

## DISCLOSURE OF FINANCIAL STATEMENTS

To: The State Securities Commission of Viet Nam;  
The Ha Noi Stock Exchange.

Pursuant to Clauses 3 and 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance providing guidance on information disclosure in the securities market, Sonadezi Giang Dien Joint Stock Company discloses its Quarter I/2026 financial statements to the Hanoi Stock Exchange as follows:

### 1. Name of organization:

- Stock symbol: SZG
- Address: Floor 1, No. 1, Street 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province
- Telephone: (0251) 38333 88      Fax: (028) (0251) 38333 99
- Email: szg@sonadezi-giangdien.vn
- Website: <http://www.sonadezi-giangdien.vn/>

### 2. Disclosure Information Content:

- Financial Statements for Quarter I of 2026
  - ☒ Separate Financial Statements (Listed Company does not have any subsidiaries, and the superior accounting unit has affiliated units.);
  - ☐ Consolidated Financial Statements (A listed company with a subsidiary);
  - ☐ Combined Financial Statements (A listed company with an affiliated accounting unit organizes its own independent accounting apparatus.).
- Cases Subject to Explanation of Causes:
  - + The auditing organization issued a qualified opinion on the financial statements:  
☐ Yes      ☒ No
  - Explanation Document in Case of Accumulation:  
☐ Yes      ☒ No
  - + Profit after tax in the reporting period has a discrepancy of 5% or more before and after the audit, or shifts from a loss to a profit or vice versa:



☐ Yes

☒ No

Explanation Document in Case of Accumulation:

☐ Yes

☒ No

+ Profit after corporate income tax in the statement of profit and loss for the reporting period changes by 10% or more compared to the report of the same period in the previous year:

☒ Yes

☐ No

Explanation Document in Case of Accumulation:

☒ Yes

☐ No

+ Profit after tax in the reporting period shows a loss, transitioning from a profit in the same period of the previous year to a loss in this period, or vice versa:

☐ Yes

☒ No

Explanation Document in Case of Accumulation:

☐ Yes

☒ No

This information was disclosed on the company's website on 20/04/2026 at the following link: <http://www.sonadezi-giangdien.vn/quan-he-co-dong/thong-tin-co-phieu>

Attached Document:

- Financial Statements for Quarter I of 2026 Sonadezi Giang Dien Joint Stock Company.

- Official Letter No.: 118.../SZG-KT dated 20/4/2026 regarding the explanation and supplementation on changes in profit after corporate income tax for Quarter I of 2026.

**Recipients:**

- As above;
- Save: Clerical department, Accounting department.

**GENERAL DIRECTOR**



**Hoang Sy Quyet**



SONADEZI CORPORATION  
SONADEZI GIANG DIEN  
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness

No. *118* /SZG-KT

Dong Nai, April. *20*<sup>th</sup> 2026

Re. Supplementary Explanation on the  
Fluctuation of Profit After Tax

To: - State Securities Commission of Vietnam;  
- Hanoi Stock Exchange.

1. Name of company: Sonadezi Giang Dien Shareholding Company
2. Stock symbol: SZG
3. Content: Sonadezi Giang Dien Shareholding Company explains the fluctuation in Profit After Tax for Quarter 1 of 2026, which changed by more than 10% compared to the report from the same period last year.

Unit: VND

| No. | Item                | 1 <sup>st</sup> quarter of<br>2026 | 1 <sup>st</sup> quarter of<br>2025 | Rate        | Note |
|-----|---------------------|------------------------------------|------------------------------------|-------------|------|
| 1   | Total revenue       | 141.791.514.112                    | 111.887.638.101                    | Tăng 26,73% |      |
| 2   | Total costs         | 56.781.592.033                     | 42.041.786.677                     | Tăng 35,06% |      |
| 3   | After-tax<br>profit | 67.944.619.680                     | 55.829.355.639                     | Tăng 21,7%  |      |




**Reason:** Total revenue increased by 26,73%; total costs increased by 35,06%, resulting in a 21,7% increase in profit after tax.

In which: Net revenues from sales of goods and rendering of services increased by 23,92% (due to the recognition of revenue from the transfer of factory buildings in Q1/2026), financial activity revenue increased by 96,2% (due to an increase in recognized interest from time deposits at banks in Q1/2026), total cost increased by 35.06% (due to the recognition of the cost of sales pertaining to the transfer of factory buildings), resulting in profit after corporate income tax increasing by 21,7% compared to the same period last year..

Sonadezi Giang Dien Shareholding Company hereby submits this explanation to the State Securities Commission of Vietnam, the Hanoi Stock Exchange, and our valued shareholders for their information.

Sincerely,

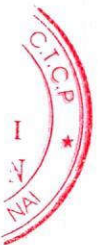
To:

- As above; 
- Secretary of the Board of Management (for disclosure purpose);
- File: Archive, Accounting.

**GENERAL DIRECTOR**



  
**Hoàng Sy Quyet**







**SONADEZI CORPORATION**  
**SONADEZI GIANG DIEN SHAREHOLDING COMPANY**

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**FINANCIAL STATEMENT**  
**For the 1<sup>st</sup> quarter of 2026**

**APRIL, 2026**

**SONADEZI GIANG DIEN SHAREHOLDING COMPANY**

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward,  
Dong Nai Province

Template No. B01a-DN

(Issued under Circular No.99/2025/TT-BTC  
of the Ministry of Finance)

**BALANCE SHEET**

As at March 31, 2026

| ITEM  | Code       | Notes      | Unit: VND                |                          |
|---|------------|------------|--------------------------|--------------------------|
|   |            |            | Ending balance           | Beginning balance        |
| <b>A. A. CURRENT ASSETS</b>   | <b>100</b> |            | <b>2.563.774.511.911</b> | <b>2.314.512.754.690</b> |
| <b>I. Cash and cash equivalents</b>                                   | <b>110</b> | <b>4.1</b> | <b>837.225.978.464</b>   | <b>703.535.985.647</b>   |
| 1 Cash  | 111        |            | 28.625.978.464           | 24.435.985.647           |
| 2 Cash equivalents  | 112        |            | 808.600.000.000          | 679.100.000.000          |
| <b>II. Short-term financial investments</b>                           | <b>120</b> |            | <b>837.583.419.999</b>   | <b>219.325.919.999</b>   |
| 1 Trading securities  | 121        | 4.2        | 219.325.919.999          | 219.325.919.999          |
| 2 Provision for diminution in value of trading securities (*)         | 122        |            |                          |                          |
| 3 Held-to-maturity investments  | 123        |            |                          |                          |
| 4 Provision for diminution in value of short-term held-to-maturity in | 124        |            |                          |                          |
| 5 Other short-term investments  | 125        | 4.3        | 618.257.500.000          |                          |
| 6 Provision for losses on other short-term investments (*)            | 126        |            |                          |                          |
| <b>III. Short-term receivables</b>                                    | <b>130</b> |            | <b>712.858.527.909</b>   | <b>1.275.060.665.453</b> |
| 1 Phải thu ngắn hạn của khách hàng                                    | 131        | 4.4        | 104.640.668.519          | 66.036.895.933           |
| 2 Trả trước cho người bán ngắn hạn                                    | 132        | 4.5        | 600.098.865.630          | 600.807.265.189          |
| 3 Short-term receivables from customers                               | 133        |            |                          |                          |
| 4 Short-term Liabilities Arising from Contracts                       | 134        |            |                          |                          |
| 5 Other short-term receivables  | 135        | 4.6        | 17.351.494.346           | 617.449.004.917          |
| 6 Short-term allowances for doubtful debts (*)                        | 136        |            | (9.232.500.586)          | (9.232.500.586)          |
| 7 Shortage of assets awaiting resolution                              | 137        |            |                          |                          |
| <b>IV. Inventories</b>  | <b>140</b> | <b>4.7</b> | <b>116.681.216.943</b>   | <b>116.315.416.029</b>   |
| 1 Inventories   | 141        |            | 116.681.216.943          | 116.315.416.029          |
| 2 Provision for inventories (*)                                       | 142        |            |                          |                          |
| <b>V Other current assets</b>   | <b>160</b> |            | <b>59.425.368.596</b>    | <b>274.767.562</b>       |
| 1 Short-term prepaid expenses   | 161        | 4.12       | 487.068.383              | 274.767.562              |
| 2 VAT receivable  | 162        | 4.15       | 58.938.300.213           |                          |
| 3 Taxes receivable from State Treasury                                | 163        |            | -                        | -                        |
| 4 Treasury bonds purchased for resale                                 | 164        |            |                          |                          |
| 5 Other current assets  | 165        |            |                          |                          |
| <b>B. LONG-TERM ASSETS</b>  | <b>200</b> |            | <b>2.456.388.114.424</b> | <b>2.478.876.778.773</b> |
| <b>I. Long-term receivables</b>                                       | <b>210</b> |            | <b>-</b>                 | <b>618.257.500.000</b>   |
| 1 Long-term receivables   | 211        |            |                          |                          |
| 2 Long-term pre-payment to suppliers                                  | 212        |            |                          |                          |
| 3 Investments in equity of subsidiaries                               | 213        |            |                          |                          |
| 4 Long-term internal receivables                                      | 214        |            | -                        | -                        |
| 5 Other long-term receivables   | 215        | 4.4        |                          | 618.257.500.000          |
| 6 Provision for long-term doubtful debts (*)                          | 216        |            |                          |                          |
| <b>II. Fixed assets</b>   | <b>220</b> |            | <b>208.983.133.097</b>   | <b>211.357.093.712</b>   |
| 1 Tangible fixed assets   | 221        | 4.9        | 202.567.605.169          | 204.894.850.774          |
| - Historical costs  | 222        |            | 318.076.182.230          | 317.435.985.560          |
| - Accumulated depreciation (*)  | 223        |            | (115.508.577.061)        | (112.541.134.786)        |

## SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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Template No. B01a-DN

(Issued under Circular No.99/2025/TT-BTC  
of the Ministry of Finance)**BALANCE SHEET (cont.)**

As at March 31, 2026

| ITEM  | Code                     | Notes       | Unit: VND                |                          |
|---|--------------------------|-------------|--------------------------|--------------------------|
|   |                          |             | Ending balance           | Beginning balance        |
| 2 Financial leasing fixed assets  | 224                      |             | -                        | -                        |
| - Historical costs  | 225                      |             |                          |                          |
| - Accumulated depreciation (*)  | 226                      |             |                          |                          |
| 3 Intangible fixed assets   | 227                      | 4.10        | 6.415.527.928            | 6.462.242.938            |
| - Historical costs  | 228                      |             | 9.259.505.000            | 9.259.505.000            |
| - Accumulated depreciation (*)  | 229                      |             | (2.843.977.072)          | (2.797.262.062)          |
| <b>III. Investment property</b>   | <b>240</b>               | <b>4.11</b> | <b>942.415.815.541</b>   | <b>971.833.424.654</b>   |
| - Historical costs  | 241                      |             | 1.655.426.063.449        | 1.675.899.972.472        |
| - Accumulated depreciation (*)  | 242                      |             | (713.010.247.908)        | (704.066.547.818)        |
| <b>IV. Long-term work in progress</b>   | <b>250</b>               |             | <b>10.992.458.804</b>    | <b>11.182.553.072</b>    |
| 1 Long-term production and business work in progress                              | 251                      |             | -                        | -                        |
| 2 Construction in progress  | 252                      | 4.8         | 10.992.458.804           | 11.182.553.072           |
| <b>V. Long-term financial investments</b>   | <b>260</b>               |             | -                        | -                        |
| 1 Investments in subsidiaries   | 261                      |             |                          |                          |
| 2 Investments in joint ventures and associates                                    | 262                      |             |                          |                          |
| 3 Equity investments in other entities  | 263                      |             |                          |                          |
| 4 Provision for losses on long-term investments in other entities (*)             | 264                      |             |                          |                          |
| 5 Long-term held-to-maturity investments  | 265                      |             | -                        | -                        |
| 6 Provision for diminution in value of long-term held-to-maturity investments (*) | 266                      |             |                          |                          |
| <b>VI. Other long-term assets</b>   | <b>270</b>               |             | <b>1.293.996.706.982</b> | <b>666.246.207.335</b>   |
| 1 Long-term prepaid expenses  | 271                      | 4.12        | 1.293.996.706.982        | 666.246.207.335          |
| 2 Deferred tax assets   | 272                      |             |                          |                          |
| 3 Long-term spare parts and standby equipment                                     | 273                      |             |                          |                          |
| 4 Other long-term assets  | 274                      |             |                          |                          |
| <b>TOTAL ASSETS</b>   | <b>(280 = 100 + 200)</b> | <b>280</b>  | <b>5.020.162.626.335</b> | <b>4.793.389.533.463</b> |



**SONADEZI GIANG DIEN SHAREHOLDING COMPANY**Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward,  
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Template No. B01a-DN

(Issued under Circular No.99/2025/TT-BTC  
of the Ministry of Finance)**BALANCE SHEET (cont.)**

As at March 31, 2026

| ITEM   | Code       | Notes | Unit: VND                |                          |
|--|------------|-------|--------------------------|--------------------------|
|  |            |       | Ending balance           | Beginning balance        |
| <b>C. LIABILITIES</b>                                  | <b>300</b> |       | <b>3.896.176.595.526</b> | <b>3.737.348.122.334</b> |
| <b>I. Short-term liabilities</b>                       | <b>310</b> |       | <b>363.220.804.180</b>   | <b>228.118.409.350</b>   |
| 1 Short-term trade payables                            | 311        | 4.13  | 100.655.929.281          | 7.105.056.536            |
| 2 Advances from customers (short-term)                 | 312        | 4.14  | 4.175.272.176            | 4.175.430.184            |
| 3 Dividends and profit payable                         | 313        |       | -                        | -                        |
| 4 Short-term taxes and amounts payable to state budget | 314        | 4.15  | 10.412.117.277           | 8.214.435.312            |
| 5 Payables to employees                                | 315        |       | -                        | 5.987.013.000            |
| 6 Short-term accrued expenses                          | 316        | 4.16  | 19.593.666.732           | 19.614.530.576           |
| 7 Short-term inter-company payables                    | 317        |       | -                        | -                        |
| 8 Short-term payables from construction contracts      | 318        |       |                          |                          |
| 9 Short-term unearned revenue                          | 319        | 4.18  | 178.013.747.261          | 132.212.263.739          |
| 10 Other short-term payables                           | 320        | 4.17  | 35.970.150.957           | 35.747.759.507           |
| 11 Short-term borrowings and finance lease liabilities | 321        |       | -                        | -                        |
| 12 Short-term provisions                               | 322        |       | -                        | -                        |
| 13 Bonus and welfare fund                              | 323        | 4.19  | 14.399.920.496           | 15.061.920.496           |
| 14 Price stabilization fund                            | 324        |       |                          |                          |
| 15 Government bond repurchase agreements               | 325        |       |                          |                          |
| <b>II. Long-term liabilities</b>                       | <b>330</b> |       | <b>3.532.955.791.346</b> | <b>3.509.229.712.984</b> |
| 1 Long-term trade payables                             | 331        |       |                          |                          |
| 2 Long-term advances from customers                    | 332        |       |                          |                          |
| 3 Long-term taxes and amounts payable to state budget  | 333        |       |                          |                          |
| 4 Long-term accrued expenses                           | 334        | 4.16  | 16.017.521.607           | 16.145.242.089           |
| 5 Inter-company payables for operating capital         | 335        |       |                          |                          |
| 6 Long-term inter-company payables                     | 336        |       | -                        | -                        |
| 7 Long-term unearned revenue                           | 337        | 4.18  | 3.468.564.324.901        | 3.443.371.252.039        |
| 8 Other long-term payables                             | 338        | 4.17  | 48.373.944.838           | 49.713.218.856           |
| 9 Long-term borrowings and finance lease liabilities   | 339        |       | -                        | -                        |
| 10 Convertible bonds                                   | 340        |       |                          |                          |
| 11 Preferred shares                                    | 341        |       |                          |                          |
| 12 Deferred tax liabilities                            | 342        |       |                          |                          |
| 13 Long-term provisions                                | 343        |       | -                        | -                        |
| 14 Science and technology development fund             | 344        |       | -                        | -                        |

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Template No. B01a-DN

(Issued under Circular No.99/2025/TT-BTC  
of the Ministry of Finance)**BALANCE SHEET (cont.)**

As at March 31, 2026

| ITEM   | Code                     | Notes         | Unit: VND                |                          |
|--|--------------------------|---------------|--------------------------|--------------------------|
|  |                          |               | Ending balance           | Beginning balance        |
| <b>D. OWNER'S EQUITY</b>   | <b>400</b>               | <b>4.20.1</b> | <b>1.123.986.030.809</b> | <b>1.056.041.411.129</b> |
| 1 Owner's contributed capital                                    | 411                      | 4.20.2        | 548.980.000.000          | 548.980.000.000          |
| <i>Ordinary shares with voting rights</i>                        | 411a                     |               | 548.980.000.000          | 548.980.000.000          |
| <i>Preferred shares</i>  | 411b                     |               |                          |                          |
| 2 Share premium  | 412                      |               |                          |                          |
| 3 Conversion options on convertible bonds                        | 413                      |               |                          |                          |
| 4 Other owner's equity   | 414                      |               |                          |                          |
| 5 Treasury shares (*)  | 415                      |               |                          |                          |
| 6 Asset revaluation surplus                                      | 416                      |               |                          |                          |
| 7 Foreign exchange differences                                   | 417                      |               |                          |                          |
| 8 Investment and development fund                                | 418                      |               | 193.123.613.645          | 193.123.613.645          |
| 9 Other funds under owner's equity                               | 419                      |               |                          |                          |
| 10 Undistributed earnings after tax                              | 420                      |               | 381.882.417.164          | 313.937.797.484          |
| <i>Accumulated undistributed earnings to end of prior period</i> | 420a                     |               | 313.937.797.484          | 148.638.613.463          |
| <i>Undistributed earnings of current period</i>                  | 420b                     |               | 67.944.619.680           | 165.299.184.021          |
| <b>TOTAL EQUITY</b>  | <b>(440 = 300 + 400)</b> | <b>440</b>    | <b>5.020.162.626.335</b> | <b>4.793.389.533.463</b> |

Preparer



Luong Anh Tu

Chief Accountant



Nguyen Duy Hoa

Approve, Apr 17<sup>th</sup>, 2026

General Director


  
Hoang Sy Quyet

## SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1  
Industrial Park, Tran Bien Ward,  
Dong Nai Province

Template No. B02-DN

(Issued under Circular No.99/2025/TT-BTC of the Ministry of  
Finance)

