

SONADEZI CORPORATION
SONADEZI LONG THANH
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

No: 186/5/SZL-TCKT

Dong Nai, day 15 month 10 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:

- **Financial Statement for Third Quarter of 2026 of Sonadezi Long Thanh shareholding Company.**
- **Explanation of the fluctuations in net profit after tax.**

This information was disclosed on the Company's Website on date/10/2026 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 misrepresentation.

Recipients:

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

Organization representative

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



Pham Anh Tuan

**CÔNG
TY CỔ
PHẦN
SONADE
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Digitally signed by CÔNG TY
CỔ PHẦN SONADEZI LONG
THÀNH
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PHẦN SONADEZI LONG
THÀNH, L=ĐỒNG NAI, O=S/ K/
HỒ CH V/ Đ/ U T/ NH Đ/ NG
NAI, UID=MST:3600649539,
E=LONGTHANHIZ@
SONADEZI.COM.VN/THUYDO
AN20@YAHOO.COM
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SZL

SONADEZI CORPORATION
SONADEZI LONG THANH
JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 186/6/SZL-TCKT

Dong Nai, October 15, 2026

V/v Supplementary Explanation for Changes in
Profit After Corporate Income Tax.

To: - THE STATE SECURITIES COMMISSION OF VIETNAM
- HO CHI MINH CITY STOCK EXCHANGE

1. Listed entity : Sonadezi Long Thanh Joint Stock Company.
2. Trading name : Sonadezi Long Thanh.
3. Listed stock code : SZL
4. Content:

Sonadezi Long Thanh Joint Stock Company would like to provide an explanation of the fluctuations in profit after corporate income tax for the third quarter of 2026 as follows:

Dvt: đồng

No.	Content	Q3/2026	Q3/2025	Variance (%)
1	Total revenue	190.765.710.025	138.774.260.156	Increase of 37,46 %
2	Total expenses	112.293.079.693	97.630.285.188	Increase of 15,02%
3	Profit after corporate income tax	69.896.721.750	32.745.445.215	Increase of 113,45%

- Total revenue increased by VND 51,991,449,869, representing an increase of 37.46% compared to the same period last year, primarily due to higher revenue from factory leasing, petroleum trading activities, and financial income.

- Total expenses increased by VND 14,662,794,505, representing an increase of 15.02% compared to the same period last year, mainly attributable to higher costs of sales arising from factory leasing and petroleum trading activities at Long Thanh Industrial Park.

- Profit after corporate income tax increased by VND 37,151,276,535, representing an increase of 113.45% compared to the same period last year, primarily driven by the increase in financial income.

Sonadezi Long Thanh Joint Stock Company respectfully submits this explanation to the State Securities Commission of Vietnam, the Ho Chi Minh City Stock Exchange, and the Company's shareholders for their information.

Yours sincerely,

Recipients:

- As stated above;
- Finance and Accounting Department;
- Filed at the Company.



LEGAL REPRESENTATIVE

Phạm Anh Tuấn

SZL



SONADEZI CORPORATION
SONADEZI LONG THANH SHAREHOLDING COMPANY

Address: Long Thanh Industrial Park Phone: 0613514494/496

An Phuoc commune,

Fax: 0613.514492/499

Dong Nai City, Vietnam

Email: longthanbiz@sonadezi.com.vn

Website: <http://www.sonadezi.com.vn>

FINANCE - ACCOUNTING DEPARTMENT

TIN: 3600 649539

FINANCIAL STATEMENT

THIRD QUARTER OF 2026

OCTOBER 2026

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Expressed in VND

ASSETS	CODE	NOTES	ENDING BALANCE	BEGINING BALANCE
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150+160)	100		430,200,027,094	237,171,355,511
I. Cash and cash equivalents	110	V.1	171,220,813,690	37,644,015,409
1. Cash	111		171,220,813,690	37,644,015,409
2. Cash equivalents	112		-	-
II. Current financial investments	120	V.2	-	20,184,219,000
1. Trading securities	121		-	-
2. Provision for trading securities (*)	122		-	-
3. Held to maturity investments	123		-	20,184,219,000
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		115,580,049,467	42,151,253,893
1. Trade receivables	131	V.3	30,089,268,192	27,251,767,778
2. Advances to suppliers	132	V.4	72,613,931,809	14,223,338,256
3. Intra-company receivables	133		-	-
4. Receivables relating to construction contracts under percentage	134		-	-
5. Other current receivables	135	V.5	25,631,944,999	11,951,589,025
6. Provision for doubtful debts (*)	136	V.6	(12,755,095,533)	(11,275,441,166)
7. Shortage of assets pending resolution	137		-	-
IV. Inventories	140	V.7	118,032,065,472	117,531,016,279
1. Inventories	141		118,032,065,472	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	152		-	-
3. Provision for impairment of short-term biological assets (*)	153		-	-
VI. Other current assets	160		25,367,098,465	19,660,850,930
1. Current prepayments	161	V.11	14,406,009,809	6,508,773,019
2. Value added tax deductible	162		10,961,088,656	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		1,934,148,561,002	1,790,844,495,670
I. Non-current account receivables	210		3,680,592,539	3,680,592,539

