SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Số: 265/TB-SZG

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Dong Nai, July 20th, 2026

DISCLOSURE OF FINANCIAL STATEMENTS

To: State Securities Commission of Viet Nam;
Ha Noi Stock Exchange.

Pursuant to Clauses 3 and 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance providing guidance on information disclosure in the securities market, Sonadezi Giang Dien Joint Stock Company discloses its Quarter II/2026 financial statements to the Hanoi Stock Exchange as follows:

1. Name of organization:

- Stock symbol: SZG
- Address: Giang Dien Industrial Zone Office, Road No. 6, Giang Dien Industrial Park, Trang Bom Ward, Dong Nai City, Vietnam
- Telephone: (0251) 8966688 Fax: (0251) 8966689
- Email: szg@sonadezi-giangdien.vn
- Website: http://www.sonadezi-giangdien.vn/

2. Disclosure Information Content:

- Financial Statements for Quarter II of 2026

[X] Separate Financial Statements (Listed Company does not have any subsidiaries, and the superior accounting unit has affiliated units.);

[ ] Consolidated Financial Statements (A listed company with a subsidiary);

[ ] Combined Financial Statements (A listed company with an affiliated accounting unit organizes its own independent accounting apparatus.).

- Cases Subject to Explanation of Causes:

+ The auditing organization issued a qualified opinion on the financial statements:

[ ] Yes [X] No

Explanation Document in Case of Accumulation:

[ ] Yes [X] No

+ Profit after tax in the reporting period has a discrepancy of 5% or more before and after the audit, or shifts from a loss to a profit or vice versa:

[ ] Yes [X] No

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN SONADEZI GIANG ĐIỀN
Ký ngày: 22 7 2026 14:10:3

Explanation Document in Case of Accumulation:

☐ Yes ☒ No

+ Profit after corporate income tax in the statement of profit and loss for the reporting period changes by 10% or more compared to the report of the same period in the previous year:

☒ Yes ☐ No

Explanation Document in Case of Accumulation:

☒ Yes ☐ No

+ Profit after tax in the reporting period shows a loss, transitioning from a profit in the same period of the previous year to a loss in this period, or vice versa:

☐ Yes ☒ No

Explanation Document in Case of Accumulation:

☐ Yes ☒ No

This information was disclosed on the company's website on 10/07/2026 at the following link: http://www.sonadezi-giangdien.vn/quan-he-co-dong/thong-tin-co-phieu

Attached Document:

- Financial Statements for Quarter II of 2026 Sonadezi Giang Dien Joint Stock Company.
- Official Letter No.: 264/SZG-KTTC dated 10/7/2026 regarding the explanation and supplementation on changes in profit after corporate income tax for Quarter II of 2026.

Recipients:
- As above;
- Save: Clerical department, Accounting department.

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN SONADEZI GIANG ĐIỀN

Hoang Sy Quyet

SONADEZI GIANG DIEN	*SONADEZI GIANG DIEN SHAREHOLDING COMPANY*	*SOCIALIST REPUBLIC OF VIETNAM*
	SHAREHOLDING COMPANY	***Independence - Freedom - Happiness***

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

No.: 264/SZG-KTTC

Re: Additional Explanation of the Fluctuation in After-tax Profit

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Dong Nai, July 20th 2026

To: - State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

1. Listed organization: Sonadezi Giang Dien Shareholding Company
2. Listed stock code: SZG
3. Content: Sonadezi Giang Dien Shareholding Company hereby provides the following explanation regarding the fluctuation of 10% or more in its after-tax profit for Q2 2026 compared with the same period of the previous year:

Unit: VND

Indicator	Q2/2026	Q2/2025	Variance	Rate
Total revenue	**146,999,350,362**	**146,515,432,789**	**483,917,573**	**+ 0.33%**
- Net revenue from sales of goods & services	132,408,110,577	141,189,391,830	(8,781,281,253)	- 6.22%
- Financial income	14,591,239,785	5,117,885,845	9,473,353,940	+ 185.1%
- Other income	-	208,155,114	(208,155,114)	- 100%
Total expenses	**92,413,654,033**	**72,777,985,169**	**19,635,668,864**	**+ 26.98%**
- Cost of goods sold	54,513,069,702	54,321,666,558	191,403,144	+ 0,35%
- Financial expenses	18,892,185,197	36,132,751	18,856,052,446	+ 52,185.49%
- Selling expenses	10,004,161,948	8,404,440,463	1,599,721,485	+ 19.03%
- G&A expenses	9,004,237,186	9,983,337,990	(979,100,804)	- 9.81%
- Other expenses	-	32,407,407	(32,407,407)	- 100%
Profit after tax	**43,602,436,609**	**58,926,094,728**	**(15,323,658,119)**	**- 26.00%**

Explanation:

The Company's after-tax profit for Q2 2026 reached VND 43.60 billion, a decrease of VND 15.32 billion (26.00%) compared to the same period last year. The main reasons are as follows:

- Net revenue from business operations decreased by 6.22%, causing gross profit to decrease by VND 8.97 billion. Conversely, financial income increased mainly due to higher interest earned on term deposits recognized during the period, partially offsetting the decline in profit from business operations.
- Financial expenses increased by VND 18.86 billion, mainly due to the Company's provision for diminution in value of trading securities as required at the time of preparing the Q2 2026 financial statements. This was the primary factor contributing to the decline in after-tax profit compared to the same period. The provision was recognized in accordance with prevailing accounting regulations and does not reflect a corresponding change in cash flow from the Company's business operations during the period.
- Selling expenses increased by 19.03%, while general and administrative expenses decreased by 9.81% compared to the same period.

In addition to the Q2 results, for the cumulative first 6 months of 2026, the Company's business operations remained stable; net revenue reached VND 265.47 billion, up 6.80% year-on-year; gross profit reached VND 158.9 billion, essentially equivalent to the same period. After-tax profit reached VND 111.35 billion, down 2.8%, mainly due to the impact of the provision for diminution in value of trading securities arising in Q2.

In general, the Company's business performance in the first 6 months of 2026 remained stable; the profit fluctuation in Q2 mainly stemmed from the recognition of the provision for diminution in value of trading securities in accordance with prevailing accounting regulations.

Sonadezi Giang Dien Shareholding Company respectfully reports the above to the State Securities Commission of Vietnam, Hanoi Stock Exchange and shareholders for information.

Best regards./.

Recipients:
- As above;
- Secretary of the Board of Directors (for information disclosure coordination);
- Filed: Administration Dept., Accounting-Finance Dept.

