

**JOINT STOCK COMPANY
INVESTING IN SAO THAI DUONG**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

No. 30.9/02/SJF-TCKT

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Hanoi, September 30, 2025

*Re: Explanation related to the semi-annual
financial statements for the year 2025
(Consolidated Company)*

**To : State Securities Commission
Hanoi Stock Exchange**

1. Company name: **Sao Thai Duong Investment Joint Stock Company**
2. Stock code: **SJF**
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5. Information disclosure person: Bui Thi Ngoc Huyen
6. Contents of information disclosure:

Pursuant to Circular No. 96/2020/TT-BTC/TT-BTC dated October 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market; explanation when the profit after corporate income tax in the report on business results in the announced period changes by 10% or more compared to the report of the same period last year.

Our company would like to explain in detail as follows:

I. Explanation of the difference in after-tax profit before and after audit on the Business Results Sheet:

1. Profit after tax before audit: (6,051,706,433) VND
2. Profit after tax after audit: (25,963,959,593) VND

Reason:

- Profit after tax after the audit increased compared to before the audit because the unit had to set aside additional provisions for bad debts and increased foreign exchange losses at the time of audit.



II. Explanation of the difference in after-tax profit after audit compared to the same period last year changed by 10% or more:

Order Number	Explain	Semi-annual figures for 2024	Semi-annual figures for 2025	Increase/Decrease (%)
1	Turnover	34.496.325.497	20.955.280.419	40% Off
2	Cost	38.337.973.520	26.864.175.005	30% Off
3	Gross profit	(3.841.648.023)	(5.908.894.586)	Up 135%
4	Profit after tax	(16.535.992.302)	(25.963.959.593)	Up 137%

The reason for the increase in profit after tax compared to the same period last year: Because the unit had to supplement the appropriation of receivables, investments of subsidiaries led to an increase in profit and loss.

III. Explanation of rejections in the consolidated company's 2025 semi-annual financial statements:

1. On 30/06/2025 and 01/01/2025, as stated in Notebook No. 4.10 - "Long-term Financial Investment" on the Notes to Financial Statements, the Company has made an assessment and considered that the investment in Tona Investment and Construction Joint Stock Company with a value of VND 147,000,000,000 is unlikely to obtain economic benefits in the future. Accordingly, the Company has set aside 100% of the value of this investment. We were unable to gather sufficient audit evidence to assess the appropriateness of this investment and its impact on other indicators presented in the accompanying interim Separate Financial Statements.

Explanation: The company has a plan to divest its investment capital and is looking for partners to transfer shares.

2. As of 30/06/2025 and 01/01/2025, the investment in the subsidiary of staBOO Invest Vietnam Joint Stock Company in the amount of VND 200,000,000,000, we have not collected appropriate audit evidence

to assess whether it is necessary to set aside provisions for this investment as well as their effects on other indicators presented in the Financial Statements especially in the middle of the year.

Explanation: This investment invests in a subsidiary to implement the project in Thanh Hoa and will be feasible when the project is put into use.

3. As presented in Explanation No. 4.2 - "Short-term customer receivables" on the separate accounting balance sheet for the interim year, on 30/06/2025 and 01/01/2025, the Company has conducted a prudent assessment and considered that the short-term receivables of Dinh Vu Fertilizer Development Joint Stock Company with a receivable value of 59,740,825,000 VND are difficult to recover. Accordingly, the Company has set aside a provision for bad debts for all of this amount. We are unable to gather sufficient appropriate audit evidence to assess the value of these receivables and the appropriation of these bad debt provisions and their impact on other indicators presented in the accompanying interim financial statements.

Explanation: The recovery of the above debt faces many difficulties because the unit has a time to suspend business and rotate personnel, so it has not been able to contact and work to recover the above debts.

4. As of 30/06/2025, on the items "Receivables for short-term loans" and "Other short-term receivables" on the Company's interim separate financial statements, including short-term loans without collateral for Cat Tuong Thien Tan Lac Joint Stock Company with the following amounts: 120,800,000,000 VND (as of 01/01/2025, the amount: 120,800,000,000 VND) and the corresponding amount of loan interest receivable up to the time of issuance of the uncollected report is 33,424,964,385 VND (as of 01/01/2025, the amount: 28,632,679,452 VND). We are unable to gather sufficient appropriate audit evidence as a basis for assessing the recoverability and bad debt provisions to be set aside and their impact on other indicators presented in the accompanying interim financial statements.

Explanation: The company has met and contacted many times to recover the above debts, but due to the business situation at Cat Tuong Thien Tan Lac Joint Stock Company is not positive, the revenue is low and there is no source of payment, so the debt recovery has not been resolved so far.

