

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 363./SZB-TKCT

Dong Nai, August 13th 2025

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION
PORTAL OF THE STATE SECURITIES COMMISSION OF VIETNAM AND
THE HANOI STOCK EXCHANGE

To:

- State Securities Commission of Vietnam;
- Ha Noi Stock Exchange.

- Organization name: Sonadezi Long Binh Share Holding Company
- Stock code: SZB
- Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province.
- Tel: 0251 3834 700 Fax: 0251 3835 164
- E-mail: marketing@szb.com.vn
- Information Discloser: Mr. Nguyen Ba Chuyen – General Director
- Type of information disclosure:
 - ☒ Periodic
 - ☐ Extraordinary
 - ☐ 24h
 - ☐ Upon request

Content of the information disclosure: The financial statements have been reviewed for the six-month accounting period ended June 30th, 2025.

This information has been disclosed on the company website on August 13th 2025 at the following link: <https://szb.com.vn/vn/bao-cai-tai-chinh.html>.

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

*** Enclosed document:**

- The financial statements have been reviewed for the six-month accounting period ended June 30th, 2025 of Sonadezi Long Binh Shareholding Company;
- The Letter of Explanation of the fluctuation in Profit after corporate income tax.

Recipients:

- As above;
- Archived: Administrative Office, Company Secretary.

REPRESENTATIVE OF THE ORGANIZATION
GENERAL DIRECTOR



Nguyen Ba Chuyen

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 262./SZB-TKCT

Dong Nai, August13th..... 2025

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020, issued by the Ministry of Finance, providing guidelines on disclosure of information on the securities market, Sonadezi Long Bình Share Holding Company hereby discloses the reviewed financial statements for the six-month accounting period ended June 30th, 2025 to the Hanoi Stock Exchange as follows:

1. Organization name: Sonadezi Long Bình Share Holding Company

- Stock code: SZB
- Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province.
- Tel: 02513 834 700 Fax: 02513 835 164
- Email: marketing@szb.com.vn Website: www.szb.com.vn

2. Contents of disclosed information:

- The financial statements have been reviewed for the six-month accounting period ended June 30th, 2025
 - ☒ Separate Financial Statements (The listed company does not have subsidiaries, and the parent accounting entity has no subordinate units);
 - ☐ Consolidated financial statements (The listed company has subsidiaries);
 - ☐ Combined Financial Statements (The listed company has subordinate accounting units with independent accounting systems).
- Circumstances requiring explanation:
 - + The auditing organization provides a non-unqualified opinion on the financial statements (for audited FS):
 - ☐ Yes ☒ No
 - Explanation document provided in case of ticking yes:
 - ☐ Yes ☐ No
 - + The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited FS):

☐ Yes ☒ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

+ The profit after tax in the income statement of reporting period changes by 10% or more compared to the same period of the previous year?

☒ Yes ☐ No

Explanation document provided in case of ticking yes:

☒ Yes ☐ No

+ The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa?

☐ Yes ☒ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

This information has been disclosed on the company website on August 13th 2025 at the following link: <https://szb.com.vn/vn/bao-cai-tai-chinh.html>

3. Report on Transactions Valued at 35% or more of Total Assets in 2025.

In the case of the listed company having conducted transactions, the following details are required to be reported:

- Transaction Contents: None
- Proportion of Transaction Value to Total Asset Value (%) (based on the most recent financial statements): None
- Transaction Completion Date: None

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

Enclosed document:

- The financial statements have been reviewed for the six-month accounting period ended June 30th, 2025 of Sonadezi Long Binh Shareholding Company;
- The Letter of Explanation of the fluctuation in Profit after corporate income tax.

Recipients:

- As above;
- Archived: Administrative Office,
Company Secretary.

REPRESENTATIVE OF THE ORGANIZATION
GENERAL DIRECTOR



Nguyen Ba Chuyen

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

No.: 361/SZB-TCKT

Dong Nai, August 12th, 2025

Re: Explanation of the fluctuation in Profit
after corporate income tax

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

1. Listed Organization: Sonadezi Long Binh Share Holding Company
2. Listed Stock Code: SZB
3. Content: Sonadezi Long Binh Share Holding Company provides an explanation regarding the fluctuation in profit after corporate income tax in first 6 months in 2025, which changed by 10% or more compared to the report for the same period of the previous year:

Unit: VND

STT	Content	First 6 months 2025	First 6 months 2024	Difference Ratio
1	Revenue and other income	216,716,640,991	324,946,025,682	Decrease by 33.31%
2	Total expenses	125,135,435,224	144,115,597,004	Decrease by 13.17%
3	Profit after corporate income tax	73,153,762,764	147,435,237,435	Decrease by 50.38%

Revenue and other income decreased by 108,229,384,691 VND, equivalent to a 33.31% decrease compared to the same period; Cost of service rendered decreased by 14,932,321,334 VND, equivalent to a 12.04% decrease; Financial expenses and other expenses decreased by 381,072,230 VND, equivalent to a 20.48% decrease; Selling and administrative expenses decreased by 3,666,768,216 VND, equivalent to a 20.09% decrease, leading to a 50.38% decrease in profit after corporate income tax in first 6 months in 2025 compared to the same period in 2024.

Sonadezi Long Binh Share Holding Company reports this explanation to the State Securities Commission, Hanoi Stock Exchange, and shareholders for their information.

Sincerely./.

Recipient:

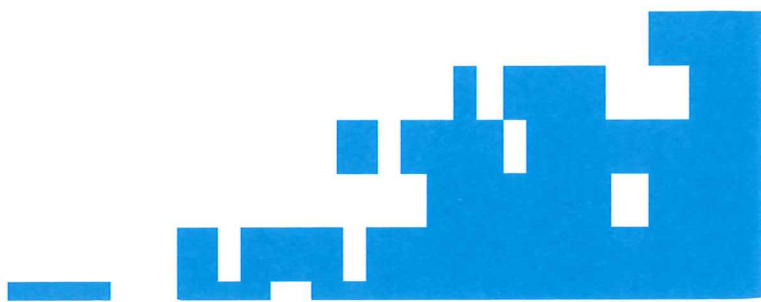
- As above;
- BOD Secretary (cooperate in information disclosure);
- Archived : Administrative Office, Finance and Accounting Department



Nguyen Ba Chuyen

**SONADEZI LONG BÌNH
SHARE HOLDING COMPANY**

REVIEWED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025



SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

MANAGEMENT'S REPORT

Management of Sonadezi Long Binh Share Holding 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 2025.

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:

<u>Full name</u>	<u>Position</u>
Ms. Luong Minh Hien	Chairman
Mr. Nguyen Ngoc Dai	Member
Mr. Pham Van Tinh	Member
Mr. Nguyen Ba Chuyen	Member
Mr. Tran Anh Tuan	Member

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

<u>Full name</u>	<u>Position</u>
Ms. Luu Thi Thuy Van	Head
Mr. Nguyen Cong Hieu	Member
Ms. Nguyen Kha Phuong Thu	Member

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

<u>Full name</u>	<u>Position</u>
Mr. Nguyen Ba Chuyen	General Director
Ms. Le Thi Kim Tuyen	Vice General Director

AUDITOR

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

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.

