

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To:

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

In compliance with Clause 3, 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 Corporation hereby discloses its financial statements to the State Securities Commission and the Hanoi Stock Exchange as follows:

1. Organization Name: Sonadezi Corporation

- Ticker symbol: SNZ

- Head Office Address: No. 1, Road 1, Bien Hoa 1 Industrial Zone, Tran Bien Ward,
Dong Nai Province

- Telephone: (0251) 8860561

Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn

Website: sonadezi.com.vn

2. Content of Disclosure:

Financial statements Quarterly I/2026, in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC, include:

☐ Separate financial statements;

☒ Consolidated financial statements;

☐ Comprehensive financial statements.

- Circumstances requiring explanation:

+ The audit firm provides an opinion other than an unqualified opinion for the financial statements (for audited financial statements):

☐ Yes

☒ No

Explanation document in case of "Yes" selection:

☐ Yes

☐ No

+ Net profit in the Income statement of the reporting period has a difference of 5% or more before and after auditing, or changes from loss to profit, or vice versa (for audited financial statements):

☐ Yes

☒ No



Explanation document in case of “Yes” selection:

☐ Yes

☐ No

+ Net profit in the Income statement of the reporting period changes by 10% or more compared to the same reporting period of the previous year:

☒ Yes

☐ No

Explanation document in case of “Yes” selection:

☒ Yes

☐ No

+ Net profit of the reporting period is a loss, changing from profit in the same period last year to loss in this period, or vice versa:

☐ Yes

☒ No

Explanation document in case of “Yes” selection:

☐ Yes

☐ No

This information was disclosed on Sonadezi Corporation’s website on April 29th, 2026 at the link: <http://sonadezi.com.vn/quan-he-co-dong/>

Sincerely.

Attachments: *Handwritten signature*

- Consolidated financial statements Quarterly I/2026;
- Explanation document No. 365/SNZ-KT dated April 29th, 2026.

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



Tran Thanh Hai

DONG NAI PROVINCIAL
PEOPLE'S COMMITTEE
SONADEZI CORPORATION

No: 365/SNZ-KT

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Dong Nai, April 29th, 2026

Re: Explanation of the fluctuations in
Profit after corporate income tax in
the Consolidated Financial
Statements Quarterly I/2026

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

1. Organization name: Sonadezi Corporation

- Ticker Symbol: SNZ

- Address of head office: No.1, Road 1, Bien Hoa I Industrial Park, Tran Bien Ward, Dong Nai Province.

- Telephone: (0251) 8860561

Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn

2. Content of Disclosure:

Sonadezi Corporation explains the fluctuations in Profit after corporate income tax in Quarter I/2026 as follows:

Consolidated Financial Statements:

Expressed in thousand VND

| No. | Content | Quarter I/2026 | Quarter I/2025 | Amount increase (+)/decrease (-) | Percentage (%) |
|-----|--|----------------|----------------|----------------------------------|------------------|
| 1 | Revenue from sales of goods and rendering of services | 1,294,787,087 | 1,598,638,621 | - 303,851,534 | Decreased 19.01% |
| 2 | Cost of goods sold | 806,065,852 | 901,507,392 | - 95,441,540 | Decreased 10.59% |
| 3 | Gross profit from sales of goods and rendering of services | 488,720,736 | 697,127,729 | - 208,406,993 | Decreased 29.90% |
| 4 | Financial income | 28,236,542 | 24,398,153 | + 3,838,389 | Increased 15.73% |
| 5 | Financial Expense | 22,622,397 | 20,850,698 | + 1,771,699 | Increased 8.50% |
| 6 | Share of the profit of associates | 39,783,054 | 36,733,277 | + 3,049,777 | Increased 8.30% |
| 7 | Selling Expense | 25,083,417 | 32,153,041 | - 7,069,624 | Decreased 21.99% |
| 8 | General and administrative Expenses | 107,151,996 | 113,578,326 | - 6,426,330 | Decreased 5.66% |



| No. | Content | Quarter I/2026 | Quarter I/2025 | Amount increase (+)/decrease (-) | Percentage (%) |
|-----|------------------------------------|----------------|----------------|----------------------------------|-------------------|
| 9 | Operating Profit | 401,882,522 | 591,677,094 | - 189,794,572 | Decreased 32.08% |
| 10 | Net other income | (210,313) | 2,315,221 | - 2,525,534 | Decreased 109.08% |
| 11 | Total accounting profit before tax | 401,672,209 | 593,992,315 | - 192,320,106 | Decreased 32.38% |
| 12 | Profit after corporate income tax | 336,017,629 | 495,727,452 | 159,709,823 | Decreased 32.22% |

In Quarter I/2026 profit after corporate income tax decrease compared to Quarter I/2025 mainly due to the following reasons:

- Revenue from sales of goods and rendering of services decreased by 19.01% compared to the same period last year, primarily due to a decline in industrial park operations.

Cost of goods sold decreased by 10.59%, leading to a 29.90% decline in gross profit from sales of goods and rendering of services compared to the same period.

- Net other income by 109.08% compared to the same period.

This resulted in total accounting profit before tax falling by 32.38%, causing profit after corporate income tax to drop by 32.22% year-on-year.

Sonadezi Corporation provides an explanation to the State Securities Commission, the Hanoi Stock Exchange and shareholders for information.

Sincerely.

Recipients: *Vu*

- As Above;
- Achieved: Office, Accounting, General Dept.