GENERAL DIRECTOR

M.S.D.N: 3603474037 - C.T.C.P
CÔNG TY CỔ PHẦN SONADEZI GIANG ĐIỀN
THÀNH PHỐ ĐỒNG NAI

Hoang Sy Quyet

SONADEZI GIANG DIEN
MEMBER OF SONADEZI

SONADEZI CORPORATION
SONADEZI GIANG DIEN SHAREHOLDING COMPANY

FINANCIAL STATEMENT
For the 2nd quarter of 2026

July, 2026

Form No. B 01 - DN

BALANCE SHEET
As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	Ending balance	Opening balance
A. CURRENT ASSETS	**100**		**2.688.854.005.419**	**2.314.512.754.690**
I. Cash and cash equivalents	**110**	(4.1)	**28.668.989.426**	**703.535.985.647**
1. Cash	111		28.668.989.426	24.435.985.647
2. Cash equivalents	112		-	679.100.000.000
II. Short-term financial investments	**120**		**1.837.163.160.274**	**219.325.919.999**
1. Trading securities	121	(4.2)	219.325.919.999	219.325.919.999
2. Provision for diminution in value of trading securities	122		(18.850.919.999)	
3. Held-to-maturity investments	123	(4.2)	1.018.430.660.274	
4. Other short-term investments	125	(4.3)	618.257.500.000	
III. Short-term receivables	**130**		**664.667.178.650**	**1.275.060.665.453**
1. Short-term trade receivables	131	(4.4)	63.008.892.214	66.036.895.933
2. Short-term advances to suppliers	132	(4.5)	599.928.398.630	600.807.265.189
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contract	134	(4.6)	*15.341.871.233*	617.449.004.917
5. Short-term loan receivables	135		(13.611.983.427)	(9.232.500.586)
6. Provision for doubtful short-term receivables	136		-	-
7. Shortage of assets awaiting resolution	137			
III. Inventories	**140**	(4.7)	**119.976.028.435**	**116.315.416.029**
1. Inventories	141		119.976.028.435	116.315.416.029
2. Provision for devaluation of inventories	142			
IV. Other current assets	**160**		**38.378.648.634**	**274.767.562**
1. Short-term prepaid expenses	161	(4.12)	433.019.433	274.767.562
2. VAT receivable	162	(4.15)	37.122.838.465	-
3. Taxes and other receivables from the State	163		**822.790.736**	-
4. Trading Government bonds	164			
5. Other current assets	165			

(Continued on the next page)

Form No. B 01 - DN

BALANCE SHEET (continued)

As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	Ending balance	Opening balance
B. NON-CURRENT ASSETS	**200**		**2.414.440.797.499**	**2.478.876.778.773**
I. Long-term receivables	**210**		**-**	**618.257.500.000**
1. Long-term trade receivables	211	(4.4)	-	-
2. Long-term advances to suppliers	212	(4.5)	-	-
3. Capital in affiliated units	213			
4. Long-term intercompany receivables	214			
5. Other long-term receivables	215			618.257.500.000
6. Provision for doubtful long-term receivables	216		-	-
II. Fixed assets	**220**		**205.955.312.186**	**211.357.093.712**
1. Tangible fixed assets	221	(4.9)	199.586.499.268	204.894.850.774
Historical cost	222		318.076.182.230	317.435.985.560
Accumulated depreciation	223		(118.489.682.962)	(112.541.134.786)
2. Finance lease fixed assets	224			
Historical cost	225			
Accumulated depreciation	226			
3. Intangible fixed assets	227	(4.10)	6.368.812.918	6.462.242.938
Historical cost	228		9.259.505.000	9.259.505.000
Accumulated depreciation	229		(2.890.692.082)	(2.797.262.062)
III. Investment properties	**240**	(4.11)	**907.013.597.897**	**971.833.424.654**
1. Historical cost	241		1.621.934.212.839	1.675.899.972.472
2. Accumulated depreciation	242		(714.920.614.942)	(704.066.547.818)
IV. Long-term assets in progress	**250**	(4.8)	**10.992.458.804**	**11.182.553.072**
1. Long-term production and business in progress	251			
2. Construction in progress	252		10.992.458.804	11.182.553.072
V. Long-term financial investments	**260**		**-**	**-**
1. Investments in subsidiaries	261			
2. Investments in joint ventures and associates	262		-	-
3. Investments in other entities	263			
4. Provision for diminution in value of long-term investm	264		-	-
5. Long-term held-to-maturity investments	265			
6. Provision for long-term held-to-maturity investments	266			
VI. Other long-term assets	**270**		**1.290.479.428.612**	**666.246.207.335**
1. Long-term prepaid expenses	271	(4.12)	1.290.479.428.612	666.246.207.335
2. Deferred tax assets	272			
3. Long-term equipment, materials and spare parts	273			
4. Other long-term assets	274			
TOTAL ASSETS (280 = 100 + 200)	**280**		**5.103.294.802.918**	**4.793.389.533.463**

(Continued on the next page)

Form No. B 01 - DN

BALANCE SHEET (continued)

As at 30 June 2026

Currency: VND

RESOURCES	Code	Notes	Ending balance	Opening balance
C. LIABILITIES	**300**		**4.048.621.228.985**	**3.737.348.122.334**
I. Current liabilities	**310**		**372.004.655.428**	**228.118.409.350**
1. Short-term trade payables	311	(4.13)	99.445.666.124	7.105.056.536
2. Short-term advances from customers	312	(4.14)	4.175.077.273	4.175.430.184
3. Dividends and profit payables	313			
4. Taxes and amounts payable to the State	314	(4.15)	3.269.939.200	8.214.435.312
5. Payables to employees	315		-	5.987.013.000
6. Short-term accrued expenses	316	(4.16)	19.549.994.646	19.614.530.576
7. Short-term intercompany payables	317			
8. Short-term payables under construction contract progress	318		-	-
9. Short-term unearned revenue	319	(4.18)	172.879.208.140	132.212.263.739
10. Other short-term payables	320	(4.17)	57.109.720.864	35.747.759.507
11. Short-term loans and finance lease liabilities	321		-	
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323	(4.19)	15.575.049.181	15.061.920.496
14. Price stabilization fund	324			
15. Government bond repurchase agreements	325			
II. Long-term liabilities	**330**		**3.676.616.573.557**	**3.509.229.712.984**
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State	333			
4. Long-term accrued expenses	334	(4.16)	15.889.801.125	16.145.242.089
5. Intercompany payables for business capital	335			
6. Long-term intercompany payables	336		-	-
7. Long-term unearned revenue	337	(4.18)	3.615.506.822.592	3.443.371.252.039
8. Other long-term payables	338	(4.17)	45.219.949.840	49.713.218.856
9. Long-term loans and finance lease liabilities	339			
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred tax liabilities	342			
13. Long-term provisions	343			
14. Science and technology development fund	344			

(Continued on the next page)

Form No. B 01 - DN

BALANCE SHEET (continued)

As at 30 June 2026

Currency: VND

RESOURCES	Code	Notes	Ending balance	Opening balance
D. OWNERS' EQUITY	**400**		**1.054.673.573.933**	**1.056.041.411.129**
1. Owners' contributed capital	411	(4.20.2)	548.980.000.000	548.980.000.000
Ordinary shares with voting rights	411a		548.980.000.000	548.980.000.000
Preference shares	411b			
2. Share premium	412			
3. Conversion option of convertible bonds	413			
4. Other owners' capital	414			
5. Treasury shares	415			
6. Asset revaluation differences	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		193.123.613.645	193.123.613.645
9. Other equity funds	419			
10. Undistributed post-tax profit	420		312.569.960.288	313.937.797.484
Accumulated undistributed post-tax profit to	420a		201.022.903.999	148.638.613.463
the end of prior period			111.547.056.289	165.299.184.021
Undistributed post-tax profit of this period	420b			
TOTAL RESOURCES (440 = 300 + 400)	**440**		**5.103.294.802.918**	**4.793.389.533.463**