## INCOME STATEMENT

For the 1<sup>st</sup> quarter of 2026

Unit: VND

| Item  | Code | Notes | 1 <sup>st</sup> quarter |                 | Accumulated from the beginning of the year |                 |
|---|------|-------|-------------------------|-----------------|--|-----------------|
|   |      |       | Current year            | Previous year   | Current year                               | Previous year   |
| 1 Revenue from sales of goods and provision of services   | 01   | 5.1   | 133.064.916.107         | 107.376.304.232 | 133.064.916.107                            | 107.376.304.232 |
| 2 Revenue deductions                                      | 02   |       | -                       | -               | -  | -               |
| 3 Net revenue (10=01-02)                                  | 10   |       | 133.064.916.107         | 107.376.304.232 | 133.064.916.107                            | 107.376.304.232 |
| 4 Cost of goods sold                                      | 11   | 5.2   | 52.057.693.000          | 36.386.250.037  | 52.057.693.000                             | 36.386.250.037  |
| 5 Gross profit (20=10-11)                                 | 20   |       | 81.007.223.107          | 70.990.054.195  | 81.007.223.107                             | 70.990.054.195  |
| 6 Gain/loss from sale and disposal of investment property | 21   |       |                         |                 |  |                 |
| 7 Financial income  | 22   | 5.3   | 8.726.598.005           | 4.447.716.469   | 8.726.598.005                              | 4.447.716.469   |
| 8 Financial activities expenses                           | 23   | 5.4   | 40.811.734              | 34.565.500      | 40.811.734                                 | 34.565.500      |
| In which: Interest expense                                | 24   |       | 32.792.734              | 26.546.500      | 32.792.734                                 | 26.546.500      |
| 9 Selling expenses  | 25   | 5.5   | 374.917.444             | 612.693.800     | 374.917.444                                | 612.693.800     |
| 10 General & administration expenses                      | 26   | 5.6   | 4.297.936.859           | 5.003.277.340   | 4.297.936.859                              | 5.003.277.340   |
| 11 Net operating profit((30=20+21+22-(23+25+26))          | 30   |       | 85.020.155.075          | 69.787.234.024  | 85.020.155.075                             | 69.787.234.024  |
| 12 Other income   | 31   | 5.7   |                         | 63.617.400      | -  | 63.617.400      |
| 13 Other expenses   | 32   | 5.8   | 10.232.996              | 5.000.000       | 10.232.996                                 | 5.000.000       |
| 14 Other profit (40=31-32)                                | 40   |       | (10.232.996)            | 58.617.400      | (10.232.996)                               | 58.617.400      |
| 15 Total earning before tax (for accounting purpose)      | 50   |       | 85.009.922.079          | 69.845.851.424  | 85.009.922.079                             | 69.845.851.424  |
| 16 Business income tax charge                             | 51   | 5.10  | 17.065.302.399          | 14.016.495.785  | 17.065.302.399                             | 14.016.495.785  |
| 17 Deferred business income tax charge                    | 52   |       |                         |                 |  |                 |
| 18 Earning after tax (60=50-51-52)                        | 60   |       | 67.944.619.680          | 55.829.355.639  | 67.944.619.680                             | 55.829.355.639  |
| 19 Earnings per share (*)                                 | 70   |       | 1.238                   | 1.017           | 1.238                                      | 1.017           |
| 20 Diluted earning per share (*)                          | 71   |       | 1.238                   | 1.017           | 1.238                                      | 1.017           |

Preparer



Luong Anh Tu

Chief Accountant



Nguyen Duy Hoa

Approve, April 17<sup>th</sup>, 2026  
General Director



Hoang Sy Quyet



# CASH FLOW STATEMENT

(Indirect method)

For the 1<sup>st</sup> quarter of 2026

Unit: VND

| ITEMS   | Code | Note | 1 <sup>st</sup> quarter |                   | Accumulated from the beginning of the year |                   |
|---|------|------|-------------------------|-------------------|--|-------------------|
|   |      |      | Current year            | Previous year     | Current year                               | Previous year     |
| <b>I. Cash flows from operating activities</b>                                    |      |      |                         |                   |  |                   |
| 1 Profit before tax   | 01   |      | 85,009,922.079          | 69,845,851.424    | 85,009,922.079                             | 69,845,851.424    |
| 2 Adjustments   |      |      |                         |                   |  |                   |
| - Depreciation/(Amortization) of fixed assets and investment properties           | 02   |      | 17,347,399.617          | 19,134,141.823    | 17,347,399.617                             | 19,134,141.823    |
| - Provisions and allowances   | 03   |      | -                       | -                 | -  | -                 |
| - Exchange gain/(loss) due to revaluation of monetary items in foreign currencies | 04   |      | -                       | -                 | -  | -                 |
| - Gain/(loss) from investing activities   | 05   |      | (8,726,598.005)         | (4,447,716.469)   | (8,726,598.005)                            | (4,447,716.469)   |
| - Interest expenses   | 06   |      | 32,792.734              | 26,546.500        | 32,792.734                                 | 26,546.500        |
| - Others  | 07   |      | -                       | -                 | -  | -                 |
| 3 Operating profit before changes of working capital                              | 08   |      | 93,663,516.425          | 84,558,823.278    | 93,663,516.425                             | 84,558,823.278    |
| - Increase/(decrease) of receivables  | 09   |      | 1,123,328,929.096       | (629,190,713.123) | 1,123,328,929.096                          | (629,190,713.123) |
| - Increase/(decrease) of inventories  | 10   |      | (365,800.914)           | (225,546.403)     | (365,800.914)                              | (225,546.403)     |
| - Increase/(decrease) of payables   | 11   |      | 155,719,727.839         | 181,375,756.790   | 155,719,727.839                            | 181,375,756.790   |
| - Increase/(decrease) of prepaid expenses   | 12   |      | (627,962,800.468)       | 1,192,900.755     | (627,962,800.468)                          | 1,192,900.755     |
| - Increase/(decrease) of trading securities                                       | 13   |      | -                       | -                 | -  | -                 |
| - Interest paid   | 14   |      | -                       | -                 | -  | -                 |
| - Corporate income tax paid   | 15   |      | (13,100,000.000)        | (14,000,000.000)  | (13,100,000.000)                           | (14,000,000.000)  |
| - Other cash inflows  | 16   |      | 649,427.555             | -                 | 649,427.555                                | -                 |
| - Other cash outflows   | 17   |      | (336,721.880)           | (1,812,496.000)   | (336,721.880)                              | (1,812,496.000)   |
| Net cash flows from operating activities  | 20   |      | 731,596,277.653         | (378,101,274.703) | 731,596,277.653                            | (378,101,274.703) |
| <b>II. Cash flows from investing activities</b>                                   |      |      |                         |                   |  |                   |
| 1 Purchases and construction of fixed assets and other non-current assets         | 21   |      | 12,088,875.924          | 140,980.061       | 12,088,875.924                             | 140,980.061       |
| 2 Proceeds from disposals of fixed assets and other non-current assets            | 22   |      | -                       | -                 | -  | -                 |
| 3 Cash outflow for loans, buying debt instruments of other entities               | 23   |      | -                       | -                 | -  | -                 |
| 4 Cash recovered from loans, selling debt instruments of other entities           | 24   |      | (618,257,500.000)       | -                 | (618,257,500.000)                          | -                 |
| 5 Investments in other entities   | 25   |      | -                       | -                 | -  | -                 |
| 6 Withdrawals of investments in other entities                                    | 26   |      | -                       | -                 | -  | -                 |
| 7 Interest earned, dividends and profits received                                 | 27   |      | 8,262,339.240           | 4,669,805.783     | 8,262,339.240                              | 4,669,805.783     |
| Net cash flows from investing activities  | 30   |      | (597,906,284.836)       | 4,810,785.844     | (597,906,284.836)                          | 4,810,785.844     |
| <b>III. Cash flows from financing activities</b>                                  |      |      |                         |                   |  |                   |
| 1 Proceeds from issuing stocks and capital contributions from owners              | 31   |      | -                       | -                 | -  | -                 |
| 2 Repayment for capital contributions and re-purchases of stocks already issued   | 32   |      | -                       | -                 | -  | -                 |
| 3 Proceeds from borrowings  | 33   |      | -                       | -                 | -  | -                 |
| 4 Repayment for borrowing principal   | 34   |      | -                       | -                 | -  | -                 |
| 5 Payments for financial lease principal  | 35   |      | -                       | -                 | -  | -                 |
| 6 Dividends and profit paid to the owners   | 36   |      | -                       | -                 | -  | -                 |
| Net cash flows from financing activities  | 40   |      | -                       | -                 | -  | -                 |
| <b>NET CASH FLOWS DURING THE YEAR (50=20+30+40)</b>                               | 50   |      | 133,689,992.817         | (373,290,488.859) | 133,689,992.817                            | (373,290,488.859) |
| Beginning cash and cash equivalents   | 60   |      | 703,535,985.647         | 648,255,427.367   | 703,535,985.647                            | 648,255,427.367   |
| Effects of fluctuations in foreign exchange rates                                 | 61   |      | -                       | -                 | -  | -                 |
| <b>ENDING CASH AND CASH EQUIVALENTS (70=50+60+)</b>                               | 70   | 01   | 837,225,978.464         | 274,964,938.508   | 837,225,978.464                            | 274,964,938.508   |

Preparer

Luong Anh Tu

Chief Accountant

Nguyen Duy Hoa

Approved: April 17, 2026  
General Director



Phạm Thị Nguyệt

## NOTES TO THE FINANCIAL STATEMENTS

### 1. GENERAL INFORMATION

#### Ownership form

Sonadezi Giang Dien Shareholding Company (hereinafter referred to as "the Company") was formerly known as an affiliate of Sonadezi Corporation. On 01 July 2017, the Company was transformed into a joint stock company named Sonadezi Giang Dien Shareholding Company according to the Business Registration Certificate No. 3603474037, granted by Dong Nai Province Department of Planning and Investment and 3<sup>rd</sup> amended on 22 December 2023.