GENERAL DIRECTOR



Tran Thanh Hai



**DONG NAI PEOPLE'S COMMITTEE
SONADEZI CORPORATION**

**CONSOLIDATED
FINANCIAL
STATEMENTS
QUARTERLY I/2026**

Dong Nai, April 2026

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Expressed in VND

| ASSETS | Code | Notes | As at 31 Mar. 2026 | As at 01 Jan. 2026 |
|--|-------------|--------------|-------------------------------|-------------------------------|
| A. CURRENT ASSETS | 100 | | 7,561,148,968,588 | 7,017,062,220,234 |
| I. Cash and cash equivalents | 110 | 4.1 | 1,318,318,944,410 | 1,362,084,974,398 |
| 1. Cash | 111 | | 549,837,099,610 | 604,352,469,202 |
| 2. Cash equivalents | 112 | | 768,481,844,800 | 757,732,505,196 |
| II. Current financial investments | 120 | | 2,836,320,417,809 | 2,449,394,500,000 |
| 1. Held to maturity investments | 123 | 4.2 | 2,836,320,417,809 | 2,449,394,500,000 |
| III. Current account receivables | 130 | | 967,572,712,511 | 787,130,832,532 |
| 1. Trade receivables | 131 | 4.3 | 636,119,791,767 | 589,651,273,355 |
| 2. Advances to suppliers | 132 | 4.4 | 255,935,906,812 | 123,818,872,280 |
| 3. Other current receivables | 135 | 4.5 | 161,360,514,269 | 159,504,187,234 |
| 4. Provision for doubtful debts | 136 | 4.6 | (85,843,500,337) | (85,843,500,337) |
| IV. Inventories | 140 | 4.7 | 2,302,092,500,374 | 2,267,746,571,259 |
| 1. Inventories | 141 | | 2,303,937,971,362 | 2,269,560,005,547 |
| 2. Provision for decline in value of inventories | 142 | | (1,845,470,988) | (1,813,434,288) |
| V. Other current assets | 160 | | 136,844,393,484 | 150,705,342,045 |
| 1. Current prepayments | 161 | 4.12 | 25,393,243,020 | 15,679,742,220 |
| 2. Value added tax deductible | 162 | | 88,085,385,391 | 112,416,652,127 |
| 3. Tax and other receivables from the State budget | 163 | 4.15 | 23,365,765,073 | 22,608,947,698 |

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31 March 2026

Expressed in VND

| ASSETS | Code | Notes | As at 31 Mar. 2026 | As at 01 Jan. 2026 |
|--|------------|-------|---------------------------|---------------------------|
| B. NON-CURRENT ASSETS | 200 | | 15,425,301,186,366 | 15,282,594,062,880 |
| I. Non-current account receivables | 210 | | 59,075,151,968 | 56,068,780,652 |
| 1. Non-current trade receivables | 211 | | 74,540,000 | 74,540,000 |
| 2. Non-current advances to suppliers | 212 | | 200,000,000 | 200,000,000 |
| 3. Other non-current receivables | 215 | 4.5 | 65,351,230,368 | 62,344,859,052 |
| 4. Provision for doubtful non-current receivables | 216 | 4.6 | (6,550,618,400) | (6,550,618,400) |
| II. Fixed assets | 220 | | 4,247,274,452,672 | 4,282,171,915,566 |
| 1. Tangible fixed assets | 221 | 4.8 | 3,903,805,673,550 | 3,936,090,672,081 |
| Cost | 222 | | 10,095,161,666,241 | 9,985,920,355,203 |
| Accumulated depreciation | 223 | | (6,191,355,992,691) | (6,049,829,683,122) |
| 2. Intangible fixed assets | 227 | 4.9 | 343,468,779,122 | 346,081,243,485 |
| Cost | 228 | | 517,489,554,135 | 517,473,159,135 |
| Accumulated depreciation | 229 | | (174,020,775,013) | (171,391,915,650) |
| III. Investment property | 240 | 4.10 | 3,422,008,479,361 | 3,419,708,249,838 |
| 1. Cost | 241 | | 5,557,830,634,090 | 5,500,820,099,781 |
| 2. Accumulated depreciation | 242 | | (2,135,822,154,729) | (2,081,111,849,943) |
| IV. Non-current assets in process | 250 | | 5,498,997,895,166 | 5,362,755,514,091 |
| 1. Construction in progress | 252 | 4.11 | 5,498,997,895,166 | 5,362,755,514,091 |
| V. Non-current financial investments | 260 | | 1,081,875,574,013 | 1,047,917,716,175 |
| 1. Investments in associates | 262 | 4.2 | 870,091,308,165 | 832,998,248,327 |
| 2. Investment in other entities | 263 | 4.2 | 308,294,547,830 | 308,294,547,830 |
| 3. Provision for non-current investments in other entities | 264 | 4.2 | (97,068,781,982) | (93,933,579,982) |
| 4. Non-current held to maturity investments | 265 | | 558,500,000 | 558,500,000 |
| VI. Other non-current assets | 270 | | 1,116,069,633,186 | 1,113,971,886,558 |
| 1. Non-current prepayments | 271 | 4.12 | 1,045,397,750,282 | 1,044,319,707,244 |
| 2. Deferred income tax assets | 272 | 5.8 | 70,671,882,904 | 69,652,179,314 |
| TOTAL ASSETS (280 = 100 + 200) | 280 | | 22,986,450,154,954 | 22,299,656,283,114 |