ASSETS	CODE	NOTES	ENDING BALANCE	BEGINING BALANCE
1	2	3	4	5
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
6. Provision for doubtful non-current receivables (*)	216		-	-
II. Fixed assets	220		190,548,289,209	193,050,111,842
1. Tangible fixed assets	221	V.9	190,387,867,209	192,905,925,842
- Cost	222		670,050,763,008	654,111,796,055
- Accumulated depreciation	223		(479,662,895,799)	(461,205,870,213)
2. Finance lease assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		160,422,000	144,186,000
- Cost	228		1,404,811,134	1,324,811,134
- Accumulated depreciation	229		(1,244,389,134)	(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	641,922,001,494	524,821,923,690
- Cost	241		1,178,824,221,158	1,011,948,914,321
- Accumulated depreciation (*)	242		(536,902,219,664)	(487,126,990,631)
V. Non-current assets in process	250	V.8	407,037,010,429	377,269,999,516
1. Non-current work in process	251		-	-
2. Construction in progress	252		407,037,010,429	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		292,914,267,331	293,975,468,083
1. Non-current prepayments	271	V.11	280,875,389,051	283,137,051,115
2. Deferred income tax assets	272	V.12	12,038,878,280	10,838,416,968
3. Non-current reserved spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280=100+200)	280		2,364,348,588,096	2,028,015,851,181

ASSETS	CODE	NOTES	ENDING BALANCE	BEGINING BALANCE
1	2	3	4	5

RESOURCES			-	-
C. LIABILITIES (300=310+330)	300		1,580,197,231,851	1,345,537,289,146
I. Current liabilities	310		346,606,116,750	244,848,118,328
1. Trade payables	311	V.13	16,681,465,772	35,687,751,893
2. Advances from customers	312		2,952,157,079	3,285,212,277
3. Dividends and profit payable	313	V.14	70,360,021,125	287,843,000
4. Current taxes and amounts payable to the state budget	314	V.15	16,283,362,769	3,618,985,269
5. Payables to employees	315		8,303,106,128	11,108,544,223
6. Accrued expenses	316	V.16	44,655,221,336	45,429,367,734
7. Intra-company payables	317		-	-
8. Payables relating to construction contracts under percentage of	318		-	-
9. Current unearned revenue	319	V.19	42,901,784,203	31,164,170,147
10. Other current payables	320	V.17	10,474,038,419	22,238,759,989
11. Current loans and obligations under finance leases	321	V.20	110,030,903,581	73,223,412,522
12. Current provisions	322		-	-
13. Bonus and welfare fund	323	V.18	23,964,056,338	18,804,071,274
14. Price stabilisation fund	324		-	-
15. Government bonds resale and purchase transactions	325		-	-
II. Non-current liabilities	330		1,233,591,115,101	1,100,689,170,818
1. Non-current trade payables	331		-	-
2. Advances from customers	332		11,584,000,000	13,584,000,000
3. Non-current taxes and amounts payable to the state budget	333		-	-
4. Accrued expenses	334	V.16	7,440,828,036	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	719,254,313,326	649,760,341,962
8. Other non-current payables	338	V.17	298,974,947,135	292,802,450,441
9. Non-current loans and obligations under finance leases	339	V.20	196,337,026,604	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		784,151,356,245	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		41,594,390,831	5,486,321,235
3. Convertible bond option	413		-	-
4. Other contributed capital	414		198,465,440,000	-
5. Treasury shares (*)	415		(9,615,248,949)	(22,323,606,949)
6. Asset revaluation reserve	416		-	-
7. Exchange difference reserve	417		-	-

ASSETS	CODE	NOTES	ENDING BALANCE	BEGINING BALANCE
1	2	3	4	5
8. Investment and development fund	418		108,906,585,396	94,837,585,396
9. Other reserves	419		-	-
10. Retained earnings	420		153,651,788,967	313,329,862,353
- Beginning accumulated retained earnings	420a		21,062,429,465	172,643,265,410
- Retained earnings of the current year	420b		132,589,359,502	140,686,596,943
TOTAL RESOURCES (440=300+400)	440		2,364,348,588,096	2,028,015,851,181