On 16 December 2021, the Company's shares were officially listed on the Hanoi Stock Exchange under the stock code of SZG.

The charter capital as in the Business Registration Certificate is VND 548.980.000.000 with details as follows:

| Shareholders         | As at 31/03/2026       |                | As at 01/01/2026       |                |
|----------------------|------------------------|----------------|------------------------|----------------|
|                      | Value<br>(VND)         | Rate<br>(%)    | Value<br>(VND)         | Rate (%)       |
| Sonadezi Corporation | 255.000.000.000        | 46,00%         | 255.000.000.000        | 46,00%         |
| Other shareholders   | 293.980.000.000        | 54,00%         | 293.980.000.000        | 54,00%         |
| <b>Total</b>         | <b>548.980.000.000</b> | <b>100,00%</b> | <b>548.980.000.000</b> | <b>100,00%</b> |

The Company's registered head office is located at 1<sup>st</sup> Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province.

As at 31 March 2026, the Company's headcount is 70 (as at 01/01/2026: 76).

#### Business field

The Company's business field is trading industrial park infrastructure

#### Principal business activities

The Company's principal business activities are to trade real estate, land use right of owners, users or lessees, to sell workshops, and to provide water supply and waste treatment services.

### 2. BASIS OF PREPARATION

#### Accounting standards and system

The financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared using historical cost concept in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and other relevant statutory requirements currently applicable in Vietnam.

#### Applied accounting documentation system

The Company's applied accounting documentation system is the general journal system.

#### Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually; particularly, the first fiscal year of the Company started on the date of the Business Registration Certificate, i.e. 01 July 2017 and ended on 31 December 2017.



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

**Accounting currency**

The financial statements are prepared in VND which is also the Company's accounting currency.

**3. ACCOUNTING POLICIES**

**Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash in banks, cash in transit and short-term highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

Cash equivalents are determined in accordance with the Accounting Standard for "Cash Flow Statement".

**Receivables**

***Recognition***

Receivables are presented at the carrying amounts due from customers and other debtors, after the provision for doubtful debts.

***Provision for doubtful debts***

The provision for doubtful debts represents amounts of outstanding receivables as at the balance sheet date which are doubtful of being recovered. The provision for doubtful debts is appropriated in accordance with the Circular No. 48/2019/TT-BTC dated 08 August 2019 of the Ministry of Finance and the Board of Directors' assessment based on recoverability of these receivables as at the reporting date.

Increases or decreases to the provision balance are recorded as general and administrative expense in the income statement.

**Inventories**

***Recognition***

Property in industrial parks and urban areas constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation is measured at the lower of cost and net realize value to bringing the inventory to their present location and conditions.

Costs of property constructed for sale comprise costs for land compensation and site clearance, construction of roads and drainage system, green tree coverage, and other infrastructure, construction costs paid to contractors, design consultancy fees, and other related costs.

Net realizable value is the estimated selling price less the estimated costs of completion and marketing, selling, and distribution expenses to be incurred.



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)*****Costs of inventories***

Costs of inventories are determined in accordance with the weighted average method and recorded in line with the perpetual method.

***Allowance for devaluation of inventories***

Allowance is made, where necessary, for defective, poor-quality, obsolete, slow-moving inventory items and where cost is higher than net realize value as at the balance sheet date in accordance with the Circular No. 48/2019/TT-BTC dated 08 August 2019 of the Ministry of Finance.

Increases or decreases to the allowance balance are recorded into costs of sales in the income statement.

Allowance for devaluation of inventories is recognized for each type of inventories. For services in progress, allowance is recognized for each type of services at their own specific prices.

Materials, supplies and tools held in reserve for the production of products are not made allowance for if the products made therefrom will be sold at or higher the costs of the products.

***Tangible fixed assets***

Tangible fixed assets are stated at historical cost less accumulated depreciation.

***Recognition and measurement of historical cost***

Historical cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. When purchasing fixed assets, if they are bundled with equipment or spare parts for replacement, such equipment or spare parts shall be determined and recorded separately at their fair value and deducted (-) from historical cost.

Historical cost of tangible fixed assets constructed by contractors includes the value of the completed and handed-over works, other directly relevant costs, and registration taxes (if any).

***Depreciation***

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives.

The depreciation years estimated are as follows:

- |                            |               |
|----------------------------|---------------|
| ▪ Buildings and structures | 05 - 20 years |
| ▪ Vehicles                 | 06 - 10 years |
| ▪ Office equipment         | 03 - 07 years |

***Intangible fixed assets***

Intangible fixed assets are stated at initial cost less accumulated amortization.

***Recognition and measurement of initial cost***

Initial cost of intangible fixed assets includes all the costs paid by the Company to bring the assets to its working condition for its intended use.

***Recognition for intangible fixed assets***

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)***Land use right*

The land use right presented at the initial cost less accumulated amortization, represents the value of the land use right for the land area in Da Lat with the term of 50 years. Land use right is amortized in accordance with the straight-line method over the land use term.

*Computer software*

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be treated as an intangible fixed asset. Computer software is amortized in accordance with the straight-line method over the estimated useful lives.

Estimated amortization years applied to computer software are 3 years.

**Leases of assets***Operating leases*

Operating leased assets are recognized on the balance sheet, using the method of classification of assets.

Initial direct costs incurred to generate operating lease income are recognized immediately into expenses in the period during which they are incurred, or allocated gradually into over the lease term. Income from operating lease is allocated in the income statement during the period in accordance with the straight-line method over the lease term and does not depend on the method of lease payment.

In case the lease term accounts for more than 90% of the useful life of the asset, income is recognized once for the entire rental received in advance if the following conditions are satisfied simultaneously:

- + The lessee has no right to cancel the lease contract and the Company is not obliged to return the amount received in advance in any case and in any form;
- + The amount received in advance from the lease is not less than 90% of the total rental expected to be collected under the contract during the lease term and the lessee shall pay the entire rental within 12 months from the commencement date of the lease;
- + Most of risks and benefits incident to the ownership of the leased asset have been transferred to the lessee;
- + The cost of the lease can be measured reliably.

Depreciation of leased assets must be on a basis consistent with the lessors' depreciation policy applicable to similar assets.

**Investment properties**

Investment properties are measured at their historical costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

*Recognition of investment properties*

Historical cost of investment property means the amount of cash or cash equivalents paid or the fair value of other consideration given to acquire the investment property at the time of its acquisition or construction. Historical cost of investment property includes all directly and initially relevant costs incurred.



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)*****Depreciation of investment properties***

Investment property is depreciated in accordance with the straight-line method. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

The depreciation years applied to the investment properties are as follows:

- |                            |               |
|----------------------------|---------------|
| ▪ Buildings and structures | 05 - 45 years |
| ▪ Land use right           | 08 - 46 years |

***Construction-in-progress***

Construction-in-progress represents the cost of assets in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at costs, including relevant service fees and interest expenses recorded in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other fixed assets, commences when the assets are ready for their intended use.

These costs will be transferred to the historical cost of fixed assets at provisional values (if the finalization of accounts has not been approved) when the assets are handed over for putting into use.

According to the statutory requirements on investment and construction management, depending on the level of authority, the finalized accounts of completed construction must be approved by the competent authorities. Therefore, the final value of the construction may change and depend on the finalized accounts approved by the relevant authorities.

***Prepaid expenses***

Prepaid expenses are reported as short-term and long-term expenses over the original term and mainly include expenses of tools, prepaid land rental, compensations for land clearance and resettlement, and other prepaid expenses. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

The following expenses are reported as prepaid expenses and allocated gradually into business results:

- Tools are gradually allocated from 1 to 3 years into the business results;
- Land rental reflects the amount paid once for the land in Giang Dien Industrial Park. Land rental is allocated according to the leased land area;
- Compensations for land clearance and resettlement are gradually allocated into the business results over the remaining operating period of Giang Dien Industrial Park project;
- Other prepaid expenses, mainly including expenses generally incurred for the entire Giang Dien Industrial Park, such as consulting fees, expenses for repair, surveying, planning documentation, leasing billboards, etc., are allocated gradually into the business results for the maximum period of 3 years. Specifically, landmine detection expenses are allocated over the operating period of the industrial park, i.e. 49 years.

***Contractual arrangement***

A Business Cooperation Contract ("BCC") is an agreement between the Corporation and contractual partners to jointly carry out economic activities without forming an independent legal entity. These activities are controlled by one of the parties in accordance with the BCC agreement. A



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

BCC may take the form of an after-tax profits sharing arrangement. The parties involved in the BCC agree to share after-tax profits, but not less than the level agreed upon between the parties.

**Payables**

The classification of payables as trade payables, inter-company payables, and other payables is made on the basis of following principles: Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company; Inter-company payables reflect payables between superior and subordinate units that cannot doing accounting independently; the remaining payables are classified as other payables.

Accounts payable are monitored by the original term, remaining term as at the reporting date, original currency and payable parties.

Payables are recognized no lower than the amounts payable.

**Borrowing costs*****Capitalization of borrowing costs***

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a sustainable period of time to get ready for use or sale are capitalized as a part of the costs of the respective asset.

Incomes arisen from provisional investments as borrowings are recognized as a decrease in the costs of relevant assets.