5. On 30/06/2025 and 01/01/2025, the item "Other long-term payables" includes the receipts of land deposits for the construction project "Thanh Hoa OSB Bamboo Board Factory" and the project "Development of raw material areas" with the amount of VND 9,800,000,000. We have not obtained appropriate audit evidence to assess these payables and their effects on other indicators presented in the accompanying Separate Interim Financial Statements.

Explanation: Previously, Thanh Hoa OSB Bamboo Board Factory" and the project "Development of raw material areas are in the transfer stage and have not completed the procedures. Currently, it is gradually operating, we will add documents as soon as possible.

6. In 2024, the Company will have non-warehousing construction material trading activities with sales revenue and cost of goods sold at VND 37,651,021,000 and VND 36,967,693,000, respectively, accounting for 98.9% of the Company's total revenue and 99.9% of the Company's total cost in the year, bringing a gross profit of VND 1,080,146,009 to the Company. The balance of debts receivable to customers and sellers related to this transaction as of 30/06/2025 is 7,135,243,000 VND and 8,510,537,380 VND respectively (as of 01/01/2025, 7,135,243,000 VND and 9,400,537,380 VND, respectively). Given the documents provided and the audit procedures performed, we are unable to make an assessment of the revenue, cost and gross profit recorded in 2024, the aforementioned receivables and payables balances as well as the impact (if any) on the relevant items presented in the enclosed interim financial statements follow.

Explanation: Revenue and cost price in the year have been fully documented, but due to debts that have not been fully recovered by the time of audit, the Company will complete the above debts.

7. On 30/06/2025, StaBOO Invest Vietnam Joint Stock Company monitored the loans to individuals in the amount of VND 36,030,000,000, the above loans were transacted in cash and had no collateral. By alternative procedures, we cannot assess the existence of the above transactions, the existence of the debt as of 30/06/2025 as well as the recoverability of the above debt. Therefore, we are unable to determine whether it is necessary to adjust the balance of the above debt as well as the corresponding provisions (if any) and their impact on other indicators on the consolidated financial statements

Explanation: The company will provide additional documents

8. As of 30/06/2025, the item "Other short-term receivables" includes: Advance balance at subsidiaries in the amount of VND 230,223,743,909 (as of January 1, 2025, it is VND 222,626,777,657). By the time of making these financial statements, we have not been provided with documents and confirmed the debts of these subjects, by alternative procedures we cannot assess the existence and recoverability of these advances, therefore we cannot determine whether it is necessary to adjust these figures and estimate the the corresponding division (if any) as well as its effect on other items on the consolidated financial statements.

Explanation: The company is checking documents and recovering advances according to the documents submitted for payment.

9. On 30/06/2025 and 01/01/2025, the Company is making provisions for other long-term receivables for the amount of business cooperation in the ecological bamboo project in the amount of VND 101,500,000,000 (The original price of receivables is VND 101,500,000,000). We are unable to gather sufficient audit evidence to assess whether the provision for long-term receivables is appropriate and their impact on other indicators presented in the accompanying interim consolidated financial statements.

Explanation: Due to the unsatisfactory business results at the cooperating unit, the above amount has not been settled according to the appropriate plan.

10. As of 30/06/2025, the inventory balance of BWG Mai Chau Joint Stock Company is VND 32,291,317,596 and the balance of inventory depreciation reserve is VND 27,387,736,420, at the time of 30/06/2025, we have not been appointed as an auditor for the company, so we cannot participate in witnessing the inventory and we have not been provided with records. it is related to the provision for inventory price reduction of the unit. We have also implemented alternative procedures, however, we do not have sufficient grounds to comment on the existence of the inventory item and the accuracy of the corresponding inventory depreciation provision and its effect (if any) on other items on the interim consolidated financial statements.

Explanation: Due to the time of inventory before the time the audit unit is appointed, the inventory at the unit has not been directly witnessed by the audit unit.

11. As of 30/06/2025, we have not been provided with documents and reconciled debts related to the buyer's short-term advance payment at BWG Mai Chau Joint Stock Company of the following subjects: Resort Resource Inc.,; Alberta Ltd and Forest Products Distributors, Inc., with a total amount of VND 21,835,714,096 (as at 01/01/2025 was VND 7,445,845,965) by alternative procedures, we are unable to assess the existence of the above liabilities nor their effect (if any) on other items on the consolidated financial statements.

Explanation: Due to the long rotation of personnel and documents, the provision of documents is lacking and takes a long time. The company will try to make arrangements to complete and supplement the missing documents at the request of the audit unit.

We commit that the information published above is true and fully responsible for the content of the announcement.

Respect!

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- As dear to you;
- Save the disclosure.

Legal Representative



CHỦ TỊCH HĐQT
Nguyễn Trí Thiện