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

MANAGEMENT'S REPORT (CONTINUED)

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 2025 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,



Nguyễn Bá Chuyen
General Director

Dong Nai, 08 August 2025

RSM Vietnam

3A Floor, L'Mak The Signature Building
147-147Bis Hai Ba Trung Street
Vo Thi Sau Ward, District 3
Ho Chi Minh City, Vietnam

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No: 22/2025/SX-RSMHCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
Members of the Board of Directors
Members of Management
SONADEZI LONG BÌNH SHARE HOLDING COMPANY

We have reviewed the accompanying interim financial statements of Sonadezi Long Binh Share Holding Company prepared on 08 August 2025 as set out from page 05 to page 37, which comprise the statement of financial position as at 30 June 2025 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.

(See the next page)

THE POWER OF BEING UNDERSTOOD
ASSURANCE | TAX | CONSULTING

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2025	As at 01 Jan. 2025
A. CURRENT ASSETS	100		560,538,809,153	448,015,505,307
I. Cash and cash equivalents	110	4.1	185,894,103,451	254,975,301,936
1. Cash	111		25,894,103,451	20,975,301,936
2. Cash equivalents	112		160,000,000,000	234,000,000,000
II. Current financial investments	120		247,500,000,000	93,500,000,000
1. Held to maturity investments	123	4.2	247,500,000,000	93,500,000,000
III. Current account receivables	130		105,945,146,640	87,657,893,462
1. Trade receivables	131	4.3	28,153,869,971	19,460,146,035
2. Advances to suppliers	132	4.4	38,090,480,257	31,676,254,094
3. Other current receivables	136	4.5	40,414,691,155	37,235,388,076
4. Provision for doubtful debts	137		(713,894,743)	(713,894,743)
IV. Inventories	140		5,956,982,808	6,159,286,635
1. Inventories	141	4.6	5,956,982,808	6,159,286,635
V. Other current assets	150		15,242,576,254	5,723,023,274
1. Value added tax deductible	152	4.15	53,804,271	5,723,023,274
2. Tax and other receivables from the state budget	153	4.15	15,188,771,983	-
B. NON-CURRENT ASSETS	200		1,127,551,717,433	1,130,060,915,883
I. Non-current account receivables	210		89,623,016,855	89,623,016,855
1. Other non-current receivables	216	4.5	89,623,016,855	89,623,016,855
II. Fixed assets	220		391,604,730,367	402,303,590,999
1. Tangible fixed assets	221	4.7	361,796,024,802	371,995,894,712
Cost	222		1,000,212,452,845	992,238,143,646
Accumulated depreciation	223		(638,416,428,043)	(620,242,248,934)
2. Intangible fixed assets	227	4.8	29,808,705,565	30,307,696,287
Cost	228		94,561,110,266	94,561,110,266
Accumulated amortisation	229		(64,752,404,701)	(64,253,413,979)
III. Investment property	230	4.9	104,141,911,076	108,255,209,335
1. Cost	231		159,316,812,513	159,316,812,513
2. Accumulated depreciation	232		(55,174,901,437)	(51,061,603,178)
IV. Non-current assets in process	240		32,991,154,180	15,458,627,104
1. Construction in progress	242	4.10	32,991,154,180	15,458,627,104
V. Non-current financial investments	250		40,000,000,000	40,000,000,000
1. Investment in other entities	253	4.2	40,000,000,000	40,000,000,000
VI. Other non-current assets	260		469,190,904,955	474,420,471,590
1. Non-current prepayments	261	4.11	466,150,214,211	471,379,780,846
2. Deferred income tax assets	262	4.12	3,040,690,744	3,040,690,744
TOTAL ASSETS (270 = 100 + 200)	270		1,688,090,526,586	1,578,076,421,190

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2025

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2025	As at 01 Jan. 2025
C. LIABILITIES	300		946,550,714,016	899,460,371,384
I. Current liabilities	310		192,852,719,948	186,629,042,973
1. Trade payables	311	4.13	13,802,582,146	52,347,932,160
2. Advances from customers	312	4.14	60,174,541,913	14,023,333,594
3. Taxes and amounts payable to the state budget	313	4.15	19,227,790,209	7,156,754,410
4. Payables to employees	314	4.16	2,268,331,880	17,897,873,147
5. Accrued expenses	315	4.17	15,203,453,720	15,266,453,720
6. Current unearned revenue	318	4.18	32,197,956,929	30,759,891,720
7. Other current payables	319	4.19	15,835,469,594	21,196,824,809
8. Current loans	320	4.21	13,400,838,380	11,798,838,380
9. Bonus and welfare fund	322	4.20	20,741,755,177	16,181,141,033
II. Non-current liabilities	330		753,697,994,068	712,831,328,411
1. Non-current unearned revenue	336	4.18	687,019,001,616	658,893,156,602
2. Other non-current payables	337	4.19	16,442,171,732	15,699,768,182
3. Non-current loans	338	4.21	50,236,820,720	38,238,403,627
D. OWNER'S EQUITY	400		741,539,812,570	678,616,049,806
I. Equity	410	4.22	741,539,812,570	678,616,049,806
1. Owner's contributed capital	411		300,000,000,000	300,000,000,000
Ordinary shares carrying voting rights	411a		300,000,000,000	300,000,000,000
2. Share premiums	412		5,612,631,906	5,612,631,906
3. Investment and development fund	418		184,919,978,991	125,925,319,757
4. Retained earnings	421		251,007,201,673	247,078,098,143
Beginning accumulated retained earnings	421a		177,853,438,909	80,429,234,029
Retained earnings of the current year	421b		73,153,762,764	166,648,864,114
TOTAL RESOURCES (440 = 300 + 400)	440		1,688,090,526,586	1,578,076,421,190


 Nguyen Ba Chuyen
General Director

 Dang Hai Bang
Chief Accountant

 Hoang Thi Thanh Lien
Preparer

Dong Nai, 08 August 2025

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

Form B 02a - DN

INCOME STATEMENT

For the financial year ended 30 June 2025

Expressed in VND

ITEMS	Code	Notes	Current period	Previous Period
1. Revenue	1	4.23	207,236,326,549	317,347,865,540
2. Net revenue	10		207,236,326,549	317,347,865,540
3. Cost of sales	11	4.24	109,070,529,178	124,002,850,512
4. Gross profit	20		98,165,797,371	193,345,015,028
5. Finance income	21	4.25	8,766,753,475	6,582,374,918
6. Finance expense	22		1,473,187,773	1,860,401,098
<i>Of which, interest expense</i>	23		1,473,187,773	1,860,401,098
7. Selling expense	25		898,790,430	3,467,954,058
8. General and administrative expense	26	4.26	13,686,782,362	14,784,386,950
9. Operating profit	30		90,873,790,281	179,814,647,840
10. Other income	31		713,560,967	1,015,785,224
11. Other expense	32		6,145,481	4,386
12. Net other income	40		707,415,486	1,015,780,838
13. Accounting profit before tax	50		91,581,205,767	180,830,428,678
14. Current corporate income tax expense	51	4.28	18,427,443,003	33,395,191,243
15. Net profit after tax	60		73,153,762,764	147,435,237,435
16. Basic earnings per share	70	4.22.3	2,327	4,659
17. Diluted earnings per share	71	4.22.3	2,327	4,659