Other borrowing costs are recorded into the income statement when they are incurred.

**Accrued expenses**

Accrued expenses are recognized for amounts to be paid in the future for goods and services received in the period but not yet paid for due to pending invoice or sufficient records and documents. These accrued expenses are recognized into operation expenses in the period, including accruals of infrastructure investment costs for trading houses, transfer of land use right; accruals of infrastructure investment costs for trading infrastructure, transfer of industrial land use right, and other expenses.

Accruals of infrastructure investment costs for trading houses, transfer of land use right are recognized for the area of land transferred to customers according to the investment report estimates prepared by the Company and adjusted according to actual expenses incurred.

Accruals of infrastructure investment costs for trading infrastructure, transfer of Giang Dien industrial land use right are recognized for the area of land leased to customers at the rate of industrial park land rentals recognized during the year multiplying by the infrastructure investment rate.

**Unearned revenue**

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many accounting periods, including revenue from leasing offices, land and fees on industrial park land use.

Unearned revenue is calculated, determined, and transferred into revenue for the period in accordance with the lease term of the asset on a regular basis.

**Owner' equity**

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)*****Owner's capital***

The contributed capital is recorded according to the actual amounts invested by owners.

***Profit distribution***

Net profit after tax is distributed to the shareholders after approval by the General Meeting of Shareholders and appropriation for funds under the Charter of the Company as well as Vietnam's legal regulations.

**Other revenues, income*****Revenue from service provisions***

Revenue from service provisions shall be recognized when the amounts of revenue can be measured reliably. In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as at the balance sheet date.

***Revenue from operating lease***

Revenue from operating lease is presented in Note No. 3.7.

***Revenue from sales of land plots with developed infrastructure***

Revenue from sales of land plots with developed infrastructure is recognized when infrastructure construction is primarily completed and the land plots have been handed over to the customers.

***Deposit interest***

Deposit interest is recognized on the accrual basis, based on the balance of deposit accounts and the applicable interest rate.

**Costs of sales**

Costs of goods sold and services provided are total costs of services, investment properties sold during the period which are recorded on the basis of matching with revenue. Those higher than the normal level of inventories are recognized immediately as costs of sales.

**Financial expenses**

Financial expenses reflect the borrowing costs incurred during the period.

**Selling expenses and general and administrative expenses**

Selling expenses represent expenses that are incurred in process of providing services, including salary of salespeople, expenses for external services and other expenses.

General and administrative expenses represent expenses for administrative purposes, including salary of administrative staffs; expenses for external services and other cash expenses.

**Taxation*****Corporate income tax (CIT)***

*Current corporate income tax (CIT) expense*



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

Current CIT expense is measured on the taxable income basis and the corporate income tax rate applied for the current year is 20%.

**Value added tax (VAT)**

The VAT rates applied to goods and services provided by the Company are as follows:

|   |     |
|---|-----|
| Leasing land, infrastructure fee, waste treatment services to export processing companies | 0%  |
| Clean water supply for manufacturing  | 5%  |
| Subleasing land, leasing workshops, offices and other activities                          | 10% |

From 01 January 2024 to 30 June 2024, the Company is entitled to VAT rate of 8% for some goods and services according to the Government's Decree No. 94/2023/NĐ-CP dated 28 December 2023 prescribing the VAT reduction policy under the Resolution No. 110/2023/QH15 dated 29 November 2023 of the National Assembly.

**Other taxes**

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

The Company's tax returns are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

**Basic earnings per share**

Basic earnings per share are calculated by dividing the Company's profit after tax after appropriation for the bonus and welfare funds by the average number of ordinary shares outstanding during the period.

**Diluted earnings per share**

Diluted earnings per share are calculated by dividing the Company's profit after tax after appropriation for the bonus and welfare funds by the average number of ordinary shares outstanding during the period plus the number of ordinary shares that would be issued, excluding the shares redeemed and held as treasury stocks by the Company.

**Related parties**

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including the directors and officers of the Company and close family members of these individuals and enterprises associated with these individuals also constitute related parties.



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****4. ADDITIONAL INFORMATION ON THE BALANCE SHEET ITEMS****4.1 Cash and cash equivalents**

|                      | As at<br>31/03/2026<br>VND    | As at<br>01/01/2026<br>VND    |
|----------------------|-------------------------------|-------------------------------|
| Cash on hand         | 28.191.982                    | 48.020.992                    |
| Cash in banks        | 28.597.786.482                | 24.387.964.655                |
| Cash equivalents (*) | 808.600.000.000               | 679.100.000.000               |
| <b>Total</b>         | <b><u>837.225.978.464</u></b> | <b><u>703.535.985.647</u></b> |

(\*) Cash equivalents are bank deposits of which the maturity is from 3 months or less.

**4.2 Trading securities**

|                          | Ending balance         |                        |            | Beginning balance      |                        |            |
|--------------------------|------------------------|------------------------|------------|------------------------|------------------------|------------|
|                          | Original<br>amounts    | Fair values            | Provisions | Original<br>amounts    | Fair values            | Provisions |
| <b>Shares<br/>(10%)</b>  | <b>219.325.919.999</b> | <b>214.830.000.000</b> | -          | <b>219.325.919.999</b> | <b>228.690.000.000</b> |            |
| Tin Nghia<br>Corporation | 219.325.919.999        | 214.830.000.000        | -          | 219.325.919.999        | 228.690.000.000        |            |

**4.3 Other short-term investments**

The investment for business cooperation with Phuoc Binh Investment Company Limited in relation to construction and business of industrial park infrastructure.

**4.4 Trade receivables**

|   | As at<br>31/03/2026<br>VND    | As at<br>01/01/2026<br>VND   |
|---|-------------------------------|------------------------------|
| <b>Short-term:</b>                                  |                               |                              |
| <i>Receivables from related parties</i>             | <b>9.200.681.456</b>          | <b>.200.681.456</b>          |
| Sonadezi Corporation                                | 9.200.681.456                 | 9.200.681.456                |
| <i>Receivables from other customers:</i>            | <b>95.439.987.063</b>         | <b>56.836.214.477</b>        |
| EBC Dong Nai Medical Factory Joint Stock<br>Company | 7.486.635.886                 | 7.595.799.874                |
| New Life Furniture Joint Stock Company              | 24.557.396.281                | 24.156.883.800               |
| Van Huu Thinh Limited Liability Company             | 36.984.382.466                | -                            |
| Other customers                                     | 26.411.572.430                | 25.083.530.803               |
| <b>Total</b>  | <b><u>104.640.668.519</u></b> | <b><u>66.036.895.933</u></b> |

**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

**Long-term:**

**Receivables from customers:**

**4.5 Prepayments to suppliers**

|   | <b>As at<br/>31/03/2026<br/>VND</b> | <b>As at<br/>01/01/2026<br/>VND</b> |
|---|-------------------------------------|-------------------------------------|
| <b>Short-term:</b>                              |                                     |                                     |
| <b>Prepayments to other suppliers:</b>          | <b>600.807.265.189</b>              | <b>599.554.992.013</b>              |
| Bien Hoa Land Fund Development Center           | 33.240.844.463                      | 33.240.844.463                      |
| Trang Bom District Land Fund Development Center | 564.191.299.796                     | 564.191.299.796                     |
| Other suppliers                                 | 2.666.721.371                       | 3.375.120.930                       |
| <b>Total</b>                                    | <b><u>600.098.865.630</u></b>       | <b><u>600.807.265.189</u></b>       |

**Long-term:**

**4.6 Other receivables**

|                                 | <b>As at 31/03/2026<br/>VND</b> |                  | <b>As at 01/01/2026<br/>VND</b> |                  |
|---------------------------------|---------------------------------|------------------|---------------------------------|------------------|
| <b>Short-term</b>               |                                 |                  |                                 |                  |
|                                 | <b>Value</b>                    | <b>Provision</b> | <b>Value</b>                    | <b>Provision</b> |
| Advances                        | 392.000.000                     | -                | 321.000.000                     | -                |
| Deposit interest to be received | 1.946.758.220                   | -                | 1.482.499.455                   | -                |
| Deposits                        | 14.464.136.002                  | -                | 614.464.136.002                 | -                |
| Other receivables               | 548.600.124                     | -                | 248.837.595                     | -                |
| <b>Total</b>                    | <b><u>17.351.494.346</u></b>    | <b><u>-</u></b>  | <b><u>617.449.004.917</u></b>   | <b><u>-</u></b>  |

(Continued on next page)

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****4.7 Inventories**

|                          | <b>As at 31/03/2026</b> |           | <b>As at 01/01/2026</b> |           |
|--------------------------|-------------------------|-----------|-------------------------|-----------|
|                          | <b>VND</b>              |           | <b>VND</b>              |           |
|                          | Original costs          | Allowance | Original costs          | Allowance |
| Materials, supplies      | 274.226.050             | -         | 274.226.050             | -         |
| Tools                    | 5.270.000               | -         | 5.270.000               | -         |
| Work-in-process          | 116.431.385.140         | -         | 116.028.909.026         | -         |
| <i>An Binh Residence</i> | 16.684.258.912          | -         | 16.558.661.084          | -         |
| <i>Others</i>            | 99.747.126.228          | -         | 99.470.247.942          | -         |
| Merchandise              | 7.010.953               | -         | 7.010.953               | -         |
| <b>Total</b>             | <b>116.681.216.943</b>  | <b>-</b>  | <b>116.315.416.029</b>  | <b>-</b>  |