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31 March 2026

Expressed in VND

| RESOURCES | Code | Notes | As at 31 Mar. 2026 | As at 01 Jan. 2026 |
|--|------------|-------|---------------------------|---------------------------|
| C. LIABILITIES | 300 | | 10,718,698,191,224 | 10,381,110,298,414 |
| I. Current liabilities | 310 | | 3,108,777,043,642 | 3,575,902,553,179 |
| 1. Trade payables | 311 | 4.13 | 487,534,090,281 | 650,243,184,195 |
| 2. Advances from customers | 312 | 4.14 | 374,813,669,747 | 352,032,157,521 |
| 3. Dividends and profits payable | 313 | | 61,075,299,036 | 6,751,169,336 |
| 4. Taxes and amounts payable to the State budget | 314 | 4.15 | 119,669,832,039 | 162,820,006,751 |
| 5. Payables to employees | 315 | 4.16 | 82,170,104,028 | 213,262,139,162 |
| 6. Accrued expenses | 316 | 4.17 | 107,327,414,554 | 123,799,382,596 |
| 7. Current unearned revenue | 319 | 4.18 | 210,247,312,249 | 145,624,117,654 |
| 8. Other current payables | 320 | 4.19 | 432,160,175,218 | 592,625,566,266 |
| 9. Current loans | 321 | 4.20 | 1,040,132,592,540 | 1,058,949,628,529 |
| 10. Current provisions | 322 | | 26,475,533,032 | 29,436,139,014 |
| 11. Bonus and welfare fund | 323 | 4.21 | 167,171,020,918 | 240,359,062,155 |
| II. Non-current liabilities | 330 | | 7,609,921,147,582 | 6,805,207,745,235 |
| 1. Advances from customers | 332 | | 17,448,095,532 | 17,670,138,296 |
| 2. Accrued expenses | 334 | 4.17 | 965,865,893,132 | 980,216,010,530 |
| 3. Non-current unearned revenue | 337 | 4.18 | 3,065,034,647,964 | 2,493,626,195,507 |
| 4. Other non-current payables | 338 | 4.19 | 279,402,540,368 | 274,232,442,489 |
| 5. Non-current loans | 339 | 4.20 | 3,282,169,970,586 | 3,039,462,958,413 |
| 5. Non-current provisions | 343 | | - | - |

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31 March 2026

Expressed in VND

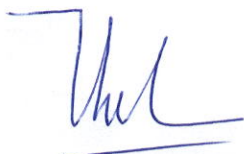
| RESOURCES | Code | Notes | As at 31 Mar. 2026 | As at 01 Jan. 2026 |
|--|------------|-------|---------------------------|---------------------------|
| D. OWNER'S EQUITY | 400 | 4.22 | 12,267,751,963,730 | 11,918,545,984,700 |
| 1. Owner's contributed capital | 411 | | 3,765,000,000,000 | 3,765,000,000,000 |
| Ordinary shares carrying voting rights | 411a | | 3,765,000,000,000 | 3,765,000,000,000 |
| 2. Share premiums | 412 | | 86,559,686,249 | 86,559,686,249 |
| 3. Other contributed capital | 414 | | 608,405,126,002 | 608,405,126,002 |
| 4. Treasury shares | 415 | | (90,100,000) | (90,100,000) |
| 5. Asset revaluation reserve | 416 | | (592,863,242,704) | (592,863,242,704) |
| 6. Investment and development fund | 418 | | 985,963,314,492 | 984,748,713,319 |
| 7. Other reserves | 419 | | 9,662,316,934 | 9,662,316,934 |
| 8. Retained earnings | 420 | | 2,613,223,327,720 | 2,421,555,678,865 |
| Beginning accumulated retained earnings | 420a | | 2,414,475,777,678 | 1,138,781,405,485 |
| Retained earnings of the current year | 420b | | 198,747,550,042 | 1,282,774,273,380 |
| 9. Non-controlling interest | 429 | | 4,791,891,535,037 | 4,635,567,806,035 |
| TOTAL RESOURCES (440 = 300 + 400) | 440 | | 22,986,450,154,954 | 22,299,656,283,114 |

Preparer

Chief Accountant

Approved on 29th April 2026

Legal Representative



Nguyen Thi Chung



Le Thi Bich Loan



Tran Thanh Hai

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 02 - DN/HN**CONSOLIDATED INCOME STATEMENT**