Nguyễn Ba Chuyen
General Director

Dang Hai Bang
Chief Accountant

Hoang Thi Thanh Lien
Preparer

Dong Nai, 08 August 2025

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

Form B 03a - DN

**CASH FLOW STATEMENT
(Indirect method)**

For the financial year ended 30 June 2025

Expressed in VND

ITEMS	Code	Notes	Current period	Previous Period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxation	01		91,581,205,767	180,830,428,678
2. Adjustment for:				
Depreciation and amortisation	02	4.27	22,786,468,090	20,827,551,925
Provisions	03		-	(1,065,703,916)
Gains/losses from investment	05	4.25	(8,766,753,475)	(6,582,374,918)
Interest expense	06		1,473,187,773	1,860,401,098
3. Operating profit /(loss) before adjustments to working capital	08		107,074,108,155	195,870,302,867
Increase or decrease in accounts receivable	09		(24,682,076,022)	(4,582,387,102)
Increase or decrease in inventories	10		202,303,827	1,082,291,315
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		62,767,645,769	(80,366,858,280)
Increase or decrease prepaid expenses	12		5,229,566,635	9,219,340,001
Interest paid	14		(1,493,053,704)	(2,023,292,603)
Corporate income tax paid	15	4.15	(6,096,810,220)	(27,631,978,892)
Other cash inflows from operating activities	16	4.20	10,530,000	2,700,000
Other cash outflows from operating activities	17	4.20	(5,679,915,856)	(5,982,809,596)
Net cash from operating activities	20		137,332,298,584	85,587,307,710
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other non-current assets	21		(71,655,937,501)	(18,987,470,715)
2. Loans to other entities and payments for purchase of debt instruments of other entities	23		(232,000,000,000)	(158,500,000,000)
3. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		78,000,000,000	91,300,000,000
4. Interest and dividends received	27		5,642,023,339	6,469,154,876
Net cash from investing activities	30		(220,013,914,162)	(79,718,315,839)

(See the next page)

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

Form B 03a - DN

CASH FLOW STATEMENT
(Indirect method)
For the financial year ended 30 June 2025

Expressed in VND

ITEMS	Code	Notes	Current period	Previous Period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	4.29	19,499,836,283	-
2. Repayment of borrowings	34	4.30	(5,899,419,190)	(5,899,419,190)
Net cash from financing activities	40		13,600,417,093	(5,899,419,190)
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	50		(69,081,198,485)	(30,427,319)
Cash and cash equivalents at beginning of year	60		254,975,301,936	272,213,726,840
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)	70		185,894,103,451	272,183,299,521



Nguyen Ba Chuyen
General Director

Dang Hai Bang
Chief Accountant

Hoang Thi Thanh Lien
Preparer

Dong Nai, 08 August 2025

SELECTED NOTES TO THE FINANCIAL STATEMENTS**1. CORPORATE INFORMATION****1.1. Structure of ownership**

Sonadezi Long Binh Share Holding Company (hereinafter referred to as "the Company") has been incorporated in accordance with:

- Decision No. 4391/QD-UBND dated 22 December 2008 granted by the Chairman of Dong Nai People's Committee on equitization from State-owned Enterprise - Sonadezi Industrial Park Service Enterprise under Development of Bien Hoa Industrial Park Company (now Sonadezi Corporation);
- Business Registration Certificate No. 3601867699 dated 01 July 2009 granted by the Planning and Investment Department of Dong Nai Province and other amended certificates thereafter with the latest one dated 06 May 2022.

On 04 December 2019, the Company was officially approved to register for listing of shares at the Hanoi Stock Exchange under Decision No. 41/UBCK-GPNY granted by the State Securities Commission with the security code SZB.

The charter capital as stipulated in the Business Registration Certificate is VND 300,000,000,000 as follows:

Investors	As at 30 Jun. 2025		As at 01 Jan. 2025	
	Amount (VND)	Percent (%)	Amount (VND)	Percent (%)
Sonadezi Corporation	138,670,000,000	46.22	138,670,000,000	46.22
Dong Nai Development Investment Fund	9,000,000,000	3.00	9,000,000,000	3.00
Other shareholders	152,330,000,000	50.78	152,330,000,000	50.78
Total	300,000,000,000	100.00	300,000,000,000	100.00

The Company's registered head office is at No.1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam.

The number of employees as at 30 June 2025 was 97 (31 December 2024: 95).

1.2. Business sector

Infrastructure business.

1.3. Operating industry and principal activities

The Company is principally engaged in:

- Industrial cleaning and specialized constructions: House, construction and landscape cleaning services;
- Installation of water supply and drainage systems, heating and air - conditioning systems (except electroplating, mechanical processing);
- Rental of machinery, equipment and other tangible items without operators;

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Demolition; Site preparation;
- Installation of electrical systems (except electroplating, mechanical processing);
- Installation of other construction systems (except electroplating, mechanical processing);
- Completion of construction projects;
- Other specialized construction activities;
- Real estate business, land use rights owned by the owner, user or lessee (Main) (only operate when meeting business conditions as prescribed by law and complying with Article 11 of the Law on Real Estate Trading No. 66/2014/QH13 dated 25 November 2014);
- Water exploitation, treatment and supply (only operate when meeting business conditions as prescribed by law);
- Collection of non-hazardous waste (not operate at headquarters, only operates when meeting the conditions prescribed by environmental laws and Circular No. 36/2015/TT-BTNMT dated 30 June 2015 granted by Ministry of Natural Resources and Environment on hazardous waste management, not store goods at headquarters, only operates when competent authority approves the location);
- Pollution treatment and other waste management activities (not operate at headquarters, only operate when approved by competent authorities and meeting the conditions prescribed by law);
- Rental of motor vehicles (only operates when meeting business conditions as prescribed by law);
- Landscape care and maintenance services;
- Freight transportation by road (only operates when meeting business conditions as prescribed by law);
- Drainage and waste-water treatment (not operate at headquarters, only operate when meeting business conditions according to regulations of law);
- Treatment and disposal of non-hazardous waste (not operate and store goods at the headquarters, only operate when competent authority approves the location and has sufficient conditions according to environmental laws and Circular No. 36/2015/TT-BTNMT, dated 30 June 2015 granted by Ministry of Natural Resources and Environment on hazardous waste management);
- Management consulting activities (except legal, financial, accounting, auditing, design, survey, and construction supervision consulting; only operate when meeting the prescribed business conditions);
- Construction of railway projects;
- Construction of road projects;
- Architectural activities and related technical consultancy (only operate when meeting business conditions as prescribed by law);
- Construction of residential and non-residential buildings;
- Construction of electrical projects;
- Construction of water supply and drainage projects;

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Construction of telecommunications and information communication projects;
- Construction of other public utility projects;
- Construction of hydraulic projects;
- Construction of mining projects;
- Construction of processing and manufacturing projects;
- Construction of other civil engineering projects;
- Residential cleaning.