**4.8 Construction-in-progress**

|  | <b>As at<br/>31/03/2026<br/>VND</b> | <b>As at<br/>01/01/2026<br/>VND</b> |
|--|-------------------------------------|-------------------------------------|
| Road connecting Giang Dien Industrial Park and National Highway 1A                 | 231.490.012                         | 231.490.012                         |
| Giang Dien Service – Residence   | 6.051.282.565                       | 6.051.282.565                       |
| Water supply and drainage system at Giang Dien Industrial Park                     | 1.434.154.561                       | 1.624.248.829                       |
| Giang Dien Industrial Park roads   | 713.372.101                         | 713.372.101                         |
| New workshop complex on Land Lots 02A & 14   | 2.139.635.551                       | 2.139.635.551                       |
| Workshop complex for lease at Giang Dien Industrial Park                           | 362.331.449                         | 362.331.449                         |
| Wastewater treatment plant No. 2 with capacity of 9.000 m3/day and night – Phase 2 | -                                   | -                                   |
| Other construction-in-progress   | 60.192.565                          | 60.192.565                          |
| <b>Total</b>   | <b>10.992.458.804</b>               | <b>11.182.553.072</b>               |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

**4.9 Increase, decrease in tangible fixed assets**

| Items                            | Buildings and<br>structures | Machinery<br>and<br>equipment | Vehicles              | Office<br>equipment  | Other fixed<br>assets | Total                  |
|----------------------------------|-----------------------------|-------------------------------|-----------------------|----------------------|-----------------------|------------------------|
|                                  | VND                         | VND                           | VND                   | VND                  | VND                   | VND                    |
| <b>Historical costs:</b>         |                             |                               |                       |                      |                       |                        |
| As at 01/01/2026                 | 273.687.984.663             | 1.910.596.091                 | 38.490.316.971        | 3.347.087.835        |                       | 317.435.985.560        |
| Acquisition during the year      | 488.621.797                 |                               | 151.574.873           |                      |                       | 640.196.670            |
| Completed constructions          |                             |                               |                       |                      |                       | -                      |
| Increase due to transfer         |                             |                               |                       |                      |                       | -                      |
| Decrease due to transfer         |                             |                               |                       |                      |                       | -                      |
| Other decreases                  |                             |                               |                       |                      |                       | -                      |
| Liquidation, disposal            |                             |                               |                       |                      |                       | -                      |
| <b>As at 31/03/2026</b>          | <b>274.176.606.460</b>      | <b>1.910.596.091</b>          | <b>38.641.891.844</b> | <b>3.347.087.835</b> | <b>-</b>              | <b>318.076.182.230</b> |
| <b>Accumulated depreciation:</b> |                             |                               |                       |                      |                       |                        |
| As at 01/01/2026                 | 90.378.284.673              | 580.523.714                   | 18.381.091.029        | 3.201.235.370        | -                     | 112.541.134.786        |
| Depreciation during the year     | 2.568.752.352               | 72.225.855                    | 297.053.916           | 29.410.152           | -                     | 2.967.442.275          |
| Increase due to transfer         |                             |                               |                       |                      |                       | -                      |
| Decrease due to transfer         |                             |                               |                       |                      |                       | -                      |
| Liquidation, disposal            |                             |                               |                       |                      |                       | -                      |
| <b>As at 31/03/2026</b>          | <b>92.947.037.025</b>       | <b>652.749.569</b>            | <b>18.678.144.945</b> | <b>3.230.645.522</b> | <b>-</b>              | <b>115.508.577.061</b> |
| <b>Carrying values:</b>          |                             |                               |                       |                      |                       |                        |
| As at 01/01/2026                 | 183.309.699.990             | 1.330.072.377                 | 20.109.225.942        | 145.852.465          | -                     | 204.894.850.774        |
| <b>As at 31/03/2026</b>          | <b>181.229.569.435</b>      | <b>1.257.846.522</b>          | <b>19.963.746.899</b> | <b>116.442.313</b>   | <b>-</b>              | <b>202.567.605.169</b> |

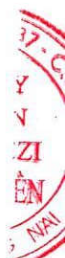
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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

**4.10 Increase, decrease in tangible fixed assets**

| Items                        | Land use right              | Other<br>intangible<br>fixed assets | Total                       |
|------------------------------|-----------------------------|-------------------------------------|-----------------------------|
|                              | VND                         | VND                                 | VND                         |
| Initial costs:               |                             |                                     |                             |
| As at 01/01/2026             | 9.069.505.000               | 190.000.000                         | 9.259.505.000               |
| Acquisition during the year  |                             |                                     | -                           |
| Increase due to transfer     |                             |                                     | -                           |
| Decrease due to transfer     |                             |                                     | -                           |
| <b>As at 31/03/2026</b>      | <b><u>9.069.505.000</u></b> | <b><u>190.000.000</u></b>           | <b><u>9.259.505.000</u></b> |
| Accumulated amortization:    |                             |                                     |                             |
| As at 01/01/2026             | 2.607.262.062               | 190.000.000                         | 2.797.262.062               |
| Amortization during the year | 46.715.010                  |                                     | 46.715.010                  |
| Increase due to transfer     |                             |                                     | -                           |
| Decrease due to transfer     |                             |                                     | -                           |
| <b>As at 31/03/2026</b>      | <b><u>2.653.977.072</u></b> | <b><u>190.000.000</u></b>           | <b><u>2.843.977.072</u></b> |
| Carrying values:             |                             |                                     |                             |
| As at 01/01/2026             | 6.462.242.938               | -                                   | 6.462.242.938               |
| <b>As at 31/03/2026</b>      | <b><u>6.415.527.928</u></b> | <b><u>-</u></b>                     | <b><u>6.415.527.928</u></b> |

(Continued on next page)



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****4.11 Increase, decrease in investment properties**

| Items                                   | As at<br>01/01/2026      | Increase<br>during the<br>year | Decrease<br>during the<br>year | As at<br>31/03/2026      |
|---|--------------------------|--------------------------------|--------------------------------|--------------------------|
| <u>Investment properties for lease:</u> |                          |                                |                                |                          |
| Historical costs:                       |                          |                                |                                |                          |
| An Binh Residence<br>office (Lot E)     | 10.215.965.191           |                                |                                | 10.215.965.191           |
| Workshops for lease                     | 393.430.940.085          |                                | 25.272.045.582                 | 368.158.894.503          |
| Land use right                          | 565.292.683.748          |                                |                                | 565.292.683.748          |
| Industrial park<br>infrastructure       | 706.960.383.448          | 4.798.136.559                  |                                | 711.758.520.007          |
| <b>Total</b>                            | <b>1.675.899.972.472</b> | <b>4.798.136.559</b>           | <b>25.272.045.582</b>          | <b>1.655.426.063.449</b> |
| Accumulated<br>depreciation:            |                          |                                |                                |                          |
| An Binh Residence<br>office (Lot E)     | 9.144.475.573            | 89.290.802                     |                                | 9.233.766.375            |
| Workshops for lease                     | 118.424.068.314          | 3.503.006.793                  | 5.389.542.242                  | 116.537.532.865          |
| Land use right                          | 162.041.465.487          | 3.090.563.607                  |                                | 165.132.029.094          |
| Industrial park<br>infrastructure       | 414.456.538.444          | 7.650.381.130                  |                                | 422.106.919.574          |
| <b>Total</b>                            | <b>704.066.547.818</b>   | <b>14.333.242.332</b>          | <b>5.389.542.242</b>           | <b>713.010.247.908</b>   |
| Carrying values:                        |                          |                                |                                |                          |
| Văn phòng KDC<br>An Binh (Lô E)         | 1.071.489.616            |                                |                                | 982.198.816              |
| Nhà xưởng cho thuê                      | 275.006.871.771          |                                |                                | 251.621.361.638          |
| Quyền sử dụng đất                       | 403.251.218.261          |                                |                                | 400.160.654.654          |
| Cơ sở hạ tầng<br>khu công nghiệp        | 392.503.845.004          |                                |                                | 289.651.600.433          |
| <b>Cộng</b>                             | <b>971.833.424.654</b>   |                                |                                | <b>942.415.815.541</b>   |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****4.12 Prepaid expenses**

|   | As at<br>31/03/2026<br>VND      | As at<br>01/01/2026<br>VND    |
|---|---------------------------------|-------------------------------|
| Short-term:   |                                 |                               |
| Tools   | -                               | -                             |
| Others  | 487.068.383                     | 274.767.562                   |
| <b>Total</b>  | <b><u>487.068.383</u></b>       | <b><u>274.767.562</u></b>     |
| Long-term:  |                                 |                               |
| Land rental paid once for land area of 1.532.343 m <sup>2</sup> at Giang Dien Industrial Park (*) | 136.548.877.189                 | 136.548.877.189               |
| Land rental paid once for land area of 710.455 m <sup>2</sup> at Giang Dien Industrial Park (*)   | 514.684.559.681                 | 514.684.559.681               |
| Infrastructure usage fees at Phuoc An Industrial Park   | 629.324.971.642                 | -                             |
| Tools   | 156.271.700                     | 193.797.501                   |
| Others  | 13.756.511.006                  | 14.818.972.964                |
| <b>Total</b>  | <b><u>1.293.996.706.982</u></b> | <b><u>666.246.207.335</u></b> |