Approve, 20 July 2026

M.S.D.N: 3603474037 - C.T.C.P
CÔNG TY CỔ PHẦN SONADEZI GIANG ĐIỀN
THÀNH PHỐ ĐỒNG NAI

Lương Anh Tú Preparer	Nguyễn Duy Hòa Chief Accountant	Hoàng Sỹ Quyết General Director

Form No. B 02 - DN

INCOME STATEMENT
For the 2nd quarter of 2026

Currency: VND

ITEMS	Code	2nd quarter		Accumulated from the beginning of the year	
		Current year	Prior year	Current year	Prior year
1. Revenue from sale of goods and rendering of service	01	132.408.110.577	141.189.391.830	265.473.026.684	248.565.696.062
2. Deductions	02				
3. Net revenue from sale of goods and rendering of services	10	132.408.110.577	141.189.391.830	265.473.026.684	248.565.696.062
4. Cost of goods sold	11	54.513.069.702	54.321.666.558	106.570.762.702	90.707.916.595
5. Gross profit from sale of goods and rendering of services	20	77.895.040.875	86.867.725.272	158.902.263.982	157.857.779.467
6. Gain/loss from sale and liquidation of investment properties	21				
7. Financial income	22	14.591.239.785	5.117.885.845	23.317.837.790	9.565.602.314
8. Financial expenses	23	18.892.185.197	36.132.751	18.932.996.931	70.698.251
In which: interest expense	*24*	33.157.098	*25.262.551*	65.949.832	51.809.051
9. Selling expenses	25	10.004.161.948	8.404.440.463	10.379.079.392	9.017.134.263
10. General and administration expenses	26	9.004.237.186	9.983.337.990	13.302.174.045	14.986.615.330
11. Net profit from operating activities	30	54.585.696.329	73.561.699.913	139.605.851.404	143.348.933.937
12. Other income	31		208.155.114		271.772.514
13. Other expenses	32		32.407.407	10.232.996	37.407.407
14. Other profit	40		175.747.707	(10.232.996)	234.365.107
15. Total accounting profit before tax	50	54.585.696.329	73.737.447.620	139.595.618.408	143.583.299.044
16. Current corporate income tax expense	51	10.983.259.720	14.811.352.892	28.048.562.119	28.827.848.677
17. Deferred corporate income tax expense	52				
18. Profit after corporate income tax	60	43.602.436.609	58.926.094.728	111.547.056.289	114.755.450.367
18. Basic earnings per share	70	786	1.073	2.010	2.052
19. Diluted earnings per share	71	786	1.073	2.010	2.052

Approve, 20 July 2026

CÔNG TY CỔ PHẦN SONADEZI GIANG ĐIỀN
M.S.D.N: 3603474037 - C.T.C.P
THÀNH PHỐ ĐỒNG NAI

Lương Anh Tú	**Nguyễn Duy Hòa**	**Hoàng Sỹ Quyết**
Preparer	**Chief Accountant**	**General Director**

Form No. B 03 - DN

CASH FLOW STATEMENT

(Indirect method)
For the 2th quarter of 2026

Currency: VND

ITEMS	Code	Notes	2nd quarter		Accumulated from the beginning of the year	
			Current year	Prior year	Current year	Prior year
I. Cash flows from operating activities						
1. Profit before tax	***01***		***54.585.696.329***	***73.737.447.620***	***139.595.618.408***	***143.583.299.044***
2. Adjustments for:						
- Depreciation of fixed assets and investment properties	02	IV.9, 10, 11	16.951.945.231	19.042.063.295	34.299.344.848	38.176.205.118
- Provisions	03		23.230.402.840	4.291.934.738	23.230.402.840	4.291.934.738
- Exchange gain/(loss) due to revaluation of				-		
monetary items in foreign currencies	04		-	-	-	-
- Gains/losses from investing activities	05	V.3	(14.591.239.785)	(5.117.885.845)	(23.317.837.790)	(9.565.602.314)
- Interest expense	06	V.4	33.157.098	25.262.551	65.949.832	51.809.051
- Other adjustments	07		-	-	-	-
3. Operating profit						
before changes in working capital	***08***		***80.209.961.713***	***91.978.822.359***	***173.873.478.138***	***176.537.645.637***
- Increase/decrease in receivables	09		69.201.773.484	407.579.956	1.192.530.702.580	(628.783.133.167)
- Increase/decrease in inventories	10		38.151.266.241	15.212.362.027	37.785.465.327	14.986.815.624
- Increase/decrease in payables	11		162.097.213.176	235.622.705.554	317.816.941.015	416.998.462.344
- Increase/decrease in prepaid expenses	12		3.571.327.320	1.938.719.754	(624.391.473.148)	3.131.620.509
- Increase/decrease in trading securities	13		-	-	-	-
- Interest paid	14		-	-	-	-
- Corporate income tax paid	15	IV.15	(22.100.000.000)	(14.500.000.000)	(35.200.000.000)	(28.500.000.000)
- Other cash inflows from operating activities	16		(649.427.555)	-	-	-
- Other cash outflows for operating activities	17	IV.19	(2.269.042.920)	(1.167.976.040)	(2.605.764.800)	(2.980.472.040)
Net cash flows from operating activities	***20***		***328.213.071.459***	***329.492.213.610***	***1.059.809.349.112***	***(48.609.061.093)***
II. Cash flows from investing activities						
1. Purchase and construction of fixed assets and						
other long-term assets	21	12	(16.050.737.954)	3.952.379.578	(3.961.862.030)	4.093.359.639
2. Proceeds from disposal of fixed assets and						
other long-term assets	22		-	-	-	-
3. Loans granted and purchase of debt instruments of						
other entities	23		(1.018.430.660.274)	-	(1.018.430.660.274)	-
4. Cash recovered from loans, selling debt instruments			618.257.500.000		-	
other entities	24		-	130.000.000.000	-	130.000.000.000
5. Investments in other entities	25		(618.257.500.000)	-	(618.257.500.000)	-
6. Proceeds from divestment in other entities	26		-	-	-	-
7. Interest, dividends and profits received	27		7.507.337.731	4.064.201.463	15.769.676.971	8.734.007.246
Net cash flows from investing activities	***30***		***(1.026.974.060.497)***	***138.016.581.041***	***(1.624.880.345.333)***	***142.827.366.885***
III. Cash flows from financing activities						
1. Proceeds from share issuance and						
owners' capital contributions	31		-	-	-	-
2. Repayments of capital contributions to owners,			-	-		
repurchase of issued shares	32		-	-	-	-
3. Proceeds from borrowings	33		-	-	-	-
4. Repayment of loan principal	34		-	-	-	-
5. Repayment of finance lease principal	35		-	-	-	-
6. Dividends and profits paid to owners	36		(109.796.000.000)	(82.347.000.000)	(109.796.000.000)	(82.347.000.000)
Net cash flows from financing activities	***40***		***(109.796.000.000)***	***(82.347.000.000)***	***(109.796.000.000)***	***(82.347.000.000)***
NET CASH FLOWS DURING THE PERIOD	50		***(808.556.989.038)***	***385.161.794.651***	***(674.866.996.221)***	***11.871.305.792***
Cash and cash equivalents at the beginning of the period	60	IV.1	837.225.978.464	274.964.938.508	703.535.985.647	648.255.427.367
Effect of foreign exchange rate changes	61		-	-	-	-
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	70	IV.1	***28.668.989.426***	***660.126.733.159***	***28.668.989.426***	***660.126.733.159***