For the three-month period from 01 January 2026 to 31 March 2026

Expressed in VND

| ITEMS | Code | Notes | Current period | Previous period |
|---|------|--------|-------------------|-------------------|
| 1. Revenue | 1 | 5.1 | 1,294,787,087,345 | 1,598,638,621,240 |
| 2. Deductions | 2 | | 500,000 | 3,500,000 |
| 3. Net revenue | 10 | | 1,294,786,587,345 | 1,598,635,121,240 |
| 4. Cost of sales | 11 | 5.2 | 806,065,851,827 | 901,507,392,379 |
| 5. Gross profit | 20 | | 488,720,735,518 | 697,127,728,861 |
| 6. Finance income | 22 | 5.3 | 28,236,542,082 | 24,398,153,207 |
| 7. Finance expense | 23 | 5.4 | 22,622,396,652 | 20,850,698,434 |
| <i>Of which, interest expense</i> | 24 | | 18,771,340,605 | 19,465,922,148 |
| 8. Selling expense | 25 | 5.5 | 25,083,416,658 | 32,153,041,254 |
| 9. General and administrative expense | 26 | 5.6 | 107,151,996,472 | 113,578,325,751 |
| 10. Share of the profit(loss) of associates | 27 | | 39,783,053,807 | 36,733,277,493 |
| 11. Operating profit | 30 | | 401,882,521,625 | 591,677,094,122 |
| 12. Other income | 31 | | 4,417,449,932 | 6,394,295,332 |
| 13. Other expense | 32 | | 4,627,762,605 | 4,079,074,526 |
| 14. Net other income | 40 | | (210,312,673) | 2,315,220,806 |
| 15. Accounting profit before tax | 50 | | 401,672,208,952 | 593,992,314,928 |
| 16. Current corporate income tax expense | 51 | 5.7 | 66,674,283,790 | 85,953,959,157 |
| 17. Deferred corporate income tax expense | 52 | 5.8 | (1,019,703,590) | 12,310,903,558 |
| 18. Net profit after tax | 60 | | 336,017,628,752 | 495,727,452,213 |
| 19. Owners of the parent company | 61 | | 198,747,550,042 | 290,340,183,104 |
| 20. Non-controlling interests | 62 | | 137,270,078,710 | 205,387,269,109 |
| 21. Basic earnings per share | 70 | 4.22.3 | 525 | 723 |
| 22. Diluted earnings per share | 71 | 4.22.3 | 525 | 723 |

Preparer



Nguyen Thi Chung

Chief Accountant



Le Thi Bich Loan

Approved on 29th April 2026

Legal Representative



Tran Thanh Hai

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 03 - DN/HN

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the three-month period from 01 January 2026 to 31 March 2026

Expressed in VND

| ITEMS | Code | Notes | Current period | Previous period |
|---|------|-------|---------------------|-------------------|
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| 1. Net profit before taxes | 01 | | 401,672,208,952 | 593,992,314,928 |
| 2. Adjustment for: | | | | |
| Depreciation and amortisation | 02 | | 197,467,965,228 | 270,954,226,800 |
| Provisions | 03 | | 206,632,718 | 5,001,328,141 |
| Foreign exchange gains/losses from revaluation of foreign currency monetary items | 04 | | (62,876) | (22,367) |
| Gains/losses from investment and financing activities | 05 | | (67,905,491,764) | (60,241,831,185) |
| Interest expense | 06 | 5.4 | 18,771,340,605 | 19,465,922,148 |
| 3. Operating profit /(loss) before adjustments to working capital | 08 | | 550,212,592,863 | 829,171,938,465 |
| Increase or decrease in accounts receivable | 09 | | (20,219,376,935) | (17,731,857,226) |
| Increase or decrease in inventories | 10 | | (13,594,280,957) | (25,804,585,460) |
| Increase or decrease in accounts payable (excluding interest expense and CIT payable) | 11 | | 337,670,063,882 | 33,115,759,943 |
| Increase or decrease prepaid expenses | 12 | | (10,838,693,268) | (4,786,954,909) |
| Interest paid | 14 | | (22,055,753,911) | (25,144,370,167) |
| Corporate income tax paid | 15 | 4.15 | (136,360,048,076) | (127,286,058,460) |
| Other cash inflows from operating activities | 16 | | 41,744,700 | 272,615,000 |
| Other cash outflows from operating activities | 17 | | (75,276,943,875) | (67,422,566,711) |
| Net cash from operating activities | 20 | | 609,579,304,423 | 594,383,920,475 |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| 1. Acquisition and construction of fixed assets and other non-current assets | 21 | | (500,019,934,932) | (293,111,042,593) |
| 2. Proceeds from disposals of fixed assets and other non-current assets | 22 | | - | (521,686,827,273) |
| 3. Loans to other entities and payments for purchase of debt instruments of other entities | 23 | | (1,629,100,000,000) | 156,875,406,059 |
| 4. Repayments from borrowers and proceeds from sales of debts instruments of other entities | 24 | | 1,219,900,000,000 | 144,000,000,000 |
| 5. Interest and dividends received | 27 | | 29,567,051,761 | 26,103,934,851 |
| Net cash from investing activities | 30 | | (879,652,883,171) | (487,818,528,956) |

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 03 - DN/HN

CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the three-month period from 01 January 2026 to 31 March 2026

Expressed in VND

| ITEMS | Code | Notes | Current period | Previous period |
|--|-----------|-------|--------------------------|--------------------------|
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| 1. Proceeds from issuing stocks and capital contribution from owners | 31 | | 2,484,260,000 | - |
| 2. Proceeds from borrowings | 33 | 6.1 | 601,103,513,447 | 167,971,629,962 |
| 3. Repayment of borrowings | 34 | 6.2 | (377,133,537,263) | (538,679,259,927) |
| 4. Dividends paid | 36 | | (146,750,300) | (32,332,057,500) |
| Net cash from financing activities | 40 | | 226,307,485,884 | (403,039,687,465) |
| NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40) | 50 | | (43,766,092,864) | (296,474,295,946) |
| Cash and cash equivalents at beginning of year | 60 | | 1,362,084,974,398 | 1,600,499,077,056 |
| Impact of exchange rate fluctuation | 61 | | 62,876 | 22,367 |
| CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61) | 70 | 4.1 | 1,318,318,944,410 | 1,304,024,803,477 |

Preparer

Chief Accountant

Approved on 29th April 2026

Legal Representative



Nguyen Thi Chung



Le Thi Bich Loan



Tran Thanh Hai

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

Form B 09 - DN/HN

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

Sonadezi Corporation (hereinafter referred to as "the Corporation" or "the parent company") has been incorporated in accordance with the Business Registration Certificate No. 3600335363 dated 01 July 2010 issued by the Department of Planning and Investment of Dong Nai Province and other amended certificates thereafter with the latest one dated 07 October 2025 issued by the Department of Finance of Dong Nai Province to change the registered head office address following merger of administrative boundaries.

The Corporation, formerly Development of Bien Hoa Industrial Park Company - a state-owned enterprise - was established under Decision No. 1713/QD-UBT dated 15 December 1990 and registered under Decision No. 2271/QD-UBT dated 17 December 1992 both issued by the People's Committee of Dong Nai Province. On 01 July 2005, the Corporation was reorganised into a parent-company-subsidary model under Decision No. 2335/QD-UBT dated 29 June 2005 also issued by the People's Committee of Dong Nai Province.

On 13 November 2017, the Hanoi Stock Exchange issued Decision No. 925/QD-SGDHN approving the Corporation's registration of share trading with the security code SNZ.

The charter capital as stipulated in the latest Business Registration Certificate is VND 3,765,000,000,000, as follows:

| | As at 31 Mar. 2026 | |
|--------------------|--------------------------|----------------|
| | Amount (VND) | Percent (%) |
| The government | 3,747,567,000,000 | 99.54 |
| Other shareholders | 17,433,000,000 | 0.46 |
| Total | 3,765,000,000,000 | 100.00 |

The Corporation's registered head office is No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam.

The Corporation has subsidiaries as represented in Note 1.5 below (together with the Corporation hereinafter referred to as "the Group").

The number of employees of the Corporation as at 31 March 2026 was 72 (31 December 2025: 70).

1.2. Operating industry and principal activities

The Corporation is principally engaged in:

- Investing in industrial urban development, industrial park, residential areas;
- Providing tourist services;
- Providing environmental management services;
- Making financial investments in other enterprises;
- Leasing houses;
- Trading and leasing warehouses, yards, and plants;
- Constructing houses of all types;
- Trading real estates and land use rights of owners, users, and lessees.

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**1.3. Normal operating cycle**

The Corporation and its subsidiaries are engaged in service rendering and trading activities with a normal business cycle of 12 months.

For the other subsidiaries, the normal operating cycle is the period between the acquisition of assets for processing and their realisation in cash or cash equivalents.

1.4. The Group's structure

As at 31 March 2026, the Group is organised under a multilevel ownership structure comprising the parent company, 05 direct subsidiaries and 06 indirect subsidiaries - Refer to Note 1.5.

The Corporation's dependent unit as at 31 March 2026 was as follows:

| Name | Operating industry | Address |
|-------------------------------|--|--|
| Sonadezi Corporation's branch | Trading real estates and land use rights of owners, users, and lessees | Chau Duc Industrial Park, Ngai Giao Commune, Ho Chi Minh City, Vietnam |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**1.5. Consolidated subsidiaries*****Direct subsidiaries:***

| No. | Name | Operating industry | Address | Voting rights | Percent direct capital | Percent interest |
|------------|--|--|--|----------------------|-------------------------------|-------------------------|
| 1. | Dong Nai Water Joint Stock Company | Water exploitation and treatment for urban and industrial activities, clean water distribution | No. 48 Cach Mang Thang Tam, Tran Bien Ward, Dong Nai Province, Vietnam | 63.99% | 63.99% | 63.99% |
| 2. | Sonadezi Environmental Joint Stock Company | Collecting non-hazardous waste | No. 12 Huynh Van Nghe, Tran Bien Ward, Dong Nai Province, Vietnam | 64.04% | 64.04% | 64.04% |
| 3. | Dong Nai Port Joint Stock Company | Trading seaport services | 1B-D3 Binh Duong Town, Long Hung Ward, Dong Nai Province, Vietnam | 51.00% | 51.00% | 51.00% |
| 4. | No. 2 Industrial Urban Development Joint Stock Company | Investment in construction, trading real estate, leasing industrial park | No. 47, Street D9, Vo Thi Sau Residential Area, Vinh Thanh Quarter, Tran Bien Ward, Dong Nai Province, Vietnam | 57.95% | 57.86% | 57.95% |
| 5. | Sonadezi Long Thanh Shareholding Company | Investment in construction, trading infrastructure of industrial park | Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province, Vietnam | 56.06% | 52.75% | 56.06% |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**1.5. Consolidated subsidiaries (continued)*****Indirect subsidiaries:***

| No. | Name | Operating Industry | Address | Voting rights | Percent capital | Percent interest |
|------------|--|--|--|----------------------|------------------------|-------------------------|
| 1. | Sonadezi Long Binh Shareholding Company | Trading real estates and land use rights of owners, users, and lessees | No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province, Vietnam | 60.51% | 46.22% | 53.26% |
| 2. | Sonadezi Services Joint Stock Company | Collecting non-hazardous waste | No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam | 46.00% | 20.00% | 35.00% |
| 3. | Sonadezi Chau Duc Joint Stock Company | Investment in construction and trading infrastructure of industrial parks, trading real estate | No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam | 57.72% | 46.84% | 52.58% |
| 4. | Sonadezi An Binh Joint Stock Company | Construction | No. 113-116 Lot C2, Road 9, An Binh Residential Area, Tran Bien Ward, Dong Nai Province, Vietnam | 60.44% | 37.95% | 49.81% |
| 5. | Sonadezi Binh Thuan Shareholding Company | Trading real estates and land use rights of owners, users, and lessees | 443 Quarter 6, Tan Minh Commune, Lam Dong Province, Vietnam | 91.10% | 42.00% | 67.53% |
| 6. | Sonadezi Khanh Hoa Shareholding Company | Trading real estates and land use rights of owners, users, and lessees | Lot LK37-12B, My Gia Township, Nam Nha Trang Ward, Khanh Hoa Province, Vietnam | 79.07% | 40.069% | 62.63% |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**1.6. Associates presented in the consolidated financial statements under the equity method*****Direct associates:***

| No. | Name | Operating industry | Address | Voting rights | Percent capital | Percent interest |
|------------|---|--|--|----------------------|------------------------|-------------------------|
| 1. | Sonadezi Giang Dien Shareholding Company | Trading real estates and land use rights of owners, users, and lessees | No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam | 46.45% | 46.45% | 46.45% |
| 2. | Dong Nai Construction Joint Stock Company | Civil construction | No. 9 Huynh Van Nghe, Tran Bien Ward, Dong Nai Province, Vietnam | 40.00% | 40.00% | 40.00% |
| 3. | Dong Nai Paint Joint Stock Company | Producing and trading in paint products, wall plaster powder | Road 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai Province, Vietnam | 30.01% | 30.01% | 30.01% |
| 4. | Sonadezi College of Technology and Management | College, university and post-graduate training | No. 1, Road 6A, Bien Hoa 2 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam | 40.00% | 40.00% | 40.00% |
| 5. | Highway 91 Can Tho - An Giang Investment Joint Stock Company | Construction and investment of transport works (BOT) | No. 315 Vo Nguyen Giap, Phuoc Tan Ward, Dong Nai Province, Vietnam | 39.72% | 39.72% | 39.72% |
| 6. | Dong Nai Housing Joint Stock Company | Trading houses and infrastructure, construction | No. 121 Phan Chu Trinh, Tran Bien Ward, Dong Nai Province, Vietnam | 36.00% | 36.00% | 36.00% |
| 7. | Dong Nai Material and Building Investment Joint Stock Company | Industrial production and services | No. 138, Quarter 1, Nguyen Ai Quoc Street (formerly National Highway 1K), Trang Dai Ward, Dong Nai Province, Vietnam | 35.99% | 35.99% | 35.99% |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**1.6. Associates presented in the consolidated financial statements under the equity method (continued)*****Indirect associates:***

| No. | Name | Operating industry | Address | Voting rights | Percent capital | Percent interest |
|------------|---|---|--|----------------------|------------------------|-------------------------|
| 1. | Dong Nai Port Service Joint Stock Company | Sea and coastal freight water transport | No. 1B-D3 Binh Duong Town, Long Hung Ward, Dong Nai Province, Vietnam | 45.00% | 45.00% | 22.95% |
| 2. | Dong Nai Water Supply Construction and Services Joint Stock Company | Construction of civil engineering works | No. 52 Cach Mang Thang Tam, Tran Bien Ward, Dong Nai Province, Vietnam | 36.00% | 36.00% | 23.04% |
| 3. | Long Thanh Port Joint Stock Company | Providing support services related to transport | Go Dau A port, Phuoc Thai Commune, Dong Nai Province, Vietnam | 30.00% | 30.00% | 15.30% |
| 4. | BOT 319 Cuong Thuan CTI Corporation | Construction of railways and road projects | No. 315 Vo Nguyen Giap, Phuoc Tan Ward, Dong Nai Province, Vietnam | 30.00% | 30.00% | 19.58% |

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

2. BASIS OF PREPARATION

2.1. Accounting standards, accounting system

The accompanying consolidated financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2024 of the Ministry of Finance providing guidance on preparation and presentation of consolidated financial statements and prevailing accounting regulations in Vietnam.

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

2.2. Financial year

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

2.3. Reporting and functional currency

The Group maintains its accounting records in VND.

2.4. Basis of consolidation

The consolidated financial statements are the financial statements of a Group in which the assets, liabilities, equity, income, expenses and cash flows of the parent and subsidiaries are presented as those of a single economic entity regardless of the legal structure of the entities. The financial statements of the subsidiaries have been prepared for the same financial year using uniform accounting policies to those used by the parent company. Adjustments were made for any different accounting policies to ensure consistency between the subsidiaries and the parent company.

A subsidiary is fully consolidated from the acquisition date on which the Group obtains control over the subsidiary until the date on which the parent ceases to control the subsidiary, unless control is intended to be temporary because the subsidiary is acquired and held exclusively with the intention of selling or disposing of it within twelve months.

Non-controlling interest recognition

Non-controlling interests in the net assets and net results of consolidated subsidiaries are shown separately in the consolidated statement of financial position and in the consolidated income statement.

The loss of a subsidiary is attributed to the non-controlling interests in proportion to their relative interests in the subsidiary even if this results in the non-controlling interests having a deficit balance.

Profit or loss recognition in changes in ownership interests in subsidiaries

Changes in the Group's ownership interest in a subsidiary that do not result in the Group losing control are accounted for as equity transactions. The carrying amounts of the Group's and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity in the consolidated statement of financial position.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Upon loss of control of a subsidiary, the Group's profit or loss is calculated as the difference between the fair value of the consideration received and the respective carrying amount of the net asset of the subsidiary plus the remaining balance of goodwill at the date when control is lost.

Intra-group transactions elimination

All intra-group transactions, balances, income, and expenses - including unrealised intra-group profits or losses - are eliminated in full on consolidation. Unrealised losses resulting from intra-group transactions that are deducted in arriving at the carrying amount of assets are also eliminated unless the cost cannot be recovered.

3. SIGNIFICANT ACCOUNTING POLICIES**3.1. Foreign currencies**

- The exchange rates announced by banks of companies in the Group are applied in accounting;
- The exchange rate applicable to asset recognition and re-evaluation is the foreign currency-buying rate;
- The exchange rate applicable to liability recognition and re-evaluation is the foreign currency-selling rate.

Transactions in foreign currencies are recorded, on initial recognition, in the reporting currency, by applying to the foreign currency amount the spot exchange rate between the reporting currency and the foreign currency at the date of the transaction. The exchange differences arising on the settlement of monetary items are recognised in profit or loss in the year in which they arise. At the end of the reporting year, monetary items excluding advances to suppliers, prepaid expenses, and unearned revenues, which are denominated in foreign currency, are reported using the closing rate and resultant exchange differences resulting from the reporting after offset are recognised in profit or loss in the year in which they arise.

3.2. Use of estimates

The preparation of the consolidated financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes at 31 March 2026 as well as revenues and expenses in the consolidated financial statements for the three-month period from 01 January 2026 to 31 March 2026. Although these estimates are based on management's best knowledge of all relevant information available at the date when the consolidated financial statements are prepared, this does not prevent actual figures differing from estimates.

3.3. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash, and which are subject to an insignificant risk of changes in value.

Cash equivalents are defined the same as those under Accounting Standard No. 24 - Statement of cash flows.

3.4. Financial investments***Held to maturity investments***

Held to maturity investments comprise term deposits.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Equity investments in other entities

Investments in associates

Investments are classified as investments in associates when the Group directly or indirectly holds from 20% to under 50% of the voting shares of the investee without any other agreement.

Investments in associates are accounted for under the equity method. Under the equity method, on initial recognition the investment in an associate is recognised at cost. In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred. The carrying amount is increased or decreased to recognise the Group's share of profit or loss of the associate after the date of acquisition.

Distributions received from associates reduce the carrying amount of the investment.

Other investments

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Business cooperation contract (BCC)

BCC is classified as other investments when the Group does not have joint control over the arrangement but is entitled to benefits that are dependent on the profit after tax of the BCC.

Recognition principles of provisions for other financial investment impairment loss

For investments in securities

As of the date of the consolidated financial statements, with regard to the investments in securities that are listed or registered for trading in the domestic stock markets and freely traded in the market, if the market price of the securities is below their carrying amounts, a provision for a securities investment impairment loss is recognised at no more than the carrying amount to reflect the loss due to the impairment to ensure that the value of the investments is no more than the market price.

For equity investments in other entities

Provisions for impairment losses on equity investments in other entities are determined using fair values if the fair values can measure reliably. If the fair values cannot be measure reliably at the reporting date, provisions are measured on the basis of the investee's losses.

3.5. Account receivables

Recognition method

Receivables are classified into trade receivables and other receivables based on the following rules: Trade receivables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining receivables are classified as other receivables.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Provisions for doubtful debts

As of the date of the consolidated financial statements, provisions for doubtful debts are recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might be uncollectible or for uncollectible debts due to liquidation, bankruptcy, or similar difficulties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the consolidated income statement.

3.6. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value.

Real estate industrial parks and urban areas were built for sale in the ordinary course, not for rent or for capital appreciation, are measured as inventory at the lower of cost bringing each product to its present location and condition and net realisable value.

The cost of real estate for sale includes the cost of compensation and ground clearance, the cost of road construction and drainage systems, the cost of planting trees and other infrastructure, the cost of construction pay for contractors, design consulting fees, and other related expenses.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. Cost in the case of finished goods and work in progress includes raw materials, direct labour, and attributable manufacturing overheads.

The costs of purchase comprise the purchase price, non-reimbursable taxes and duties, and transport, handling, and other costs directly attributable to the purchase. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

Provisions for decline in value of inventories

As of the date of the consolidated financial statements, provisions are recognised for obsolete, slow-moving, defective inventory, and for inventory stated at cost higher than net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.7. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset initial recognition

The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use.

The costs of tangible fixed assets constructed by contractors are the finalised costs of the construction, other directly related expenses and the registration fee (if any).

Tangible fixed asset after initial recognition

The costs incurred after the initial recognition of tangible fixed assets shall be recorded as increase in their historical cost if these costs are certain to improve future economic benefits obtained from the use of these assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

| | |
|---------------------------|---------------|
| ▪ Buildings, structures | 03 - 50 years |
| ▪ Machinery and equipment | 03 - 25 years |
| ▪ Motor vehicles | 03 - 30 years |
| ▪ Management equipment | 03 - 12 years |
| ▪ Others | 02 - 40 years |

3.8. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed asset initial recognition

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Group to acquire an asset at the time the asset is put into operation for its intended use.

Intangible fixed asset after initial recognition

Costs related to intangible fixed assets incurred after initial recognition shall be expensed in the period as production and business costs, except when these costs are directly attributable to a specific intangible fixed asset and enhance the future economic benefits of that asset.