Preparer

Chief Accountant

Approved, 15 October 2026

Legal representative



Tieu Thi Cam Anh



Pham Tran Hung Thinh



Pham Anh Tuan

INCOME STATEMENT
Quarter III in 2026

Expressed in VND

NO.	ITEMS	CODE	NOTES	Quarter III		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	152,534,113,849	135,626,617,961	449,387,721,455	402,274,685,077
2.	Deductions	02		-	-	-	-
3.	Net revenue (10=01-02)	10		152,534,113,849	135,626,617,961	449,387,721,455	402,274,685,077
4.	Cost of sales	11	VI.2	92,992,178,837	84,204,208,315	278,486,527,457	246,975,500,292
5.	Gross profit (20=10-11)	20		59,541,935,012	51,422,409,646	170,901,193,998	155,299,184,785
6.	Gain/(loss) on disposal of investment properties	21		-	-	-	-
7.	Finance income	22	VI.3	36,760,793,827	293,091,094	37,740,263,110	9,160,735,597
8.	Finance expense	23	VI.4	1,866,718,887	1,332,567,368	4,326,469,728	2,753,184,455
	Of which, interest expense	24		1,866,633,645	1,332,567,368	4,326,384,486	2,753,184,455
9.	Selling expense	25	VI.5	1,493,790,248	1,692,688,212	3,982,351,118	3,840,493,494
10.	General and administrative expense	26	VI.6	15,634,992,842	10,255,435,697	44,196,779,008	40,341,560,791
11.	Operating profit/(loss) {30=20+21+22-(23+25+26)}	30		77,307,226,862	38,434,809,463	156,135,857,254	117,524,681,642
12.	Other income	31	VI.7	1,470,802,349	2,854,551,101	1,577,551,496	3,310,796,814
13.	Other expense	32	VI.8	305,398,879	145,385,596	388,262,970	4,757,347,828
14.	Net other income/(loss) (40=31-32)	40		1,165,403,470	2,709,165,505	1,189,288,526	(1,446,551,014)
15.	Accounting profit/(loss) before tax (50=30+40)	50		78,472,630,332	41,143,974,968	157,325,145,780	116,078,130,628
16.	Current corporate income tax expense	51	VI.10	8,456,161,782	8,326,291,953	24,496,004,678	22,486,815,809
17.	Deferred corporate income tax expense	52		119,746,800	72,237,800	239,781,600	185,868,692
18.	Net profit/(loss) after tax (60=50-51-52)	60		69,896,721,750	32,745,445,215	132,589,359,502	93,405,446,127
19.	Basic earnings per share	70	V.19	1,998	1,063	3,790	3,033
20.	Diluted earnings per share	71					

Preparer

Chief Accountant

Approved, 15 October 2026

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 30 June 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		157,325,145,780	116,078,130,628
2. Adjustment for:				
- Depreciation and amortisation	02		67,510,102,911	60,389,619,809
- Provisions	03		1,479,654,367	4,473,954,337
- Foreign exchange gains/losses from revaluation of foreign currency monetary items	04		(74,556)	(226,154)
- Gains/losses from investment, finance	05		(37,626,547,209)	(8,701,332,082)
- Interest expense	06		4,326,384,486	2,753,184,455
- Other adjustments	07		-	-
3. Operating profit /(loss) before adjustments to working capital	08		193,014,665,779	174,993,330,993
- Increase or decrease in accounts receivable	09		(50,906,253,746)	(30,402,900,367)
- Increase or decrease in inventories	10		(163,173,857)	722,364,413
- Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		162,207,029,951	89,208,594,191
- Increase or decrease prepayment	12		(5,635,574,726)	(8,035,066,862)
- Increase or decrease in trading securities	13		-	-
- Interest paid	14		(4,408,209,426)	(2,812,842,455)
- Corporate income tax paid	15		(19,995,173,989)	(21,196,878,713)
- Other cash inflows from operating activities	16		-	109,610,000
- Other cash outflows from operating activities	17		(10,618,025,936)	(9,824,448,968)
Net cash from operating activities	20		263,495,284,050	192,761,762,232
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other non-current assets	21		(309,438,328,884)	(138,364,758,575)
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)	-

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		44,000,000,000	-
5. Investments in other entities	25		-	-
6. Proceeds from sales of investments in other entities	26		-	-
7. Interest and dividends received	27		14,660,407,554	9,023,114,242
<i>Net cash from investing activities</i>	<i>30</i>		<i>(274,777,921,330)</i>	<i>(128,963,336,881)</i>
III. Cash flows from investing activities				
1. Proceeds from issuing stocks and capital contribution from owners	31		48,816,427,596	-
2. Capital redemption, payments for shares repurchases	32		-	-
3. Proceeds from borrowings	33		167,601,016,986	52,296,762,336
4. Repayment of borrowings	34		(70,749,411,702)	(68,387,555,560)
5. Finance lease principal paid	35		-	-
6. Dividends and distributions to owners	36		(808,671,875)	(84,173,316,935)
<i>Net cash from financing activities</i>	<i>40</i>		<i>144,859,361,005</i>	<i>(100,264,110,159)</i>
Net increase/(decrease) in cash	50		133,576,723,725	(36,465,684,808)
Cash and cash equivalents at beginning of period	60		37,644,015,409	51,311,807,978
Impact of exchange rate fluctuation	61		74,556	226,154
Cash and cash equivalents at end of period	70		171,220,813,690	14,846,349,324

Preparer


Tieu Thi Cam Anh

Chief Accountant


Pham Tran Hung Thinh

Approved, 15 October 2026

Legal representative




Pham Anh Tuan

SONADEZI LONG THANH SHAREHOLDING COMPANY

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

THIRD QUARTER 2026 FINANCIAL STATEMENTS

For the financial period ended 30 September 2026

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 01 July 2026 to 30 September 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 30 Sep. 2026		As at 01 Jul. 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 30 September 2026 was 116 (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

THIRD QUARTER 2026 FINANCIAL STATEMENTS

For the financial period ended 30 September 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).

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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.