Approve, 20 July 2026

M.S.D.N: 3603474037 - C.T.C.P.
CÔNG TY CỔ PHẦN SONADEZI GIANG ĐIỀN
THÀNH PHỐ ĐỒNG NAI

Lương Anh Tú	**Nguyễn Duy Hòa**	**Hoàng Sỹ Quyết**
Preparer	**Chief Accountant**	**General Director**

NOTES TO THE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Ownership form

Sonadezi Giang Dien Shareholding Company (hereinafter referred to as "the Company") was formerly known as an affiliate of Sonadezi Corporation. On 01 July 2017, the Company was transformed into a joint stock company named Sonadezi Giang Dien Shareholding Company according to the Business Registration Certificate No. 3603474037, granted by Dong Nai Province Department of Planning and Investment and 3rd amended on 22 December 2023.

On 16 December 2021, the Company's shares were officially listed on the Hanoi Stock Exchange under the stock code of SZG.

The charter capital as in the Business Registration Certificate is VND 548.980.000.000 with details as follows:

Shareholders	As at 30/06/2026		As at 01/01/2026	
	Value (VND)	Rate (%)	Value (VND)	Rate (%)
Sonadezi Corporation	255.000.000.000	46,00%	255.000.000.000	46,00%
Other shareholders	293.980.000.000	54,00%	293.980.000.000	54,00%
Total	**548.980.000.000**	**100,00%**	**548.980.000.000**	**100,00%**

The Company's registered head office is located at Giang Dien Industrial Park Office, Street No. 6, Giang Dien Industrial Park, Trang Bom Ward, Dong Nai City.".

As at 30 June 2026, the Company's headcount is 54 (as at 01/01/2026: 76).

Business field

The Company's business field is trading industrial park infrastructure

Principal business activities

The Company's principal business activities are to trade real estate, land use right of owners, users or lessees, to sell workshops, and to provide water supply and waste treatment services.

2. BASIS OF PREPARATION

Accounting standards and system

The financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared using historical cost concept in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and other relevant statutory requirements currently applicable in Vietnam.

Applied accounting documentation system

The Company's applied accounting documentation system is the general journal system.

Fiscal year

NOTES TO THE FINANCIAL STATEMENTS (cont.)

The fiscal year of the Company is from 01 January to 31 December annually; particularly, the first fiscal year of the Company started on the date of the Business Registration Certificate, i.e. 01 July 2017 and ended on 31 December 2017.

Accounting currency

The financial statements are prepared in VND which is also the Company's accounting currency.

3. ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks, cash in transit and short-term highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

Cash equivalents are determined in accordance with the Accounting Standard for "Cash Flow Statement".

Receivables

Recognition

Receivables are presented at the carrying amounts due from customers and other debtors, after the provision for doubtful debts.

Provision for doubtful debts

The provision for doubtful debts represents amounts of outstanding receivables as at the balance sheet date which are doubtful of being recovered. The provision for doubtful debts is appropriated in accordance with the Circular No. 48/2019/TT-BTC dated 08 August 2019 of the Ministry of Finance and the Board of Directors' assessment based on recoverability of these receivables as at the reporting date.

Increases or decreases to the provision balance are recorded as general and administrative expense in the income statement.

Inventories

Recognition

Property in industrial parks and urban areas constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation is measured at the lower of cost and net realize value to bringing the inventory to their present location and conditions.

Costs of property constructed for sale comprise costs for land compensation and site clearance, construction of roads and drainage system, green tree coverage, and other infrastructure, construction costs paid to contractors, design consultancy fees, and other related costs.

Net realizable value is the estimated selling price less the estimated costs of completion and marketing, selling, and distribution expenses to be incurred.

NOTES TO THE FINANCIAL STATEMENTS (cont.)

Costs of inventories

Costs of inventories are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Allowance for devaluation of inventories

Allowance is made, where necessary, for defective, poor-quality, obsolete, slow-moving inventory items and where cost is higher than net realize value as at the balance sheet date in accordance with the Circular No. 48/2019/TT-BTC dated 08 August 2019 of the Ministry of Finance.

Increases or decreases to the allowance balance are recorded into costs of sales in the income statement.

Allowance for devaluation of inventories is recognized for each type of inventories. For services in progress, allowance is recognized for each type of services at their own specific prices.

Materials, supplies and tools held in reserve for the production of products are not made allowance for if the products made therefrom will be sold at or higher the costs of the products.

Tangible fixed assets

Tangible fixed assets are stated at historical cost less accumulated depreciation.

Recognition and measurement of historical cost

Historical cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. When purchasing fixed assets, if they are bundled with equipment or spare parts for replacement, such equipment or spare parts shall be determined and recorded separately at their fair value and deducted (-) from historical cost.

Historical cost of tangible fixed assets constructed by contractors includes the value of the completed and handed-over works, other directly relevant costs, and registration taxes (if any).

Depreciation

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives.

The depreciation years estimated are as follows:

▪ Buildings and structures	05 - 20 years
▪ Vehicles	06 - 10 years
▪ Office equipment	03 - 07 years

Intangible fixed assets

Intangible fixed assets are stated at initial cost less accumulated amortization.

Recognition and measurement of initial cost

Initial cost of intangible fixed assets includes all the costs paid by the Company to bring the assets to its working condition for its intended use.

Recognition for intangible fixed assets

NOTES TO THE FINANCIAL STATEMENTS (cont.)

Land use right

The land use right presented at the initial cost less accumulated amortization, represents the value of the land use right for the land area in Da Lat with the term of 50 years. Land use right is amortized in accordance with the straight-line method over the land use term.

Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be treated as an intangible fixed asset. Computer software is amortized in accordance with the straight-line method over the estimated useful lives.

Estimated amortization years applied to computer software are 3 years.

Leases of assets

Operating leases

Operating leased assets are recognized on the balance sheet, using the method of classification of assets.

Initial direct costs incurred to generate operating lease income are recognized immediately into expenses in the period during which they are incurred, or allocated gradually into over the lease term. Income from operating lease is allocated in the income statement during the period in accordance with the straight-line method over the lease term and does not depend on the method of lease payment.

In case the lease term accounts for more than 90% of the useful life of the asset, income is recognized once for the entire rental received in advance if the following conditions are satisfied simultaneously:

+ The lessee has no right to cancel the lease contract and the Company is not obliged to return the amount received in advance in any case and in any form;

+ The amount received in advance from the lease is not less than 90% of the total rental expected to be collected under the contract during the lease term and the lessee shall pay the entire rental within 12 months from the commencement date of the lease;

+ Most of risks and benefits incident to the ownership of the leased asset have been transferred to the lessee;

+ The cost of the lease can be measured reliably.

Depreciation of leased assets must be on a basis consistent with the lessors' depreciation policy applicable to similar assets.