2. BASIS OF PREPARATION

2.1. Accounting standards, 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, and prevailing accounting regulations in Vietnam.

The accompanying financial statements are not intended to present the financial position, financial performance, and cash flows in accordance with accounting principles and practices generally accepted in countries and districts other than Vietnam.

2.2. Forms of accounting records

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

2.3. Financial year

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

2.4. Reporting and functional currency

The Company maintains its accounting records in VND.

3. ACCOUNTING POLICIES

The accounting policies adopted to prepare the financial statements for the six-month period ended 30 June 2025 are consistent with those applicable to the 2024 financial statements.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD

4.1. Cash and cash equivalents

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Cash in hand	23,708,472	84,919,704
Cash at bank	25,870,394,979	20,890,382,232
Cash equivalents (*)	160,000,000,000	234,000,000,000
Total	<u>185,894,103,451</u>	<u>254,975,301,936</u>

(*) Representing time deposits with an original term of less than 03 months, interest rate from 4.2% to 4.6% per annum.

4.2. Financial investments

Current held to maturity investments represent time deposits with an original term from 06 to 12 months, interest rate from 4.5% to 5.6% per annum. In which, the time deposit in amount of VND 5.000.000.000 at Shinhan Bank Vietnam Limited - Bien Hoa Branch was mortgaged as loan security - Refer to Note 4.21.

Investment in other entities represents the investment in Sonadezi Binh Thuan Shareholding Company, analysed as follows:

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Carrying amount	40,000,000,000	40,000,000,000
Fair value	(*)	(*)
Provision	-	-

(*) At the reporting date, the Company did not determine fair values of this investment for disclosure in the separate 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 Corporate Accounting System. The fair values of this investment may differ from their carrying amounts.

4.3. Current trade receivables

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Trade receivables from related parties - Refer to Note 4.32	257,441,100	229,188,540
Pancera International Joint Stock Company	4,821,967,400	4,825,807,250
Chien You Vietnam Joint Stock Company	4,066,221,889	10,034,325
Other customers (*)	<u>19,008,239,582</u>	<u>14,395,115,920</u>
Total	<u>28,153,869,971</u>	<u>19,460,146,035</u>

(*) As at 30 June 2025, any component of trade receivables from other customers was less than 10% total current trade receivables.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
4.4. Current advances to suppliers

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Advances to related parties - Refer to Note 4.32	549,088,311	-
Land Fund Development Center of Vinh Cuu District, Dong Nai Province	26,875,171,194	24,912,723,694
Pham Khang Investment Construction Joint Stock Company	4,011,277,382	-
Other suppliers (*)	6,654,943,370	6,763,530,400
Total	38,090,480,257	31,676,254,094

(*) As at 30 June 2025, any component of advances to other suppliers was less than 10% total current advances to suppliers.

4.5. Other receivables

	As at 30 Jun. 2025 VND		As at 01 Jan. 2025 VND	
	Amount	Provisions	Amount	Provisions
Current:				
Deposit for related parties				
- Refer to Note 4.32 (a)	35,638,857,925		35,638,857,925	
Interest receivables	4,520,187,670	-	1,395,457,534	-
Provisional CIT on real estate business	140,233,337	-	140,233,337	-
Other receivables	115,412,223	-	60,839,280	-
Total	40,414,691,155	-	37,235,388,076	-

Non-current:

ICD Tan Cang - Long Binh Joint Stock Company (b)	89,623,016,855	-	89,623,016,855	-
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(a) Representing the deposit for land lease at Tan Duc Industrial Park according to Land Leasing Agreement No. 02/2024/TTh-SZT-KD dated 20 August 2024 and Appendix dated 20 December 2024.

(b) Representing the capital contribution for the business cooperation ICD Tan Cang - Long Binh under the Business Cooperation Contract No. 485/HD-ICDLB-SZB dated 21 September 2013, Appendix No. 485/HD-ICDLB-SZB/PL1 dated 08 May 2014, and Appendix No. 485/HD-ICDLB-SZB/PL2 dated 15 June 2015, between the Company and ICD Tan Cang - Long Binh Joint Stock Company for implementation of the investment project. This project involves the construction of a warehouse on ICD Tan Cang Long Binh's land, and the provision of warehousing and value-added services related to warehousing for 45 years from 21 September 2013. The total investment of project amounted to VND 323,409,000,000, with the Company's own capital of project amounting to VND 186,673,000,000. The Company has contributed 49% of the equity capital of the project. Until 30 June 2025, the investment capital of the project was recovered at VND 1,846,983,145, corresponding to the Company's capital contribution ratio.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.6. Inventories

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Cost	Provisions	Cost	Provisions
Tools and supplies	266,900,000	-	476,716,667	-
Work in progress	5,690,082,808		5,682,569,968	
Land use fees for Trang Bom residential area	5,022,450,000	-	5,022,450,000	-
Infrastructure costs for Trang Bom residential area	367,610,525	-	367,610,525	-
Compensation costs for Trang Bom residential area	261,107,516	-	261,107,516	-
Other costs	38,914,767	-	31,401,927	-
Total	5,956,982,808	-	6,159,286,635	-

(See the next page)

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.7. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:					
As at 01 Jan. 2025	655,534,969,426	29,435,669,962	301,097,957,554	6,169,546,704	992,238,143,646
Self-construction	2,175,925,926	-	5,734,543,273	63,840,000	7,974,309,199
As at 30 Jun. 2025	657,710,895,352	29,435,669,962	306,832,500,827	6,233,386,704	1,000,212,452,845
Accumulated depreciation:					
As at 01 Jan. 2025	408,698,554,485	9,193,692,593	196,438,078,596	5,911,923,260	620,242,248,934
Depreciation	11,301,761,648	1,611,878,460	5,155,915,949	104,623,052	18,174,179,109
As at 30 Jun. 2025	420,000,316,133	10,805,571,053	201,593,994,545	6,016,546,312	638,416,428,043
Net book value:					
As at 01 Jan. 2025	246,836,414,941	20,241,977,369	104,659,878,958	257,623,444	371,995,894,712
As at 30 Jun. 2025	237,710,579,219	18,630,098,909	105,238,506,282	216,840,392	361,796,024,802

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 378,780,361,458.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.8. Intangible fixed assets

Items	Land use rights VND	Software VND	Total VND
Cost:			
As at 01 Jan. 2025	94,378,489,156	182,621,110	94,561,110,266
As at 30 Jun. 2025	94,378,489,156	182,621,110	94,561,110,266
Accumulated amortisation:			
As at 01 Jan. 2025	64,070,792,869	182,621,110	64,253,413,979
Amortisation	498,990,722	-	498,990,722
As at 30 Jun. 2025	64,569,783,591	182,621,110	64,752,404,701
Net book value:			
As at 01 Jan. 2025	30,307,696,287	-	30,307,696,287
As at 30 Jun. 2025	29,808,705,565	-	29,808,705,565