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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
	30 Sep. 2026:	25,685 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	137,018,179	46,268,726
Cash at bank	171,083,795,511	37,597,746,683
Total	<u>171,220,813,690</u>	<u>37,644,015,409</u>

Demand deposits are detailed as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Vietnam Joint Stock Commercial Bank for Industry and Trade – Bien Hoa Industrial Park Branch	70,860,355,693	1,233,676,907
Vietnam Bank for Agriculture and Rural Development – North Dong Nai Branch	52,604,884,905	26,886,010,481
Woori Bank Vietnam Limited – Bien Hoa Branch	34,462,985,849	4,803,933,429
Shinhan Bank Vietnam Limited – Bien Hoa Branch	9,558,822,065	1,628,110,115
Other banks	3,596,746,999	3,046,015,751
Total	<u>171,083,795,511</u>	<u>37,597,746,683</u>

2. Financial investments**a) Held to maturity investments****b) Investments in other entities**

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Cost</u>	<u>Fair value</u>	<u>Provisions</u>	<u>Cost</u>	<u>Fair value</u>	<u>Provisions</u>
- 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	<u>104,500,000,000</u>		<u>-</u>	<u>104,500,000,000</u>		
- Investments in other entities:						
Sonadezi Services Joint Stock Company	8,750,000,000	15,380,000,000	-	8,750,000,000	15,153,333,333	-
Sonadezi Chau Duc Shareholding Company	221,760,000,000	313,891,200,000	-	221,760,000,000	528,897,600,000	-
Sonadezi Long Binh Share Holding Company	63,036,400,000	104,388,278,400	-	63,036,400,000	94,554,600,000	-
Total	<u>293,546,400,000</u>	<u>433,659,478,400</u>	<u>-</u>	<u>293,546,400,000</u>	<u>638,605,533,333</u>	<u>-</u>

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(*) 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

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current trade receivables	29,986,822,995	27,245,005,247
Hoang Hung Electromechanical Joint Stock Company	14,127,359,466	14,127,359,466
Samil Vina Company Limited	4,206,966,388	5,436,563,418
Global Dyeing Company Limited	4,592,988,681	3,144,473,550
Other customers	7,059,508,460	4,536,608,813
b) Non - current trade receivables	-	-
c) Trade receivable from related parties	102,445,197	6,762,531
Total	<u>30,089,268,192</u>	<u>27,251,767,778</u>

4. Current advances to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current advances to suppliers	69,169,407,484	9,803,429,987
Phuc Hieu Company Limited	34,344,918,611	-
SEEN Technologies Corporation	16,800,538,000	-
Tu Sa Construction Joint Stock Company	10,243,117,704	-
Other suppliers	7,780,833,169	9,803,429,987
b) Non - current advances to suppliers	-	-
c) Advances to related parties	3,444,524,325	4,419,908,269
Total	<u>72,613,931,809</u>	<u>14,223,338,256</u>

5. Other receivables

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	Ending Balance		Beginning balance	
	Cost	Provisions	Cost	Provisions
a) Current:	2,326,650,958	-	11,936,169,702	-
Advances to employees	223,126,795		217,951,672	
Compensation receivable	1,420,260,988	-	11,250,269,997	-
Other receivables	683,263,175		467,948,033	-
b) Non - current:	-		-	
c) Other receivables from related parties	23,305,294,041	-	15,419,323	-
Dividends Receivable	23,264,000,000	-	-	-
Other receivables	41,294,041		15,419,323	
Total	25,631,944,999	-	11,951,589,025	-

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6. Doubtful debts

	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue receivables	16,778,693,235	4,023,597,702	14,498,100,303	3,218,659,137
Total	16,778,693,235	4,023,597,702	14,498,100,303	3,218,659,137

Movements of provisions for doubtful debts are detailed as follows:

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

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Overdue receivables are analysed by debtor as follows:

	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
		Overdue days		Overdue days
		From over 01 year to over 03 years		From over 01 year to over 03 years
Hoang Hung Electromechanic Corporation	16,411,952,398	4,023,597,702	14,127,359,466	3,218,659,137
Passion & Fashion Co., Ltd	366,740,837	-	366,740,837	-
Total	16,778,693,235	4,023,597,702	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	193,325,000	-	133,925,000	-
Work in progress	76,214,704,089	-	75,839,778,753	-
Finished goods	40,369,896,875	-	40,369,896,875	-
Merchandise	1,254,139,508	-	1,187,415,651	-
Total	118,032,065,472	-	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**