Investment properties

Investment properties are measured at their historical costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Recognition of investment properties

Historical cost of investment property means the amount of cash or cash equivalents paid or the fair value of other consideration given to acquire the investment property at the time of its acquisition or construction. Historical cost of investment property includes all directly and initially relevant costs incurred.

NOTES TO THE FINANCIAL STATEMENTS (cont.)

Depreciation of investment properties

Investment property is depreciated in accordance with the straight-line method. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

The depreciation years applied to the investment properties are as follows:

- Buildings and structures 05 - 45 years
- Land use right 08 - 46 years

Construction-in-progress

Construction-in-progress represents the cost of assets in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at costs, including relevant service fees and interest expenses recorded in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other fixed assets, commences when the assets are ready for their intended use.

These costs will be transferred to the historical cost of fixed assets at provisional values (if the finalization of accounts has not been approved) when the assets are handed over for putting into use.

According to the statutory requirements on investment and construction management, depending on the level of authority, the finalized accounts of completed construction must be approved by the competent authorities. Therefore, the final value of the construction may change and depend on the finalized accounts approved by the relevant authorities.

Prepaid expenses

Prepaid expenses are reported as short-term and long-term expenses over the original term and mainly include expenses of tools, prepaid land rental, compensations for land clearance and resettlement, and other prepaid expenses. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

The following expenses are reported as prepaid expenses and allocated gradually into business results:

- Tools are gradually allocated from 1 to 3 years into the business results;
- Land rental reflects the amount paid once for the land in Giang Dien Industrial Park. Land rental is allocated according to the leased land area;
- Compensations for land clearance and resettlement are gradually allocated into the business results over the remaining operating period of Giang Dien Industrial Park project;
- Other prepaid expenses, mainly including expenses generally incurred for the entire Giang Dien Industrial Park, such as consulting fees, expenses for repair, surveying, planning documentation, leasing billboards, etc., are allocated gradually into the business results for the maximum period of 3 years. Specifically, landmine detection expenses are allocated over the operating period of the industrial park, i.e. 49 years.

Contractual arrangement

A Business Cooperation Contract ("BCC") is an agreement between the Corporation and contractual partners to jointly carry out economic activities without forming an independent legal entity. These activities are controlled by one of the parties in accordance with the BCC agreement. A

NOTES TO THE FINANCIAL STATEMENTS (cont.)

BCC may take the form of an after-tax profits sharing arrangement. The parties involved in the BCC agree to share after-tax profits, but not less than the level agreed upon between the parties.

Payables

The classification of payables as trade payables, inter-company payables, and other payables is made on the basis of following principles: Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company; Inter-company payables reflect payables between superior and subordinate units that cannot doing accounting independently; the remaining payables are classified as other payables.

Accounts payable are monitored by the original term, remaining term as at the reporting date, original currency and payable parties.

Payables are recognized no lower than the amounts payable.

Borrowing costs

Capitalization of borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a sustainable period of time to get ready for use or sale are capitalized as a part of the costs of the respective asset.

Incomes arisen from provisional investments as borrowings are recognized as a decrease in the costs of relevant assets.

Other borrowing costs are recorded into the income statement when they are incurred.

Accrued expenses

Accrued expenses are recognized for amounts to be paid in the future for goods and services received in the period but not yet paid for due to pending invoice or sufficient records and documents. These accrued expenses are recognized into operation expenses in the period, including accruals of infrastructure investment costs for trading houses, transfer of land use right; accruals of infrastructure investment costs for trading infrastructure, transfer of industrial land use right, and other expenses.

Accruals of infrastructure investment costs for trading houses, transfer of land use right are recognized for the area of land transferred to customers according to the investment report estimates prepared by the Company and adjusted according to actual expenses incurred.

Accruals of infrastructure investment costs for trading infrastructure, transfer of Giang Dien industrial land use right are recognized for the area of land leased to customers at the rate of industrial park land rentals recognized during the year multiplying by the infrastructure investment rate.

Unearned revenue

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many accounting periods, including revenue from leasing offices, land and fees on industrial park land use.

Unearned revenue is calculated, determined, and transferred into revenue for the period in accordance with the lease term of the asset on a regular basis.

Owner' equity

NOTES TO THE FINANCIAL STATEMENTS (cont.)

Owner's capital

The contributed capital is recorded according to the actual amounts invested by owners.

Profit distribution

Net profit after tax is distributed to the shareholders after approval by the General Meeting of Shareholders and appropriation for funds under the Charter of the Company as well as Vietnam's legal regulations.

Other revenues, income

Revenue from service provisions

Revenue from service provisions shall be recognized when the amounts of revenue can be measured reliably. In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as at the balance sheet date.

Revenue from operating lease

Revenue from operating lease is presented in Note No. 3.7.

Revenue from sales of land plots with developed infrastructure

Revenue from sales of land plots with developed infrastructure is recognized when infrastructure construction is primarily completed and the land plots have been handed over to the customers.

Deposit interest

Deposit interest is recognized on the accrual basis, based on the balance of deposit accounts and the applicable interest rate.

Costs of sales

Costs of goods sold and services provided are total costs of services, investment properties sold during the period which are recorded on the basis of matching with revenue. Those higher than the normal level of inventories are recognized immediately as costs of sales.

Financial expenses

Financial expenses reflect the borrowing costs incurred during the period.

Selling expenses and general and administrative expenses

Selling expenses represent expenses that are incurred in process of providing services, including salary of salespeople, expenses for external services and other expenses.

General and administrative expenses represent expenses for administrative purposes, including salary of administrative staffs; expenses for external services and other cash expenses.

Taxation

Corporate income tax (CIT)

Current corporate income tax (CIT) expense

NOTES TO THE FINANCIAL STATEMENTS (cont.)

Current CIT expense is measured on the taxable income basis and the corporate income tax rate applied for the current year is 20%.

Value added tax (VAT)

The VAT rates applied to goods and services provided by the Company are as follows:

Leasing land, infrastructure fee, waste treatment services to export processing companies	0%
Clean water supply for manufacturing	5%
Subleasing land, leasing workshops, offices and other activities	10%

From 01 January 2024 to 30 June 2024, the Company is entitled to VAT rate of 8% for some goods and services according to the Government's Decree No. 94/2023/NĐ-CP dated 28 December 2023 prescribing the VAT reduction policy under the Resolution No. 110/2023/QH15 dated 29 November 2023 of the National Assembly.

Other taxes

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

The Company's tax returns are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

Basic earnings per share

Basic earnings per share are calculated by dividing the Company's profit after tax after appropriation for the bonus and welfare funds by the average number of ordinary shares outstanding during the period.

Diluted earnings per share

Diluted earnings per share are calculated by dividing the Company's profit after tax after appropriation for the bonus and welfare funds by the average number of ordinary shares outstanding during the period plus the number of ordinary shares that would be issued, excluding the shares redeemed and held as treasury stocks by the Company.

Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including the directors and officers of the Company and close family members of these individuals and enterprises associated with these individuals also constitute related parties.

