SONADEZI CORPORATION
SONADEZI LONG THANH
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

No: 143/1/SZL-TCKT

Dong Nai, day 12 month 08 year 2026

DISCLOSURE OF INFORMATION ON THE STATE SECURITIES COMMISSION'S PORTAL AND HOCHIMINH STOCK EXCHANGE'S PORTAL

To:

- The State Securities Commission;
- Hochiminh Stock Exchange.

- Organization name: **SONADEZI LONG THANH SHAREHOLDING COMPANY**
- Security symbol: SZL
- Address: Long Thanh Industrial Zone, An Phuoc Commune, Dong Nai City.
- Telephone.: 02513 514 494 Fax: 02513 514 499
- E-mail: longthanhiz@szl.com.vn
- Submitted by: Mr Pham Anh Tuan

Position: Chairman of the Board.

Information disclosure type: Periodic ☑ Irregular☐ 24 hours ☐ On demand☐

Content of Information disclosure:

- **The reviewed semi-Annual financial report for the year 2026 of Sonadezi Long Thanh shareholding Company.**

This information was disclosed on the Company's Website on date …./08/2026 at: http://www.szl.com.vn.

I declare that all information provided in this paper is true and accurate; I shall be legally responsible for any mispresentation.

Recipients:
- As above;
- Archived: Clerical Dept, FA Dept.

Organization representative
Legal representative/party authorized to disclose information
(Signature, full name, title, and company seal)

CÔNG TY CỔ PHẦN SONADEZI LONG THÀNH

Pham Anh Tuan

CÔNG TY CỔ PHẦN SONADEZI LONG THÀNH

Digitally signed by CÔNG TY CỔ PHẦN SONADEZI LONG THÀNH
DN: C=VN, L=ĐỒNG NAI, O=S/ K/ HO/CH V/ Đ/U TƯ T/NH Đ/NG NAI, CN=CÔNG TY CỔ PHẦN SONADEZI LONG THÀNH, OID.0.9.2342.19200300.100.1.1=MST:3600649539, E=LONGTHANHIZ@SONADEZI.COM.VN/THUYDOAN20@YAHOO.COM
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SZL

SONADEZI LONG THANH SHAREHOLDING COMPANY

REVIEWED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2026

CONTENTS

MANAGEMENT'S REPORT

Management of Sonadezi Long Thanh Shareholding Company (hereinafter referred to as "the Company") hereby presents its report and the reviewed financial statements of the Company for the six-month period ended 30 June 2026.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND MANAGEMENT

Members of the Board of Directors during the period and on the date of this report include:

Full name	Position
Mr. Nguyen Van Tuan	Chairperson (Resigned on 17 April 2026)
Mr. Pham Anh Tuan	Chairperson (Appointed on 17 April 2026) Served as a Member of the Board of Directors prior to appointment as Chairperson of the Board of Directors
Mr. Dinh Ngoc Thuan	Member
Ms. Tran Thi Thanh Thuy	Member
Mr. Le Xuan Sam	Member (Appointed on 17 April 2026)
Mr. Nguyen Minh Khoa	Member (Appointed on 17 April 2026)
Mr. Nguyen Tien Hung	Member (Appointed on 17 April 2026)
Mr. Nguyen Nam Thanh	Member (Appointed on 17 April 2026)
Mr. Tran Anh Tuan	Member (Resigned on 17 April 2026)
Mr. Nguyen The Phong	Member (Resigned on 17 April 2026)
Ms. Do Thi Quynh An	Member (Resigned on 17 April 2026)

Members of the Supervisory Committee during the period and on the date of this report include:

Full name	Position
Ms. Nguyen Thi Ngoc Trang	Head
Ms. Trinh Thi Hoa	Member
Ms. Vo Thanh Thao	Member (Appointed on 17 April 2026)
Ms. Duong Ngoc Truc Yen	Member (Resigned on 17 April 2026)

Members of management during the period and on the date of this report include:

Full name	Position
Mr. Pham Anh Tuan	General Director (Resigned on 17 April 2026)
Mr. Le Xuan Sam	Vice General Director
Ms. Le Thi Giang	Vice General Director
Mr. Tran Anh Tuan	Vice General Director

Mr. Pham Anh Tuan was the Company's legal representative during the period and on the date of this report.

AUDITOR

The accompanying financial statements were reviewed by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

(See the next page)

MANAGEMENT'S REPORT (CONTINUED)

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the financial statements of each period which give a true and fair view of the financial position of the Company and the results of its operations and its cash flows. In preparing these financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgments and estimates that are reasonable and prudent.
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the financial statements so as to mitigate error or fraud.

Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and ensure that the financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam. Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the Company has complied with the above requirements in preparing these financial statements.

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 30 June 2026 and the results of its operations and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

For and on behalf of management,

Approved, 10 August 2026

CÔNG TY
CỔ PHẦN
SONADEZI
LONG THÀNH

Pham Anh Tuan
Legal Representative

RSM

RSM Vietnam

3A Floor, L'Mak The Signature Building
147-147Bis Hai Ba Trung Street
Xuan Hoa Ward
Ho Chi Minh City, Vietnam

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contact_hcm@rsm.com.vn

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No: 16/2026/BCSX-RSMHCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
The Board of Directors
Management
SONADEZI LONG THANH SHAREHOLDING COMPANY

We have reviewed the accompanying interim financial statements of Sonadezi Long Thanh Shareholding Company ("Company") prepared on 10 August 2026 as set out from page 05 to page 48, which comprise the statement of financial position as at 30 June 2026 and the income statement, and cash-flow statement for the six-month period then ended, and selected notes to the financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

RSM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view of the financial position of Sonadezi Long Thanh Shareholding Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements.

pp GENERAL DIRECTOR

M.S.D.N: 0302361789 - C.T.T.N.H.H
CÔNG TY
TNHH
KIỂM TOÁN & TƯ VẤN
RSM VIỆT NAM
THÀNH PHỐ HỒ CHÍ MINH

Trinh Thanh Thanh
Vice General Director
Audit Practice Registration Certificate:
2820-2025-026-1

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 10 August 2026

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
A. CURRENT ASSETS	**100**		**403,765,596,852**	**237,171,355,511**
I. Cash and cash equivalents	**110**	5.1	**109,122,911,710**	**37,644,015,409**
1. Cash	111		79,044,829,710	37,644,015,409
2. Cash equivalents	112		30,078,082,000	-
II. Current financial investments	**120**	5.2	**44,413,096,000**	**20,184,219,000**
1. Held to maturity investments	123		44,413,096,000	20,184,219,000
III. Current account receivables	**130**		**108,446,877,780**	**42,151,253,893**
1. Trade receivables	131	5.3	34,888,297,041	27,251,767,778
2. Advances to suppliers	132	5.4	83,960,998,829	14,223,338,256
3. Other current receivables	135	5.5	2,352,677,443	11,951,589,025
4. Provision for doubtful debts	136	5.6	(12,755,095,533)	(11,275,441,166)
IV. Inventories	**140**		**117,807,183,776**	**117,531,016,279**
1. Inventories	141	5.7	117,807,183,776	117,531,016,279
V. Other current assets	**160**		**23,975,527,586**	**19,660,850,930**
1. Current prepayments	161	5.11	15,974,813,422	6,508,773,019
2. Value added tax deductible	162	5.15	7,749,196,923	13,152,077,911
3. Tax and other receivables from the state	163	5.15	251,517,241	-
B. NON-CURRENT ASSETS	**200**		**1,850,961,640,727**	**1,790,844,495,670**
I. Non-current account receivables	**210**		**3,680,592,539**	**3,680,592,539**
1. Other non-current receivables	215	5.5	3,680,592,539	3,680,592,539
II. Fixed assets	**220**		**196,091,237,619**	**193,050,111,842**
1. Tangible fixed assets	221	5.9	195,986,443,619	192,905,925,842
Cost	222		669,403,649,710	654,111,796,055
Accumulated depreciation	223		(473,417,206,091)	(461,205,870,213)
2. Intangible fixed assets	227		104,794,000	144,186,000
Cost	228		1,324,811,134	1,324,811,134
Accumulated amortisation	229		(1,220,017,134)	(1,180,625,134)
III. Investment property	**240**	5.10	**594,306,493,051**	**524,821,923,690**
1. Cost	241		1,113,614,197,065	1,011,948,914,321
2. Accumulated depreciation	242		(519,307,704,014)	(487,126,990,631)
IV. Non-current assets in progress	**250**		**367,264,035,316**	**377,269,999,516**
1. Construction in progress	252	5.8	367,264,035,316	377,269,999,516
V. Non-current financial investments	**260**	5.2	**398,046,400,000**	**398,046,400,000**
1. Investments in associates, joint-ventures	262		104,500,000,000	104,500,000,000
2. Investment in other entities	263		293,546,400,000	293,546,400,000
VI. Other non-current assets	**270**		**291,572,882,202**	**293,975,468,083**
1. Non-current prepayments	271	5.11	280,854,500,034	283,137,051,115
2. Deferred income tax assets	272	5.31	10,718,382,168	10,838,416,968
TOTAL ASSETS (270 = 100 + 200)	**270**		**2,254,727,237,579**	**2,028,015,851,181**

The accompanying notes are an integral part of the financial statements

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	**300**		**1,488,103,361,889**	**1,345,537,289,146**
I. Current liabilities	**310**		**275,076,477,538**	**244,848,118,328**
1. Trade payables	311	5.12	36,068,351,686	35,687,751,893
2. Advances from customers	312		2,601,400,844	3,285,212,277
3. Dividends and profits payable	313	5.14	286,403,000	287,843,000
4. Taxes and amounts payable to the state	314	5.15	7,115,363,497	3,618,985,269
5. Payables to employees	315		4,277,063,820	11,108,544,223
6. Accrued expenses	316	5.16	45,564,193,439	45,429,367,734
7. Current deferred revenue	319	5.18	54,852,527,577	31,164,170,147
8. Other current payables	320	5.17	6,338,601,082	22,238,759,989
9. Current loans and obligations under finance	321	5.19	90,607,621,589	73,223,412,522
10. Bonus and welfare fund	323	5.20	27,364,951,004	18,804,071,274
II. Non-current liabilities	**330**		**1,213,026,884,351**	**1,100,689,170,818**
1. Advances from customers	332	5.13	11,584,000,000	13,584,000,000
2. Accrued expenses	334	5.16	7,710,382,036	8,249,466,036
3. Non-current deferred revenue	337	5.18	726,650,056,933	649,760,341,962
4. Other non-current payables	338	5.17	298,969,366,899	292,802,450,441
5. Non-current loans and obligations under	339	5.19	168,113,078,483	136,292,912,379
D. EQUITY	**400**	5.21	**766,623,875,690**	**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
2. Share premiums	412		28,794,617,138	5,486,321,235
3. Treasury shares	415		(14,246,901,949)	(22,323,606,949)
4. Investment and development fund	418		108,906,585,396	94,837,585,396
5. Retained earnings	420		352,021,175,105	313,329,862,353
Beginning accumulated retained earnings	420a		289,328,537,353	172,643,265,410
Retained earnings of the current year	420b		62,692,637,752	140,686,596,943
TOTAL RESOURCES (440 = 300 + 400)	**440**		**2,254,727,237,579**	**2,028,015,851,181**

Approved, 10 August 2026

M.S.D.N: 3600649530 C.T.C.P
CÔNG TY CỔ PHẦN SONADEZI LONG THÀNH
THÀNH PHỐ ĐỒNG NAI

Tieu Thi Cam Anh	Pham Tran Hung Thinh	Pham Anh Tuan
Preparer	**Chief Accountant**	**Legal Representative**

Form B 02a - DN

INCOME STATEMENT

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue	01	5.23	296,853,607,606	266,648,067,116
2. Net revenue	10		296,853,607,606	266,648,067,116
3. Cost of sales	11	5.24	185,494,348,620	162,771,291,977
4. Gross profit	20		111,359,258,986	103,876,775,139
5. Finance income	22	5.25	979,469,283	8,867,644,503
6. Finance expense	23	5.26	2,459,750,841	1,420,617,087
Of which, interest expense	24		*2,459,750,841*	*1,420,617,087*
7. Selling expense	25	5.27	2,488,560,870	2,147,805,282
8. General and administrative expense	26	5.28	28,561,786,166	30,086,125,094
9. Operating profit/(loss)	30		78,828,630,392	79,089,872,179
10 Other income	31		106,749,147	456,245,713
11 Other expense	32		82,864,091	4,611,962,232
12 Net other income/(loss)	40		23,885,056	(4,155,716,519)
13 Accounting profit/(loss) before tax	50		78,852,515,448	74,934,155,660
14 Current corporate income tax expense	51	5.30	16,039,842,896	14,160,523,856
15 Deferred corporate income tax expense	52	5.31	120,034,800	113,630,892
16 Net profit/(loss) after tax	60		62,692,637,752	60,660,000,912
17 Basic earnings per share	70	5.21.5	1,818	1,641
18 Diluted earnings per share	71	5.21.5	1,818	1,641

Approved, 10 August 2026

M.S.D.N: 3600649539
CÔNG TY
CỔ PHẦN
SONADEZI
LONG THÀNH
THÀNH PHỐ ĐỒNG NAI

Preparer	Chief Accountant	Legal Representative
Tieu Thi Cam Anh	**Pham Tran Hung Thinh**	**Pham Anh Tuan**
Preparer	**Chief Accountant**	**Legal Representative**

Form B 03a - DN

CASH FLOW STATEMENT
(Indirect method)
For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxes	**01**		78,852,515,448	74,934,155,660
2. Adjustment for:				
Depreciation and amortisation	02	5.29	43,892,357,261	39,774,350,629
Provisions	03	5.29	1,479,654,367	4,473,954,337
Foreign exchange gains/losses from revaluation of foreign currency monetary items	04	5.25	(74,556)	(144,142)
Gains/losses from investment and financing activities	05		(637,754,000)	(8,262,175,840)
Interest expense	06	5.26	2,459,750,841	1,420,617,087
3. Operating profit /(loss) before adjustments to working capital	**08**		**126,046,449,361**	**112,340,757,731**
Increase or decrease in accounts receivable	09		(62,623,914,507)	(27,288,476,567)
Increase or decrease in inventories	10		(276,167,497)	928,233,727
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		184,683,974,262	84,197,616,250
Increase or decrease prepaid expenses	12		(7,183,489,322)	(5,059,327,510)
Interest paid	14		(2,541,575,781)	(1,480,275,087)
Corporate income tax paid	15	5.15	(19,635,113,189)	(14,514,629,683)
Other cash inflows from operating activities	16		-	109,610,000
Other cash outflows from operating activities	17		(7,217,131,270)	(7,321,613,930)
Net cash from operating activities	**20**		**211,253,032,057**	**141,911,894,931**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(196,771,023,386)	(118,835,904,093)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	378,307,452
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(24,000,000,000)	-
4. Interest and dividends received	27		408,877,000	408,877,000
Net cash from investing activities	**30**		**(220,362,146,386)**	**(118,048,719,641)**

(See the next page)

Form B 03a - DN

CASH FLOW STATEMENT (CONTINUED)
(Indirect method)
For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuing stocks and capital contribution from owners	31		31,385,000,903	-
2. Proceeds from borrowings	33	5.32	87,972,874,000	50,908,709,774
3. Repayment of borrowings	34	5.33	(38,768,498,829)	(40,947,200,040)
4. Dividends paid	36	5.21.3	(1,440,000)	-
Net cash from financing activities	**40**		**80,587,936,074**	**9,961,509,734**
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	**50**		**71,478,821,745**	**33,824,685,024**
Cash and cash equivalents at beginning of year	60		37,644,015,409	51,311,807,978
Impact of exchange rate fluctuation	61		74,556	144,142
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)	**70**	5.1	**109,122,911,710**	**85,136,637,144**

Approved, 10 August 2026

M.S.D.N: 360064953 C.T.C.P CÔNG TY CỔ PHẦN SONADEZI LONG THÀNH THÀNH PHỐ ĐỒNG NAI

Tieu Thi Cam Anh	Pham Tran Hung Thinh	Pham Anh Tuan
Preparer	Chief Accountant	Legal Representative

Form B 09a - DN

SELECTED NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. 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 2003 granted by the Dong Nai City's Department of Finance. On 29 May 2009, the Business Registration Certificate was updated to No. 3600649539 and has since undergone several amendments, the most recent being the 18th amendment dated 21 April 2026 to update the position of the Company's legal representative.

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

Investors	Nation	As at 30 Jun. 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 City, Vietnam.

1.2. Business sector

Investment in the construction and business of industrial park infrastructure.

1.3. 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;

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Building houses of all types;
- Destroying and dismantling;
- 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.

1.4. Normal operating cycle

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

1.5. The Company's structure

As at 30 June 2026, the Company's associates were as follows:

Name	Operating industry	Address	Voting rights	Percent capital	Percent interest
Sonadezi An Binh Joint Stock Company	Construction	113-116 Lot C2, Street 9, An Binh Residential Area, Tran Bien Ward, Dong Nai City, Vietnam	22.49%	22.49%	22.49%
Sonadezi Binh Thuan Shareholding Company	Real estate business, land use rights owned, used, or leased	443 Neighborhood 1, Tan Minh Commune, Lam Dong Province, Vietnam	20.00%	20.00%	20.00%

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The Company's subunits as at 30 June 2026 were as follows:

Name	Operating industry	Address
Branch of Sonadezi Long Thanh Shareholding Company – Sonadezi Long Thanh Petrol Station	Wholesale of gasoline, oil, and liquefied petroleum gas.	Street No. 1, Long Thanh Industrial Park, An Phuoc Commune, Dong Nai City, Vietnam
Branch of Sonadezi Long Thanh Shareholding Company	Real estate business, land use rights owned, used, or leased.	Chau Duc Industrial Park, Nghia Thanh Commune, Ho Chi Minh City, Vietnam

1.6. The number of employees

The number of employees as at 30 June 2026 was 114 (01 January 2026: 112).

2. FINANCIAL YEAR AND REPORTING AND FUNCTIONAL

2.1. Financial year

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

2.2. Reporting and functional currency

The Company maintains its accounting records in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1. Accounting system

Effective from the 2026 financial year, the Company has adopted the Vietnamese Corporate Accounting System under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance ("Circular 200") guiding the corporate accounting system.

3.2. Statement of compliance with Vietnamese accounting standards, Vietnamese corporate accounting system

The accompanying financial statements, expressed in [Vietnamese Dong ("VND"), are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

3.3. Basis of preparation of the interim financial statement

The interim financial statements for the six-month accounting period ended 30 June 2026 have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

These interim financial statements do not include all the disclosures required for annual financial statements and should therefore be read in conjunction with the Company's financial statements for the financial year ended 31 December 2025.

In preparing these interim financial statements, the Company has focused on presenting significant transactions and events occurring during the reporting period.

3.4. Forms of accounting records

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

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. ACCOUNTING POLICIES

The accounting policies applied during the period are consistent with those adopted in the preceding period, except for the changes relating to transactions denominated in foreign currencies as presented below.

Foreign currencies

The actual exchange rate applied is the average of the bank's buying and selling transfer exchange rates quoted by the commercial bank where the Company regularly conducts its transactions.

Transactions in foreign currencies are translated into the accounting currency using the actual exchange rates prevailing at the transaction dates. Exchange differences arising from the settlement of monetary items are recognised in the statement of profit or loss in the period in which they arise.

At the end of the reporting period, monetary items denominated in foreign currencies, including cash, receivables and payables, except for advances to suppliers, prepaid expenses and unearned revenues denominated in foreign currencies, are translated into the accounting currency using the actual exchange rate at the reporting date. Exchange differences arising from the retranslation of foreign currency balances at the reporting date, after offsetting gains and losses, are recognised in the statement of profit or loss in the period in which they arise.

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION, THE INCOME STATEMENT, AND THE CASH FLOW STATEMENT

5.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	79,856,635	46,268,726
Demand deposits	78,964,973,075	37,597,746,683
Cash equivalents	30,078,082,000	-
Total	**109,122,911,710**	**37,644,015,409**

Demand deposits are detailed as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Vietnam Bank for Agriculture and Rural Development – North Dong Nai Branch	41,469,851,423	26,886,010,481
Woori Bank Vietnam Limited – Bien Hoa Branch	13,322,008,981	4,803,933,429
Shinhan Bank Vietnam Limited – Bien Hoa Branch	12,601,683,450	1,628,110,115
Other banks	11,571,429,221	4,279,692,658
Total	**78,964,973,075**	**37,597,746,683**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Cash equivalents are detailed as follows:

	Term	Interest	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Vietnam Joint Stock Commercial Bank for Industry and Trade – Bien Hoa Industrial Park Branch	01 month	4.75% p.a.	20,052,055,000	-
Shinhan Bank Vietnam Limited – Bien Hoa Branch	01 month	4.75% p.a.	10,026,027,000	-
Total			**30,078,082,000**	-

5.2. Financial investments

Held-to-maturity investments are analysed as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Recoverable amount	Provisions	Cost	Recoverable amount	Provisions
Term deposits (*):						
Term deposits at a related party – Refer to Note 6.6	20,181,973,000	20,181,973,000	-	20,184,219,000	20,184,219,000	-
Term deposits at Woori Bank Vietnam Limited – Bien Hoa Branch	24,231,123,000	24,231,123,000	-	-	-	-
Total	**44,413,096,000**	**44,413,096,000**	-	**20,184,219,000**	**20,184,219,000**	-

(*) Representing term deposits with remaining maturities of less than 12 months, bearing interest at rates ranging from 4.1% p.a. to 4.75% p.a.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Investments in other entities are analyses as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Investments in associates:						
Sonadezi An Binh Joint Stock Company (a)	24,500,000,000	(*)	-	24,500,000,000	(*)	-
Sonadezi Binh Thuan Shareholding Company (b)	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 (c)	8,750,000,000	16,295,000,000	-	8,750,000,000	15,153,333,333	-
Sonadezi Chau Duc Shareholding Company (d)	221,760,000,000	407,332,800,000	-	221,760,000,000	528,897,600,000	-
Sonadezi Long Binh Shareholding Company (e)	63,036,400,000	111,700,500,800	-	63,036,400,000	94,554,600,000	-
Total	**293,546,400,000**	**535,328,300,800**	**-**	**293,546,400,000**	**638,605,533,333**	**-**

(a) This investment represents 22.49% of the right of ownership of Sonadezi An Binh Joint Stock Company, a company established and operating in Vietnam with core activities in construction, concrete production, and industrial park development.

(b) This investment represents 20.00% of the right of ownership of Sonadezi Binh Thuan Shareholding Company, a company established and operating in Vietnam with its major activities being industrial park business.

(c) This investment represents 5.00% of the charter capital of Sonadezi Services Joint Stock Company, a company established and operating in Vietnam, listed on the UpCOM exchange with the stock code SDV. Its major activities are the collection of non-hazardous waste.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(d) This investment represents 10.08% of the charter capital of Sonadezi Chau Duc Shareholding Company, a company established and operating in Vietnam, listed on the HOSE exchange with the stock code SZC. Its major activities are investment, construction, and business of industrial park infrastructure, as well as real estate business.

(e) This investment represents 8.40% of the charter capital of Sonadezi Long Binh Shareholding Company, a company established and operating in Vietnam, listed on the HNX exchange with the stock code SZB. Its major activities are real estate business, land use rights owned, held, or leased.

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

The fair value of the above investments was determined based on quoted prices in an active market and the number of shares held by the Company as at 30 June 2026.

5.3. Current trade receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Trade receivables from related parties – Refer to Note 6.6	97,227,847	-	6,762,531	-
Trade receivables greater than or equal to 10% of total:				
Hoang Hung Electromechanic Corporation	14,127,359,466	12,388,354,696	14,127,359,466	10,908,700,329
Global Dyeing Co., Ltd	6,351,914,852	-	3,144,473,550	-
Samil Vina Co., Ltd	6,268,165,139	-	5,436,563,418	-
Other customers	8,043,629,737	366,740,837	4,536,608,813	366,740,837
Total	**34,888,297,041**	**12,755,095,533**	**27,251,767,778**	**11,275,441,166**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.4. Current advances to suppliers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Advances to related parties	-	4,419,908,269
Advances to suppliers greater than or equal to 10% of total:		
Phuc Hieu Company Limited	46,983,528,000	-
SEEN Technologies Corporation	16,388,397,962	-
Other suppliers	20,589,072,867	9,803,429,987
Total	**83,960,998,829**	**14,223,338,256**

5.5. Other receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Current:				
Other receivables from related parties - Refer to Note 6.6	32,278,877	-	15,419,323	-
Advances to employees	306,132,113	-	217,951,672	-
Compensation receivable (*)	1,420,260,988	-	11,250,269,997	-
Other receivables	594,005,465	-	467,948,033	-
Total	**2,352,677,443**	**-**	**11,951,589,025**	**-**
Non-current:				
Deposits (**)	3,680,592,539	-	3,680,592,539	-

(*) Representing advances made by the Company to the Long Thanh Branch of the Land Fund Development Center to fund compensation, support and site clearance activities for the development of the Long Phuoc 1 Industrial Cluster, the 3-hectare Residential Area and the Long Thanh Industrial Park. These advances are expected to be settled and capitalised as project development costs upon completion of the relevant procedures.

(**) Representing the deposit made to the Dong Nai City Department of Finance to ensure the implementation of the Long Phuoc 1 Industrial cluster project in Long Phuoc Commune, Dong Nai City.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.6. Doubtful debts

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables not yet due but uncollectible	14,494,100,303	1,739,004,770	14,494,100,303	3,218,659,137

Movements of provisions for doubtful debts are detailed as follows:

	Current period VND	Previous period VND
Carrying amount at 01/01	(11,275,441,166)	(6,160,818,583)
Additional provisions recognised	(1,479,654,367)	(4,473,954,337)
Carrying amount at 30/06	**(12,755,095,533)**	**(10,634,772,920)**

The provisions for doubtful debts are recognised based on available evidence as of the reporting date, including:

- The aging of individual receivable balances;
- Actual recoverability of outstanding amounts; and
- The financial condition of customers.

Management assessed the ability to recover the overdue receivables as low because these receivables have been overdue for more than 01 year, and the Company has not yet collected the debt.

The Company's doubtful debts that have been written off are detailed in Note 5.22.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Overdue trade receivables are analysed by debtor as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Hoang Hung Electromechanic Corporation	14,127,359,466	1,739,004,770	From over 01 year to over 03 years	14,127,359,466	3,218,659,137	From over 01 year to over 03 years
Passion & Fashion Co., Ltd	366,740,837	-	Over 03 years	366,740,837	-	Over 03 years
Total	**14,494,100,303**	**1,739,004,770**		**14,494,100,303**	**3,218,659,137**	

5.7. Inventories

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Provisions	Cost	Provisions
Tools and supplies	151,462,037	-	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	1,446,046,111	-	1,187,415,651	-
Total	**117,807,183,776**	-	**117,531,016,279**	-

(*) Work in progress mainly includes the costs for levelling and constructing unfinished items in the Tam An residential area. As at 30 June 2026, the Company was in the process of completing the basic design documentation for the centralized wastewater treatment plant serving this residential project.

(**) Representing the carrying value of 43 townhouses under the Tam An Residential Area project, for which construction has been completed and acceptance has been obtained. As at the reporting date, the Company is in the process of completing the legal procedures required to obtain approval from the competent authorities to commence the sale of these properties.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Construction in progress

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Construction items of the Long Phuoc Industrial Cluster	312,891,275,658	312,891,275,658	295,863,753,883	295,863,753,883
Construction items for factory buildings at Long Thanh Industrial Park	34,631,148,579	34,631,148,579	3,831,017,648	3,831,017,648
Construction items of the Tam An – Bo Sua Resettlement area	13,892,726,361	13,892,726,361	13,892,726,361	13,892,726,361
Construction items for factory buildings at Chau Duc Industrial Park	2,987,916,159	2,987,916,159	60,551,961,747	60,551,961,747
Construction items of the Sonadezi Long Thanh residential area project	1,204,719,144	1,204,719,144	1,204,719,144	1,204,719,144
Construction items of the Long Thanh Industrial Park	914,769,853	914,769,853	1,162,522,989	1,162,522,989
Construction items of the Sona Riverview Urban area project	732,479,562	732,479,562	732,479,562	732,479,562
Construction items of the Long Thanh Branch Mixed-use project	9,000,000	9,000,000	9,000,000	9,000,000
Capital expenditure on fixed assets	-	-	21,818,182	21,818,182
Total	**367,264,035,316**	**367,264,035,316**	**377,269,999,516**	**377,269,999,516**

Total borrowing costs capitalised during the period are as follows:

	Current period VND	Previous period VND
Total borrowing costs capitalised during the period from other parties	5,341,315,698	5,245,794,973
Total borrowing costs capitalised during the period from a related party – Refer to Note 6.6	-	771,513,000
Total	**5,341,315,698**	**6,017,307,973**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.9. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Cost:						
As at 01 Jan. 2026	612,651,887,057	20,526,346,356	12,562,058,270	8,067,795,323	303,709,049	654,111,796,055
Purchase	-	-	5,021,818,182	-	-	5,021,818,182
Self-construction	9,924,385,985	-	-	345,649,488	-	10,270,035,473
As at 30 Jun. 2026	**622,576,273,042**	**20,526,346,356**	**17,583,876,452**	**8,413,444,811**	**303,709,049**	**669,403,649,710**
Accumulated depreciation:						
As at 01 Jan. 2026	431,132,453,171	13,587,838,487	10,266,914,455	5,914,955,051	303,709,049	461,205,870,213
Depreciation	10,772,005,514	422,875,000	636,905,364	379,550,000	-	12,211,335,878
As at 30 Jun. 2026	**441,904,458,685**	**14,010,713,487**	**10,903,819,819**	**6,294,505,051**	**303,709,049**	**473,417,206,091**
Net book value:						
As at 01 Jan. 2026	181,519,433,886	6,938,507,869	2,295,143,815	2,152,840,272	-	192,905,925,842
As at 30 Jun. 2026	**180,671,814,357**	**6,515,632,869**	**6,680,056,633**	**2,118,939,760**	**-**	**195,986,443,619**

The amount of period-end net book value as at 30 June 2026 of tangible fixed assets pledged or mortgaged as loan security totalled VND 18,643,739,716 – Refer to Note 5.19.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 311,412,992,906.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Details of tangible fixed assets in existence during the period are as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND	Remaining useful life
Buildings, structures:				
Wastewater Treatment Plant – Phase 4 – Long Thanh Industrial Park	116,342,565,300	23,284,419,489	93,058,145,811	192 months
Others	506,233,707,742	418,620,039,196	87,613,668,546	From 06 months to 191 months
As at 30 Jun. 2026	**622,576,273,042**	**441,904,458,685**	**180,671,814,357**	

As at 30 June 2026, none of the remaining classes of tangible fixed assets included any individual asset with a carrying amount representing 10% or more of the Company's total assets.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.10. Investment property

	As at 30 Jun. 2026 VND	Additions VND	Decreases VND	As at 01 Jan. 2026 VND
Investment property held for lease:				
Cost:				
Buildings	1,083,583,112,424	101,015,360,303	11,603,282	982,579,355,403
Infrastructure	30,031,084,641	661,525,723	-	29,369,558,918
Total	**1,113,614,197,065**	**101,676,886,026**	**11,603,282**	**1,011,948,914,321**
Accumulated depreciation:				
Buildings	506,180,575,014	31,054,463,383	-	475,126,111,631
Infrastructure	13,127,129,000	1,126,250,000	-	12,000,879,000
Total	**519,307,704,014**	**32,180,713,383**	**-**	**487,126,990,631**
Net book value:				
Buildings	577,402,537,410			507,453,243,772
Infrastructure	16,903,955,641			17,368,679,918
Total	**594,306,493,051**			**524,821,923,690**

The net book value of investment property pledged/mortgaged as loan security totalled VND 327,396,773,079 – Refer to Note 5.19.

The historical cost of investment property fully depreciated but still held for rental totalled VND 142,696,991,787.

At the reporting date, the Company could not determine the fair values of investment properties held for lease to be disclosed in the financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards, the Corporate Vietnamese Accounting System. The fair values of these investment properties may differ from their carrying amounts.

As at 30 June 2026, the Company did not have any existing investment property with a carrying amount representing 10% or more of the Company's total investment properties.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.11. Prepayments

	As at 30 June. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Management expenses at Chau Duc Industrial Park	7,391,719,988	3,031,909,747
Leasing land at Long Thanh Industrial Park	7,601,092,420	-
Leasing factory	982,001,014	2,788,061,014
Others	-	688,802,258
Total	**15,974,813,422**	**6,508,773,019**
Non-current:		
Leasing land at Chau Duc Industrial Park (*)	147,870,437,888	148,277,032,751
Leasing land at Tan Duc Industrial Park (**)	70,294,562,788	71,084,388,788
Leasing land	44,784,960,613	45,978,060,079
Land compensation at Long Thanh Industrial Park	13,331,564,539	13,622,750,539
Leasing factory	2,438,786,172	2,651,572,071
Office management costs	1,232,486,617	1,012,031,781
Other long-term prepayments	817,352,475	367,352,475
Gas station	84,348,942	143,862,631
Total	**280,854,500,034**	**283,137,051,115**

(*) Of which the net book value of the prepaid land lease at Chau Duc Industrial Park as at 30 June 2026 totalled VND 108,048,777,230 was pledged and mortgaged as loan security – Refer to Note 5.19.

(**) Representing prepaid land sublease rentals for the land use rights at Tan Duc Industrial Park, Tan Minh Commune, Lam Dong Province, Vietnam, covering a leased area of 59,922.1 m² with a lease term of 45 years.

5.12. Current trade payables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Amount	Payable amount
Trade payables to related parties – Refer to Note 6.6	22,975,213,754	22,975,213,754	7,169,429,546	7,169,429,546
Other suppliers with balances of less than 10% of total current trade payables	13,093,137,932	13,093,137,932	28,518,322,347	28,518,322,347
Total	**36,068,351,686**	**36,068,351,686**	**35,687,751,893**	**35,687,751,893**

5.13. Non – current advances from customers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Olympus Vietnam Co., Ltd.	2,084,000,000	3,084,000,000
Samtec INC	9,500,000,000	10,500,000,000
Total	**11,584,000,000**	**13,584,000,000**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.14. Dividend or profit payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash dividends payable to shareholders (*)	286,403,000	287,843,000

(*) Representing dividends payable to shareholders whose shares have not been deposited with the Vietnam Securities Depository, arising from dividend declarations made during the period from 2007 to 2024. As at 30 June 2026, the Company had not yet made the payments because the shareholders had not claimed their dividends.

5.15. Taxes and amounts receivable from/payable to the state budget

	As at 30 Jun. 2026 VND	Arising VND	Deducted VND	As at 01 Jan. 2026 VND
Value added tax deductible	7,749,196,923	15,615,817,013	21,018,698,001	13,152,077,911

	As at 30 Jun. 2026 VND		Movements in the period VND		As at 01 Jan. 2026 VND	
	Receivable	Payable	Paid	Payable	Receivable	Payable
Corporate income tax	251,517,241	-	19,635,113,189	16,039,842,896	-	3,343,753,052
Personal income tax	-	87,378,000	2,049,705,000	1,972,510,000	-	164,573,000
Land and housing tax	-	6,830,459,298	6,906,429,342	13,736,888,640	-	-
Fees, charges	-	197,526,199	383,398,898	470,265,880	-	110,659,217
Total	**251,517,241**	**7,115,363,497**	**28,974,646,429**	**32,219,507,416**	**-**	**3,618,985,269**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.16. Accrued expenses

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Additional leasing land expenses for Long Thanh Industrial Park (*)	44,265,169,191	44,265,169,191
Accrued interest expense	1,133,647,248	1,011,740,543
Other accruals	165,377,000	152,458,000
Total	**45,564,193,439**	**45,429,367,734**
Non-current:		
Leasing factory expenses	7,710,382,036	8,249,466,036

(*) Representing additional land lease expenses accrued in relation to the difference in land rental rates at Long Thanh Industrial Park for the period from 2018 to 2023, arising from the adjustment of land rental rates by the competent authority under Notice No. 8817/TB-CTDON dated 7 October 2024 issued by the Dong Nai City Tax Department. As at 30 June 2026, the Company had not yet declared and paid the additional land rental due to the pending execution of the land lease contract addendum with the relevant authority reflecting the revised land rental rates.

5.17. Other payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Deposits received from related parties – Refer to Note 6.6	230,000,000	180,000,000
Deposits received from other parties	5,880,027,348	20,466,537,459
Other payables	228,573,734	1,592,222,530
Total	**6,338,601,082**	**22,238,759,989**
Non-current:		
Retained earnings pending appropriation (*)	151,987,839,304	157,833,525,304
Deposits received	146,981,527,595	134,968,925,137
Total	**298,969,366,899**	**292,802,450,441**

(*) The Annual General Meeting of Shareholders, Resolution No. 76/NQ-SZL-HĐQT, dated 14 April 2020, approved the plan for managing retained earnings after finalizing the infrastructure investment costs for the leased land area at Long Thanh Industrial Park, which recognized one-time revenue from 2004 to 2008. Accordingly, the Shareholders' Meeting agreed to allow the Company to allocate these retained earnings from 2019 to 2053, with an annual allocation of VND 5,845,686,000. – Refer to Note 5.21.1.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.18. Deferred revenue

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Deferred revenue from leasing premises	30,754,342,950	30,430,365,747
Deferred revenue from leasing land	6,301,710,296	681,690,800
Deferred revenue from management fee (*)	17,796,474,331	52,113,600
Total	**54,852,527,577**	**31,164,170,147**
Non-current:		
Deferred revenue from leasing premises	707,922,089,299	630,665,472,128
Deferred revenue from leasing land	17,372,125,234	17,712,970,634
Deferred revenue from management fee	1,355,842,400	1,381,899,200
Total	**726,650,056,933**	**649,760,341,962**

(*) Representing management fees received in advance from customers for the third and fourth quarters of 2026, recorded as deferred revenue and recognized over the relevant service period.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.19. Loans

	As at 30 Jun. 2026 VND		Movements in the period VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Current:						
Current portion of long-term debt from related parties – Refer to Note 6.6:						
Development Investment Fund of Dong Nai City	27,000,000,000	27,000,000,000	13,500,000,000	14,107,640,696	27,607,640,696	27,607,640,696
Current portion of long-term debt from other parties:						
Woori Bank Vietnam Limited – Bien Hoa Branch	59,101,021,708	59,101,021,708	41,116,108,015	21,690,858,133	39,675,771,826	39,675,771,826
Vietnam Joint Stock Commercial Bank for Industry and Trade – Bien Hoa Industrial Park Branch	4,506,599,881	4,506,599,881	1,536,599,881	2,970,000,000	5,940,000,000	5,940,000,000
Total	**90,607,621,589**	**90,607,621,589**	**56,152,707,896**	**38,768,498,829**	**73,223,412,522**	**73,223,412,522**
Non – current:						
Non – current loans from related parties – Refer to Note 6.6:						
Development Investment Fund of Dong Nai City	3,620,120,987	3,620,120,987	-	13,500,000,000	17,120,120,987	17,120,120,987
Non – current loans from other parties:						
Woori Bank Vietnam Limited – Bien Hoa Branch	130,790,003,263	130,790,003,263	66,323,306,000	41,116,108,015	105,582,805,278	105,582,805,278
Vietnam Joint Stock Commercial Bank for Industry and Trade – Bien Hoa Industrial Park Branch	-	-	-	1,536,599,881	1,536,599,881	1,536,599,881
Shinhan Bank Vietnam Limited – Bien Hoa Branch	33,702,954,233	33,702,954,233	21,649,568,000	-	12,053,386,233	12,053,386,233
Total	**168,113,078,483**	**168,113,078,483**	**87,972,874,000**	**56,152,707,896**	**136,292,912,379**	**136,292,912,379**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Details of the loans are as follows:

- Non-current loans from Development Investment Fund of Dong Nai City:

Credit line:	VND 135,000,000,000
Loan term:	66 months
Interest rate:	7.5% p.a.
Purpose:	Financing the implementation of the construction of phase 5 of the leased factory complex at Long Thanh Industrial Park
Mortgage:	The existing factory buildings on the land under Mortgage Agreement No. 01/2023/HĐTC-TD dated 16 January 2023 with the net book value at 30 June 2026 totalled VND 118,838,455,623 – Refer to Note 5.10.

- Non-current loans from Woori Bank Vietnam Limited – Bien Hoa Branch:

Credit line:	VND 453,000,000,000
Loan term:	84 months
Interest rate:	6.6% p.a.
Purpose:	Additional capital contribution to implement the investment and construction of Long Phuoc 1 Industrial Cluster Project.
Mortgage:	The guaranteed letter from Sonadezi Corporation with a guaranteed value not exceeding VND 181,240,000,000 – Refer to Note 6.6. Land use rights under Mortgage Agreement No. VN121010143/900308468/01 signed on 22 February 2022, with the net book value at 30 June 2026 totalled VND 108,048,777,230 – Refer to Note 5.11.

Credit line:	VND 123,000,000,000
Loan term:	96 months
Interest rate:	From 6.325% p.a. to 6.85% p.a.
Purpose:	Payment of construction and equipment costs for the implementation of the project "Cluster of factories for lease on a 5.88-hectare land plot – Chau Duc Industrial Park" located at Chau Duc Industrial Park, Ngai Giao Commune, Ho Chi Minh City.
Mortgage:	Land use rights under Mortgage Agreement No. VN121010143/900308468/01 signed on 22 February 2022, with the net book value at 30 June 2026 totalled VND 108,048,777,230 – Refer to Note 5.11.

- Non-current loans from Vietnam Joint Stock Commercial Bank for Industry and Trade – Bien Hoa Industrial Park Branch:

Credit line:	VND 33,000,000,000
Loan term:	60 months
Interest rate:	8.2% p.a.
Purpose:	Financing the construction of Factory No. 70 and No. 71 for lease at Long Thanh Industrial Park.
Mortgage:	Land use rights, future assets (construction works on land), specifically the wastewater treatment plant, under Mortgage Agreement No. 01/2021/HĐBĐ/NHCT682-SZL-NMXLNT signed on July 5, 2021, with the net book value at 30 June 2026 totalled VND 18,643,739,716 – Refer to Note 5.9.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Non-current loans from Shinhan Bank Vietnam Limited - Bien Hoa Branch:

Credit line:	VND 113,764,000,000
Loan term:	96 months
Interest rate:	6.1% p.a.
Purpose:	Financing the investment for Phase 6 factory construction under the factory-for-lease project at Long Thanh Industrial Park, Dong Nai (8 factories from No. 73 to No. 80), including internal road construction costs, factory construction costs, and equipment costs related to the factories.
Mortgage:	All assets attached to the land, including factories No. 62 to No. 67; factories No. 70 to No. 72, and ancillary works, as detailed in Mortgage Agreement No. SHBBH/2025/HDTC/CORP-50 and No. SHBBH/2025/HDTC/CORP-51 dated 18 August 2025, with the net book value at 30 June 2026 totalled VND 174,194,667,765 VND – Refer to Note 5.10.

Credit line:	VND 67,000,000,000
Loan term:	84 months
Interest rate:	7.7% p.a.
Purpose:	Investment funding for the construction of Factory Buildings No. 81, 82 and 83 at Long Thanh Industrial Park, Dong Nai City.
Mortgage:	All assets attached to the land, comprising Factory Buildings No. 52 to No. 57, as detailed in Mortgage Agreement No. SHBBH/2026/HDTC/CORP-22 dated 21 May 2026, with the net book value at 30 June 2026 totalled VND 34,363,649,691 – Refer to Note 5.10.

The Company was not in breach of any loan covenants as at the reporting date.

5.20. Bonus and welfare funds

	Bonus and Welfare funds VND
As at 01 January 2026	18,804,071,274
Appropriation to reserves	15,778,011,000
Disbursement	(7,217,131,270)
As at 30 June 2026	**27,364,951,004**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.21. Owners' equity

5.21.1. Changes in owner's equity

	Items of owner's equity					
	Owner's contributed capital VND	Capital surplus VND	Treasury shares VND	Investment development fund VND	Retained earnings VND	Total VND
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
Profit for the first six months of 2025	-	-	-	-	60,660,000,912	60,660,000,912
Distribution to bonus and welfare fund in 2024	-	-	-	-	(12,130,169,000)	(12,130,169,000)
Distribution to Investment development fund in 2024	-	-	-	10,457,000,000	(10,457,000,000)	-
Dividends of 2024	-	-	-	-	(82,033,620,000)	(82,033,620,000)
Allocation of retained earnings for dividend distribution in 2025 – Refer to Note 5.17	-	-	-	-	5,845,686,000	5,845,686,000
As at 30 Jun. 2025	291,148,400,000	5,486,321,235	(22,323,606,949)	94,837,585,396	233,303,266,322	602,451,966,004
Profit for the last six months of 2025	-	-	-	-	80,026,596,031	80,026,596,031
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
Profit for the first six months of 2026	-	-	-	-	62,692,637,752	62,692,637,752
Distribution to bonus and welfare fund in 2025	-	-	-	-	(15,778,011,000)	(15,778,011,000)
Distribution to Investment development fund in 2025	-	-	-	14,069,000,000	(14,069,000,000)	-
Reissuance of treasury shares (*)	-	23,308,295,903	8,076,705,000	-	-	31,385,000,903
Allocation of retained earnings for dividend distribution in 2026 – Refer to Note 5.17	-	-	-	-	5,845,686,000	5,845,686,000
As at 30 Jun. 2026	**291,148,400,000**	**28,794,617,138**	**(14,246,901,949)**	**108,906,585,396**	**352,021,175,105**	**766,623,875,690**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(*) Pursuant to the Board of Directors' Resolutions No. 24/NQ-SZL-HĐQT dated 13 March 2026 and No. 57/NQ-SZL-HĐQT dated 26 May 2026, the Board of Directors approved the reissuance of all 1,770,300 treasury shares to supplement the Company's working capital. The reissuance is to be carried out during the second and third quarters of 2026. As at 30 June 2026, the Company successfully reissued 640,500 treasury shares with a total carrying amount of VND 8,076,705,000. The difference between the reissuance proceeds and the carrying amount of the treasury shares reissued, net of related transaction costs, amounting to VND 23,308,295,903, was recognised in share premium – Refer to Note 6.3.

5.21.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
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	**291,148,400,000**	**291,148,400,000**

5.21.3. Dividends paid

	Current period VND	Previous period VND
Dividends paid in the period	1,440,000	-

5.21.4. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
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
Number of ordinary shares repurchased (Treasury shares)	(1,129,800)	(1,770,300)
Number of ordinary shares outstanding	27,985,040	27,344,540

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

5.21.5. Basic earnings and diluted earnings per share

Basic earnings per share

	Current period VND	Previous period VND
Profit after tax attributable to ordinary shareholders	62,692,637,752	60,660,000,912
Adjusted for distribution to bonus and welfare fund (*)	(12,538,527,550)	(15,778,011,000)
Earnings for the purpose of calculating basic earnings per share	50,154,110,202	44,881,989,912
Weighted average number of ordinary shares outstanding during the period (**)	27,582,392	27,344,540
Basic earnings per share	**1,818**	**1,641**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Diluted earnings per share

	Current period VND	Previous period VND
Profit after tax attributable to ordinary shareholders	62,692,637,752	60,660,000,912
Adjusted for distribution to bonus and welfare fund (*)	(12,538,527,550)	(15,778,011,000)
Earnings for the purpose of calculating diluted earnings per share	50,154,110,202	44,881,989,912
Number of ordinary shares for the purpose of calculating diluted earnings per share (**)	27,582,392	27,344,540
Diluted earnings per share	**1,818**	**1,641**

(*) As at the reporting date, the Company estimated the appropriation to the bonus and welfare fund at 20% in accordance with the General Meeting of Shareholders' Resolution No. 41/NQ-SZL-HĐQT dated 17 April 2026.

(**) The number of ordinary shares used in the calculation of basic and diluted earnings per share is determined as follows:

	Current period VND	Previous period VND
Number of ordinary shares outstanding at the beginning of the period	27,344,540	27,344,540
Effect of the reissuance of 640,500 treasury shares for cash in the second quarter of 2026	237,852	-
Number of shares used in calculating basic and diluted earnings per share	**27,582,392**	**27,344,540**

5.21.6. Corporate funds

	Development investment fund VND
As at 01 Jan. 2026	94,837,585,396
Appropriation to reserves	14,069,000,000
As at 30 Jun. 2026	**108,906,585,396**

5.22. Off statement of financial position items

	As at 30 Jun. 2026	As at 01 Jan. 2026
Foreign currencies:		
USD	248.52	248.52
Doubtful debts written off (*):		
Yo Limited Co., Ltd	1,400,476,344	1,400,476,344
KJ Engineering and Construction Co., Ltd	739,612,109	739,612,109
Sai Gon Vinashin Technology Trade Manufacture Joint Stock Company	518,387,336	518,387,336

(*) The write-off was due to irrecoverable debts.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.23. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Revenue from leasing activities at Long Thanh Industrial Park	125,000,609,649	111,801,326,272
Revenue from land leasing activities, management fees	42,468,888,799	44,469,518,396
Revenue from clean water business	41,838,713,500	40,392,462,000
Revenue from wastewater treatment business	41,706,656,756	34,354,389,682
Revenue from petroleum business	36,330,535,286	27,003,166,990
Revenue from leasing activities at Chau Duc Industrial Park	6,480,561,528	6,007,036,416
Revenue from real estate activities	2,600,194,752	2,536,167,360
Revenue from charging station operations	343,447,336	-
Other revenue	84,000,000	84,000,000
Total	**296,853,607,606**	**266,648,067,116**
Of which, the revenue from selling goods and rendering services to related parties – Refer to Note 6.6	314,557,000	2,640,511,173

5.24. Cost of sales

	Current period VND	Previous period VND
Cost of leasing activities at Long Thanh Industrial Park	34,142,013,360	33,898,512,878
Cost of land leasing activities, management fees	30,912,708,454	31,393,346,613
Cost of clean water business	39,055,589,235	37,345,055,500
Cost of wastewater treatment business	29,825,059,555	28,935,653,597
Cost of petroleum business	40,686,732,690	26,353,320,788
Cost of leasing activities at Chau Duc Industrial Park	7,958,721,029	3,131,405,787
Cost of real estate business	1,473,898,116	1,425,810,338
Cost of charging station operations	308,425,000	-
Other cost of sales	1,131,201,181	288,186,476
Total	**185,494,348,620**	**162,771,291,977**

5.25. Finance income

	Current period VND	Previous period VND
Interest income from term deposits	888,408,592	459,334,929
Interest income from demand deposits	90,986,135	93,797,432
Unrealised foreign exchange gains	74,556	144,142
Dividends, profits received	-	8,314,368,000
Total (*)	**979,469,283**	**8,867,644,503**
(*) Of which, finance income from related parties – Refer to Note 6.6	406,631,000	8,720,999,000

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.26. Finance expense

	Current period VND	Previous period VND
Interest expense from a related party – Refer to Note 6.6	1,400,705,107	871,536,000
Interest expense from other parties	1,059,045,734	549,081,087
Total	**2,459,750,841**	**1,420,617,087**

5.27. Selling expense

	Current period VND	Previous period VND
Land and factory leasing expense	1,371,077,976	1,595,845,280
Advertising and marketing expense	1,020,296,297	501,959,999
Other expenses	97,186,597	50,000,003
Total	**2,488,560,870**	**2,147,805,282**

5.28. General and administrative expense

	Current period VND	Previous period VND
Employee expense	16,011,617,017	15,651,792,500
Material expense	873,231,979	846,550,048
Office supplies expenses	358,765,519	493,545,130
Depreciation expense	1,562,421,364	1,231,808,335
Provision for bad debts	1,479,654,367	4,473,954,337
Taxes, fees, and charges	75,970,044	79,970,044
Service expense	7,540,675,637	5,519,454,796
Other expenses	659,450,239	1,789,049,904
Total	**28,561,786,166**	**30,086,125,094**

5.29. Production and business costs by element

	Current period VND	Previous period VND
Cost of merchandise	39,974,231,260	25,845,833,727
Material expense	15,360,448,716	14,379,349,857
Employee expense	16,011,617,017	15,651,792,500
Depreciation expense	43,892,357,261	39,774,350,629
Service expense	95,148,433,223	89,334,028,771
Provision expense	1,479,654,367	4,473,954,337
Other expenses	4,677,953,812	5,545,912,532
Total	**216,544,695,656**	**195,005,222,353**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.30. Current corporate income tax expense

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

	Current period VND	Previous period VND
Accounting profit before tax for the period	78,852,515,448	74,934,155,660
Add: Adjustments according to CIT law	1,407,786,532	4,182,831,618
Less: Adjustments according to CIT law	(61,087,500)	(8,314,368,000)
Taxable income from business activities	80,199,214,480	70,802,619,278
Current CIT rate	20%	20%
Current CIT expense	**16,039,842,896**	**14,160,523,856**

Increases in the taxable income represent mainly non – tax – deductible items as regulated by CIT law such as remuneration for the Board of Directors and the Supervisory Board not directly involved in management, and other expenses considered unreasonable or invalid for corporate income tax calculation.

Decreases in the taxable income represent mainly non – tax – income items as regulated by CIT law such as dividends received during the year, land lease expenses attributable to unused land area.

Current corporate income tax expense for the period is estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

5.31. Deferred corporate income tax assets/expense

The Company's deferred income tax assets and movements during the current and previous period are presented below:

	Statement of financial position		Income statement	
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	Current period VND	Previous period VND
Accruals	3,454,605,010	3,562,421,810	107,816,800	113,630,892
Land lease expenses relating to unused land area	7,263,777,158	7,275,995,158	12,218,000	-
Deferred income tax assets	**10,718,382,168**	**10,838,416,968**		
Deferred income tax expense			**120,034,800**	**113,630,892**

5.32. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	87,972,874,000	50,908,709,774

5.33. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	(38,768,498,829)	(40,947,200,040)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD

6.1. Seasonal or cyclical business operations

The Company's operations are not significantly affected by seasonal or cyclical factors. Accordingly, the interim operating results reasonably reflect the operating trends for the full financial year.

6.2. Effect of changes in accounting estimates recognised in prior periods

The Company determined that there were no changes in accounting estimates recognised in prior periods that had a material effect on the current interim financial statements.

6.3. Reissuance of treasury shares

During the interim accounting period ended 30 June 2026, the Company reissued 640,500 treasury shares through transactions executed on the Stock Exchange – Refer to Note 5.21.1.

Total proceeds from the reissuance of treasury shares amounted to VND 31,449,445,000. This transaction resulted in a decrease in treasury shares of VND 8,076,705,000 and an increase in share premium of VND 23,372,740,000.

Direct transaction costs related to the reissuance of treasury shares amounting to VND 64,444,097 were deducted from share premium in accordance with prevailing regulations.

Net increase in share premium during the period amounted to VND 23,308,295,903.

6.4. Going concern assumption

Management has assessed that the Company has adequate resources to continue in operational existence for the foreseeable future and has neither the intention nor the need to liquidate, cease operations, or significantly curtail the scale of its activities. Accordingly, these interim financial statements have been prepared on a going concern basis.

6.5. Segment reporting

For management purposes, the Company operates nationwide and divides its activities into key departments based on business sectors as follows:

- Industrial Park infrastructure business (management fees, land use rights, leasing space);
- Wastewater treatment;
- Water supply business;
- Factory leasing; and
- Other activities (real estate business, land plots, petroleum trading, etc.).

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the six-month period ended 30 June 2026:

Expressed in thousand VND

	Industrial Park Infrastructure Business		Wastewater treatment		Water supply business		Factory leasing		Petroleum trading		Other activities		Total	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
Revenue														
External sales	42,468,889	44,469,518	36,330,535	34,354,390	41,838,714	40,392,462	131,481,171	117,808,363	41,706,657	27,003,167	3,027,642	2,620,167	296,853,608	266,648,067
Segment result	11,556,180	13,076,172	6,505,476	5,418,736	2,783,124	3,047,407	88,590,611	80,778,444	1,019,924	649,846	903,944	906,170	111,359,259	103,876,775
Selling expense	(938,516)	(92,052)	(143,617)	(71,113)	(165,391)	(83,612)	(954,198)	(1,839,708)	(164,869)	(55,896)	(121,970)	(5,424)	(2,488,561)	(2,147,805)
G &A expense	(5,354,116)	(8,676,275)	(3,314,456)	(3,246,452)	(3,816,971)	(3,817,043)	(11,995,106)	(11,546,984)	(3,804,923)	(2,551,769)	(276,214)	(247,602)	(28,561,786)	(30,086,125)
Finance income													979,469	8,867,645
Finance expense													(2,459,751)	(1,420,617)
Other income													106,749	456,246
Other expense													(82,864)	(4,611,963)
Accounting profit before tax													78,852,515	74,934,156
Current corporate income tax expense													16,039,843	14,160,524
Deferred corporate income tax expense													120,035	113,631
Net profit after tax													**62,692,637**	**60,660,001**
Other information														
Cost of purchasing assets	9,657,057	11,101,699	-	-	-	-	74,912,971	49,519,648	74,360	-	22,318,388	26,406,146	106,962,776	87,027,493
Depreciation expense	9,130,037	9,597,798	-	-	-	-	31,740,974	27,712,766	291,386	241,140	2,729,960	2,222,646	43,892,357	39,774,350

The Company does not have segment reporting by geographical area as its operations are entirely within Vietnam. Therefore, there are no differences in risk and economic benefits by geographical area that require disclosure.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.6. Related parties

List of related parties	Relationship
1. Sonadezi Corporation	Parent company
2. Sonadezi An Binh Joint Stock Company	Associate
3. Sonadezi Binh Thuan Shareholding Company	Associate
4. Development Investment Fund of Dong Nai City	Having key management personnel in common
5. Dong Nai Construction Joint - Stock Company	Fellow subsidiary
6. Sonadezi Chau Duc Shareholding Company	Fellow subsidiary
7. Sonadezi Services Joint - Stock Company	Fellow subsidiary
8. Sonadezi Long Binh Share Holding Company	Fellow subsidiary
9. Dong Nai Water Joint Stock Company	Fellow subsidiary
10. Sonadezi Environment Joint Stock Company	Fellow subsidiary
11. Sonadezi Security Services Co., Ltd	Fellow subsidiary
12. Dong Nai Housing Joint - Stock Company	Fellow subsidiary
13. Sonadezi College of Technology and Management	Fellow subsidiary
14. Member of Board of Directors	Key management personnel
15. Member of Management and Chief Accountant	Key management personnel
16. Member of Supervisory Committee	Key management personnel

Related party transactions are conducted on normal commercial terms and conditions, unless otherwise disclosed.

The Company's management believes that these transactions do not give rise to any significant risks to the Company.

Receivables from, payables to related parties are unsecured, interest-free and settled based on agreements between the parties. These balances mainly arise from transactions of purchasing and selling goods and providing and using services in the ordinary course of the Company's business operations.

The Company's management considers that these transactions are conducted in the best interests of the Company.

At the end of the reporting period, the balances of held to maturity investments with related parties were as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Development Investment Fund of Dong Nai City:		
Term deposits – Principal amount	20,000,000,000	20,000,000,000
Term deposits – Accrued interest income	181,973,000	184,219,000
Total – Refer to Note 5.2	**20,181,973,000**	**20,184,219,000**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade receivables:		
Sonadezi Services Joint - Stock Company	80,590,000	-
Dong Nai Construction Joint - Stock Company	16,637,847	6,762,531
Total – Refer to Note 5.3	**97,227,847**	**6,762,531**
Current receivables:		
Dong Nai Construction Joint - Stock Company – Electricity paid on behalf	32,278,877	15,419,323
Trade payables:		
Dong Nai Construction Joint - Stock Company	7,889,382,229	340,127,790
Sonadezi An Binh Joint Stock Company	6,751,849,013	1,117,179,389
Sonadezi Chau Duc Shareholding Company	6,223,842,616	3,370,944
Sonadezi Environment Joint Stock Company	1,365,868,796	1,831,514,193
Sonadezi Services Joint - Stock Company	400,572,540	289,491,300
Dong Nai Housing Joint - Stock Company	226,799,360	-
Sonadezi Security Services Co., Ltd	112,644,000	109,404,000
Dong Nai Water Joint Stock Company	4,255,200	3,478,341,930
Total – Refer to Note 5.12	**22,975,213,754**	**7,169,429,546**
Other current payable:		
Dong Nai Housing Joint - Stock Company	50,000,000	50,000,000
Sonadezi An Binh Joint Stock Company	50,000,000	50,000,000
Dong Nai Construction Joint - Stock Company	130,000,000	80,000,000
Total – Refer to Note 5.17	**230,000,000**	**180,000,000**
Loans – Refer to Note 5.19:		
Development Investment Fund of Dong Nai City	30,620,120,987	44,727,761,683

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

	Current period VND	Previous period VND
Selling goods and rendering services:		
Sonadezi Services Joint - Stock Company	292,146,141	327,946,766
Dong Nai Construction Joint - Stock Company	19,182,000	-
Sonadezi Binh Thuan Shareholding Company	3,228,859	909,212
Sonadezi An Binh Joint Stock Company	-	2,308,377,642
Sonadezi Environment Joint Stock Company	-	3,277,553
Total – Refer to Note 5.23	**314,557,000**	**2,640,511,173**
Purchase of services:		
Dong Nai Water Joint Stock Company	38,980,289,300	37,446,505,300
Sonadezi Services Joint - Stock Company	29,339,334,370	28,674,986,864
Dong Nai Construction Joint - Stock Company	14,856,401,175	10,480,616,466
Dong Nai Housing Joint - Stock Company	13,390,981,937	-
Sonadezi An Binh Joint Stock Company	15,972,017,827	6,805,910,480
Sonadezi Chau Duc Shareholding Company	5,865,898,113	4,241,612,552
Sonadezi Security Services Co., Ltd	645,396,774	517,103,226
Sonadezi Environment Joint Stock Company	2,561,775,161	32,460,000
Total	**121,612,094,657**	**88,199,194,888**
Finance income:		
Development Investment Fund of Dong Nai City	406,631,000	406,631,000
Sonadezi Long Binh Share Holding Company	-	7,564,368,000
Sonadezi Services Joint - Stock Company	-	750,000,000
Total – Refer to Note 5.25	**406,631,000**	**8,720,999,000**
Development Investment Fund of Dong Nai City– Interest expense:		
+ Capitalized interest expense – Refer to Note 5.8	-	*771,513,000*
+ Interest expense recognized in income statement – Refer to Note 5.26	*1,400,705,107*	*871,536,000*

Guarantee commitment:

Sonadezi Corporation (the parent company) has used its guaranteed letter to secure the loan of the Company at Woori Vietnam Bank LLC – Bien Hoa Branch, with a principal balance and interest, along with any financial obligations arising from this principal loan, up to a maximum of VND 181,240,000,000 – Refer to Note 5.19.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors are as follows:

Name	Position	Current period VND			Previous period VND		
		Remuneration	Income	Total	Remuneration	Income	Total
Mr. Nguyen Van Tuan	Chairperson (Resigned on 17 April 2026)	28,000,000	120,000,000	148,000,000	48,000,000	90,000,000	138,000,000
Mr. Pham Anh Tuan	Chairperson (Appointed on 17 April 2026)	28,000,000	96,000,000	124,000,000	48,000,000	90,000,000	138,000,000
Mr. Dinh Ngoc Thuan	Member	48,000,000	96,000,000	144,000,000	48,000,000	90,000,000	138,000,000
Mr. Tran Anh Tuan	Member (Resigned on 17 April 2026)	28,000,000	96,000,000	124,000,000	48,000,000	90,000,000	138,000,000
Mr. Nguyen The Phong	Member (Resigned on 17 April 2026)	28,000,000	96,000,000	124,000,000	48,000,000	90,000,000	138,000,000
Ms. Tran Thi Thanh Thuy	Member	48,000,000	96,000,000	144,000,000	48,000,000	90,000,000	138,000,000
Ms. Do Thi Quynh An	Member (Resigned on 17 April 2026)	28,000,000	96,000,000	124,000,000	48,000,000	90,000,000	138,000,000
Mr. Le Xuan Sam	Member (Appointed on 17 April 2026)	20,000,000	-	20,000,000	-	-	-
Mr. Nguyen Minh Khoa	Member (Appointed on 17 April 2026)	20,000,000	-	20,000,000	-	-	-
Mr. Nguyen Tien Hung	Member (Appointed on 17 April 2026)	20,000,000	-	20,000,000	-	-	-
Mr. Nguyen Nam Thanh	Member (Appointed on 17 April 2026)	20,000,000	-	20,000,000	-	-	-
Total		**316,000,000**	**696,000,000**	**1,012,000,000**	**336,000,000**	**630,000,000**	**966,000,000**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

Name	Position	Current period VND	Previous period VND
Mr. Pham Anh Tuan	Chairperson (Appointed on 17 April 2026) General Director (Resigned on 17 April 2026)	1,065,463,000	861,598,000
Mr. Le Xuan Sam	Vice General Director	852,630,339	803,234,598
Mr. Tran Anh Tuan	Vice General Director	879,012,000	682,903,000
Ms. Le Thi Giang	Vice General Director	877,512,000	555,234,000
Mr. Pham Tran Hung Thinh	Chief Accountant	693,321,000	571,000,000
Total		**4,367,938,339**	**3,473,969,598**

Salaries and remunerations of the Supervisory Committee are as follows:

Name	Position	Current period VND			Previous period VND		
		Remuneration	Income	Total	Remuneration	Income	Total
Ms. Nguyen Thi Ngoc Trang	Head of the Supervisory Committee	-	783,600,000	783,600,000	-	571,500,000	571,500,000
Ms. Trinh Thi Hoa	Member	24,000,000	55,000,000	79,000,000	24,000,000	45,000,000	69,000,000
Ms. Duong Ngoc Truc Yen	Member (Resigned on 17 April 2026)	14,000,000	55,000,000	69,000,000	24,000,000	45,000,000	69,000,000
Ms. Vo Thanh Thao	Member (Appointed on 17 April 2026)	10,000,000	-	10,000,000	-	-	-
Total		**48,000,000**	**893,600,000**	**941,600,000**	**48,000,000**	**661,500,000**	**709,500,000**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.7. Commitment under operating leases

The Company leases a land area of 4,800,063 m² under Land Lease Agreement No. 12HD/TĐ dated 12 January 2004, and the Land Lease Supplementary Agreement No. 12/PLHĐTĐ.trn dated 16 May 2011. The lease contract has a term of 50 years, with a rental fee of 160 VND/m²/year.

According to Notification No. 8817/TB-CTĐON dated 07 October 2024 issued by the Dong Nai City Tax Department, the new land rental unit price is VND 4,860 per m² per year, effective from 01 January 2023 and remaining stable for 05 years.

The land lease expenses recognized during the period in accordance with the rental rate stipulated in the above-mentioned Notification are as follows:

	Current period VND	Previous period VND
Payments under operating leases recognised as an expense in the period	6,830,459,298	6,830,459,298

As at 30 June 2026, the Company has outstanding commitments under non-cancellable operating leases that fall due as follows:

	Current period VND	Previous period VND
Within one year	13,660,918,596	13,660,918,596
Later than one year but within five years	61,815,656,647	59,766,518,858
Later than five years	506,229,285,525	521,939,341,910
Total	**581,705,860,768**	**595,366,779,364**

6.8. Financial instruments

In performing its operating, investing, and financing activities, the Company is exposed to the following financial risks:

- Credit risk: the possibility that a debtor will not repay all or a portion of a loan or will not repay in a timely manner and therefore will cause a loss to the Company.
- Liquidity risk: the risk that the Company may not have, or may not be able to raise, cash funds when needed and therefore encounter difficulty in meeting obligations associated with financial liabilities.
- Market risk: the risk that the value of a financial instrument will fluctuate in terms of fair value or future cash flows as a result of a fluctuation in market prices. Basically, the Company is exposed to three market risk components:
  + Interest rate risk
  + Equity price risk

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

In order to effectively manage those risks, the Board of Directors has approved specific strategies for the management of financial risks, which are in line with corporate objectives. These strategies set up guidelines for the short- and long-term objectives and actions to be taken in order to manage the financial risks that the Company faces. The major guidelines are the following:

- Minimise interest rate, currency, and price risks for all kinds of transactions;
- All financial risk management activities are carried out and monitored at central level;
- All financial risk management activities are carried out on a prudent and consistent basis and following the best market practices;
- The Company can invest in shares or similar instruments only in the case of temporary excess of liquidity and such transactions must be authorised by the Board of Directors.

The following table summarises the carrying amount of financial assets and financial liabilities recorded by category:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Financial assets:		
Cash and cash equivalents	109,122,911,710	37,644,015,409
Trade and other receivables	22,133,201,508	15,976,326,612
Current held to maturity investments	44,413,096,000	20,184,219,000
Other financial assets	293,546,400,000	293,546,400,000
Total	**469,215,609,218**	**367,350,961,021**
Financial liabilities:		
Loans	258,720,700,072	209,516,324,901
Trade and other payables	189,446,309,629	191,591,057,489
Accruals	53,274,575,475	53,678,833,770
Total	**501,441,585,176**	**454,786,216,160**

Credit risk

The Company manages credit risk relating to its receivables by assessing customers' financial capacity and creditworthiness and establishing appropriate credit limits. For cash and cash equivalents, as well as held-to-maturity investments in the form of term deposits, the Company only transacts with reputable banks and financial institutions with strong financial capacity. The Company does not have any significant concentration of credit risk. The maximum credit risk exposure that the Company could incur at the end of the reporting period is represented by the carrying amounts of the financial assets presented in the following table:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash and cash equivalents	109,122,911,710	37,644,015,409
Term deposits	44,413,096,000	20,184,219,000
Trade and other receivables	22,133,201,508	15,976,326,612
Total	**175,669,209,218**	**73,804,561,021**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For cash and cash equivalents, as well as held-to-maturity investments in the form of term deposits, Management has assessed that there were no indicators of impairment as at the end of the reporting period.

The Company does not hold any collateral in respect of its receivables. All overdue receivables are appropriately assessed for impairment.

As of the reporting date, overdue receivables were categorized as follows:

- From 01 to 02 years: VND 2,212,227,485
- From 02 to 03 years: VND 2,109,636,760
- More than 03 years: VND 10,172,236,058

The Company's management has assessed the recoverability of these receivables as low, based on the financial condition and repayment capacity of the respective customers.

All the available-for-sale assets are in the form of investments in equity securities and therefore they have no exposure to credit risk.

Liquidity risk

The Company manages liquidity risk on the basis of expected maturity dates.

The following tables analyse financial liabilities by remaining contractual maturity:

	Loans VND	Payables VND	Accrual VND	Total VND
Less than 01 year	90,607,621,589	42,464,782,034	45,564,193,439	178,636,597,062
From 1 - 5 years	168,113,078,483	146,981,527,595	7,710,382,036	322,804,988,114
As at 30 Jun. 2026	**258,720,700,072**	**189,446,309,629**	**53,274,575,475**	**501,441,585,176**
Less than 01 year	73,223,412,522	56,622,132,352	45,429,367,734	175,274,912,608
From 1 - 5 years	136,292,912,379	134,968,925,137	8,249,466,036	279,511,303,552
As at 01 Jan. 2026	**209,516,324,901**	**191,591,057,489**	**53,678,833,770**	**454,786,216,160**

At present, the Company expects to pay all liabilities at their contractual maturity. In order to meet such cash commitments, the Company expects the operating activity to generate sufficient cash inflows. In addition, the Company holds financial assets for which there is a liquid market and that are readily available to meet liquidity needs.

Interest rate risk

The Company's exposure to interest rate risk mainly concerns financial liabilities which are floating rate. The following table analyses the breakdown of liabilities by type of interest rate:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Financial Liabilities:		
Fixed rate	64,323,075,220	56,781,147,916
Floating rate	194,397,624,852	152,735,176,985

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

In order to manage the interest rate risk, the Company maintain an appropriate mix between fixed and floating rate borrowings.

Equity price risk

As stated in the Company financial risk policies approved by the Board of Directors, the Company can invest temporary excess liquidity in shares or similar instruments. Investments in derivatives for speculative purposes are banned.

6.9. Comparative figures

Reclassification

The effects of the reclassification are as follows:

	As at 01 Jan. 2026 VND (Restated)	As at 01 Jan. 2026 VND (As previously reported)
Statement of financial position:		
Held to maturity investments	20,184,219,000	20,000,000,000
Other current receivables	12,135,808,025	11,951,589,025
Dividends and profits payable	287,843,000	
Other current payables	22,238,759,989	22,526,602,989

	Previous period VND (Restated)	Previous period VND (As previously reported)
Cash flow statement:		
Gains/losses from investment and financing activities	(8,262,175,840)	(8,408,677,201)
Interest and dividends received	408,877,000	555,378,361

The reclassification was made due to changes in the presentation of these line items in the financial statements following the Company's adoption of Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, which supersedes Circular No. 200/2014/TT-BTC dated 22 December 2014 providing guidance on the corporate accounting regime.

The reclassification only affects the presentation of certain line items in the financial statements and has no impact on total assets, total liabilities, equity, profit after tax for the prior period, or total cash flows for the prior period.

Retrospective adjustment

The following comparative figures have been restated:

	Previous period VND (Restated)	Previous period VND (As previously reported)
Income statement:		
Basic earnings per share	1,641	1,775
Diluted earnings per share	1,641	1,775

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The re-statement of the above comparative figures was caused by the Company's re-determination of the previous year's distribution rate for the bonus and welfare fund, in accordance with the rate approved by the General Annual Meeting of Shareholders under Resolution No. 41/NQ-SZL-HĐQT dated 17 April 2026, resulting in changes to the profit used to calculate basic and diluted earnings per share for 2024. Therefore, the comparative figures of basic and diluted earnings per share for the previous period have been adjusted accordingly.

6.10. Other disclosures

The Company is the plaintiff in a legal proceeding against Hoang Hung Mechanical and Electrical Joint Stock Company, seeking recovery of outstanding receivables and late payment penalties with a total claim amount of VND 18,699,060,400.

The first-instance trial concluded on 28 July 2026. However, as at the date of issuance of the interim financial statements, the Company had not yet received the Court's judgment. As the financial impact of the matter cannot yet be reliably determined, the Company has not recognised any adjustment in respect of this lawsuit in the interim financial statements for the period ended 30 June 2026.

6.11. Events after the end of the reporting period

There have been no significant events occurring after the end of the reporting period that require adjustment to the financial statements.

Approved, 10 August 2026

M.S.D.N: 3600649539 - C.T.C.P
CÔNG TY
CỔ PHẦN
SONADEZI
LONG THÀNH
THÀNH PHỐ ĐỒNG NAI

Tieu Thi Cam Anh **Preparer**	**Pham Tran Hung Thinh** **Chief Accountant**	**Pham Anh Tuan** **Legal Representative**