lease contract No.97/HDTD/SZC-KD dated 24 July 2023.

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.11. Current trade payables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Value	Payable amount
Trade payable to related parties - Refer to Note 6	4,831,483,469	4,831,483,469	13,164,969,225	13,164,969,225
Trade payables:				
Micco - Nam Bo Mining Chemical Industry Company Limited	-	-	1,397,435,641	1,397,435,641
Tri Thanh Phat Design Consulting and Construction Investment Company Limited	2,775,537,454	2,775,537,454		
Other suppliers	3,774,873,736	3,774,873,736	2,991,931,366	2,991,931,366
Total	**11,381,894,659**	**11,381,894,659**	**17,554,336,232**	**17,554,336,232**

4.12. Dividends and profits payable

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Dividends payable to individual shareholders not yet deposited with the securities depository	16,560,000	16,560,000

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.13. Taxes and amounts receivable from/payable to the State budget

	As at 01 Jan. 2026 VND	Occurred VND	Deductible VND	As at 30 Jun. 2026 VND
Value added tax deductible	23,617,331,909	3,599,563,691	2,989,582,976	24,227,312,624

	As at 01 Jan. 2026 VND		Movements in the year VND			As at 30 Jun. 2026 VND	
	Receivable	Payable	Payable	Paid	Deductible	Receivable	Payable
Value added tax	-	-	2,989,582,976	-	2,989,582,976	-	-
Corporate income tax	-	820,345,761	-	8,089,158,000	-	7,268,812,239	-
Personal income tax	-	772,597,700	2,527,130,001	3,065,596,401	-	-	234,131,300
Natural resource tax	-	2,979,936,946	-	2,979,969,689	-	32,743	-
Land tax and land rent	8,593,485	-	3,283,068,424	3,283,068,424	-	8,593,485	-
Fees, charges, and other payables	-	1,873,907,389	19,644,769	1,893,552,158	-	-	-
Total	**8,593,485**	**6,446,787,796**	**8,819,426,170**	**19,311,344,672**	**2,989,582,976**	**7,277,438,467**	**234,131,300**

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.14. Payables to employees

Representing the 2026 salary fund payable to employees as at 30 June 2026.

4.15. Current unearned revenue

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Unearned revenue in Chau Duc Industrial Park	337,636,502	-
Unearned revenue in Sonadezi Building	65,467,919	6,318,189
Total	**403,104,421**	**6,318,189**

4.16. Other payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Deposits from related parties - Refer to Note 6	-	532,728,840
Deposits	5,707,265,840	3,347,676,587
Other payables	73,300,000	164,142,852
Total	**5,780,565,840**	**4,044,548,279**
Non-current:		
Other payable to related parties - Refer to Note 6 (*)	33,600,000,000	33,600,000,000
Deposits from related parties - Refer to Note 6	435,976,137	388,537,317
Deposits	14,870,135,578	14,103,246,403
Total	**48,906,111,715**	**48,091,783,720**

(*) Representing payables to related parties in respect of the joint venture capital in the construction work of renovating the National Highway 91 (from Km 14 - Km 50 + 889) under BOT.

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.17. Owner's equity

4.17.1. Changes in owner's equity

	Items of owner's equity				
	Owner's contributed capital VND	Treasury shares VND	Development investment fund VND	Retained earnings VND	Total VND
As at 01 Jan. 2025	3,765,000,000,000	(90,100,000)	140,512,711,153	560,699,438,348	4,466,122,049,501
Previous year's profits	-	-	-	576,303,792,197	576,303,792,197
Dividends	-	-	-	(489,439,340,000)	(489,439,340,000)
Distribution development investment fund	-	-	25,759,742,000	(25,759,742,000)	-
Distribution bonus and welfare fund	-	-	-	(6,360,522,000)	(6,360,522,000)
As at 01 Jan. 2026	3,765,000,000,000	(90,100,000)	166,272,453,153	615,443,626,545	4,546,625,979,698
Current year's profits	-	-	-	102,799,259,458	102,799,259,458
Dividends	-	-	-	-	-
Distribution development investment fund	-	-	28,810,683,000	(28,810,683,000)	-
Distribution bonus and welfare fund	-	-	-	(6,738,349,000)	(6,738,349,000)
As at 30 Jun. 2026	**3,765,000,000,000**	**(90,100,000)**	**195,083,136,153**	**682,693,854,003**	**4,642,686,890,156**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.17.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
State	3,747,567,000,000	3,747,567,000,000
Other shareholders	17,433,000,000	17,433,000,000
Total	**3,765,000,000,000**	**3,765,000,000,000**