The historical cost of intangible fixed assets fully depreciated but still in use totalled VND 34,434,543,199.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.9. Investment property held for lease

Items	As at 30 Jun. 2025 VND	Additions VND	As at 01 Jan. 2025 VND
Cost:			
Texchempack Factory (Lot X)	1,742,009,864	-	1,742,009,864
Texchempack Factory (Lot Y)	1,277,787,910	-	1,277,787,910
Vietnam Fatt Office Building	2,270,100,000	-	2,270,100,000
Vietnam Fatt Factory	10,064,815,590	-	10,064,815,590
Huekai Project	6,170,819,409	-	6,170,819,409
50m ³ Underground Water Tank			
Texchempack	68,080,841	-	68,080,841
Factory on 16A Street	6,858,015,652	-	6,858,015,652
Phillips Factory	9,549,943,771	-	9,549,943,771
Bluescope Expansion Factory	11,209,061,200	-	11,209,061,200
Factory on 19A Street - Phase 1	8,751,883,602	-	8,751,883,602
Factory on 19A Street - Phase 2	20,991,598,896	-	20,991,598,896
Factory No. 1 Thanh Phu Industrial Park	8,956,934,282	-	8,956,934,282
Factory No. 2 Thanh Phu Industrial Park	38,388,722,145	-	38,388,722,145
Factory No. 1 Chau Duc Industrial Park	33,017,039,351	-	33,017,039,351
Total	159,316,812,513	-	159,316,812,513
Accumulated depreciation:			
Texchempack Factory (Lot X)	1,620,751,148	47,038,388	1,573,712,760
Texchempack Factory (Lot Y)	668,913,224	31,944,698	636,968,526
Vietnam Fatt Office Building	2,022,876,781	54,938,494	1,967,938,287
Vietnam Fatt Factory	8,953,058,340	245,261,834	8,707,796,506
Huekai Project	6,170,819,409	-	6,170,819,409
50m ³ Underground Water Tank			
Texchempack	68,080,841	-	68,080,841
Factory on 16A Street	5,697,555,542	219,920,228	5,477,635,314
Phillips Factory	4,598,709,572	238,748,594	4,359,960,978
Bluescope Expansion Factory	4,901,360,890	296,710,274	4,604,650,616
Factory on 19A Street - Phase 1	3,702,853,870	218,797,090	3,484,056,780
Factory on 19A Street - Phase 2	5,809,558,660	524,789,974	5,284,768,686
Factory No. 1 Thanh Phu Industrial Park	4,676,064,881	222,709,749	4,453,355,132
Factory No. 2 Thanh Phu Industrial Park	3,393,146,287	1,141,100,382	2,252,045,905
Factory No. 1 Chau Duc Industrial Park	2,891,151,992	871,338,554	2,019,813,438
Total	55,174,901,437	4,113,298,259	51,061,603,178

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.9. Investment property held for lease (continued)

Items	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Net book value:		
Texchempack Factory (Lot X)	121,258,716	168,297,104
Texchempack Factory (Lot Y)	608,874,686	640,819,384
Vietnam Fatt Office Building	247,223,219	302,161,713
Vietnam Fatt Factory	1,111,757,250	1,357,019,084
Huekai Project	-	-
50m ³ Underground Water Tank	-	-
Texchempack	-	-
Factory on 16A Street	1,160,460,110	1,380,380,338
Phillips Factory	4,951,234,199	5,189,982,793
Bluescope Expansion Factory	6,307,700,310	6,604,410,584
Factory on 19A Street - Phase 1	5,049,029,732	5,267,826,822
Factory on 19A Street - Phase 2	15,182,040,236	15,706,830,210
Factory No. 1 Thanh Phu Industrial Park	4,280,869,401	4,503,579,150
Factory No. 2 Thanh Phu Industrial Park	34,995,575,858	36,136,676,240
Factory No. 1 Chau Duc Industrial Park	30,125,887,359	30,997,225,913
Total	104,141,911,076	108,255,209,335

The year-end net book value of investment property totalling VND 104,141,911,076 was pledged as loan security - Refer to Note 4.21.

The historical cost of investment property fully depreciated but still held for rental totalled VND 6,838,499,499.

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.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.10. Construction in progress

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Construction in progress:	32,991,154,180	11,769,027,104
Go Dau Industrial Park Project	7,337,306,849	8,599,750,008
Thanh Phu Industrial Park Project	24,863,056,609	2,599,517,361
Chau Duc Industrial Park Project	753,564,033	554,219,219
Bien Hoa 2 Industrial Park Project	19,874,486	15,540,516
Xuan Loc Industrial Park Project	17,352,203	-
Fixed assets acquisition	-	3,689,600,000
Total	32,991,154,180	15,458,627,104

4.11. Non-current repayments

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Compensation costs for site clearance for Thanh Phu industrial park project	351,463,893,063	351,387,655,995
Land rental prepayment at Tan Duc industrial park	46,626,424,350	47,137,048,546
Land rental prepayment at Chau Duc industrial park (*)	16,544,127,258	16,792,313,986
Land rental prepayment at Bien Hoa 2 industrial park	14,099,768,765	14,443,242,677
Land rental prepayment at Go Dau industrial park	12,954,322,860	13,270,501,004
Costs for receiving handover of Xuan Loc industrial park Equitization	3,451,530,451	3,507,200,297
Tools and consumable expenditure	622,297,732	732,795,007
Others	20,387,849,732	24,109,023,334
Total	466,150,214,211	471,379,780,846

(*) Land use right Certificates No. CV 844813 and CV 844814 at Chau Duc industrial park were pledged as collateral for non-current loan security at Shinhan Bank Vietnam Limited - Bien Hoa Branch - Refer to Note 4.21.

4.12. Deferred income tax assets

The amount related to deductible temporary differences arising from the additional land rent expense for the Go Dau Industrial Park for the period 2006 - 2015.

(See the next page)

SONADEZI LONG BINH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.13. Current trade payables**

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Amount	Payable amount	Amount	Payable amount
Trade payables to related parties - Refer to Note 4.32				
Tien Triet Company Limited	3,174,642,893	3,174,642,893	1,324,565,399	1,324,565,399
Other suppliers (*)	2,175,662,153	2,175,662,153	8,577,722,344	8,577,722,344
	8,452,277,100	8,452,277,100	42,445,644,417	42,445,644,417
Total	13,802,582,146	13,802,582,146	52,347,932,160	52,347,932,160

(*) As at 30 June 2025, any component of trade payables to other suppliers was less than 10% of the total current trade payables.

4.14. Current advances from customers

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
Mr. Mach Duc Dinh (*)				
Chang Shin Vietnam Company Limited	14,023,333,594	14,023,333,594	14,023,333,594	14,023,333,594
Other customers	6,556,745,316	-	-	-
	39,594,463,003	-	-	-
Total	60,174,541,913	60,174,541,913	14,023,333,594	14,023,333,594

(*) Representing advanced payments for the transferring a plot of land at Trang Bom residential area which is in the process of completing legal procedures for handover.