**4.13 Short-term trade payables**

|  | As at 31/03/2026<br>VND |                        | As at 01/01/2026<br>VND |                       |
|--|-------------------------|------------------------|-------------------------|-----------------------|
|  | Value                   | Recoverable<br>amount  | Value                   | Recoverable<br>amount |
| <b>Payables to related parties:</b>                                  | <b>230.806.800</b>      | <b>230.806.800</b>     | <b>257.790.456</b>      | <b>257.790.45</b>     |
| Sonadezi Services Joint - Stock Company                              | 30.996.000              | 30.996.000             | 26.082.936              | 26.082.93             |
| Sonadezi Environment Joint Stock Company                             | 4.762.800               | 4.762.800              | 5.896.800               | 5.896.80              |
| Sonadezi Security Services Co., Ltd.                                 | 195.048.000             | 195.048.000            | 225.810.720             | 225.810.72            |
|  | <b>100.425.122.481</b>  | <b>100.425.122.481</b> | <b>6.847.267.016</b>    | <b>6.847.267.01</b>   |
| <b>Payables to other suppliers:</b>                                  | <b>230.806.800</b>      | <b>230.806.800</b>     | <b>257.790.456</b>      | <b>257.790.45</b>     |
| R.E.E Mechanical & Electrical Engineering Joint Stock Company        | 1.754.921.430           | 1.754.921.430          | 1.754.921.430           | 1.754.921.43          |
| Interest expenses payable to An Binh Residence                       | 2.785.682.014           | 2.785.682.014          | 2.785.682.014           | 2.682.792.64          |
| Phuoc An Port Investment and Operation Petroleum Joint Stock Company | 92.558.352.200          | 92.558.352.200         | -                       | -                     |
| Other suppliers  | 3.293.374.103           | 3.293.374.103          | 2.306.663.572           | 2.306.663.57          |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

|              |                               |                               |                              |                             |
|--------------|-------------------------------|-------------------------------|------------------------------|-----------------------------|
| <b>Total</b> | <b><u>100.655.929.281</u></b> | <b><u>100.655.929.281</u></b> | <b><u>10.706.856.015</u></b> | <b><u>10.706.856.01</u></b> |
|--------------|-------------------------------|-------------------------------|------------------------------|-----------------------------|

**4.14 Short-term advances from customers**

|   | <b>As at<br/>31/03/2026<br/>VND</b> | <b>As at<br/>01/01/2026<br/>VND</b> |
|---|-------------------------------------|-------------------------------------|
| <b><i>Advances from other customers:</i></b>    | <b>4.175.430.184</b>                | <b>4.175.430.184</b>                |
| Advances for trading houses – An Binh Residence | 4.175.077.273                       | 4.175.077.273                       |
| Other customers                                 | 194.903                             | 352.911                             |
| <b>Total</b>                                    | <b><u>4.175.272.176</u></b>         | <b><u>4.175.430.184</u></b>         |





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## NOTES TO THE FINANCIAL STATEMENTS (cont.)

| 4.15 | VAT receivable                                  | As at 01/01/2026<br>VND | VAT receivable<br>VND  | Incurred Value<br>Added Tax<br>VND | As at<br>31/03/2026<br>VND |
|------|---|-------------------------|------------------------|------------------------------------|----------------------------|
|      | VAT receivable                                  | -                       | 64.148.448.070         | 5.210.147.857                      | 58.938.300.213             |
|      |   | As at 01/01/2026<br>VND | During the year<br>VND | Amount<br>paid                     | As at 31/03/2026<br>VND    |
|      |   | Receivables             | Payables               | Payables                           | Payables                   |
|      | Value added tax (VAT)                           | -                       | 1.627.605.501          | 8.858.659.401                      | 7.231.053.900              |
|      | Corporate income tax                            | -                       | 6.328.647.145          | 13.100.000.000                     | 17.065.302.399             |
|      | Personal income tax                             | -                       | 258.182.666            | 928.684.699                        | 788.669.766                |
|      | Environmental protection<br>tax and other taxes | -                       | -                      | 33.077.093                         | 33.077.093                 |
|      | <b>Total</b>                                    | -                       | <b>8.214.435.312</b>   | <b>22.920.421.193</b>              | <b>25.118.103.158</b>      |
|      |   |                         |                        |                                    | <b>10.412.117.277</b>      |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

**4.16 Accrued expenses**

|   | As at<br>31/03/2026<br>VND   | As at<br>01/01/2026<br>VND   |
|---|------------------------------|------------------------------|
| Short-term:   |                              |                              |
| Temporarily accrued costs of infrastructure for lease | 19.097.603.278               | 19.215.675.638               |
| Other expenses  | 496.063.454                  | 398.854.938                  |
| <b>Total</b>  | <b><u>19.593.666.732</u></b> | <b><u>19.614.530.576</u></b> |
| Long-term:  |                              |                              |
| Temporarily accrued costs of infrastructure for lease | 16.017.521.607               | 16.656.124.012               |
| <b>Total</b>  | <b><u>16.017.521.607</u></b> | <b><u>16.656.124.012</u></b> |

**4.17 Other payables**

|   | As at<br>31/03/2026<br>VND   | As at<br>01/01/2026<br>VND   |
|---|------------------------------|------------------------------|
| Short-term:   |                              |                              |
| Receipt of short-term deposits, mortgages                                   | 27.563.141.916               | 26.826.903.298               |
| Fee of infrastructure for resettlement area from the Vietnam State Treasury | 488.719.000                  | 488.719.000                  |
| Other payables  | 7.918.290.041                | 8.432.137.209                |
| <b>Total</b>  | <b><u>35.970.150.957</u></b> | <b><u>35.747.759.507</u></b> |
| Long-term:  |                              |                              |
| Receipt of long-term deposits, mortgages                                    | 48.373.944.838               | 49.713.218.856               |
| <b>Total</b>  | <b><u>48.373.944.838</u></b> | <b><u>49.713.218.856</u></b> |

**4.18 Unearned revenue**

|             | As at<br>31/03/2026<br>VND | As at<br>01/01/2026<br>VND |
|-------------|----------------------------|----------------------------|
| Short-term: |                            |                            |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

|  |                                 |                                 |
|--|---------------------------------|---------------------------------|
| Prepayments for leasing land and infrastructure at Giang Dien Industrial Park from customers | 175.056.669.776                 | 132.212.263.739                 |
| Prepayments for leasing workshops at Giang Dien Industrial Park from customers               | 2.957.077.485                   | -                               |
| <b>Total</b>   | <b><u>178.013.747.261</u></b>   | <b><u>132.212.263.739</u></b>   |
| Long-term:   |                                 |                                 |
| Prepayments for leasing land and infrastructure at Giang Dien Industrial Park from customers | 3.468.564.324.901               | 3.443.371.252.039               |
| <b>Total</b>   | <b><u>3.468.564.324.901</u></b> | <b><u>3.443.371.252.039</u></b> |



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

| <b>4.19 Bonus and welfare funds</b> | <b>Beginning balance</b> | <b>Appropriation for funds during the period</b> | <b>Reversal of appropriation for funds during the period</b> | <b>Disbursement during the period</b> | <b>Reversal of disbursement during the period</b> | <b>Ending balance</b> |
|-------------------------------------|--------------------------|--|--|---------------------------------------|---|-----------------------|
| Bonus fund                          | 2.485.207.872            | -  | -  | (563.000.000)                         | -   | 1.922.207.872         |
| Welfare fund                        | 12.576.712.624           | -  | -  | (99.317.570)                          | -   | 12.477.712.624        |
| <b>Total</b>                        | <b>15.061.920.496</b>    | <b>-</b>   | <b>-</b>   | <b>(662.000.000)</b>                  | <b>-</b>  | <b>14.399.920.496</b> |

**4.20 Owner's equity**

**4.18.1. Movements in owner's equity**

|   | <b>Owner's capital</b> | <b>Items under owner's equity</b>          | <b>Total</b>                 |
|---|------------------------|--|------------------------------|
|   | <b>VND</b>             | <b>Investment and development fund VND</b> | <b>Retained earnings VND</b> |
| As at 01/01/2026                        | 548.980.000.000        | 193.123.613.645                            | 1.056.041.411.129            |
| Profit in the current year              | -                      | -  | 67.944.619.680               |
| Appropriation for funds during the year | -                      | -  | -                            |
| Dividend distribution during the year   | -                      | -  | -                            |
| <b>As at 31/03/2026</b>                 | <b>548.980.000.000</b> | <b>193.123.613.645</b>                     | <b>1.123.986.030.809</b>     |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****4.18.2. Details of owner's capital**

|                      | As at<br>31/03/2026<br>VND    | As at<br>01/01/2026<br>VND    |
|----------------------|-------------------------------|-------------------------------|
| Sonadezi Corporation | 255.000.000.000               | 255.000.000.000               |
| Other shareholders   | 293.980.000.000               | 293.980.000.000               |
| <b>Total</b>         | <b><u>548.980.000.000</u></b> | <b><u>548.980.000.000</u></b> |

**4.18.3. Shares**

|  | As at<br>31/03/2026 | As at<br>01/01/2026 |
|--|---------------------|---------------------|
| Number of shares registered to be issued | 54.898.000          | 54.898.000          |
| Number of shares sold to the public      | 54.898.000          | 54.898.000          |
| Number of outstanding shares             | 54.898.000          | 54.898.000          |

Face value of outstanding shares: VND 10.000.