	<u>Ending balance</u>	<u>Beginning balance</u>
Capital expenditure on fixed assets	-	21,818,182
Construction items of the Long Thanh Industrial Park	914,769,853	1,162,522,989
Construction items of the Tam An – Bo Sua Resettlement area	14,171,492,073	13,892,726,361
Construction items of the rental factory buildings	39,248,930,904	3,831,017,648
Construction items of the Long Phuoc Industrial Cluster	344,662,118,775	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	6,093,500,118	60,551,961,747
Construction items of the Sona Riverview Urban area project	732,479,562	732,479,562
Total	407,037,010,429	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	9,961,435,985	315,000,000	5,021,818,182	777,076,423	-	16,075,330,590
Purchase			5,021,818,182	45,000,000		5,066,818,182
Construction	9,961,435,985	315,000,000		732,076,423		11,008,512,408
Decreases		(136,363,637)			-	(136,363,637)
Ending balance	622,613,323,042	20,704,982,719	17,583,876,452	8,844,871,746	303,709,049	670,050,763,008
In which:						
The fixed assets fully depreciated but still in use	286,727,771,500	11,536,104,487	8,420,859,819	4,424,548,051	303,709,049	311,412,992,906
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	16,251,010,514	622,154,000	1,018,698,364	587,885,000		18,479,747,878
Decreases		(22,722,292)				(22,722,292)
Ending balance	447,383,463,685	14,187,270,195	11,285,612,819	6,502,840,051	303,709,049	479,662,895,799
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	175,229,859,357	6,517,712,524	6,298,263,633	2,342,031,695	-	190,387,867,209

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	166,225,384,396	(11,603,282)	1,148,793,136,517
Infrastructure	29,369,558,918	661,525,723	-	30,031,084,641
Total	1,011,948,914,321	166,886,910,119	(11,603,282)	1,178,824,221,158
Accumulated depreciation:				
Buildings	475,126,111,631	48,162,130,033	-	523,288,241,664
Infrastructure	12,000,879,000	1,613,099,000	-	13,613,978,000
Total	487,126,990,631	49,775,229,033	-	536,902,219,664
Net book value:				
Buildings	507,453,243,772			625,504,894,853
Infrastructure	17,368,679,918			16,417,106,641
Total	524,821,923,690			641,922,001,494

The historical cost of investment property fully depreciated but still in use totalled VND 147,689,990,437.

11. Prepayment

Items	Ending balance	Beginning balance
a) Current	14,406,009,809	6,508,773,019
Prepaid expenses for land business	3,800,545,420	-
Management expenses of the company's office	308,407,000	688,802,258
Prepaid expenses for factory rental business	3,402,360,959	2,788,061,014
Land lease prepayment at Chau Duc Industrial Park	6,894,696,430	3,031,909,747
b) Non - current	280,875,389,051	283,137,051,115
Prepaid expenses for land business	43,982,492,007	45,978,060,079
Management expenses of the company's office	1,069,771,617	1,012,031,781
Prepaid expenses for land compensation at Long Thanh Industrial Park	13,185,971,539	13,622,750,539
Prepaid expenses for factory rental business	3,253,718,250	2,651,572,071
Prepaid expenses for gasoline station business	70,289,942	143,862,631
Land lease payment at Chau Duc Industrial Park	147,306,352,888	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	69,899,649,788	71,084,388,788
	1,289,790,545	-
Total	295,281,398,860	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	Ending balance	Beginning balance
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	12,038,878,280	10,838,416,968
Total	12,038,878,280	10,838,416,968

13. Trade payables

Items	Ending balance		Beginning balance	
	Amount	Payable amount	Amount	Payable amount
a) Current trade payables	15,194,328,945	15,194,328,945	28,518,322,347	28,518,322,347
Thien Truong Company Limited	4,053,599,854	4,053,599,854	1,779,819,199	1,779,819,199
Truong An Thinh Construction Company Limited	1,896,150,380	1,896,150,380	5,554,214,921	5,554,214,921
Sonadezi Chau Duc Joint Stock Company				
Other suppliers	9,244,578,711	9,244,578,711	21,184,288,227	21,184,288,227
b) Non - current trade payables	-	-	-	-
c) Trade payables to related parties	1,487,136,827	1,487,136,827	7,169,429,546	7,169,429,546
Total	16,681,465,772	16,681,465,772	35,687,751,893	35,687,751,893

14. Dividends and profit payable

Items	Ending balance	Beginning balance
Dividends and profit payable	70,360,021,125	287,843,000
Total	70,360,021,125	287,843,000

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15. Tax and amounts payable to the state budget

	As at 30 Sep. 2026		Arising	Deducted	As at 01 Jan. 2026	
	Receivable	Payable			Receivable	Payable
Value added tax deductible		10,961,088,656	27,447,644,729	29,638,633,984	13,152,077,911	
	As at 30 Sep. 2026		Movements in the period		As at 01 Jan. 2026	
	Receivable	Payable	Paid	Payable	Receivable	Payable
Value added tax	-	-	-	-	-	-
Corporate income tax	-	8,204,644,541	19,995,173,989	24,856,065,478	-	3,343,753,052
Personal income tax	-	1,066,121,542	2,137,083,000	3,038,631,542	-	164,573,000
Land lease, land use rights fees	-	6,830,459,298	6,906,429,342	13,736,888,640	-	-
Other taxes	-	-	-	-	-	-
Fees, charges	-	182,137,388	580,925,097	652,403,268	-	110,659,217
Total	-	16,283,362,769	29,619,611,428	42,283,988,928	-	3,618,985,269

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16. Accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	44,655,221,336	45,429,367,734
Amount for additional rental at Long Thanh Industrial Park	44,265,169,191	44,265,169,191
Accrued other expenses	390,052,145	1,164,198,543
b) Non - current	7,440,828,036	8,249,466,036
Accrued expenses for factory rental business	7,440,828,036	8,249,466,036
Total	<u>52,096,049,372</u>	<u>53,678,833,770</u>

17. Other payables

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	10,474,038,419	22,238,759,989
Deposits received from related parties	230,000,000	180,000,000
Deposits received from other parties	10,147,281,118	20,466,537,459
Other payables	96,757,301	1,592,222,530
b) Non - current	298,974,947,135	292,802,450,441
Deposits received	146,987,107,831	134,968,925,137
Other payables	151,987,839,304	157,833,525,304
Total	<u>309,448,985,554</u>	<u>315,041,210,430</u>

(*) 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.

