

Dong Nai, January 12th, 2026

INFORMATION DISCLOSURE

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

- Name of organization: **SONADEZI GIANG DIEN JOINT STOCK COMPANY**
- Stock symbol: **SZG**
- Head office address: No. 1, Street 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province.
- Telephone: (0251) 38333 88
- Fax: (028) (0251) 38333 99
- Email: szg@sonadezi-giangdien.vn

Disclosure Information Content (*):

Decision of the Board of Directors on the approval of the policy for transactions with Sonadezi Corporation.

This information is disclosed on the Company's official website on the same date at the following link: <http://www.sonadezi-giangdien.vn/quan-he-co-dong/thong-tin-co-phieu>

Attached Document:

- *Decision No.: 04./QĐ-SZG-HĐQT dated 12./01/2026.*

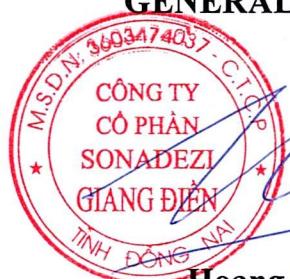
Sonadezi Giang Dien Joint Stock Company hereby commits that the information disclosed above is true and accurate and assumes full legal responsibility for the contents of the disclosed information.

Sincerely.

Recipients:

- As above;
- Archived: BOD.

GENERAL DIRECTOR



Hoang Sy Quyet

Dong Nai, January 11, 2026

DECISION

On approving the policy for transactions with Sonadezi Corporation

THE BOARD OF DIRECTORS OF SONADEZI GIANG DIEN JOINT STOCK COMPANY

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 2020;

Pursuant to the Charter of Sonadezi Giang Dien Joint Stock Company;

Pursuant to the written opinion collection form of the Board of Directors No. 01/2026/PLYK-SZG-BOD dated 06/01/2026;

Pursuant to the functions, duties and powers of the Board of Directors of the Company.

DECISION:

Article 1. To approve the policy for transactions with Sonadezi Corporation in accordance with the contents proposed in Proposals No. 01/TTr-SZG-KTh dated 05 January 2026 (*attached hereto*).

Article 2. The Board of Directors assigns the General Director, as the legal representative of the Company, to organize the implementation and to disclose information in accordance with applicable laws and regulations.

Article 3. This Decision shall take effect from the date of signing. The General Director of the Company and relevant departments/individuals shall be responsible for the implementation of this Decision.

Recipients:

- As stated in Article 3;
- Archived: Clerical department, BOD.

FOR AND ON BEHALF OF THE
BOARD OF DIRECTORS
CHAIRWOMAN



Nguyen Thi Hanh

Dong Nai, January 05, 2026

PROPOSAL

Regarding the Approval in Principle of Transactions with Sonadezi Corporation

To: The Board of Directors of the Company.

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 76/2025/QH15 dated June 17, 2025;

Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/NĐ-CP dated September 11, 2025;

Pursuant to Circular No. 116/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance providing guidance on a number of articles on corporate governance applicable to public companies under Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;

Pursuant to the Charter of Sonadezi Giang Dien Joint Stock Company;

Pursuant to the Minutes of Agreement on the installation of an automated teller machine (ATM) at Sonadezi Building No. 02/BTTATM/SZG-KD dated January 20, 2020, entered into between Sonadezi Giang Dien Joint Stock Company and Woori Bank Vietnam Limited Liability Company – Bien Hoa Branch, and Appendix No. 07 dated October 1, 2025 entered into among Sonadezi Industrial Park Development Joint Stock Corporation, Sonadezi Giang Dien Joint Stock Company, and Woori Bank Vietnam Limited Liability Company – Bien Hoa Branch;

Pursuant to the Official Letter dated December 25, 2025 regarding the request for support in handling prepaid rental fees for ATM installation locations of Woori Bank Vietnam Limited Liability Company – Bien Hoa Branch (hereinafter referred to as “Woori Bank”);

Pursuant to the Contract for Leasing Advertising Billboard Installation Locations at Sonadezi Building No. 04/HDTQC/XNGĐ-KD dated January 25, 2016, entered into between the Industrial Park Development Corporation (subsequently succeeded by Sonadezi Giang Dien Joint Stock Company as the legal entity) and Shinhan Bank Vietnam Limited Liability Company – Bien Hoa Branch, and Appendix No. 05 dated October 1, 2025 entered into among Sonadezi Industrial Park Development Joint Stock Corporation, Sonadezi Giang Dien Joint Stock Company, and Shinhan Bank Vietnam Limited Liability Company – Bien Hoa Branch;

Pursuant to Official Letter No. 163-2025/SHBVN.BH-GA dated December 26, 2025 regarding the transfer of prepaid electricity charges for advertising billboards of Shinhan

Bank Vietnam Limited Liability Company – Bien Hoa Branch (hereinafter referred to as “Shinhan Bank”);

Pursuant to the Contract for the Transfer of the Sonadezi Building entered into between Sonadezi Corporation and Sonadezi Giang Dien Joint Stock Company dated October 31, 2025;

Following the transfer of the Sonadezi Building, the Board of Management directed the implementation of the liquidation of related service contracts, including contracts for the supply of electricity and water to the Building. However, during the period of contract liquidation and pending the completion by the Corporation of procedures to re-execute new contracts with the service providers, Sonadezi Giang Dien Joint Stock Company temporarily paid the incurred electricity costs (October and November) and water costs (October, November, and December) in order to ensure the continuous and regular operation of the Building.