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.15. Taxes and amounts receivable from/payable to the state budget**

	As at		Incurred		Deductible		As at	
	30 Jun. 2025	VND	30 Jun. 2025	VND	30 Jun. 2025	VND	01 Jan. 2025	VND
Value added tax deductible		53,804,271		6,928,628,191		(12,597,847,194)		5,723,023,274
	As at 30 Jun. 2025		Movements in the period		As at		01 Jan. 2025	
	VND		VND		VND		VND	
	Receivable	Payable	Payable	Paid	Deducted			
Value added tax	-	591,350,206	22,351,829,330	(9,162,631,930)	(12,597,847,194)		-	
Corporate income tax	-	18,427,443,003	18,427,443,003	(6,096,810,220)	-		6,096,810,220	
Personal income tax	-	208,997,000	2,148,764,866	(2,999,712,056)	-		1,059,944,190	
Land rental charges	15,188,771,983	-	6,481,167,248	(21,669,939,231)	-		-	
Fees, charges and other payables	-	-	126,080,000	(126,080,000)	-		-	
Total	15,188,771,983	19,227,790,209	49,535,284,447	(40,055,173,437)	(12,597,847,194)		7,156,754,410	

4.16. Payables to employees

Representing the salary funds payable to employees as at 30 June 2025.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
4.17. Current accrued expenses

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Accrued land rental at Go Dau industrial park	15,203,453,720	15,203,453,720
Accrued other expenses	-	63,000,000
Total	15,203,453,720	15,266,453,720

4.18. Unearned revenue

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Unearned revenue from land leasing and premises usage fees:		
Bien Hoa 2 industrial park	14,410,628,947	12,972,563,738
Thanh Phu industrial park	8,627,758,790	8,627,758,790
Go Dau industrial park	8,382,142,722	8,382,142,722
Xuan Loc industrial park	777,426,470	777,426,470
Total	32,197,956,929	30,759,891,720
Non-current:		
Unearned revenue from land leasing and premises usage fees:		
Bien Hoa 2 industrial park	235,363,504,738	202,177,336,442
Thanh Phu industrial park	243,917,216,284	244,394,978,222
Go Dau industrial park	184,309,043,882	188,500,115,242
Xuan Loc industrial park	23,429,236,712	23,820,726,696
Total	687,019,001,616	658,893,156,602

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.19. Other payables**

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Deposits from related parties - Refer to Note 4.32	-	2,029,500
Deposits for land lease	10,046,611,800	17,046,611,800
Deposits for factory lease	4,800,000,000	2,963,000,000
Deposits for suppliers	80,543,640	372,361,033
Deposits for office lease	203,300,000	282,703,550
Other payables	705,014,154	530,118,926
Total	15,835,469,594	21,196,824,809
Non-current:		
Deposits from related parties - Refer to Note 4.32	95,000,000	95,000,000
Deposits for factory lease	15,249,518,182	14,586,518,182
Deposits for office lease	597,653,550	518,250,000
Deposits for land lease	500,000,000	500,000,000
Total	16,442,171,732	15,699,768,182

4.20. Bonus and welfare fund

	Current period VND	Previous period VND
Beginning balance	16,181,141,033	15,981,020,493
Distribution in the period	10,230,000,000	9,989,154,610
Other increase	10,530,000	83,488,236
Using in the period	(5,679,915,856)	(5,982,809,596)
Ending balance	20,741,755,177	20,070,853,743

(See the next page)

SONADEZI LONG BINH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.21. Loans

Loans are analysed as follows:

Current:

	As at 30 Jun. 2025		Movements in the period		As at 01 Jan. 2025	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
	VND	VND	VND	VND	VND	VND
Dong Nai Province						
Development Investment Fund	4,062,000,000	4,062,000,000	2,031,000,000	2,031,000,000	4,062,000,000	4,062,000,000
Dong Nai Province						
Environmental Protection Fund	4,524,000,000	4,524,000,000	2,262,000,000	2,262,000,000	4,524,000,000	4,524,000,000
Shinhan Bank Vietnam Limited						
- Bien Hoa Branch	3,212,838,380	3,212,838,380	1,606,419,190	1,606,419,190	3,212,838,380	3,212,838,380
Joint Stock Commercial Bank						
for Foreign Trade of Vietnam -						
Bien Hoa Branch	1,602,000,000	1,602,000,000	1,602,000,000	-	-	-
Total	13,400,838,380	13,400,838,380	7,501,419,190	5,899,419,190	11,798,838,380	11,798,838,380

Non-current:

Dong Nai Province						
Development Investment Fund	17,158,000,000	17,158,000,000	-	2,031,000,000	19,189,000,000	19,189,000,000
Dong Nai Province						
Environmental Protection Fund	355,322,500	355,322,500	-	2,262,000,000	2,617,322,500	2,617,322,500
Shinhan Bank Vietnam Limited						
- Bien Hoa Branch	19,864,614,437	19,864,614,437	5,038,952,500	1,606,419,190	16,432,081,127	16,432,081,127
Joint Stock Commercial Bank						
for Foreign Trade of Vietnam -						
Bien Hoa Branch	12,858,883,783	12,858,883,783	14,460,883,783	1,602,000,000	-	-
Total	50,236,820,720	50,236,820,720	19,499,836,283	7,501,419,190	38,238,403,627	38,238,403,627

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Details of loans are as follows:

▪ Loans from Dong Nai Province Development Investment Fund:

(i) Credit line:	VND 10,000,000,000
Loan term:	90 months starting from the principal repayment date of March 2020
Interest rate:	7.5%/year
Purpose:	Investment in the expansion of factory rental on 19A Street - Phase 2.
Mortgage:	Phillips factory, factory on 19A Road - phase 1 and factory on 19A Road - phase 2 - Refer to Note 4.9.
(ii) Credit line:	VND 25,000,000,000
Loan term:	120 months starting from the principal repayment date of March 2023.
Interest rate:	7.5%/year
Purpose:	Investment in the construction of factory rental No. 2 - Thanh Phu industrial park.
Mortgage:	Factory No. 1 Thanh Phu Industrial Park - Refer to Note 4.9.

▪ Loans from Dong Nai Province Environmental Protection Fund:

Credit line:	VND 20,338,000,000
Loan term:	60 months from the date of the first loan disbursement.
Interest rate:	2.6%/year
Purpose:	Investment in the wastewater treatment plant at Xuan Loc Industrial Park.
Mortgage:	Guarantee from the Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Dong Nai Branch.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

▪ Loans from Shinhan Bank Vietnam Limited - Bien Hoa Branch:

(i) Credit line: VND 24,815,000,000

Loan term:

Interest rate:

84 months from the date of the first loan disbursement.

9.0%/year fixed for 12 months from the date of the first loan disbursement, the interest rate will be adjusted thereafter corresponding to each loan disbursement and determined by reference interest rate plus a margin of 2.0%/year, adjusted every 6 months until the end of the loan term.

Purpose:

Mortgage:

Investment in the construction of factory rental No. 1 - Chau Duc Industrial Park.

Land use rights and factory No. 1 - Chau Duc Industrial Park will be formed in the future on a land area of 45,520.5 m²

- Refer to Note 4.9 and 4.10.