18. Bonus and welfare fund

	<u>Bonus and welfare fund</u>
As at 01 January 2026	18,804,071,274
Appropriation to reserves	15,778,011,000
Disbursement	(10,618,025,936)
As at 30 September 2026	<u>23,964,056,338</u>

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Notes to the financial statements (Continued)**19. Unearned revenue**

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	42,901,784,203	31,164,170,147
Deferred revenue from leasing premises	30,399,641,950	30,430,365,747
Deferred revenue from leasing land	3,491,700,496	681,690,800
Deferred revenue from management fee	9,010,441,757	52,113,600
b) Non - current	719,254,313,326	649,760,341,962
Deferred revenue from leasing premises	700,702,055,431	630,665,472,128
Deferred revenue from leasing land	17,201,702,534	17,712,970,634
Deferred revenue from management fee	1,350,555,361	1,381,899,200
Total	<u>762,156,097,529</u>	<u>680,924,512,109</u>

20. Loans and finance lease liabilities

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Current	110,030,903,581	73,223,412,522
Current portion of long-term debt from related parties - Refer to Note VII	23,870,120,987	27,607,640,696
Current portion of long-term debt from other parties	86,160,782,594	45,615,771,826
b) Non - current	196,337,026,604	136,692,912,379
Non - current loans from related parties – Refer to Note VII	-	17,120,120,987
Non - current loans from other parties	196,337,026,604	119,572,791,392
Total	<u>306,367,930,185</u>	<u>209,916,324,901</u>

(See the next page)

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

	Owner's contributed capital	Capital surplus	Other contributed capital	Treasury shares	Investment 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
Profit for the year	-	-	-	-	-	140,686,596,943	140,686,596,943
Allocation of retained earnings for 2025 dividend distribution	-	-	-	-	-	5,845,686,000	5,845,686,000
Distribution to Investment 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
Profit for the year	-	-	-	-	-	132,589,359,502	132,589,359,502
Share premium	-	36,108,069,596	-	-	-	36,108,069,596	36,108,069,596
Other owners' equity	-	-	198,465,440,000	-	-	(198,465,440,000)	-
Cổ phiếu mua lại của chính mình	-	-	-	12,708,358,000	-	-	12,708,358,000
Distribution to Investment development fund	-	-	-	-	14,069,000,000	(14,069,000,000)	-
Distribution to bonus and welfare fund	-	-	-	-	-	(15,778,011,000)	(15,778,011,000)
Dividends of 2025	-	-	-	-	-	(70,880,850,000)	(70,880,850,000)
Allocation of retained earnings for dividend distribution in 2026	-	-	-	-	-	5,845,686,000	5,845,686,000
Deferred tax asset	-	-	-	-	-	1,080,182,112	1,080,182,112
As at 30 Sep. 2026	291,148,400,000	41,594,390,831	198,465,440,000	(9,615,248,949)	108,906,585,396	153,651,788,967	784,151,356,245

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	291,148,400,000	291,148,400,000

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	(762,500)	(1,770,300)
Number of treasury shares reissued to the public	1,007,800	
Number of ordinary shares outstanding	28,352,340	27,344,540
- Ordinary shares	27,985,040	27,344,540
- Preference shares	-	-
Par value per outstanding share:	VND 10,000	VND 10,000

e) Basic earnings per share

	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
Profit after tax attributable to ordinary shareholders	69,896,721,750	34,231,704,592
Adjusted for distribution to bonus and welfare fund (*)	(13,979,344,350)	(3,839,085,670)
Earnings for the purpose of calculating basic earnings per share	55,917,377,400	30,392,618,922
Weighted average number of ordinary shares outstanding during the year	27,985,040	27,344,540
Basic earnings per share	1,998	1,111

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For the financial period ended 30 September 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 III/2026</u>	<u>Quarter III/2025</u>
Total revenue	152,534,113,849	135,626,617,961
Deductions		
Net revenue	<u>152,534,113,849</u>	<u>135,626,617,961</u>
<i>In which:</i>		
- Revenue from land leasing activities, management fees	21,332,221,016	19,495,323,038
- Revenue from leasing activities at Long Thanh Industrial Park	63,079,923,890	59,136,083,577
- Revenue from clean water business	20,621,248,000	20,676,195,000
- Revenue from wastewater treatment business	18,053,635,964	17,802,487,094
- Revenue from leasing activities at Chau Duc Industrial Park	4,543,782,738	3,003,518,208
- Revenue from real estate activities	1,300,722,376	1,268,083,680
- Revenue from petroleum business	23,354,425,641	14,202,927,364
- Revenue from charging station operations	206,154,224	-
- Other revenue	42,000,000	42,000,000