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4. ADDITIONAL INFORMATION ON THE BALANCE SHEET ITEMS

4.1 Cash and cash equivalents

	As at 30/06/2026 VND	As at 01/01/2026 VND
Cash on hand	59.384.308	48.020.992
Cash in banks	28.609.605.118	24.387.964.655
Cash equivalents (*)	-	679.100.000.000
Total	**28.668.989.426**	**703.535.985.647**

(*) Cash equivalents are bank deposits of which the maturity is from 3 months or less.

4.2 Financial investments

Short-term held-to-maturity investments represent bank deposits and accrued interest receivable with an original term of 06 to 12 months as at 30 June 2026, bearing interest rates ranging from 7.7% to 8.5% per annum.

Trading securities

	Ending balance			Beginning balance		
	Original amounts	Fair values	Provisions	Original amounts	Fair values	Provisions
Shares (10%)	**219.325.919.999**	**200.475.000.000**	**(18.850.919.999)**	**219.325.919.999**	**228.690.000.000**	
Tin Nghia Corporation	219.325.919.999	**200.475.000.000**	**(18.850.919.999)**	219.325.919.999	**228.690.000.000**	

4.3 Other short-term investments

The investment for business cooperation with Phuoc Binh Investment Company Limited in relation to construction and business of industrial park infrastructure.

4.4 Trade receivables

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Receivables from related parties	-	**9.200.681.456**
Sonadezi Corporation	-	9.200.681.456
***Receivables from other customers*:**	**63.008.892.214**	**56.836.214.477**
EBC Dong Nai Medical Factory Joint Stock Company	7.486.635.886	7.595.799.874
New Life Furniture Joint Stock Company	25.214.156.607	24.156.883.800
Jinhong Company Limited	7.786.476.511	6.535.008.419
Other customers	22.251.623.210	18.548.522.384
Total	**63.008.892.214**	**66.036.895.933**

NOTES TO THE FINANCIAL STATEMENTS (cont.)

Long-term:

Receivables from customers:		
	-	-

4.5 Prepayments to suppliers

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Prepayments to other suppliers:	**599.928.398.630**	**600.807.265.189**
Bien Hoa Land Fund Development Center	33.240.844.463	33.240.844.463
Trang Bom District Land Fund Development Center	564.191.299.796	564.191.299.796
Other suppliers	2.496.254.371	3.375.120.930
Total	**599.928.398.630**	**600.807.265.189**
Long-term:	-	-

4.6 Other receivables

	As at 30/06/2026 VND		As at 01/01/2026 VND	
Short-term				
	Value	Provision	Value	Provision
Advances	359.000.000	-	321.000.000	-
Deposit interest to be received	-	-	1.482.499.455	-
Deposits	14.464.136.002	-	614.464.136.002	-
Other receivables	518.735.231	-	248.837.595	-
Total	**15.341.871.233**	**-**	**617.449.004.917**	**-**

(Continued on next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.7 Inventories

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Original costs	Allowance	Original costs	Allowance
Materials, supplies	286.690.150	-	274.226.050	-
Tools	5.270.000	-	5.270.000	-
Work-in-process	119.677.057.332	-	116.028.909.026	-
An Binh Residence	16.750.140.690	-	16.558.661.084	-
Others	102.926.916.642	-	99.470.247.942	-
Merchandise	7.010.953	-	7.010.953	-
Total	**119.976.028.435**	**-**	**116.315.416.029**	**-**

4.8 Construction-in-progress

	As at 30/06/2026 VND	As at 01/01/2026 VND
Road connecting Giang Dien Industrial Park and National Highway 1A	231.490.012	231.490.012
Giang Dien Service – Residence	6.051.282.565	6.051.282.565
Water supply and drainage system at Giang Dien Industrial Park	1.434.154.561	1.624.248.829
Giang Dien Industrial Park roads	713.372.101	713.372.101
New workshop complex on Land Lots 02A & 14	2.139.635.551	2.139.635.551
Workshop complex for lease at Giang Dien Industrial Park	362.331.449	362.331.449
Wastewater treatment plant No. 2 with capacity of 9.000 m3/day and night – Phase 2	-	-
Other construction-in-progress	60.192.565	60.192.565
Total	**10.992.458.804**	**11.182.553.072**

(Continued on next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.9Increase, decrease in tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
	VND	VND	VND	VND	VND	VND
Historical costs:						
As at 01/01/2026	273.687.984.663	1.910.596.091	38.490.316.971	3.347.087.835		317.435.985.560
Acquisition during the year	488.621.797		151.574.873			640.196.670
Completed constructions						-
Increase due to transfer						-
Decrease due to transfer						-
Other decreases						-
Liquidation, disposal						
As at 30/06/2026	**274.176.606.460**	**1.910.596.091**	**38.641.891.844**	**3.347.087.835**	**-**	**318.076.182.230**
Accumulated depreciation:						
As at 01/01/2026	**90.378.284.673**	**580.523.714**	**18.381.091.029**	**3.201.235.370**	**-**	**112.541.134.786**
Depreciation during the year	5.150.752.352	144.451.710	595.059.387	58.820.304	-	5.948.548.176
Increase due to transfer						-
Decrease due to transfer						-
Liquidation, disposal						
As at 30/06/2026	**95.528.501.448**	**724.975.424**	**18.976.150.416**	**3.260.055.674**	**-**	**118.489.682.962**
Carrying values:						
As at 01/01/2026	183.309.699.990	1.330.072.377	20.109.225.942	145.852.465	-	204.894.850.774
As at 30/03/2026	**178.648.105.012**	**1.185.620.667**	**19.665.741.428**	**87.032.161**	**-**	**199.586.499.268**

(Continued on next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.10 Increase, decrease in tangible fixed assets

Items	Land use right VND	Other intangible fixed assets VND	Total VND
Initial costs:			
As at 01/01/2026	9.069.505.000	190.000.000	9.259.505.000
Acquisition during the year			-
Increase due to transfer			-
Decrease due to transfer			-
As at 30/06/2026	**9.069.505.000**	**190.000.000**	**9.259.505.000**
Accumulated amortization:			
As at 01/01/2026	2.607.262.062	190.000.000	2.797.262.062
Amortization during the year	93.430.020		93.430.020
Increase due to transfer			-
Decrease due to transfer			-
As at 30/06/2026	**2.700.692.082**	**190.000.000**	**2.890.692.082**
Carrying values:			
As at 01/01/2026	6.462.242.938	-	6.462.242.938
As at 30/06/2026	**6.368.812.918**	**-**	**6.368.812.918**

(Continued on next page)

TY
ẢN
)EZI
ĐIỀN

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.11 Increase, decrease in investment properties

Items	As at 01/01/2026	Increase during the year	Decrease during the year	As at 30/06/2026
Investment properties for lease:				
Historical costs:				
An Binh Residence office (Lot E)	10.215.965.191			10.215.965.191
Workshops for lease	393.430.940.085		58.849.377.261	334.581.562.824
Land use right	565.292.683.748			565.292.683.748
Industrial park infrastructure	706.960.383.448	4.883.617.628		711.844.001.076
Total	**1.675.899.972.472**	**4.883.617.628**	**58.849.377.261**	**1.621.934.212.839**
Accumulated depreciation:				
An Binh Residence office (Lot E)	9.144.475.573	178.581.604		9.323.057.177
Workshops for lease	118.424.068.314	6.686.717.832	17.403.299.528	107.707.486.618
Land use right	162.041.465.487	6.181.127.214		168.222.592.701
Industrial park infrastructure	414.456.538.444	15.210.940.002		429.667.478.446
Total	**704.066.547.818**	**28.257.366.652**	**17.403.299.528**	**714.920.614.942**
Carrying values:				
Văn phòng KDC An Bình (Lô E)	1.071.489.616			892.908.014
Nhà xưởng cho thuê	275.006.871.771			226.874.076.206
Quyền sử dụng đất	403.251.218.261			397.070.091.047
Cơ sở hạ tầng khu công nghiệp	392.503.845.004			282.176.522.630
Cộng	**971.833.424.654**			**907.013.597.897**

(Continued on next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.12 Prepaid expenses

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Tools	-	-
Others	433.019.433	274.767.562
Total	**433.019.433**	**274.767.562**
Long-term:		
Land rental paid once for land area of 1.532.343 m² at Giang Dien Industrial Park (*)	135.599.908.717	136.548.877.189
Land rental paid once for land area of 710.455 m² at Giang Dien Industrial Park (*)	514.684.559.681	514.684.559.681
Infrastructure usage fees at Phuoc An Industrial Park	626.145.181.228	-
Tools	270.768.130	193.797.501
Others	13.779.010.856	14.818.972.964
Total	**1.290.479.428.612**	**666.246.207.335**

4.13 Short-term trade payables

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Value	Recoverable amount	Value	Recoverable amount
Payables to related parties:	**205.394.400**	**205.394.400**	**257.790.456**	**257.790.456**
Sonadezi Services Joint - Stock Company	21.924.000	21.924.000	26.082.936	26.082.936
Sonadezi Environment Joint Stock Company	10.292.400	10.292.400	5.896.800	5.896.800
Sonadezi Security Services Co., Ltd.	173.178.000	173.178.000	225.810.720	225.810.720
Payables to other suppliers:	**99.240.271.724**	**99.240.271.724**	**6.847.267.016**	**6.847.267.016**
R.E.E Mechanical & Electrical Engineering Joint Stock Company	1.754.921.430	1.754.921.430	1.754.921.430	1.754.921.430
Interest expenses payable to An Binh Residence	2.851.631.846	2.851.631.846	2.785.682.014	2.682.792.643
Phuoc An Port Investment and Operation Petroleum Joint Stock Company	92.558.352.200	92.558.352.200	-	-
Other suppliers	2.075.366.248	2.075.366.248	2.306.663.572	2.306.663.572

Total	**99.445.666.124**	**99.445.666.124**	**10.706.856.015**	**10.706.856.015**

4.14 Short-term advances from customers

	As at 30/06/2026 VND	As at 01/01/2026 VND
***Advances from other customers*:**	**4.175.077.273**	**4.175.430.184**
Advances for trading houses – An Binh Residence	4.175.077.273	4.175.077.273
Other customers	-	352.911
Total	**4.175.077.273**	**4.175.430.184**

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.15 VAT receivable

	As at 01/01/2026 VND	VAT receivable VND	Incurred Value Added Tax VND	As at 30/06/2026 VND
VAT receivable	-	66.190.399.680	29.067.561.215	37.122.838.465

	As at 01/01/2026 VND		During the year VND		As at 30/06/2026 VND	
	Receivables	Payables	Amount paid	Payables	Amount paid	Payables
Value added tax (VAT)	-	1.627.605.501	8.858.659.401	7.231.053.900	-	-
Corporate income tax	-	6.328.647.145	35.200.000.000	27.998.130.913	873.221.942	-
Personal income tax	-	258.182.666	1.134.909.432	4.146.665.966	-	3.269.939.200
Environmental protection tax and other taxes	-	-	33.077.093	33.077.093	-	-
Land rent	-	-	165.083.520	165.083.520		
Total	**-**	**8.214.435.312**	**45.391.729.446**	**39.574.011.392**	**873.221.942**	**3.269.939.200**

(Continued on next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.16 Accrued expenses

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Temporarily accrued costs of infrastructure for lease	19.097.603.278	19.215.675.638
Other expenses	452.391.368	398.854.938
Total	**19.549.994.646**	**19.614.530.576**
Long-term:		
Temporarily accrued costs of infrastructure for lease	15.889.801.125	16.656.124.012
Total	**15.889.801.125**	**16.656.124.012**

4.17 Other payables

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Receipt of short-term deposits, mortgages	48.857.514.459	26.826.903.298
Fee of infrastructure for resettlement area from the Vietnam State Treasury	488.719.000	488.719.000
Other payables	7.763.487.405	8.432.137.209
Total	**57.109.720.864**	**35.747.759.507**
Long-term:		
Receipt of long-term deposits, mortgages	45.219.949.840	49.713.218.856
Total	**45.219.949.840**	**49.713.218.856**

4.18 Unearned revenue

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		

NOTES TO THE FINANCIAL STATEMENTS (cont.)

Prepayments for leasing land and infrastructure at Giang Dien Industrial Park from customers	170.861.633.049	132.212.263.739
Prepayments for leasing workshops at Giang Dien Industrial Park from customers	2.017.575.091	-
Total	**172.879.208.140**	**132.212.263.739**

Long-term:

Prepayments for leasing land and infrastructure at Giang Dien Industrial Park from customers	3.615.506.822.592	3.443.371.252.039
Total	**3.615.506.822.592**	**3.443.371.252.039**

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.19 Bonus and welfare funds

	Beginning balance	Appropriation for funds during the period	Reversal of appropriation for funds during the period	Disbursement during the period	Reversal of disbursement during the period	Ending balance
Bonus fund	2.485.207.872	1.699.092.493	-	(1.189.000.000)	-	2.995.300.365
Welfare fund	12.576.712.624	1.419.800.992	-	(1.416.764.800)	-	12.579.748.816
Total	**15.061.920.496**	**3.118.893.485**	**-**	**(2.605.764.800)**	**-**	**15.575.049.181**

4.20 Owner's equity

4.18.1. Movements in owner's equity

	Items under owner's equity			
	Owner's capital	Investment and development fund	Retained earnings	Total
	VND	VND	VND	VND
As at 01/01/2026	548.980.000.000	193.123.613.645	313.937.797.484	1.056.041.411.129
Profit in the current year	-	-	111.547.056.289	111.547.056.289
Appropriation for funds during the year	-	-	(3.118.893.485)	(3.118.893.485)
Dividend distribution during the year	-	-	(109.796.000.000)	(109.796.000.000)
As at 30/06/2026	**548.980.000.000**	**193.123.613.645**	**312.569.960.288**	**1.054.673.573.933**

NOTES TO THE FINANCIAL STATEMENTS (cont.)

4.18.2. Details of owner's capital

	As at 30/06/2026 VND	As at 01/01/2026 VND
Sonadezi Corporation	255.000.000.000	255.000.000.000
Other shareholders	293.980.000.000	293.980.000.000
Total	**548.980.000.000**	**548.980.000.000**

4.18.3. Shares

	As at 30/06/2026	As at 01/01/2026
Number of shares registered to be issued	54.898.000	54.898.000
Number of shares sold to the public	54.898.000	54.898.000
Number of outstanding shares	54.898.000	54.898.000

Face value of outstanding shares: VND 10.000.

4.18.4. Basic/diluted earnings per share

	From 01/04/2026 to 30/06/2026 VND
Profit after tax of the shareholders of the Company	43.400.711.782
Appropriation for investment and development fund	-
Appropriation for Bonus fund for management personnel	(479.626.803)
Profit after tax used to calculate basic/diluted earnings per share	**43.122.809.806**
The average number of ordinary shares outstanding during the year	54.898.000
Basic/diluted earnings per share	**786**

NOTES TO THE FINANCIAL STATEMENTS (cont.)

5. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

5.1 Revenue from sales of goods and provisions of services

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Revenue from trading Giang Dien Industrial Park land, infrastructure	56.755.151.365	50.467.551.499
Revenue from leasing offices	120.000.000	11.346.372.801
Revenue from leasing workshops	60.097.223.026	68.475.081.898
Revenue from sales of An Binh Residence houses, and infrastructure	-	-
Revenue from clean water supply	8.145.448.200	5.846.151.900
Revenue from wastewater treatment	7.290.287.986	5.054.233.732
Total	**132.408.110.577**	**141.189.391.830**

5.2 Costs of sales

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Costs of trading Giang Dien Industrial Park land, infrastructure	15.571.035.052	16.619.252.393
Costs of leasing offices	552.133.594	7.033.188.704
Costs of leasing workshops	26.882.304.665	21.343.542.933
Costs of An Binh Residence houses, and infrastructure	-	-
Costs of clean water supply	7.521.552.155	5.633.962.655
Costs of wastewater treatment	3.986.044.236	3.691.719.873
Total	**54.513.069.702**	**54.321.666.558**

5.3 Financial income

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Deposit interest, loan interest	14.591.239.785	5.117.885.845
Exchange gain arising	-	-
Total	**14.591.239.785**	**5.117.885.845**

NOTES TO THE FINANCIAL STATEMENTS (cont.)

5.4 Financial expenses

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Interest expenses	33.157.098	25.262.551
Other financial expenses	8.108.100	10.870.200
Provision for devaluation of trading securities and investment loss	18.850.919.999	-
Total	**18.892.185.197**	**36.132.751**

5.5 Selling expenses

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Salary of employees	306.700.800	524.053.800
Expenses for external services	9.697.461.148	7.878.256.663
Depreciation/(amortization) of fixed assets	-	2.130.000
Total	**10.004.161.948**	**8.404.440.463**

5.6 General and administrative expenses

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Salary of employees	3.262.709.878	3.615.158.298
Office stationery	141.850.646	382.357.588
Depreciation/(amortization) of fixed assets	-	241.464.900
Expenses for external services	606.044.615	1.201.149.243
Other cash expenses	614.149.206	251.273.223
Provisions and allowances	4.379.482.841	4.291.934.738
Total	**9.004.237.186**	**9.983.337.990**

5.7 Other income

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Fines for contract violation	-	50.259.114
Other income	-	157.896.000
Total	**-**	**208.155.114**

NOTES TO THE FINANCIAL STATEMENTS (cont.)

5.8 Other expenses

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Other expenses: compensations, fines and others	-	-
Other expenses	-	32.407.407
Total	**-**	**32.407.407**

5.9 Operating costs by factors

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Expenses of tools	1.274.716.191	2.339.207.547
Expenses of direct materials	-	-
Labor costs	5.980.375.059	5.915.551.657
Depreciation/(amortization) of fixed assets	17.464.374.367	6.327.268.894
Provisions and allowances	4.379.482.841	4.291.934.738
Expenses for external services	25.618.189.453	24.922.883.787
Other cash expenses	614.149.206	256.761.723
Total	**55.331.287.117**	**44.053.608.346**

(Continued on the next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

5.10 Current CIT expense

The current CIT expense is based on income subject to tax for the current year as follows:

	2nd quarter of 2026 VND	2nd quarter of 2025 VND
Accounting profit before tax	54.585.696.329	73.737.447.620
Plus: Increases	330.602.272	319.316.838
Decreases	-	-
Income subject to tax	54.916.298.601	74.056.764.458
Income exempted from tax	-	-
Taxable income	54.916.298.601	74.056.764.458
Operating income	54.916.298.601	74.056.764.458
Income from transfer of real estate	-	-
Current CIT rate	20%	20%
CIT expense based on income subject to tax for the current year	**10.983.259.720**	**14.811.352.892**
Grand total	**10.983.259.720**	**14.811.352.892**

Increases in income subject to tax are primarily items specified in the Law on Corporate Income Tax that are not considered expenses when calculating taxes such as non-operating expenses, compensation to the non-executive board members, etc.

(Continued on next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

6. RELATED PARTIES

List of related parties	Relationship
1. Sonadezi Corporation	Major shareholder
2. Subsidiaries, associates of Sonadezi Corporation	Group companies
3. Board of Management and Board of Directors	Key managers

In the 2nd quarter of 2026, the Company has the following significant transactions with related parties:

	2nd quarter of 2026 VND
Purchases of goods, services:	
Sonadezi Services Joint - Stock Company	60.900.000
Sonadezi Environment Joint Stock Company	26.540.000
Sonadezi Security Services Co., Ltd.	481.050.000
Dong Nai Water Joint Stock Company	7.335.505.060
Sonadezi Corporation	3.680.000
Total	**7.907.675.060**

The receivables from and payables to other related parties are presented in Notes No. IV.3 and IV.13.

(Continued on next page)

NOTES TO THE FINANCIAL STATEMENTS (cont.)

7. REMUNERATION OF THE KEY MANAGERS

7.1. Compensation, bonus of the Board of Management

Unit: VND

Full name	Position	Note	2nd quarter of 2026
Ms. Nguyen Thi Hanh	Chairwoman		57.000.000
Mr. Tran Hoai Nam	Member		51.000.000
Mr. Hoang Sy Quyet	Member		51.000.000
Mr. Tran Tan Nhat	Member		51.000.000
Mr. Ngo Xuan Quang	Member		51.000.000
Total			**261.000.000**

7.2. Compensation, bonus of the Supervisory Board

Unit: VND

Full name	Position	Note	2nd quarter of 2026
Ms. Trịnh Thị Hoa	Head of the Board		51.000.000
Ms. Nguyen Tu Loan	Member		36.000.000
Mr. Tran Viet Long	Member		36.000.000
Total			**123.000.000**

7.3. Salary, bonus of the Board of Directors and other managers

Unit: VND

Full name	Position	Note	2nd quarter of 2026
Mr. Hoang Sy Quyet	General Director		291.550.000
Mr. Ngo Xuan Quang	Deputy General Director		196.300.000
Mr. Nguyen Duy Hoa	Chief Accountant		145.600.000
Total			**633.450.000**

Approve, 20 July, 2026

M.S.D.N: 3603474037 C.T.C.P CÔNG TY CỔ PHẦN SONADEZI GIANG ĐIỀN THÀNH PHỐ ĐỒNG NAI

Luong Anh Tu	Nguyen Duy Hoa	Hoang Sy Quyet
Preparer	**Chief Accountant**	**General Director**