In addition, with respect to the fact that Woori Bank Vietnam Limited Liability Company – Bien Hoa Branch (hereinafter referred to as “Woori Bank”) had prepaid the rental fees for the ATM installation location at the Sonadezi Building to Sonadezi Giang Dien Joint Stock Company in accordance with the agreement (from August 14, 2025 to November 13, 2025). However, the Sonadezi Building was transferred back to the Corporation as of October 1, 2025, and Woori Bank has submitted a written request for support in handling the prepaid rental fees for the ATM installation location for the period from October 1, 2025 to November 13, 2025 (pursuant to Woori Bank’s official letter dated December 25, 2025).

Furthermore, with respect to Shinhan Bank Vietnam Limited Liability Company – Bien Hoa Branch (hereinafter referred to as “Shinhan Bank”) leasing the location for the installation of advertising billboards at the Sonadezi Building, Shinhan Bank had also prepaid the electricity charges for the advertising billboards to Sonadezi Giang Dien Joint Stock Company in accordance with the contract (from January 1, 2022 to December 31, 2026). At the same time, Shinhan Bank has submitted a written request for the transfer of the prepaid electricity charges for the advertising billboards for the period from October 1, 2025 to December 31, 2026 (*pursuant to Official Letter No. 163-2025/SHBVN.BH-GA dated December 26, 2025*).

To date, the Corporation has completed the execution of contracts for the supply of electricity and water to the Building. Accordingly, in order to establish a legal basis and ensure legal compliance for requesting the Corporation to reimburse the electricity and water expenses previously paid on its behalf, as well as for the transfer to the Corporation of the prepaid rental fees of Woori Bank (from October 1, 2025 to November 13, 2025) and Shinhan Bank (from October 1, 2025 to December 31, 2026), the Board of Management respectfully submits to the Board of Directors for approval in principle the transactions with related organizations and individuals in accordance with Article 167 of the Law on Enterprises and Article 43 of the Company’s Charter, specifically as follows:

1. Transaction No. 1:

- Recovery of water expenses previously paid on behalf of the Sonadezi Building for October,

November, and December 2025.

- Giá trị giao dịch: **51.381.540 đồng** (đã bao gồm thuế VAT theo quy định).
- Transaction value: **VND 51,381,540** (inclusive of VAT in accordance with regulations).

(In words: *Fifty-one million, three hundred eighty-one thousand, five hundred forty Vietnamese dong*).

Detailed calculation of recoverable water expenses:

Water usage period	Water consumption (m ³)	Amount before tax (VND)
From 01/10/2025 to 25/10/2025	1.199,2	13.790.800
From 25/10/2025 to 25/11/2025	1.399	16.088.500
From 25/11/2025 to 25/12/2025	1.657	19.055.500
Total before tax:		48.934.800
VAT 5%:		2.446.740
Total after tax:		51.381.540

2. Transaction No. 2:

- Recovery of electricity expenses previously paid on behalf of the Sonadezi Building for October and November 2025.

- Transaction value: **VND 881,150,325** (inclusive of VAT in accordance with regulations).

(In words: *Eight hundred eighty-one million, one hundred fifty thousand, three hundred twenty-five Vietnamese dong*).

Detailed calculation of recoverable electricity expenses:

Electricity usage period	Lượng điện tiêu thụ (Kwh)	Thành tiền trước thuế (đồng)
Period 1 – October 2025 (01/10/2025 đến 10/10/2025)	63.254	211.519.554
Period 2 – October 2025 (11/10/2025 đến 20/10/2025)	56.365	186.703.363
Period 3 – October 2025 (21/10/2025 đến 31/10/2025)	71.860	240.776.368
Period 1 – November 2025 (01/11/2025 đến 10/11/2025)	53.480	176.880.646
Total before tax:		815.879.931
VAT 8%:		65.270.394
Total after tax:		881.150.325

3. Transaction No. 3:

- Transfer to Sonadezi Corporation of the prepaid rental fees for the ATM installation location paid by Woori Bank for the period from October 1, 2025 to November 13, 2025.

- Transaction value: **VND 4,950,000** (inclusive of VAT in accordance with regulations).

(In words: *Four million, nine hundred fifty thousand Vietnamese dong*).

4. Transaction No. 4:

- Transfer to Sonadezi Corporation of the prepaid electricity charges for advertising billboards paid by Shinhan Bank for the period from October 1, 2025 to December 31, 2026.

- Transaction value: **VND 2,500,007** (inclusive of VAT in accordance with regulations).

(In words: *Two million, five hundred thousand and seven Vietnamese dong*).

5. Grounds for submission:

- Transfer to Sonadezi Corporation of the prepaid electricity charges for advertising billboards paid by Shinhan Bank for the period from October 1, 2025 to December 31, 2026.

- Sonadezi Corporation is a related party of Ms. Nguyen Thi Hanh, Chairwoman of the Board of Directors of Sonadezi Giang Dien Joint Stock Company.

- Sonadezi Corporation is a related party of Mr. Ngo Xuan Quang, Member of the Board of Directors of Sonadezi Giang Dien Joint Stock Company.

- The transaction value is less than 35% of the total assets of Sonadezi Giang Dien Joint Stock Company as recorded in the most recent financial statements.

The Board of Management respectfully submits to the Board of Directors of the Company for consideration and approval.

Recipients 

- As above;
- Archived: Clerical department



Hoang Sy Quyet