(ii) Credit line: VND 231,160,000,000

Loan term:

Interest rate:

96 months from the date of the first loan disbursement.

6.68%/year, the interest rate will be adjusted every 3 months and determined by the reference interest rate plus a margin of 2.2%/year throughout the loan term.

Purpose:

Mortgage:

Compensation for site clearance and investment in the construction of infrastructure at Thanh Phu Industrial Park.

- Contract of term deposits No. 703-008-825227 - Refer to Note 4.2;

- All property rights arising from land sublease and infrastructure usage contracts at Thanh Phu Industrial Park with Chang Shin Vietnam Company Limited.

▪ Loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bien Hoa Branch:

Credit line: VND 33,987,500,000

Loan term:

Interest rate:

60 months from the date of the first loan disbursement.

5.1%/ year fixed for 12 months from the date of the first loan disbursement, the interest rate will be adjusted thereafter to the Bank's listed 12-month personal lending rate plus 2.2%/year and revised every 3 months until the end of the loan term.

Purpose:

Mortgage:

Payment of construction costs for wastewater treatment facilities at Thanh Phu Industrial Park and Go Dau Industrial Park.

Lease factory on 3A Street in Bien Hoa 2 Industrial Park and lease factory No. 2 in Thanh Phu Industrial Park.

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SONADEZI LONG BINH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.22. Changes in owner's equity

	Items of owner's equity				Total VND
	Owners' contributed capital VND	Capital surplus VND	Development investment fund VND	Retained earnings VND	
As at 01 Jan. 2024	300,000,000,000	5,612,631,906	114,288,701,318	171,055,007,078	590,956,340,302
First six months of previous year's profits	-	-	-	147,435,237,435	147,435,237,435
Distribution capital funds	-	-	11,636,618,439	(11,636,618,439)	-
Distribution bonus and welfare fund	-	-	-	(9,989,154,610)	(9,989,154,610)
As at 30 Jun. 2024	300,000,000,000	5,612,631,906	125,925,319,757	296,864,471,464	728,402,423,127
Last six months of previous year's profits	-	-	-	49,213,626,679	49,213,626,679
Dividends	-	-	-	(99,000,000,000)	(99,000,000,000)
As at 01 Jan. 2025	300,000,000,000	5,612,631,906	125,925,319,757	247,078,098,143	678,616,049,806
Current period's profits	-	-	-	73,153,762,764	73,153,762,764
Distribution capital funds (*)	-	-	58,994,659,234	(58,994,659,234)	-
Distribution bonus and welfare fund (*)	-	-	-	(10,230,000,000)	(10,230,000,000)
As at 30 Jun. 2025	300,000,000,000	5,612,631,906	184,919,978,991	251,007,201,673	741,539,812,570

(*) The distribution of capital funds and bonus and welfare fund was carried out according to Resolution of the 2025 Annual General Meeting of Shareholders No. 15/NQ-DHDCD-SZB dated 10 April 2025.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.22.1. Details of owners' equity

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Sonadezi Corporation	138,670,000,000	138,670,000,000
Dong Nai Development Investment Fund	9,000,000,000	9,000,000,000
Other shareholders	152,330,000,000	152,330,000,000
Total	300,000,000,000	300,000,000,000

4.22.2. Shares

	As at 30 Jun. 2025	As at 01 Jan. 2025
Number of ordinary shares registered for issue	30,000,000	30,000,000
Number of ordinary shares sold to public	30,000,000	30,000,000
Number of ordinary shares outstanding	30,000,000	30,000,000

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

4.22.3. Basic earnings per share

	Current period VND	Previous period VND
Profit or loss after tax attributable to ordinary shareholders	73,153,762,764	147,435,237,435
Adjusted for distribution to bonus and welfare fund (*)	(3,350,442,335)	(7,666,632,347)
Earnings for the purpose of calculating basic and diluted earnings per share	69,803,320,429	139,768,605,088
Weighted average number of ordinary shares outstanding during the period	30,000,000	30,000,000
Basic earnings per share and diluted earnings per share	2,327	4,659

(*) At the date of the financial statements, bonus and welfare fund this period estimated based on the expected distribution rate of profit after-tax was 4.58% of profit after tax according to Resolution of the 2025 Annual General Meeting of Shareholders No. 15/NQ-DHDCCD-SZB dated 10 April 2025.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
4.23. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Revenue from land leasing, infrastructure business	142,243,044,519	133,859,587,934
Revenue from transferring land lease rights	-	108,391,432,320
Revenue from trading clean water	38,566,285,100	40,119,609,500
Revenue from leasing office, factory, and wastewater treatment plant	26,426,996,930	20,694,498,024
Revenue from BCC - ICD warehouse	-	14,282,737,762
Total	207,236,326,549	317,347,865,540

Of which, revenue from selling goods and rendering services to related parties - Refer to Note 4.32

	4,947,729,162	4,745,615,910
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Revenue from selling goods and rendering services in current period decreased nearly 35%, primarily due to the revenue generated from transferring land lease rights at Chau Duc industrial park in previous period.

4.24. Cost of sales

	Current period VND	Previous period VND
Cost of leasing land, infrastructure business	61,877,728,082	56,603,491,345
Cost of transferring land lease rights	-	21,535,517,853
Cost of trading clean water	37,723,657,788	38,378,420,011
Cost of leasing offices, factories, and wastewater treatment plant	9,469,143,308	7,485,421,303
Total	109,070,529,178	124,002,850,512

4.25. Finance income

Representing interest income during the period.

4.26. General and administrative expense

	Current period VND	Previous period VND
Employee expense	2,341,469,385	2,833,843,534
Stationery expense	398,515,053	453,113,084
Depreciation expense	1,644,049,071	1,537,015,503
Taxes, charges, and fees	4,000,000	4,000,000
Reversal of provision for doubtful debts	-	(1,065,703,916)
Service expense	8,353,129,192	10,098,154,985
Sundry expenses	945,619,661	923,963,760
Total	13,686,782,362	14,784,386,950

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.27. Production and business costs by element

	Current period VND	Previous period VND
Employee expense	9,016,269,134	18,685,749,430
Depreciation expense	22,786,468,090	20,827,551,925
Reversal of provision for doubtful debts	-	(1,065,703,916)
Service expense	90,512,742,872	97,484,355,197
Other expenses	1,348,134,714	4,849,030,902
Total	123,663,614,810	140,780,983,538

4.28. Current corporate income tax expense

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

	Current period VND	Previous period VND
Accounting profit before taxation for the period	91,581,205,767	180,830,428,678
Add: Adjustments according to CIT law	556,009,247	428,265,297
Taxable income from business activities	92,137,215,014	181,258,693,975
Less: Tax-exempted income (*)	-	(14,282,737,762)
Taxable income	92,137,215,014	166,975,956,213
Current CIT rate	20%	20%
Current CIT expense for the period	18,427,443,003	33,395,191,243

The adjustments for the increases in the taxable income are mainly non-tax-deductible items as regulated by CIT law.

(*) Tax-exempted income represents the profit distributed from business cooperation contracts.