**4.18.4. Basic/diluted earnings per share**

|   | From 01/01/2026<br>to 31/03/2026<br>VND |
|---|---|
| Profit after tax of the shareholders of the Company                 | 67.944.619.680                          |
| Appropriation for investment and development fund                   | -                                       |
| Appropriation for Bonus fund for management personnel               | -                                       |
| Profit after tax used to calculate basic/diluted earnings per share | <b><u>67.944.619.680</u></b>            |
| The average number of ordinary shares outstanding during the year   | 54.898.000                              |
| <b>Basic/diluted earnings per share</b>                             | <b><u>1.238</u></b>                     |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****5. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT****5.1 Revenue from sales of goods and provisions of services**

|  | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|--|---|---|
| Revenue from trading Giang Dien Industrial Park land, infrastructure | 55.131.235.446                            | 45.089.532.800                            |
| Revenue from leasing offices   | 120.000.000                               | 11.530.923.251                            |
| Revenue from leasing workshops                                       | 62.873.314.548                            | 38.775.733.351                            |
| Revenue from sales of An Binh Residence houses, and infrastructure   | -   | -   |
| Revenue from clean water supply                                      | 7.912.621.700                             | 6.410.471.900                             |
| Revenue from wastewater treatment                                    | 7.027.744.413                             | 5.569.642.930                             |
| <b>Total</b>   | <b>133.064.916.107</b>                    | <b>107.376.304.232</b>                    |

**5.2 Costs of sales**

|  | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|--|---|---|
| Costs of trading Giang Dien Industrial Park land, infrastructure | 15.674.086.498                            | 15.494.637.630                            |
| Costs of leasing offices   | 389.771.345                               | 6.145.249.158                             |
| Costs of leasing workshops                                       | 25.313.940.035                            | 6.139.758.356                             |
| Costs of An Binh Residence houses, and infrastructure            | -   | -   |
| Costs of clean water supply                                      | 7.283.139.732                             | 5.878.739.485                             |
| Costs of wastewater treatment                                    | 3.396.755.390                             | 2.727.865.408                             |
| <b>Total</b>   | <b>52.057.693.000</b>                     | <b>36.386.250.037</b>                     |

**5.3 Financial income**

|                                 | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|---------------------------------|---|---|
| Deposit interest, loan interest | 8.726.598.005                             | 4.447.716.469                             |
| Exchange gain arising           | -   | -   |
| <b>Total</b>                    | <b>8.726.598.005</b>                      | <b>4.447.716.469</b>                      |



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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****5.4 Financial expenses**

|   | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|---|---|---|
| Interest expenses   | 32.792.734                                | 26.546.500                                |
| Other financial expenses  | 8.019.000                                 | 8.019.000                                 |
| Provision for devaluation of trading securities and investment loss | -   | -   |
| <b>Total</b>  | <b>40.811.734</b>                         | <b>34.565.500</b>                         |

**5.5 Selling expenses**

|   | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|---|---|---|
| Salary of employees                         | 248.829.800                               | 530.813.800                               |
| Expenses for external services              | 122.628.089                               | 79.750.000                                |
| Depreciation/(amortization) of fixed assets | -   | 2.130.000                                 |
| Other cash expenses                         | 3.459.555                                 | -   |
| <b>Total</b>                                | <b>374.917.444</b>                        | <b>612.693.800</b>                        |

**5.6 General and administrative expenses**

|   | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|---|---|---|
| Salary of employees                         | 2.507.499.571                             | 3.275.313.112                             |
| Office stationery                           | 159.083.376                               | 407.642.736                               |
| Depreciation/(amortization) of fixed assets | -   | 239.617.525                               |
| Taxes, fees and legal fees                  | -   | 3.000.000                                 |
| Expenses for external services              | 855.901.621                               | 819.508.548                               |
| Other cash expenses                         | 775.452.291                               | 258.195.419                               |
| Provisions and allowances                   | -   | -   |
| <b>Total</b>                                | <b>4.297.936.859</b>                      | <b>5.003.277.340</b>                      |

**5.7 Other income**

|                              | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|------------------------------|---|---|
| Fines for contract violation | -   | 63.617.400                                |
| Other income                 | -   | -   |
| <b>Total</b>                 | <b>-</b>                                  | <b>63.617.400</b>                         |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****5.8 Other expenses**

|   | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|---|---|---|
| Other expenses: compensations, fines and others | 10.232.996                                | 5.000.000                                 |
| Other expenses                                  | -   | -   |
| <b>Total</b>                                    | <b>10.232.996</b>                         | <b>5.000.000</b>                          |

**5.9 Operating costs by factors**

|   | 1 <sup>st</sup> quarter of<br>2026<br>VND | 1 <sup>st</sup> quarter of<br>2025<br>VND |
|---|---|---|
| Expenses of tools                           | 1.277.534.203                             | 2.395.954.283                             |
| Expenses of direct materials                | -   | -   |
| Labor costs                                 | 4.709.619.602                             | 6.258.133.794                             |
| Depreciation/(amortization) of fixed assets | 16.854.284.928                            | 6.420.996.383                             |
| Provisions and allowances                   | -   | -   |
| Expenses for external services              | 12.752.346.155                            | 13.833.640.350                            |
| Other cash expenses                         | 778.911.846                               | 258.195.419                               |
| Taxes, fees and legal fees                  | -   | 3.000.000                                 |
| <b>Total</b>                                | <b>36.372.696.734</b>                     | <b>29.169.920.229</b>                     |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****5.10 Current CIT expense**

The current CIT expense is based on income subject to tax for the current year as follows:

|  | 1 <sup>st</sup> quarter of 2026<br>VND | 1 <sup>st</sup> quarter of 2025<br>VND |
|--|--|--|
| Accounting profit before tax   | 85.009.922.079                         | 69.845.851.424                         |
| Plus: Increases  | 316.589.915                            | 236.627.500                            |
| Decreases  | -                                      | -                                      |
| Income subject to tax  | 85.326.511.994                         | 70.082.478.924                         |
| Income exempted from tax   | -                                      | -                                      |
| Taxable income   | 85.326.511.994                         | 70.082.478.924                         |
| Operating income   | 85.326.511.994                         | 70.082.478.924                         |
| Income from transfer of real estate                                    | -                                      | -                                      |
| Current CIT rate   | 20%                                    | 20%                                    |
| <b>CIT expense based on income subject to tax for the current year</b> | <b>17.065.302.399</b>                  | <b>14.016.495.785</b>                  |
| <b>Grand total</b>   | <b>17.065.302.399</b>                  | <b>14.016.495.785</b>                  |

Increases in income subject to tax are primarily items specified in the Law on Corporate Income Tax that are not considered expenses when calculating taxes such as non-operating expenses, compensation to the non-executive board members, etc.

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)**

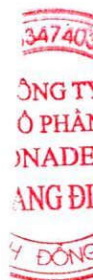
**6. RELATED PARTIES**

| <u>List of related parties</u>                      | <u>Relationship</u> |
|---|---------------------|
| 1. Sonadezi Corporation                             | Major shareholder   |
| 2. Subsidiaries, associates of Sonadezi Corporation | Group companies     |
| 3. Board of Management and Board of Directors       | Key managers        |

In the 1<sup>st</sup> quarter of 2026, the Company has the following significant transactions with related parties:

|  | <b>1<sup>th</sup> quarter of<br/>2026<br/>VND</b> |
|--|---|
| <b>Purchases of goods, services:</b>     |   |
| Sonadezi Services Joint - Stock Company  | 82.600.000  |
| Sonadezi Environment Joint Stock Company | 11.760.000  |
| Sonadezi Security Services Co., Ltd.     | 526.600.000                                       |
| Dong Nai Water Joint Stock Company       | 7.112.864.640                                     |
| <b>Total</b>                             | <b><u>7.733.824.640</u></b>                       |

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**NOTES TO THE FINANCIAL STATEMENTS (cont.)****7. REMUNERATION OF THE KEY MANAGERS****7.1. Compensation, bonus of the Board of Management**

Unit: VND

| Full name           | Position   | Note | 1 <sup>th</sup> quarter of 2026 |
|---------------------|------------|------|---------------------------------|
| Ms. Nguyen Thi Hanh | Chairwoman |      | 36.000.000                      |
| Mr. Tran Hoai Nam   | Member     |      | 30.000.000                      |
| Mr. Hoang Sy Quyet  | Member     |      | 33.000.000                      |
| Mr. Tran Tan Nhat   | Member     |      | 30.000.000                      |
| Mr. Ngo Xuan Quang  | Member     |      | 33.000.000                      |
| <b>Total</b>        |            |      | <b>162.000.000</b>              |

**7.2. Compensation, bonus of the Supervisory Board**

Unit: VND

| Full name          | Position          | Note | 1 <sup>th</sup> quarter of 2026 |
|--------------------|-------------------|------|---------------------------------|
| Ms. Trinh Thi Hoa  | Head of the Board |      | 30.000.000                      |
| Ms. Nguyen Tu Loan | Member            |      | 15.000.000                      |
| Mr. Tran Viet Long | Member            |      | 15.000.000                      |
| <b>Total</b>       |                   |      | <b>60.000.000</b>               |

**7.3. Salary, bonus of the Board of Directors and other managers**

Unit: VND

| Full name          | Position                | Note | 1 <sup>th</sup> quarter of 2026 |
|--------------------|-------------------------|------|---------------------------------|
| Mr. Hoang Sy Quyet | General Director        |      | 253.900.000                     |
| Mr. Ngo Xuan Quang | Deputy General Director |      | 171.400.000                     |
| Mr. Nguyen Duy Hoa | Chief Accountant        |      | 112.800.000                     |
| <b>Total</b>       |                         |      | <b>538.100.000</b>              |

  
**Luong Anh Tu**  
Preparer

  
**Nguyen Duy Hoa**  
Chief Accountant

Approve, Apr 17<sup>th</sup>, 2026

  
**Hoang Sy Quyet**  
General Director