4.17.3. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of ordinary shares registered for issue	376,500,000	376,500,000
Number of ordinary shares sold to public	376,500,000	376,500,000
Number of ordinary shares repurchased	(8,200)	(8,200)
Number of ordinary shares outstanding	376,491,800	376,491,800

Par value per outstanding share: VND 10,000 per share.

4.18. Off statement of financial position items

	As at 30 Jun. 2026	As at 01 Jan. 2026
Foreign currencies:		
USD	106,598.16	106,598.16
EUR	15.00	15.00
The number of dividend shares is equal to shares of:		
Sonadezi Chau Duc Joint Stock Company	9,368,000	9,368,000
Amata City Bien Hoa Joint Stock Company	540,000	540,000

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

5.1. Revenue from rendering services

	Q2/2026 VND	Q2/2025 VND
Revenue from trading land and infrastructures at Chau Duc Industrial Park	5,078,561,710	36,220,716,470
Revenue from trading land and infrastructures at Bien Hoa 1 Industrial Park	-	10,886,672,524
Revenue from leasing Sonadezi Building	9,928,105,445	-
Other revenues	66,947,703	2,371,405,342
Total	**15,073,614,858**	**49,478,794,336**
Of which, revenue from rendering services to related parties - Refer to Notes 6	465,397,986	291,066,999

5.2. Cost of sales

	Q2/2026 VND	Q2/2025 VND
Cost of trading land and infrastructures at Chau Duc Industrial Park	2,101,872,699	5,926,530,222
Cost of trading land and infrastructures at Bien Hoa 1 Industrial Park	1,041,387,689	7,489,464,983
Cost of leasing Sonadezi Building	6,032,722,144	-
Others	120,938,453	422,965,037
Total	**9,296,920,985**	**13,838,960,242**

5.3. Finance income

	Q2/2026 VND	Q2/2025 VND
Dividends, profits received from related parties - Refer to Note 6	55,384,800,000	362,134,956,000
Deposit interest	1,890,822,052	5,181,033,818
Other finance income	-	-
Total	**57,275,622,052**	**367,315,989,818**

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.4. Finance expense

	Q2/2026 VND	Q2/2025 VND
Provision/(reversal) expense for investment impairment loss	(473,598,000)	162,652,196
Other finance expense	3,424,157	3,424,157
Total	**(470,173,843)**	**166,076,353**

5.5. General and administrative expense

	Q2/2026 VND	Q2/2025 VND
Employee expense	4,359,796,750	10,025,379,450
Stationery expense	192,770,000	208,905,500
Depreciation expense	511,612,916	321,172,056
Taxes, charges, and fees	56,360,417	-
Provision expense	(24,328,575)	4,526,819,082
Service expense	1,011,242,623	692,613,105
Sundry expense	2,295,465,688	3,046,385,339
Total	**8,402,919,819**	**18,821,274,532**

6. RELATED PARTIES

List of related parties	Relationship
1. Dong Nai Water Joint Stock Company	Direct subsidiary
2. Industrial Urban Development Joint Stock Company No. 2	Direct subsidiary
3. Dong Nai Port Joint Stock Company	Direct subsidiary
4. Sonadezi Long Thanh Shareholding Company	Direct subsidiary
5. Sonadezi Environmental Joint Stock Company	Direct subsidiary
6. Sonadezi An Binh Joint Stock Company	Indirect subsidiary
7. Sonadezi Services Joint Stock Company	Indirect subsidiary
8. Sonadezi Chau Duc Shareholding Company	Indirect subsidiary
9. Sonadezi Long Binh Shareholding Company	Indirect subsidiary
10. Sonadezi Binh Thuan Shareholding Company	Indirect subsidiary
11. Dong Nai Material and Building Investment Joint Stock Company	Indirect subsidiary
12. Sonadezi Khanh Hoa Shareholding Company	Indirect subsidiary
13. Sonadezi Giang Dien Shareholding Company	Associate
14. Dong Nai Construction Joint Stock Company	Associate
15. Dong Nai Paint Joint Stock Company	Associate
16. Sonadezi College of Technology and Management	Associate
17. Highway 91 Can Tho - An Giang Investment Joint Stock Company	Associate
18. Dong Nai Housing Joint Stock Company	Associate
19. The Board of Directors, management, the Supervisory Committee and Chief Accountant	Key management personnel