4.29. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	19,499,836,283	-

4.30. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	(5,899,419,190)	(5,899,419,190)

SONADEZI LONG BINH SHARE HOLDING COMPANY

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.31. Segment reporting

For management purposes, the Company divides its operations into key segments based on following business sectors:

- Leasing: land, office, factory, and industrial park infrastructure leasing;
- Trading clean water;
- Others.

For the six-month period ended 30 June 2025:

	<u>Leasing</u>		<u>Trading clean water</u>		<u>Others</u>		<u>Total</u>	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
Revenue from external customers	168,670	262,945	38,566	40,120	-	14,283	207,236	317,348
Result								
Segment result	97,323	177,321	843	1,741	-	14,283	98,166	193,345
Unallocated expenses							(14,586)	(18,252)
Other unallocated profits							707	1,015
Profit before tax, finance income and finance expenses								
Financial income							84,287	176,108
Financial expense							8,767	6,582
Profit before tax							(1,473)	(1,860)
Income tax expense							91,581	180,830
							(18,427)	(33,395)
Profit after tax							73,154	147,435

Currency: Million VND



SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Other information

	Leasing		Trading clean water		Others		Currency: Million VND	
	As at 30 Jun. 2025	As at 01 Jan. 2025	As at 30 Jun. 2025	As at 01 Jan. 2025	As at 30 Jun. 2025	As at 01 Jan. 2025	As at 30 Jun. 2025	As at 01 Jan. 2025
Unallocated assets							1,688,091	1,578,076
Unallocated liabilities							946,551	899,460
	Leasing		Trading clean water		Others		Total	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
Cost of purchasing assets							(71,656)	(18,987)
Depreciation expense							22,786	20,828

There is no segment reporting according to the geographical area as the operation of the Company is only in Vietnam, so there is no difference in risk and economic benefits which are necessary to be disclosed.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.32. Related parties

<u>List of related parties</u>	<u>Relationship</u>
1. Sonadezi Corporation	Parent company
2. Dong Nai Port Joint Stock Company	Fellow subsidiary
3. Sonadezi College of Technology and Management	Fellow subsidiary
4. Sonadezi Service Joint Stock Company	Fellow subsidiary
5. Sonadezi Giang Dien Shareholding Company	Fellow subsidiary
6. Sonadezi Security Service Company Limited	Fellow subsidiary
7. Sonadezi Environment Joint Stock Company	Fellow subsidiary
8. Dong Nai Water Joint Stock Company	Fellow subsidiary
9. Sonadezi Chau Duc Shareholding Company	Fellow subsidiary
10. Sonadezi Binh Thuan Shareholding Company	Fellow subsidiary
11. The Board of Directors, management, the Supervisory Committee and Chief Accountant	Key management personnel

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

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Current trade receivables:		
Dong Nai Port Joint Stock Company	224,186,550	188,133,540
Sonadezi College of Technology and Management	33,254,550	41,055,000
Total - Refer to Note 4.3	257,441,100	229,188,540
Current advance to suppliers - Refer to Note 4.4:		
Sonadezi Service Joint Stock Company	549,088,311	-
Current other receivables - Refer to Note 4.5:		
Sonadezi Binh Thuan Shareholding Company	35,638,857,925	35,638,857,925
Current trade payables:		
Dong Nai Water Joint Stock Company	2,415,236,405	-
Sonadezi Security Service Company Limited	693,110,000	702,315,688
Sonadezi Service Joint Stock Company	64,312,618	613,868,911
Sonadezi Chau Duc Shareholding Company	1,983,870	-
Total - Refer to Note 4.13	3,174,642,893	1,316,184,599

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Non-current deposit:		
Sonadezi Binh Thuan Shareholding Company	95,000,000	95,000,000
During the reporting period, the Company has had related party transactions as follows:		
	Current period VND	Previous period VND
Sale of goods:		
Sonadezi Service Joint Stock Company	3,304,304,832	3,298,745,256
Dong Nai Port Joint Stock Company	1,195,394,600	1,002,709,600
Sonadezi College of Technology and Management	227,113,500	239,384,000
Sonadezi Binh Thuan Shareholding Company	220,916,230	204,777,054
Total - Refer to Note 4.23	4,947,729,162	4,745,615,910
Purchase of goods and services:		
Dong Nai Water Joint Stock Company	26,451,297,750	28,261,685,540
Sonadezi Security Service Co., Ltd	3,963,842,127	3,828,270,494
Sonadezi Services Joint Stock Company	640,755,687	614,201,738
Sonadezi Environment Joint Stock Company	44,000,000	36,845,000
Sonadezi Chau Duc Shareholding Company	8,495,600	716,474,340
Sonadezi Giang Dien Shareholding Company	-	210,000,000
Sonadezi College of Technology and Management	-	6,750,000
Total	31,108,391,164	33,674,227,112

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors ("BOD") are as follows:

<u>Full name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Ms. Luong Minh Hien	Chairperson of the BOD	130,740,741	177,000,000
Mr. Nguyen Ngoc Dai	Member of the BOD	104,592,593	142,000,000
Mr. Pham Van Tinh	Member of the BOD	104,592,593	142,000,000
Mr. Nguyen Ba Chuyen	Member of the BOD (appointed on 28 March 2024)	90,444,444	24,000,000
Mr. Tran Anh Tuan	Member of the BOD (appointed on 28 March 2024)	90,444,444	24,000,000
Mr. Tran Thanh Hai	Member of the BOD (resigned on 28 March 2024)	14,148,148	118,000,000
Mr. Pham Anh Tuan	Member of the BOD (resigned on 28 March 2024)	14,148,148	118,000,000
Total		549,111,111	745,000,000

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

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Nguyen Ba Chuyen	General Director	410,248,532	500,056,274
Ms. Le Thi Kim Tuyen	Vice General Director	308,682,132	356,990,071
Mr. Dang Hai Bang	Chief Accountant	346,645,868	400,260,681
Total		1,065,576,532	1,257,307,026

Remunerations and salaries of the Supervisory Committee are as follows:

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Ms. Luu Thi Thuy Van	Head	307,846,349	354,718,186
Mr. Nguyen Cong Hieu	Member	52,296,296	70,300,000
Ms. Nguyen Kha Phuong Thu	Member	52,296,296	70,300,000
Total		412,438,941	495,318,186

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.33. Comparative figures**

The following comparative figures have been restated:

Income statement (excerpted):

	Previous period VND (Reclassified)	Previous period VND (As previously reported)
Basic earnings per share and diluted earnings per share	4,659	4,628

The re-statement of the above comparative figures is due to the Company adjusting the welfare bonus fund temporarily deducted in the previous report according to the approved amount in Resolution No. 15/DHDCD-SZB of the 2025 Annual General Meeting of Shareholders dated 10 April 2025.

4.34. Events after the end of the reporting period

There were no significant events arising after the end of the reporting period to the date of the financial statements.



Nguyen Ba Chuyen
General Director

Dang Hai Bang
Chief Accountant

Hoang Thi Thanh Lien
Preparer

Dong Nai, 08 August 2025