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Notes to the financial statements (Continued)**2. Cost of sales**

	<u>Quarter III/2026</u>	<u>Quarter III/2025</u>
Cost of land leasing activities, management fees	13,666,163,287	13,620,554,016
Cost of leasing activities at Long Thanh Industrial Park	16,947,781,580	16,646,639,196
Cost of clean water business	18,467,897,282	19,131,863,500
Cost of wastewater treatment business	15,288,484,062	14,957,823,950
Cost of leasing activities at Chau Duc Industrial Park	4,269,413,867	5,166,498,490
Cost of real estate business	737,996,165	713,970,207
Cost of petroleum business	22,894,017,182	13,809,002,650
Cost of charging station operations	134,786,000	-
Other cost of sales	585,639,412	157,856,306
Total	92,992,178,837	84,204,208,315

3. Finance income

	<u>Quarter I/2026</u>	<u>Quarter I/2025</u>
Interest in demand deposits	43,317,206	46,014,768
Interest in term deposits	856,924,621	246,994,314
Gains from foreign exchange differences	-	82,012
Dividends	35,860,552,000	-
Total	36,760,793,827	293,091,094

4. Finance expense

	<u>Quarter III/2026</u>	<u>Quarter III/2025</u>
Interest expense	1,866,633,645	1,332,567,368
Loss from foreign exchange differences	85,242	-
Total	1,866,718,887	1,332,567,368

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Notes to the financial statements (Continued)**5. Selling expense**

	<u>Quarter III/2026</u>	<u>Quarter III/2025</u>
Selling expenses for real estate and factory business	1,445,642,100	1,496,540,064
Advertising and marketing expenses	48,148,148	196,148,148
Total	1,493,790,248	1,692,688,212

6. General and administrative expense

	<u>Quarter III/2026</u>	<u>Quarter III/2025</u>
Employee expense	11,406,175,000	6,686,990,544
Material expense	425,679,383	341,445,932
Office supplies expenses	218,312,037	320,778,051
Depreciation expense	864,398,000	598,318,000
Taxes, fees, and charges	5,300,000	-
Service expense	2,300,418,499	1,037,900,510
Other expenses	414,709,923	1,270,002,660
Total	15,634,992,842	10,255,435,697

7. Other income

	<u>Quarter III/2026</u>	<u>Quarter III/2025</u>
Penalty income from contract breaches	882,207,786	1,694,758,507
Others	588,594,563	1,159,792,594
Total	1,470,802,349	2,854,551,101

8. Other expense

	<u>Quarter III/2026</u>	<u>Quarter III/2025</u>
Disposal expenses of property, plant and equipment	113,641,345	-
Penalties and compensation expenses	191,757,394	-
Others	140	145,385,596
Total	305,398,879	145,385,596

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Notes to the financial statements (Continued)**9. Production and business costs by element**

	<u>Quarter III/2026</u>	<u>Quarter III/2025</u>
Cost of merchandise	22,606,306,603	13,511,980,686
Material expense	8,432,314,550	10,304,908,845
Employee expense	1,457,487,000	6,686,990,544
Depreciation expense	23,617,745,650	20,615,269,180
Provision expense	-	41,274,305,964
Service expense	41,780,815,006	-
Other expenses	2,960,937,454	3,758,877,005
Total	100,855,606,263	96,152,332,224

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	
	<u>Current year</u>	<u>Previous year</u>
Accounting profit before tax for the year	157,325,145,780	116,078,130,628
- Incremental adjustment items	1,405,699,609	4,670,316,419
- Decremental adjustment items	(36,250,822,000)	(8,314,368,000)
Taxable income	122,480,023,389	112,434,079,047
Current CIT rate	20%	20%
Current CIT expense	24,496,004,678	22,486,815,809

VII. OTHER INFORMATION**1. Related parties**

<u>List of related parties</u>	<u>Relationship</u>
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

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Notes to the financial statements (Continued)

List of related parties

Member of management

Relationship

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
Total	-	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	17,941,947	6,762,531
Sonadezi Services Joint - Stock Company	79,274,775	-
Dong Nai Housing Joint Stock Company	5,228,475	-
Total	102,445,197	6,762,531

	<u>Ending balance</u>	<u>Beginning balance</u>
Current other receivables - Refer to Note V.5		
Dividend receivable from Sonadezi Chau Duc Joint Stock Company	18,144,000,000	-
Dividend receivable from Sonadezi Binh Thuan Shareholding Company	4,000,000,000	-
Dividend receivable from Sonadezi An Binh Joint Stock Company	1,120,000,000	-
Electricity expenses paid on behalf of Dong Nai Construction Joint - Stock Company	36,945,060	15,419,323
Electricity expenses paid on behalf of Dong Nai Construction Joint - Stock Company	4,348,981	-
Total	23,305,294,041	15,419,323