At the end of the reporting year, the balances with related parties are as follows:

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

At the end of the reporting year, the balances with related parties are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current receivables:		
Sonadezi An Binh Joint Stock Company		27,605,116
Sonadezi Chau Duc Shareholding Company	15,060,410	16,178,483
Sonadezi Services Joint Stock Company		21,076,630
Sonadezi Giang Dien Shareholding Company		4,950,000
Total - Refer to Note 4.3	**15,060,410**	**69,810,229**
Current other receivables:		
Dong Nai Housing Joint Stock Company	4,384,800,000	-
Current trade payables:		
Sonadezi Giang Dien Shareholding Company	-	10,133,213,321
Sonadezi Chau Duc Shareholding Company	1,688,348,439	1,716,332,112
Tien Triet Company Limited	-	885,543,054
Sonadezi Services Joint Stock Company	254,402,100	379,409,338
Sonadezi Environmental Joint Stock Company	118,813,598	50,471,400
Dong Nai Water Joint Stock Company	20,177,325	
Dong Nai Construction Joint Stock Company	2,749,742,007	
Total - Refer to Note 4.11	**4,831,483,469**	**13,164,969,225**
Receiving non-current deposits - Refer to Note 4.16:		
Sonadezi Chau Duc Shareholding Company	388,537,317	388,537,317
Sonadezi Khanh Hoa Shareholding Company	47,438,820	-
Total	**435,976,137**	**388,537,317**
Other non-current payables:		
Sonadezi An Binh Joint Stock Company	22,400,000,000	22,400,000,000
Industrial Urban Development Joint Stock Company No. 2	11,200,000,000	11,200,000,000
Total - Refer to Note 4.16	**33,600,000,000**	**33,600,000,000**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

During the reporting year, the Corporation has had related party transactions as follows:

	Q2/2026 VND	Q2/2025 VND
Rendering of services:		
Sonadezi Chau Duc Shareholding Company	437,325,806	-
Sonadezi Khanh Hoa Shareholding Company	24,392,180	-
Sonadezi An Binh Joint Stock Company	-	111,581,409
Tien Triet Company Limited	-	89,350,355
Dong Nai Paint Joint Stock Company	-	37,638,028
Sonadezi Giang Dien Shareholding Company	3,680,000	52,497,207
Total - Refer to Note 5.1	**465,397,986**	**291,066,999**
Dividends received:		
Dong Nai Water Joint Stock Company	-	122,859,072,000
Dong Nai Port Joint Stock Company	-	47,231,100,000
Industrial Urban Development Joint Stock Company No. 2	-	147,286,944,000
Sonadezi Services Joint Stock Company	-	3,000,000,000
Sonadezi Giang Dien Shareholding Company	51,000,000,000	38,250,000,000
Dong Nai Housing Joint Stock Company	4,384,800,000	3,507,840,000
Total	**55,384,800,000**	**362,134,956,000**

Salaries and remunerations of the Board of Directors, management, the Supervisory Committee and other key management personnel are as follows:

	Q2/2026 VND	Q2/2025 VND
Salaries and remunerations of the Board of Directors, management and other key management personnel	1,589,400,000	1,436,700,000
Salaries and remunerations of the Supervisory Committee	121,433,000	161,700,000

Approved on 28th July 2026

Preparer	Chief Accountant	Legal Representative
Nguyen Thi Chung	Le Thi Bich Loan	Tran Thanh Hai

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI