

SONADEZI CORPORATION
SONADEZI LONG THANH
SHAREHOLDING COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 63/11/SZL-TCKT

Đông Nai, 15 April 2026

Re: Additional explanation on fluctuations
in profit after corporate income tax.

To: - State Securities Commission of Vietnam;
- Ho Chi Minh City Stock Exchange

1. Listed organization : Sonadezi Long Thanh Shareholding Company.
2. Trading name : Sonadezi Long Thanh.
3. Listed stock code : SZL.
4. Content:

Sonadezi Long Thanh Shareholding Company would like to provide an explanation regarding the fluctuations in profit after corporate income tax for Quarter 1 of 2026 as follows:

Đvt: đồng

o.	Item	Q1/2026 (VND)	Q1/2025 (VND)	Change
1	Total revenue	139,345,051,140	125,779,611,650	Increase 10.79%
2	Total expenses	99,061,544,928	92,610,575,300	Increase 6.97%
3	Profit after corporate income tax	32,123,288,446	26,428,296,320	Increase 21.55%

- Total revenue increased by VND 13,565,439,490, equivalent to a 10.79% rise, mainly due to higher revenue from factory leasing and fuel trading.

- Total expenses increased by VND 6,450,969,628, equivalent to a 6.97% rise compared to the same period last year, primarily due to higher cost of goods sold in factory leasing and fuel trading at Long Thanh Industrial Park.

- Profit after tax increased by VND 5,694,992,126, equivalent to a 21.55% rise compared to the same period last year, mainly due to increased revenue from factory leasing activities.

Sonadezi Long Thanh Shareholding Company hereby submits this explanation to the State Securities Commission of Vietnam, the Ho Chi Minh City Stock Exchange, and our esteemed shareholders for acknowledgment.

Respectfully!

Recipients:

- As above;
- Finance & Accounting Department;
- Company archives.



General Director

Phạm Anh Tuan



SONADEZI
LONG THANH
MEMBER OF SONADEZI

SONADEZI CORPORATION
SONADEZI LONG THANH SHAREHOLDING COMPANY

Address: Long Thanh Industrial Park Phone: 0613514494/496
Tam An commune, Fax: 0613.514492/499
Long Thanh district, Email: longthanbiz@sonadezi.com.vn
Dong Nai province, Vietnam Website: <http://www.sonadezi.com.vn>

FINANCE - ACCOUNTING DEPARTMENT
TIN: 3600 649539

FINANCIAL STATEMENT

FIRST QUARTER OF 2026

APRIL 2026

STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Expressed in VND

ASSETS	CODE	NOTES	ENDING BALANCE	BEGINNING BALANCE
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150+160)	100		385.993.315.566	237.171.355.511
I. Cash and cash equivalents	110	V.1	119.783.906.701	37.644.015.409
1. Cash	111		101.783.906.701	37.644.015.409
2. Cash equivalents	112		18.000.000.000	-
II. Current financial investments	120	V.2	20.000.000.000	20.000.000.000
1. Trading securities	121		-	-
2. Provision for trading securities (*)	122		-	-
3. Held to maturity investments	123		20.000.000.000	20.000.000.000
4. Provision for current holding to maturity investments (*)	124			
5. Other current investments	125			
6. Provision for impairment of other current investments (*)	126			
III. Current account receivables	130		101.567.650.341	42.335.472.893
1. Trade receivables	131	V.3	28.209.196.412	27.251.767.778
2. Advances to suppliers	132	V.4	72.217.652.193	14.223.338.256
3. Intra-company receivables	133		-	-
4. Receivables relating to construction contracts under percentage of	134		-	-
5. Other current receivables	135	V.5	12.416.242.902	12.135.808.025
6. Provision for doubtful debts (*)	136	V.6	(11.275.441.166)	(11.275.441.166)
7. Shortage of assets pending resolution	137		-	-
IV. Inventories	140	V.7	117.232.772.156	117.531.016.279
1. Inventories	141		117.232.772.156	117.531.016.279
2. Provision for decline in value of inventories (*)	142		-	-
V. Current biological assets	150		-	-
1. Livestock raised for short-term, one-time production	151		-	-
2. Seasonal crops or crops grown for short-term, one-time harvest	152		-	-
3. Provision for impairment of short-term biological assets (*)	153		-	-
VI. Other current assets	160		27.408.986.368	19.660.850.930
1. Current prepayments	161	V.11	20.067.199.237	6.508.773.019
2. Value added tax deductible	162		7.341.787.131	13.152.077.911
3. Tax and other receivables from the state budget	163	V.14	-	-
4. Government bonds resale and purchase transactions	164		-	-
5. Other current assets	165		-	-
B. NON-CURRENT ASSETS (200=210+220+230+240+250+260)	200		1.793.904.611.417	1.790.844.495.670
I. Non-current account receivables	210		3.680.592.539	3.680.592.539
1. Non-current trade receivables	211		-	-
2. Non-current advances to suppliers	212		-	-
3. Operating capital in dependent units	213		-	-
4. Intra-company non-current receivables	214		-	-
5. Other non-current receivables	215		3.680.592.539	3.680.592.539

ASSETS	CODE	NOTES	ENDING BALANCE	BEGINNING BALANCE
1	2	3	4	5
6. Provision for doubtful non-current receivables (*)	216		-	-
II. Fixed assets	220		193.722.174.572	193.050.111.842
1. Tangible fixed assets	221	V.9	193.597.684.572	192.905.925.842
- Cost	222		660.938.530.785	654.111.796.055
- Accumulated depreciation	223		(467.340.846.213)	(461.205.870.213)
2. Finance lease assets	224		-	
- Cost	225		-	
- Accumulated depreciation	226		-	
3. Intangible fixed assets	227		124.490.000	144.186.000
- Cost	228		1.324.811.134	1.324.811.134
- Accumulated depreciation	229		(1.200.321.134)	(1.180.625.134)
III. Non-current biological assets	230		-	-
1. Livestock held for periodic production	231		-	-
a) Immature livestock held for periodic production	232			
b) Mature livestock held for periodic production	233		-	-
- Cost	234			
- Accumulated depreciation (*)	235			
2. Livestock held for long-term, one-time production	236		-	-
3. Seasonal or long-term crops that are harvested once	237		-	-
4. Provision for impairment of long-term biological assets (*)	238		-	-
IV. Investment property	240	V.10	559.402.018.847	524.821.923.690
- Cost	241		1.062.270.432.191	1.011.948.914.321
- Accumulated depreciation (*)	242		(502.868.413.344)	(487.126.990.631)
V. Non-current assets in process	250	V.8	345.699.524.723	377.269.999.516
1. Non-current work in process	251			-
2. Construction in progress	252		345.699.524.723	377.269.999.516
VI. Non-current financial investments	260	V.2	398.046.400.000	398.046.400.000
1. Investments in subsidiaries	261		-	-
2. Investments in associates, joint-ventures	262		104.500.000.000	104.500.000.000
3. Investment in other entities	263		293.546.400.000	293.546.400.000
4. Provision for non-current investments (*)	264		-	-
5. Held to maturity investments	265		-	-
6 Provision for current holding to maturity investments (*)	266		-	-
VII. Other non-current assets	270		293.353.900.736	293.975.468.083
1. Non-current prepayments	271	V.11	282.575.498.768	283.137.051.115
2. Deferred income tax assets	272	V.12	10.778.401.968	10.838.416.968
3. Non-current reserved spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280=100+200)	280		2.179.897.926.983	2.028.015.851.181

RESOURCES				
C. LIABILITIES (300=310+330)	300		1.462.811.816.502	1.345.537.289.146
I. Current liabilities	310		261.922.627.197	244.848.118.328
1. Trade payables	311	V.13	24.664.915.286	35.687.751.893
2. Advances from customers	312		848.387.057	3.285.212.277
3. Dividends and profit payable	313	V.14	287.843.000	287.843.000
4. Current taxes and amounts payable to the state budget	314	V.15	18.374.087.442	3.618.985.269
5. Payables to employees	315		2.862.431.697	11.108.544.223



ASSETS	CODE	NOTES	ENDING BALANCE	BEGINNING BALANCE
1	2	3	4	5
6. Accrued expenses	316	V.16	44.468.353.557	45.429.367.734
7. Intra-company payables	317		-	-
8. Payables relating to construction contracts under percentage of completion	318		-	-
9. Current unearned revenue	319	V.19	66.737.661.835	31.164.170.147
10. Other current payables	320	V.17	3.050.586.710	22.238.759.989
11. Current loans and obligations under finance leases	321	V.20	87.219.291.378	73.223.412.522
12. Current provisions	322		-	-
13. Bonus and welfare fund	323	V.18	13.409.069.235	18.804.071.274
14. Price stabilisation fund	324		-	-
15. Government bonds resale and purchase transactions	325		-	-
II. Non-current liabilities	330		1.200.889.189.305	1.100.689.170.818
1. Non-current trade payables	331		-	-
2. Advances from customers	332		13.584.000.000	13.584.000.000
3. Non-current taxes and amounts payable to the state budget	333		-	-
4. Accrued expenses	334	V.16	7.979.936.036	8.249.466.036
5. Intra-company payables relating to operating capital	335		-	-
6. Non-current intra-company payables	336		-	-
7. Non-current unearned revenue	337	V.19	734.441.811.033	649.760.341.962
8. Other non-current payables	338	V.17	297.235.889.449	292.802.450.441
9. Non-current loans and obligations under finance leases	339	V.20	147.647.552.787	136.292.912.379
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Non-current provisions	343		-	-
14. Scientific and technological development fund	344		-	-
D. OWNER'S EQUITY (400=410+430)	400		717.086.110.481	682.478.562.035
1. Owner's contributed capital	411		291.148.400.000	291.148.400.000
- Ordinary shares carrying voting rights	411a		291.148.400.000	291.148.400.000
- Preference shares	411b			
2. Share premiums	412		7.340.081.235	5.486.321.235
3. Convertible bond option	413			
4. Other contributed capital	414			
5. Treasury shares (*)	415		(21.693.106.949)	(22.323.606.949)
6. Asset revaluation reserve	416			
7. Exchange difference reserve	417			
8. Investment and development fund	418		94.837.585.396	94.837.585.396
9. Other reserves	419			
10. Retained earnings	420		345.453.150.799	313.329.862.353
- Beginning accumulated retained earnings	420a		313.329.862.353	172.643.265.410
- Retained earnings of the current year	420b		32.123.288.446	140.686.596.943
TOTAL RESOURCES (440=300+400)	440		2.179.897.926.983	2.028.015.851.181

Preparer

Chief Accountant

Approved, 15 April 2026

Legal representative






Pham Anh Tuan

Tieu Thi Cam Anh

Pham Tran Hung Thinh

INCOME STATEMENT
For the accounting period from 01 January 2026 to 31 March 2026

Expressed in VND

NO.	ITEMS	CODE	NOTES	Quarter I		Accumulated from the beginning of the year to the end of the current period	
				Year 2026	Year 2025	Year 2026	Year 2025
1.	Revenue	01	VI.1	138.923.412.760	125.092.191.461	138.923.412.760	125.092.191.461
2.	Deductions	02		-	-	-	-
3.	Net revenue (10=01-02)	10		138.923.412.760	125.092.191.461	138.923.412.760	125.092.191.461
4.	Cost of sales	11	VI.2	82.504.743.510	76.701.184.395	82.504.743.510	76.701.184.395
5.	Gross profit (20=10-11)	20		56.418.669.250	48.391.007.066	56.418.669.250	48.391.007.066
6.	Gain/(loss) on disposal of investment properties	21		-	-	-	-
7.	Finance income	22	VI.3	396.367.357	290.729.756	396.367.357	290.729.756
8.	Finance expense	23	VI.4	975.555.625	521.770.596	975.555.625	521.770.596
	Of which, interest expense	24		975.555.625	521.770.596	975.555.625	521.770.596
9.	Selling expense	25	VI.5	1.114.787.579	1.092.910.539	1.114.787.579	1.092.910.539
10.	General and administrative expense	26	VI.6	14.383.594.187	13.419.370.360	14.383.594.187	13.419.370.360
11.	Operating profit/(loss) (30=20+21+22-(23+25+26))	30		40.341.099.216	33.647.685.327	40.341.099.216	33.647.685.327
12.	Other income	31	VI.7	25.271.023	396.690.433	25.271.023	396.690.433
13.	Other expense	32	VI.8	82.864.027	875.339.410	82.864.027	875.339.410
14.	Net other income/(loss) (40=31-32)	40		(57.593.004)	(478.648.977)	(57.593.004)	(478.648.977)
15.	Accounting profit/(loss) before tax (50=30+40)	50		40.283.506.212	33.169.036.350	40.283.506.212	33.169.036.350
16.	Current corporate income tax expense	51	VI.10	8.100.202.766	6.682.249.030	8.100.202.766	6.682.249.030
17.	Deferred corporate income tax expense	52		60.015.000	58.491.000	60.015.000	58.491.000
18.	Net profit/(loss) after tax (60=50-51-52)	60		32.123.288.446	26.428.296.320	32.123.288.446	26.428.296.320
19.	Basic earnings per share	70	V.19	940	773	940	773
20.	Diluted earnings per share	71					

Approved, 15 April 2026

Preparer

Chief Accountant

Legal representative






Tieu Thi Cam Anh

Pham Tran Hung Thinh

Pham Anh Tuan

CASH FLOW STATEMENT

(Indirect method)

For the accounting period from 01 January 2026 to 31 March 2026

Expressed in VND

ITEMS	CODE	NOTES	Accumulated from the beginning of the year to the end of the current period	
			Year 2026	Year 2025
1	2	3	4	5
I. Cash flows from operating activities				
1. Net profit /(loss) before taxes	01		40.283.506.212	33.169.036.350
2. Adjustment for:				
- Depreciation and amortisation	02		21.626.564.713	19.698.165.349
- Provisions	03		-	-
- Lãi, lỗ chênh lệch tỷ giá hối đoái do đánh giá lại các khoản mục tiền tệ có gốc ngoại tệ	04		(62.876)	(22.367)
- Gains/losses from investment, finance	05		(355.542.318)	546.423.223
- Interest expense	06		975.555.625	521.770.596
- Other adjustments	07		-	-
3. Operating profit /(loss) before adjustments to working capital	08		62.530.021.356	53.935.373.151
- Increase or decrease in accounts receivable	09		(53.400.341.668)	3.246.525.867
- Increase or decrease in inventories	10		298.244.123	579.747.828
- Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		177.606.814.028	46.572.914.187
- Increase or decrease prepayment	12		(12.996.873.871)	(6.835.707.466)
- Increase or decrease in trading securities	13		-	-
- Interest paid	14		(1.142.872.672)	(1.639.314.722)
- Corporate income tax paid	15		(7.534.910.423)	(7.214.199.525)
- Other cash inflows from operating activities	16		-	109.610.000
- Other cash outflows from operating activities	17		(5.395.002.039)	(5.398.113.250)
<i>Net cash from operating activities</i>	20		<i>159.965.078.834</i>	<i>83.356.836.070</i>
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other non-current assets	21		(105.994.027.000)	(25.007.216.725)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	-

ITEMS	CODE	NOTES	Accumulated from the beginning of the year to the end of the current period	
			Year 2026	Year 2025
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		-	-
5. Investments in other entities	25		-	-
6. Proceeds from sales of investments in other entities	26		-	-
7. Interest and dividends received	27		333.997.318	290.707.389
<i>Net cash from investing activities</i>	<i>30</i>		<i>(105.660.029.682)</i>	<i>(24.716.509.336)</i>
III. Cash flows from investing activities				
1. Proceeds from issuing stocks and capital contribution from owners	31		2.484.260.000	-
2. Capital redemption, payments for shares repurchases	32		-	-
3. Proceeds from borrowings	33		50.834.360.000	9.267.779.774
4. Repayment of borrowings	34		(25.483.840.736)	(28.794.200.040)
5. Finance lease principal paid	35		-	-
6. Dividends and distributions to owners	36		-	-
<i>Net cash from financing activities</i>	<i>40</i>		<i>27.834.779.264</i>	<i>(19.526.420.266)</i>
Net increase/(decrease) in cash	50		82.139.828.416	39.113.906.468
Cash and cash equivalents at beginning of period	60		37.644.015.409	51.311.807.978
Impact of exchange rate fluctuation	61		62.876	22.367
Cash and cash equivalents at end of period	70		119.783.906.701	90.425.736.813

Preparer

Tieu Thi Cam Anh

Chief Accountant

Pham Tran Hung Thinh

Approved, 15 April 2026

Legal representative

pháp luật

Pham Anh Tuan



SONADEZI LONG THANH SHAREHOLDING COMPANY

Address: Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province

FIRST QUARTER 2026 FINANCIAL STATEMENTS

For the financial period ended 31 March 2026

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 01 January 2026 to 31 March 2026

I. CORPORATE INFORMATION

1. Structure of ownership

Sonadezi Long Thanh Shareholding Company (hereinafter referred to as “the Company”) has been incorporated in accordance with the initial Business Registration Certificate No. 4703000058 dated 18 August 2023 issued by the Dong Nai province’s Department of Planning. Since 29 May 2009, the Company’s Business Registration Certificate number has been changed to 3600649539 and subsequent amended certificates were issued with the most recent change being the 17th amendment on 15 August 2025, relating to the change of the Company’s address.

The charter capital as stipulated in the Business Registration Certificate is VND 291,148,400,000, as follows:

Investors	Nation	As at 31 Mar. 2026		As at 01 Jan. 2026	
		Amount (VND)	Percent (%)	Amount (VND)	Percent (%)
Sonadezi Corporation	Vietnam	153,570,000,000	52,75	153,570,000,000	52,75
Other shareholders		137,578,400,000	47,25	137,578,400,000	47,25
Total		291,148,400,000	100.00	291,148,400,000	100.00

The Company’s registered head office is at Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province, Vietnam.

The number of employees as at 31 March 2026 was 112 (31 December 2025: 112).

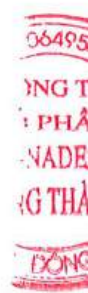
2. Business field

Investment in the construction and business of industrial park infrastructure.

3. Operating industry and principal activities

The Company is principally engaged in:

- Consulting, brokerage, real estate auction, land use rights auction. Real estate brokerage services, real estate trading floor, real estate consulting, render real estate management;
- Warehouses and commodity storage;
- Installing water supply and drainage, radiator and air-conditioning systems;
- Completing construction works;
- Exploiting, treating and supplying water;
- Recycling scrap;
- Building other civil engineering works;
- Collecting harmful waste;
- Architectural practice and related technical consultancy: architectural design of industrial and civil buildings; construction design of civil and industrial engineering works; construction design of urban technical works;
- Collecting harmless waste;
- Building houses of all types;
- Destroying and dismantling;



SONADEZI LONG THANH SHAREHOLDING COMPANY

Address: Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province

FIRST QUARTER 2026 FINANCIAL STATEMENTS

For the financial period ended 31 March 2026

Notes to the financial statements (Continued)

- Treating pollution and other waste management;
- Installing other construction systems;
- Wholesale of solid, liquid, gas fuels and other related products: Wholesale of gasoline, oil, liquefied petroleum gas;
- Treating and annulling harmful waste;
- Doing business in real-estate, land use rights of owner, users or leased land;
- Building railways and highway construction;
- Other specialized construction activities;
- Building public utility works;
- Management consultancy;
- Installing electricity systems;
- Preparing construction sites;
- Short-time accommodation: Hotel, guesthouse business;
- Draining and treating sewage;
- Treating and annulling harmless waste;
- Retail of engine fuel in specialized stores.

II. FINANCIAL YEAR, REPORTING AND FUNCTIONAL CURRENCY

1. Financial year

The Company's financial year is from 01 January to 31 December 12.

The financial year ended 31 December 2026 represents the Company's twenty-third year of operations.

2. Reporting and functional currency

The Company maintains its accounting records in VND.

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Company applies the Vietnamese Corporate Accounting System as issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, along with other circulars that guide the implementation of accounting standards and regulations issued by the Ministry of Finance.

2. Declaration of compliance with accounting standards and accounting system

Management ensures compliance with the requirements of the accounting standards and the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, as well as other circulars guiding the implementation of accounting standards and regulations by the Ministry of Finance in the preparation of the financial statements.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation

The financial statements are prepared on an accrual basis (except for information related to cash flows).



SONADEZI LONG THANH SHAREHOLDING COMPANY

Address: Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province

FIRST QUARTER 2026 FINANCIAL STATEMENTS

For the financial period ended 31 March 2026

Notes to the financial statements (Continued)

2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 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.

3. Financial investments

Held to maturity investments

Held to maturity investments comprise term deposits.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current year.

Equity investments in other entities

Investments in associates

Investments are classified as investments in associates when the Company 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 equity method. Under the equity method, on initial recognition the investment in an associate is recognised at cost. 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 finance income 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 and 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.

4. Inventories

Inventories are measured based on historical cost. The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition.

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

Fuel loss is determined in accordance with Circular No. 43/2015/TT-BCT dated 08 December 2015.

Provisions for decline in value of inventories are recognized when the cost exceeds the net realizable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

SONADEZI LONG THANH SHAREHOLDING COMPANY

Address: Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province

FIRST QUARTER 2026 FINANCIAL STATEMENTS

For the financial period ended 31 March 2026

Notes to the financial statements (Continued)

5. Trade receivables and other receivables

Trade receivables and other receivables are recognized based on invoices and supporting documents.

Provision for doubtful debts is made for each receivable based on the aging of the receivables or the estimated potential loss.

6. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation. 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. Costs incurred after initial recognition are only added to the carrying amount of a fixed asset only if these costs are expected to increase the future economic benefits from the use of the asset. Costs that do not meet this condition are recognized as expenses immediately.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are removed from the books, and any resulting gain or loss from the disposal is recognized in the income or expense for the year.

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

<u>Type</u>	<u>Time of depreciation</u>
Buildings, structures	05 – 25
Machinery and equipment	03 – 12
Motor vehicles	06 – 15
Management equipment and tools	03 – 04
Other fixed assets	04

7. Operating leases

The Company as a lessor

Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term. Initial direct costs to generate income from operating leases are recognised as expenses in the year as incurred or amortised over the lease term.

The Company as a lessee

Leases are classified as operating leases if the majority of the risks and rewards associated with owning the asset remain with the lessor. Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term regardless of payment methods.

8. Investment property

Investment property refers to land use rights, buildings, part of a building, or infrastructure owned by the Company or leased under a finance lease, which is held for the purpose of earning rental income or capital appreciation. Investment property is presented at cost less accumulated depreciation. The cost of investment property includes all expenses the Company incurs or the fair value of consideration exchanged to acquire the investment property as of the purchase date or upon completion of construction.

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Expenses related to investment property incurred after initial recognition are recognized as expenses, unless these costs are expected to result in future economic benefits that exceed the initially assessed value of the property, in which case they are capitalized to the cost of the investment property.

When investment property is sold, the cost and accumulated depreciation are removed from the books, and any resulting gain or loss is recognized in income or expense.

Investment property is depreciated using the straight-line method based on the estimated useful life. The number of years for depreciation of the investment property is disclosed in Note IV.5.

9. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed assets are computer software

The purchase cost of computer software, which is not an integral part of related hardware, is capitalized. The cost of computer software is the total amount spent by the Company up to the point where the software is ready for use. Computer software is amortized using the straight-line method over a period of 3 to 5 years.

10. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise prepaid expenses related to land lease in Chau Duc Industrial Park and Tan Duc Industrial Park, expenses of operating houses, expenses of operating factories, expenses of operating real estate, 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.

11. Trade payables and other payables

Trade payables and other payables are recognized based on invoices and supporting documents.

12. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the income statement when incurred.

13. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year.

14. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.



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Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

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.

Retained earnings

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

15. Corporate income tax

Corporate income tax expense includes current corporate income tax expense and deferred corporate income tax expense.

Current corporate income tax expense

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for income that is tax-exempt and carried forward losses. The corporate income tax rate for the current year is 20%.

Deferred corporate income tax expense

Deferred income tax is the corporate income tax that will be paid or refunded due to temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for tax purposes. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are only recognized when it is certain that there will be future taxable profits available to utilize the deductible temporary differences.

The carrying amount of deferred income tax assets is reviewed at the end of each financial year and will be reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the benefit of some or all of the deferred tax asset to be utilized. Deferred income tax assets that have not been previously recognized are reviewed at the end of each financial year and are recognized when it is certain that there will be sufficient taxable profits to utilize the unrecognized deferred tax assets.

Deferred income tax assets and deferred tax liabilities are determined based on the tax rates expected to apply in the year when the asset is recovered or the liability is settled, using the tax rates enacted at the end of the financial year. Deferred income tax is recognized in the income statement unless it relates to items directly credited or debited to equity, in which case the deferred tax will be recognized directly in equity.

16. Foreign currency

- The exchange rates announced by Vietnam Joint Stock Commercial Bank for Industry and Trade – Bien Hoa Industrial Park Branch are applied in accounting;
- The exchange rate applicable to asset recognition and re-evaluation is the foreign currency-buying rate;
- The exchange rate applicable to liability recognition and re-evaluation is the foreign currency-selling rate.



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Transactions in foreign currencies are recorded, on initial recognition, in the reporting currency, by applying to the foreign currency amount the spot exchange rate between the reporting currency and the foreign currency at the date of the transaction. The exchange differences arising on the settlement of monetary items are recognised in profit or loss in the year in which they arise. At the end of the reporting year, monetary items excluding advances to suppliers, prepaid expenses, and unearned revenues, which are denominated in foreign currency, are reported using the closing rate and resultant exchange differences resulting from the reporting after offset are recognised in profit or loss in the year in which they arise.

Exchange rate at the reporting date:	31 Dec. 2025:	25,908 VND/USD
	31 Mar. 2026:	26,161 VND/USD

17. Revenue and income recognition

Revenue from selling goods

Revenue from selling goods and finished products is recognised when the majority of risks and rewards associated with ownership, as well as control over the goods and finished products, are transferred to the buyer, and there are no significant uncertainties related to payment, associated costs, or the possibility of returns of goods sold.

Revenue involving the rendering of services

Revenue involving the rendering of services is recognised when there are no significant uncertainties regarding the payment or associated costs.

Revenue from operating leases

The principle for recognizing revenue from operating leases is presented in Note IV.6.

Revenue from land use rights transfer

Revenue from the transfer of land use rights for a plot of land with completed infrastructure is recognized when the basic construction of the infrastructure is finished and the land has been handed over to the customer.

Interest income

Interest income is recognized on the basis of time and the actual interest rate for each period.

Dividends and profit received

Dividends and profits received are recognized when the Company has the right to receive them from its investments. Dividends received in the form of shares are not recognized as income but are only tracked as an increase in the number of shares.

18. Related parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are under joint control or significant joint influence.

In considering the relationship of related parties, the substance of the relationship is given more attention than its legal form.

Transactions with related parties during the year are disclosed in Note VII.1.

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Notes to the financial statements (Continued)

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION**1. Cash**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash in hand	62,142,435	46,268,726
Cash at bank	101,721,764,266	37,597,746,683
<i>Vietnam Bank for Agriculture and Rural Development</i>		
– <i>Bac Dong Nai Branch</i>	37,232,317,809	26,886,010,481
<i>Woori Bank Vietnam Limited – Bien Hoa Branch</i>	30,691,552,214	4,803,933,429
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade – Bien Hoa Industrial Park Branch</i>	16,662,063,839	1,227,238,251
<i>Other banks</i>	17,135,830,404	4,680,564,522
Cash equivalent (*)	18,000,000,000	-
<i>Woori Bank Vietnam Limited – Bien Hoa Branch</i>	18,000,000,000	-
Total	<u>119,783,906,701</u>	<u>37,644,015,409</u>

(*) Representing term bank deposits less than 03 months.

2. Financial investments**a) Held to maturity investments**

	Ending balance		Beginning balance	
	Cost	Carrying amount	Cost	Carrying amount
a) Held to maturity investments				
a1) Current				
Term deposits	20,000,000,000	20,000,000,000	20,000,000,000	20,000,000,000
a2) Non-current				
Term deposits	-	-	-	-
Total	<u>20,000,000,000</u>	<u>20,000,000,000</u>	<u>20,000,000,000</u>	<u>20,000,000,000</u>

(See the next page)

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Notes to the financial statements (Continued)**b) Investments in other entities**

	Ending balance			Beginning balance		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
- Investments in joint ventures and associates:						
Sonadezi An Binh Joint						
Stock Company	24,500,000,000	(*)	-	24,500,000,000	(*)	-
Sonadezi Binh Thuan						
Shareholding Company	80,000,000,000	(*)	-	80,000,000,000	(*)	-
Total	104,500,000,000		-	104,500,000,000		
- Investments in other entities:						
Sonadezi Services Joint						
Stock Company	8,750,000,000	16,165,000,000	-	8,750,000,000	15,153,333,333	-
Sonadezi Chau Duc						
Shareholding Company	221,760,000,000	528,897,600,000	-	221,760,000,000	528,897,600,000	-
Sonadezi Long Binh						
Share Holding Company	63,036,400,000	106,405,443,200	-	63,036,400,000	94,554,600,000	-
Total	293,546,400,000	651,468,043,200	-	293,546,400,000	638,605,533,333	-

(*) At the reporting date, the Company has not determined the fair value of these investments for disclosure in the financial statements due to the absence of quoted prices in the market. Additionally, the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System currently do not provide guidance on how to calculate fair value using valuation techniques. The fair value of these investments may differ from their carrying amount.

The fair value of investments in other entities is determined based on the average listed transaction price at the end of the year on the UPCOM and HOSE markets.

3. Trade receivables

	Ending balance	Beginning balance
a) Current trade receivables	28,192,535,699	27,245,005,247
Hoang Hung Electromechanical Joint Stock Company	14,127,359,466	14,127,359,466
Samil Vina Company Limited	3,965,804,132	5,436,563,418
Global Dyeing Company Limited	3,379,683,774	3,144,473,550
Other customers	6,719,688,327	4,536,608,813
b) Non - current trade receivables	-	-
c) Trade receivable from related parties	16,660,713	6,762,531
Total	28,209,196,412	27,251,767,778

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Notes to the financial statements (Continued)**4. Current advances to suppliers**

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current advances to suppliers	64,185,424,771	9,803,429,987
Phuc Hieu Company Limited	46,983,528,000	-
Truong An Thinh Construction Company Limited	6,502,267,013	-
Le Tuyen Construction Investment Joint Stock Company	4,934,201,145	4,610,001,935
Other suppliers	5,765,428,613	5,193,428,052
b) Non - current advances to suppliers	-	-
c) Advances to related parties	8,032,227,422	4,419,908,269
Total	<u><u>72,217,652,193</u></u>	<u><u>14,223,338,256</u></u>

5. Other receivables

	Ending balance		Beginning balance	
	Cost	Provisions	Cost	Provisions
a) Current:	12,214,570,737	-	11,936,169,702	-
Accrued interest receivables	26,038,000	-	-	-
Advances to employees	206,743,919	-	217,951,672	-
Receivables for compensation related to the "Approval of compensation and support under the Long Phuoc 1 Industrial Cluster project in Long Phuoc commune, Long Thanh district"	11,250,269,997	-	11,250,269,997	-
Others	731,518,821	-	467,948,033	-
b) Non - current:	-	-	-	-
c) Other receivables from related parties	201,672,165	-	199,638,323	-
Total	<u><u>12,416,242,902</u></u>	<u><u>-</u></u>	<u><u>12,135,808,025</u></u>	<u><u>-</u></u>

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6. Doubtful debts

	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue receivables	14,498,100,303	3,218,659,137	14,498,100,303	3,218,659,137
Total	14,498,100,303	3,218,659,137	14,498,100,303	3,218,659,137

Overdue receivables are analysed by debtor as follows:

	Ending balance		Opening balance		
	Cost	Recoverable amount	Cost	Recoverable amount	Overdue days
Hoang Hung Electromechanic Corporation	14,127,359,466	3,218,659,137	14,127,359,466	3,218,659,137	From over 01 year to 03 years
Passion & Fashion Co., Ltd	366,740,837	-	366,740,837	-	Over 03 years
Total	14,494,100,303	3,218,659,137	14,494,100,303	3,218,659,137	

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7. Inventory

	Ending balance		Beginning balance	
	Cost	Provisions	Cost	Provisions
Tools and supplies	133,925,000	-	133,925,000	-
Work in progress	75,839,778,753	-	75,839,778,753	-
Finished goods	40,369,896,875	-	40,369,896,875	-
Merchandise	889,171,528	-	1,187,415,651	-
Total	117,232,772,156	-	117,531,016,279	-

Work in progress mainly includes the costs for levelling and constructing unfinished items in the Tam An residential area.

8. Non-current assets**a) Construction in progress**

	Ending balance	Beginning balance
Capital expenditure on fixed assets	-	21,818,182
Construction items of the Long Thanh Industrial Park	1,375,382,122	1,162,522,989
Construction items of the Tam An – Bo Sua Resettlement area	13,892,726,361	13,892,726,361
Construction items of the rental factory buildings	6,219,535,777	3,831,017,648
Construction items of the Long Phuoc Industrial Cluster	299,223,185,434	295,863,753,883
Construction items of the Sonadezi Long Thanh residential area project	1,204,719,144	1,204,719,144
Construction items of the Long Thanh Branch Mixed-use project	9,000,000	9,000,000
Construction items of the Chau Duc Industrial Park factory buildings	23,042,496,323	60,551,961,747
Construction items of the Sona Riverview Urban area project	732,479,562	732,479,562
Total	345,699,524,723	377,269,999,516

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9. Tangible fixed assets

	Buildings, structures	Machinery and equipment	Motor vehicles	Management equipment and tools	Other fixed assets	Total
Cost:						
Beginning balance	612,651,887,057	20,526,346,356	12,562,058,270	8,067,795,323	303,709,049	654,111,796,055
Additions	1,804,916,548	-	5,021,818,182	-	-	6,826,734,730
Purchase	-	-	5,021,818,182	-	-	5,021,818,182
Construction	1,804,916,548	-	-	-	-	1,804,916,548
Decreases	-	-	-	-	-	-
Ending balance	614,456,803,605	20,526,346,356	17,583,876,452	8,067,795,323	303,709,049	660,938,530,785
In which:						
The fixed assets fully depreciated but still in use	286,141,265,986	11,536,104,487	7,001,123,455	4,424,548,051	303,709,049	309,406,751,028
Accumulated depreciation:						
Beginning balance	431,132,453,171	13,587,838,487	10,266,914,455	5,914,955,051	303,709,049	461,205,870,213
Depreciation	5,352,831,000	235,942,000	357,825,000	188,378,000	-	6,134,976,000
Decreases	-	-	-	-	-	-
Ending balance	436,485,284,171	13,823,780,487	10,624,739,455	6,103,333,051	303,709,049	467,340,846,213
Net book value:						
Beginning balance	181,519,433,886	6,938,507,869	2,295,143,815	2,152,840,272	-	192,905,925,842
Ending balance	177,971,519,434	6,702,565,869	6,959,136,997	1,964,462,272	-	193,597,684,572

These notes form an integral part of and should be read in conjunction with the accompanying financial statements

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10. Investment property

Items	Beginning balance VND	Additions VND	Decreases VND	Ending balance VND
Cost:				
Buildings	982,579,355,403	49,659,992,147	-	1,032,239,347,550
Infrastructure	29,369,558,918	661,525,723	-	30,031,084,641
Total	1,011,948,914,321	50,321,517,870	-	1,062,270,432,191
Accumulated depreciation:				
Buildings	475,126,111,631	15,201,841,713	-	490,327,953,344
Infrastructure	12,000,879,000	539,581,000	-	12,540,460,000
Total	487,126,990,631	15,741,422,713	-	502,868,413,344
Net book value:				
Buildings	507,453,243,772			541,911,394,206
Infrastructure	17,368,679,918			17,490,624,641
Total	524,821,923,690			559,402,018,847

The historical cost of investment property fully depreciated but still in use totalled VND 137,773,803,636.

11. Prepayment

Items	Ending balance	Beginning balance
a) Current	20,067,199,237	6,508,773,019
Prepaid expenses for land business	10,245,688,596	-
Management expenses of the company's office	-	688,802,258
Prepaid expenses for factory rental business	1,886,987,014	2,788,061,014
Land lease prepayment at Chau Duc Industrial Park	7,934,523,627	3,031,909,747
b) Non - current	282,575,498,768	283,137,051,115
Prepaid expenses for land business	45,935,833,708	45,978,060,079
Management expenses of the company's office	1,395,201,617	1,012,031,781
Prepaid expenses for land compensation at Long Thanh Industrial Park	13,477,157,539	13,622,750,539
Prepaid expenses for factory rental business	2,428,144,825	2,651,572,071
Prepaid expenses for gasoline station business	98,407,942	143,862,631
Prepaid expenses for charging station business	9,840,000	-
Land lease payment at Chau Duc Industrial Park	147,724,084,874	148,277,032,751
Project costs of Long Phuoc Industrial Cluster	450,000,000	-
Prepaid expenses for the Long Phuoc Mixed-Use Project	367,352,475	367,352,475
Land lease payment at Tan Duc Industrial Park	70,689,475,788	71,084,388,788
Total	302,642,698,005	289,645,824,134

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Notes to the financial statements (Continued)**12. Deferred income tax assets and deferred income tax liabilities**

Items	<u>Ending balance</u>	<u>Beginning balance</u>
Deferred income tax assets:		
Income tax rate used to calculate deferred income tax assets	20%	20%
Deferred income tax assets relating to the deductible temporary differences	<u>10,778,401,968</u>	<u>10,838,416,968</u>
Total	<u>10,778,401,968</u>	<u>10,838,416,968</u>

13. Trade payables

Items	<u>Ending balance</u>		<u>Beginning balance</u>	
	Amount	Payable amount	Amount	Payable amount
a) Current trade payables	16,895,417,049	16,895,417,049	28,518,322,347	28,518,322,347
Thinh Phong Company Limited	5,684,508,124	5,684,508,124	2,622,755,184	2,622,755,184
Other suppliers	11,210,908,925	11,210,908,925	25,895,567,163	25,895,567,163
b) Non - current trade payables	-	-	-	-
c) Trade payables to related parties	7,769,498,237	7,769,498,237	7,169,429,546	7,169,429,546
Total	<u>24,664,915,286</u>	<u>24,664,915,286</u>	<u>35,687,751,893</u>	<u>35,687,751,893</u>

14. Dividends and profit payable

Items	<u>Ending balance</u>	<u>Beginning balance</u>
Dividends and profit payable	287,843,000	287,843,000
Total	<u>287,843,000</u>	<u>287,843,000</u>

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15. Tax and amounts payable to the state budget

	As at 31 Mar. 2026		Movements in the period		As at 01 Jan. 2026	
	Receivable	Payable	Paid	Payable	Receivable	Payable
		As at 31 Mar. 2026	Arising	Deducted	As at 01 Jan. 2026	
Value added tax deductible		7,341,787,131	6,514,589,101	12,324,879,881	13,152,077,911	
Value added tax	-	-	-	-	-	-
Corporate income tax	-	3,909,045,395	7,534,910,423	8,100,202,766	-	3,343,753,052
Personal income tax	-	615,449,000	1,281,996,000	1,732,872,000	-	164,573,000
Land lease, land use rights fees	-	13,660,918,596	-	13,660,918,596	-	-
Other taxes	-	-	-	-	-	-
Fees, charges	-	188,674,451	166,712,758	244,727,992	-	110,659,217
Total	-	18,374,087,442	8,983,619,181	23,738,721,354	-	3,618,985,269

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16. Accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	44,468,353,557	45,429,367,734
Amount for additional rental at Long Thanh Industrial Park	44,265,169,191	44,265,169,191
Accrued other expenses	203,184,366	1,164,198,543
b) Non - current	7,979,936,036	8,249,466,036
Accrued expenses for factory rental business	7,979,936,036	8,249,466,036
Total	<u>52,448,289,593</u>	<u>53,678,833,770</u>

17. Other payables

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	3,050,586,710	22,238,759,989
Deposits received from related parties	180,000,000	180,000,000
Deposits received from other parties	2,531,003,200	20,466,537,459
Other payables	339,583,510	1,592,222,530
b) Non - current	297,235,889,449	292,802,450,441
Deposits received	139,402,364,145	134,968,925,137
Other payables	157,833,525,304	157,833,525,304
Total	<u>300,286,476,159</u>	<u>315,041,210,430</u>

18. Bonus and welfare fund

	As at 31 Mar. 2026	Increase	Decrease	As at 01 Jan. 2026
	13,409,069,235	-	5,395,002,039	18,804,071,274
Total	<u>13,409,069,235</u>	-	<u>5,395,002,039</u>	<u>18,804,071,274</u>

19. Unearned revenue

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	66,737,661,835	31,164,170,147
Unearned revenue from leasing land	66,737,661,835	31,164,170,147
b) Non - current	734,441,811,033	649,760,341,962
Unearned revenue from leasing land	734,441,811,033	649,760,341,962
Total	<u>801,179,472,868</u>	<u>680,924,512,109</u>



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Notes to the financial statements (Continued)

20. Loans and finance lease liabilities

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	87,219,291,378	73,223,412,522
Current portion of long-term debt from related parties - Refer to Note VII	27,000,000,000	27,607,640,696
Current portion of long-term debt from other parties	60,219,291,378	45,615,771,826
b) Non - current	147,647,552,787	136,692,912,379
Non - current loans from related parties – Refer to Note VII	10,370,120,987	17,120,120,987
Non - current loans from other parties	137,277,431,800	119,572,791,392
Total	<u>234,866,844,165</u>	<u>209,916,324,901</u>

(See the next page)

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21. Owners' equity**a) Changes in owners' equity**

	Owners' contributed capital	Capital surplus	Treasury shares	Investment and development fund	Retained earnings	Total
As at 01 Jan. 2025	291,148,400,000	5,486,321,235	(22,323,606,949)	84,380,585,396	271,418,368,410	630,110,068,092
Previous year's profits	-	-	-	-	140,686,596,943	140,686,596,943
Allocation of retained earnings for dividend distribution in 2025	-	-	-	-	5,845,686,000	5,845,686,000
Distribution to Investment and development fund	-	-	-	10,457,000,000	(10,457,000,000)	-
Distribution to bonus and welfare fund	-	-	-	-	(12,130,169,000)	(12,130,169,000)
Dividends of 2024	-	-	-	-	(82,033,620,000)	(82,033,620,000)
As at 01 Jan. 2026	291,148,400,000	5,486,321,235	(22,323,606,949)	94,837,585,396	313,329,862,353	682,478,562,035
Current year's profits	-	-	-	-	32,123,288,446	32,123,288,446
Share premium	-	1,853,760,000	-	-	-	1,853,760,000
Treasury shares	-	-	630,500,000	-	-	630,500,000
As at 31 Mar. 2026	291,148,400,000	7,340,081,235	(21,693,106,949)	94,837,585,396	345,453,150,799	717,086,110,481

These notes form an integral part of and should be read in conjunction with the accompanying financial statements

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b) Details of owners' equity

	<u>Ending balance</u>	<u>Beginning balance</u>
Capital contributed by the parent company	153.570.000.000	153.570.000.000
Capital contributed by others	137.578.400.000	137.578.400.000
Total	<u>291.148.400.000</u>	<u>291.148.400.000</u>

c) Transactions with owners in their capacity as owners and distributions of dividends and profits

	<u>Ending balance</u>	<u>Beginning balance</u>
- Owners' contributed capital	291.148.400.000	291.148.400.000

d) Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of ordinary shares registered for issue	29.114.840	29.114.840
Number of ordinary shares sold to public	29.114.840	29.114.840
- Preference shares	-	-
Number of ordinary shares repurchased	(1.770.300)	(1.770.300)
Number of treasury shares reissued to the public	50.000	
Number of ordinary shares outstanding	27.394.540	27.344.540
- Ordinary shares	27.394.540	27.344.540
- Preference shares	-	-
Par value per outstanding share:	VND 10,000	VND 10,000

e) Basic earnings per share

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
Profit after tax attributable to ordinary shareholders	32.123.288.446	26.428.296.320
Adjusted for distribution to bonus and welfare fund (*)	(6.424.657.689)	(5.285.659.264)
Earnings for the purpose of calculating basic earnings per share	25.698.630.757	21.142.637.056
Weighted average number of ordinary shares outstanding during the year	27.344.540	27.344.540
Basic earnings per share	<u>940</u>	<u>773</u>

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FIRST QUARTER 2026 FINANCIAL STATEMENTS

For the financial period ended 31 March 2026

Notes to the financial statements (Continued)

22. Off statement of financial position items

	<u>Ending balance</u>	<u>Beginning balance</u>
Foreign currencies (USD)	248.52	248.52

	<u>Ending balance</u>	<u>Beginning balance</u>
Doubtful debts written off:		
Yo Limited Co., Ltd	1,400,476,344	1,400,476,344
Sai Gon Vinashin Technology Trade Manufacture Joint Stock Company	518,387,336	518,387,336
KJ Engineering and Construction Co., Ltd.	739,612,109	739,612,109

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT**1. Revenue from selling goods and rendering services**

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Total revenue	138,923,412,760	125,092,191,461
Deductions		
Net revenue	<u>138,923,412,760</u>	<u>125,092,191,461</u>
<i>In which:</i>		
- Revenue from land leasing activities, management fees	21,224,568,383	18,885,833,865
- Revenue from leasing activities at Long Thanh Industrial Park	62,040,562,734	54,439,265,211
- Revenue from clean water business	18,945,813,000	19,162,760,500
- Revenue from wastewater treatment business	16,157,522,375	15,536,505,871
- Revenue from leasing activities at Chau Duc Industrial Park	3,127,700,404	3,003,518,208
- Revenue from real estate activities	1,300,097,376	1,268,083,680
- Revenue from petroleum business	15,956,001,161	12,754,224,126
- Other revenue	171,147,327	42,000,000

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Notes to the financial statements (Continued)

2. Cost of sales

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Cost of land leasing activities, management fees	15,194,826,427	16,051,867,045
Cost of leasing activities at Long Thanh Industrial Park	15,731,024,100	14,647,671,090
Cost of clean water business	18,005,015,600	17,861,228,500
Cost of wastewater treatment business	13,286,312,294	13,181,456,897
Cost of leasing activities at Chau Duc Industrial Park	3,553,747,982	1,611,698,275
Cost of real estate business	745,947,812	699,015,241
Cost of petroleum business	15,243,861,736	12,503,570,597
Other cost of sales	744,007,559	144,676,750
Total	<u>82,504,743,510</u>	<u>76,701,184,395</u>

3. Finance income

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Interest in demand deposits	40,762,163	40,614,019
Interest in term deposits	355,542,318	250,093,370
Gains from exchange differences	62,876	22,367
Total	<u>396,367,357</u>	<u>290,729,756</u>

4. Finance expense

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Interest expense	975,555,625	521,770,596
Total	<u>975,555,625</u>	<u>521,770,596</u>

5. Selling expense

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Selling expenses for real estate and factory business	608,787,578	762,910,540
Selling expenses for real estate business	56,000,000	-
Advertising and marketing expenses	450,000,001	329,999,999
Total	<u>1,114,787,579</u>	<u>1,092,910,539</u>



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Notes to the financial statements (Continued)**6. General and administrative expense**

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Employee expense	7,782,270,800	7,102,302,000
Material expense	390,824,746	425,831,596
Office supplies expenses	78,115,519	487,545,130
Depreciation expense	816,746,000	629,217,000
Chi phí thuế, phí, lệ phí	-	79,970,044
Service expense	5,004,626,919	3,853,430,570
Other expenses	311,010,203	841,074,020
Total	<u>14,383,594,187</u>	<u>13,419,370,360</u>

7. Other income

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Penalty income from contract breaches	271,023	18,382,981
Insurance compensation income	-	378,307,452
Others	25,000,000	-
Total	<u>25,271,023</u>	<u>396,690,433</u>

8. Other expense

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Disposal expenses of property, plant and equipment	-	837,130,612
Others	82,864,027	38,208,798
Total	<u>82,864,027</u>	<u>875,339,410</u>

9. Production and business costs by element

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Cost of merchandise	14,949,858,123	12,254,697,828
Material expense	8,082,363,282	6,502,440,480
Employee expense	7,782,270,800	7,102,302,000
Depreciation expense	21,626,564,713	19,698,165,349
Service expense	43,588,580,248	42,593,252,010
Other expenses	1,973,488,110	3,062,607,627
Total	<u>98,003,125,276</u>	<u>91,213,465,294</u>

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Notes to the financial statements (Continued)

10. Current corporate income tax expense

CIT expense calculated on the taxable income of the current year is determined as follows:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Accounting profit before tax for the year	40,283,506,212	33,169,036,350
- Incremental adjustment items	217,507,620	242,208,798
- Decremental adjustment items	-	-
Taxable income	40,501,013,832	33,411,245,148
Current CIT rate	20%	20%
Current CIT expense	8,100,202,766	6,682,249,030

VII. OTHER INFORMATION**1. Related parties****List of related parties****Relationship**

Sonadezi Corporation	Parent company
Dong Nai Development Investment Fund	Significant influence shareholder
Sonadezi An Binh Joint Stock Company	Associate
Sonadezi Binh Thuan Shareholding Company	Associate
Dong Nai Water Joint Stock Company	Subsidiary of Sonadezi Corporation
Sonadezi Environment Joint Stock Company	Subsidiary of Sonadezi Corporation
Sonadezi Chau Duc Shareholding Company	Indirect subsidiary of Sonadezi Corporation
Sonadezi Long Binh Share Holding Company	Indirect subsidiary of Sonadezi Corporation
Sonadezi Giang Dien Shareholding Company	Indirect subsidiary of Sonadezi Corporation
Sonadezi Services Joint - Stock Company	Indirect subsidiary of Sonadezi Corporation
Dong Nai Construction Joint Stock Company	Associates with Sonadezi Corporation
Dong Nai Housing Joint Stock Company	Associates with Sonadezi Corporation
Sonadezi College of Technology and Management	Associates with Sonadezi Corporation
Sonadezi Security Services Co., Ltd	Subsidiary of Sonadezi Services Joint - Stock Company
Member of the Board of Directors	Key management personnel
Member of management	Key management personnel

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

	<u>Ending balance</u>	<u>Beginning balance</u>
Held to maturity investments:		
Dong Nai Development Investment Fund	20,000,000,000	20,000,000,000
Total	20,000,000,000	20,000,000,000

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Notes to the financial statements (Continued)

	<u>Ending balance</u>	<u>Beginning balance</u>
Current trade receivables - Refer to Note V.3		
Dong Nai Construction Joint - Stock Company	15,787,113	6,762,531
Sonadezi Services Joint - Stock Company	873,600	-
Total	<u>16,660,713</u>	<u>6,762,531</u>

	<u>Ending balance</u>	<u>Beginning balance</u>
Current other receivables - Refer to Note V.5		
Accrued interest receivables of Dong Nai Development Investment Fund	179,726,000	184,219,000
Electricity expenses paid on behalf of Dong Nai Construction Joint - Stock Company	21,946,165	15,419,323
Total	<u>201,672,165</u>	<u>199,638,323</u>

	<u>Ending balance</u>	<u>Beginning balance</u>
Current advances to suppliers - Refer to Note V.4		
Dong Nai Housing Joint - Stock Company	4,419,908,269	4,419,908,269
Dong Nai Construction Joint - Stock Company	3,261,055,259	-
Sonadezi Environment Joint Stock Company	351,263,894	-
Total	<u>8,032,227,422</u>	<u>4,419,908,269</u>

	<u>Ending balance</u>	<u>Beginning balance</u>
Current trade payables - Refer to Note V.14		
Sonadezi Chau Duc Shareholding Company	6,223,315,906	3,370,944
Sonadezi An Binh Joint Stock Company	1,046,900,735	1,117,179,389
Sonadezi Services Joint - Stock Company	353,711,880	289,491,300
Sonadezi Security Services Co., Ltd	119,228,516	109,404,000
Dong Nai Water Joint Stock Company	17,625,600	3,478,341,930
Sonadezi Environment Joint Stock Company	8,715,600	1,831,514,193
Dong Nai Construction Joint - Stock Company	-	340,127,790
Total	<u>7,769,498,237</u>	<u>7,169,429,546</u>

	<u>Ending balance</u>	<u>Beginning balance</u>
Other current payables - Refer to Note V.16		
Dong Nai Construction Joint - Stock Company	80,000,000	80,000,000
Sonadezi An Binh Joint Stock Company	50,000,000	50,000,000
Dong Nai Housing Joint - Stock Company	50,000,000	50,000,000
Total	<u>180,000,000</u>	<u>180,000,000</u>

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Notes to the financial statements (Continued)

	<u>Ending balance</u>	<u>Beginning balance</u>
Loans		
Dong Nai Development Investment Fund	37,370,120,987	44,727,761,683
Total	<u>37,370,120,987</u>	<u>44,727,761,683</u>

During the reporting period, the Company has had related party transactions as follows:

	Accumulated from the beginning of the year to the end of the current period	
	<u>Current year</u>	<u>Previous year</u>
Sale of goods and rendering of services:		
Sonadezi An Binh Joint Stock Company	-	1,184,816,532
Sonadezi Services Joint Stock Company	125,554,241	129,018,901
Dong Nai Construction Joint Stock Company	12,086,500	-
Sonadezi Binh Thuan Joint Stock Company	1,389,259	909,212
Total	<u>139,030,000</u>	<u>1,314,744,645</u>

	Accumulated from the beginning of the year to the end of the current period	
	<u>Current year</u>	<u>Previous year</u>
Purchase:		
Dong Nai Water Joint Stock Company	17,900,278,800	17,910,979,200
Sonadezi Services Joint Stock Company	13,090,060,062	13,049,480,984
Sonadezi Chau Duc Shareholding Company	5,655,856,880	-
Sonadezi An Binh Joint Stock Company	3,171,677,323	6,805,910,480
Dong Nai Construction Joint Stock Company	2,134,450,842	6,213,560,302
Sonadezi Enviroment Joint Stock Company	757,621,923	15,480,000
Sonadezi Security Services Co., Ltd	332,496,774	240,000,000
Total	<u>43,042,442,604</u>	<u>44,235,410,966</u>

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Notes to the financial statements (Continued)

Remunerations of the Board of Directors, Salaries of management and other key management personnel are as follows:

<u>Full name</u>	<u>Position</u>	Accumulated from the beginning of the year to the end of the current period	
		<u>Current year</u>	<u>Previous year</u>
Mr. Nguyen Van Tuan	Chairperson	144,000,000	114,000,000
Mr. Dinh Ngoc Thuan	Member	120,000,000	114,000,000
Mr. Pham Anh Tuan	Member	120,000,000	114,000,000
Mr. Tran Anh Tuan	Member	120,000,000	114,000,000
Mr. Nguyen The Phong	Member	120,000,000	114,000,000
Ms. Tran Thi Thanh Thuy	Member	120,000,000	114,000,000
Ms. Do Thi Quynh An	Member	120,000,000	114,000,000
Total		<u>864,000,000</u>	<u>798,000,000</u>


Salaries and remunerations of management and other key management personnel are as follows:

<u>Full name</u>	<u>Position</u>	Accumulated from the beginning of the year to the end of the current period	
		<u>Current year</u>	<u>Previous year</u>
Mr. Pham Anh Tuan	General Director	822,845,000	657,498,000
Mr. Le Xuan Sam	Vice General Director	573,324,056	604,540,492
Mr. Tran Anh Tuan	Vice General Director	702,612,000	513,703,000
Ms. Le Thi Giang	Vice General Director	701,112,000	386,034,000
Mr. Pham Tran Hung Thinh	Chief accountant	552,021,000	437,800,000
Total		<u>3,351,914,056</u>	<u>2,599,575,492</u>

Remunerations of Supervisory Committee

	Accumulated from the beginning of the year to the end of the current period	
	<u>Current year</u>	<u>Previous year</u>
Salary and operating expenses	777,300,000	437,800,000

Approved, 15 April 2026


TIEU THI CAM ANH
 Preparer


PHAM TRAN HUNG THINH
 Chief accountant


PHAM ANH TUAN
 Legal representative