	<u>Ending balance</u>	<u>Beginning balance</u>
Current advances to suppliers - Refer to Note V.4		
Dong Nai Housing Joint - Stock Company	1,901,791,974	4,419,908,269
Dong Nai Water Joint Stock Company	60,087,928	-
Sonadezi An Binh Joint Stock Company	1,482,644,423	-
Total	3,444,524,325	4,419,908,269

	<u>Ending balance</u>	<u>Beginning balance</u>
Current trade payables - Refer to Note V.14		
Dong Nai Construction Joint Stock Company	1,034,035,691	340,127,790
Sonadezi Services Joint - Stock Company	346,833,360	289,491,300
Sonadezi Security Services Co., Ltd	89,964,000	109,404,000
Sonadezi Environment Joint Stock Company	8,451,000	1,831,514,193
Dong Nai Water Joint Stock Company	4,903,200	3,478,341,930
Sonadezi Chau Duc Shareholding Company	2,949,576	3,370,944
Sonadezi An Binh Joint Stock Company	-	1,117,179,389
Total	1,487,136,827	7,169,429,546

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Notes to the financial statements (Continued)

	<u>Ending balance</u>	<u>Beginning balance</u>
Other current payables - Refer to Note V.16		
Dong Nai Construction Joint - Stock Company	130,000,000	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	230,000,000	180,000,000

	<u>Ending balance</u>	<u>Beginning balance</u>
Loans		
Dong Nai Development Investment Fund	23,870,120,987	44,727,761,683
Total	23,870,120,987	44,727,761,683

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

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Notes to the financial statements (Continued)

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Sale of goods and rendering of services:		
Sonadezi Services Joint Stock Company	500,078,741	480,255,803
Dong Nai Construction Joint Stock Company	20,424,000	-
Dong Nai Housing Joint Stock Company	4,979,500	-
Sonadezi Binh Thuan Joint Stock Company	3,228,859	909,212
Sonadezi An Binh Joint Stock Company	-	2,750,876,484
Sonadezi Environment Joint Stock Company	-	3,277,553
Total	528,711,100	3,235,319,052

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Purchase:		
Dong Nai Water Joint Stock Company	57,463,239,200	56,614,102,300
Sonadezi Services Joint Stock Company	43,862,952,902	43,452,720,404
Sonadezi An Binh Joint Stock Company	19,490,947,935	6,805,910,480
Dong Nai Housing Joint Stock Company	18,380,286,865	-
Dong Nai Construction Joint Stock Company	14,856,401,175	10,480,616,466
Sonadezi Chau Duc Shareholding Company	5,873,508,913	5,846,714,972
Sonadezi Enviroment Joint Stock Company	2,592,000,161	4,544,302,009
Sonadezi Security Services Co., Ltd	934,587,087	821,003,226
Total	163,453,924,238	128,565,369,857

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Dividends paid:		
Sonadezi Corporation	38,392,500,000	46,071,000,000
Dong Nai Development Investment Fund	4,245,750,000	5,094,900,000
Board of Directors and Board of Management	270,450,000	229,653,000
Total	42,908,700,000	51,395,553,000

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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>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 (Resigned on 17 April 2026)	148,000,000	162,000,000
Mr. Pham Anh Tuan	Chairperson (Appointed on 17 April 2026)	124,000,000	162,000,000
Mr. Dinh Ngoc Thuan	Member	168,000,000	162,000,000
Ms. Tran Thi Thanh Thuy	Member	156,000,000	162,000,000
Mr. Nguyen Minh Khoa	Member (Appointed on 17 April 2026)	44,000,000	-
Mr. Le Xuan Sam	Member (Appointed on 17 April 2026)	44,000,000	-
Mr. Nguyen Tien Hung	Member (Appointed on 17 April 2026)	44,000,000	-
Mr. Nguyen Nam Thanh	Member (Resigned on 17 April 2026)	44,000,000	-
Mr. Tran Anh Tuan	Member (Resigned on 17 April 2026)	124,000,000	162,000,000
Mr. Nguyen The Phong	Member (Resigned on 17 April 2026)	124,000,000	162,000,000
Ms. Do Thi Quynh An	Member	124,000,000	162,000,000
Total		<u>1,144,000,000</u>	<u>1,134,000,000</u>

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Notes to the financial statements (Continued)

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

<u>Name</u>	<u>Position</u>	<u>Accumulated from the beginning of the year to the end of the current period</u>	
		<u>Current year</u>	<u>Previous year</u>
Mr. Pham Anh Tuan	Chairperson (Appointed on 17 April 2026)		
	General Director (Resigned on 17 April 2026)	1,390,536,000	1,109,098,000
Mr. Le Xuan Sam	Vice General Director	1,130,142,261	962,483,963
Mr. Tran Anh Tuan	Vice General Director	1,105,145,000	889,903,000
Ms. Le Thi Giang	Vice General Director	1,103,645,000	752,961,000
Mr. Pham Tran Hung Thinh	Chief Accountant	872,721,000	735,000,000
Total		<u>5,602,189,261</u>	<u>4,449,445,963</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	1,145,500,000	897,500,000


TIEU THI CAM ANH
 Preparer


PHAM TRAN HUNG THINH
 Chief accountant


PHAM ANH TUAN
 Legal representative

Approved, 15 October 2026