Costs incurred after initial recognition in relation to trademarks, distribution rights, customer lists, and similar items (whether purchased externally or internally generated) shall always be expensed in the period as operating costs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)***Accounting principles for intangible fixed assets******Land use rights***

Land use rights are stated at their costs less accumulated amortisation, include:

| No. | Address | Amortisation time |
|------------|--|--------------------------|
| 1. | The land use right at Xuan Hoa Stone Mine | 11 years |
| 2. | The land use right at Dong Nai Water Joint Stock Company | 20 - 48 years |
| 3. | The land use right at Dong Nai Port Joint Stock Company | 15 years |
| 4. | The land use right 918m2 and 144m2 addition at H22 Vo Thi Sau Street, Thong Nhat Ward, Bien Hoa City | 06 - 22 years |
| 5. | The land use right at Bien Hoa 2 Industrial Park, Go Dau Industrial Park, and Xuan Loc Industrial Park | 36.5 - 47.5 years |

Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life (02 - 10 years).

3.9. Leases***Lease classification***

Leases are classified as finance leases when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Operating leases

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

3.10. Leases***Operating leases***

Assets subject to operating leases are recognised in the consolidated statement of financial position according to the Group's asset classification pattern.

Initial direct costs to generate income from operating leases are recognised as expenses in the year as incurred or amortised over the lease term. Lease income from operating leases is recognised in the consolidated income statement on a straight-line basis over the lease term regardless of payment methods.

Depreciation of assets subject to operating leases is consistent with the depreciation policy of the lessor for similar assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**3.11. Investment property**

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

Investment property initial recognition

An investment property is measured initially at its cost. The cost of an investment property is the amount of cash or cash equivalents paid, or the fair value of other considerations given to acquire an asset at the time of its acquisition or construction. The costs include initial transaction charges.

Investment property after initial recognition

Costs related to investment properties incurred after initial recognition shall be expensed in the period, unless it is certain that such costs will enhance the future economic benefits of the investment property beyond the originally assessed level of performance. In such cases, the costs shall be capitalized as an addition to the property's historical cost

Investment property depreciation

The cost of an investment property is depreciated on a straight-line method. Investment properties held for capital appreciation are not depreciated but an impairment test is required.

The estimated useful lives of investment properties are as follows:

| | |
|--|---------------|
| ▪ Compensation and clearance expense, land use right | 06 - 48 years |
| ▪ Infrastructure | 05 - 41 years |
| ▪ Buildings | 03 - 45 years |
| ▪ Motor vehicles | 06 - 30 years |
| ▪ Others | 04 - 25 years |

3.12. Construction in progress

Properties in the course of construction for production, rental, or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes necessary fees to acquire assets including related construction fees, equipment, other fees, and interest expense in accordance with the Group's accounting policy.

These expenses will be temporarily converted to a fixed asset cost (if no finalisation is approved) when the assets are put into use.

Under the state regulation on investment and construction management, subject to management decentralisation, construction finalisation value should be approved by competent agencies. The final construction finalisation value could be changed subject to the finalisation approved by competent agencies.

3.13. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies, land rental prepayment, compensation costs for site clearance, etc., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.14. Liabilities

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the consolidated financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

3.15. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the consolidated income statement when incurred.

3.16. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year such as accruals of infrastructure expenses on activities of trading houses, transferring land use right; accruals of infrastructure expenses on activities of trading infrastructures and transferring industrial premises use rights and other expenses.

The accruals of infrastructure expenses on activities of trading houses, transferring land use right are recognised on the land areas provided to customers but not yet completed in the investment phase, which are estimated according to the regulations of the government regarding the cost estimates in the construction industry.

The accruals of infrastructure expenses on activities of trading infrastructures and transferring industrial premises use rights are recognised based on the annual realized revenue ratio and estimated total investment costs.

3.17. Unearned revenues

Unearned revenues include advance payments for one or more accounting periods for land leasing and industrial park infrastructure usage fees.

Unearned revenues are periodically determined and transferred into revenues according to the lease term.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.18. Owners' equity

The owners' contributed capital

The owners' contributed capital is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Treasury shares

Treasury shares are recognised at purchased cost and presented in the consolidated statement of financial position as a deduction from equity.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the charter.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the Annual General Meeting of Shareholders and reserves are created in accordance with the Corporation's Charter and legal regulations in Vietnam.

3.19. Assets revaluation

For the purpose of valuation of the equitized enterprises, the Group assessed the value of its investments in subsidiaries and associates in accordance with valuation reports and profile of equitization settlement have been approved by competent authorities, the Group has recognized the increase in the cost of these investments in the consolidated balance sheet in amount of VND 592,863,242,704 (in which adjusted the revaluation of investments in subsidiaries is VND 558,488,719,712 and adjust the revaluation of investments in associates is VND 34,374,522,992), while the equity of these investees of the Group has not been revalued - Refer to Note 4.22.1.

For the purpose of the preparation of the consolidated financial statements, the difference between the revalued investments in subsidiaries and associates and the equity value of the investee companies is recognized as a deduction in the "Asset revaluation reverse" in the consolidated statement of financial position.

3.20. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Revenue from transferring real estate

Revenue from the transferring real estate is recognised when all five (05) of the following conditions are satisfied:

- The Group has transferred risks and benefits associated with ownership of the real estate to the buyers;
- The Group no longer holds the right to manage the real estate as real estate's owners or the right to control the real estate;
- The turnover is determined reliably;
- The Group has received or will receive economic benefits from the sales of the real estate;
- Costs related to sales of the real estate may be determined.

Revenue from leasing land and infrastructure business

Revenue from leasing land and infrastructure business is recognized for each lease contract.

Revenue from operating lease

Revenue from operating lease is presented in Note 3.10.

Revenue from construction contracts

Revenue from construction contracts is recognised in accordance with the accounting policy on construction contracts as Note 3.21 below.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

Income from investments in associates

Income from investments in associates is recognised in the consolidated income statement corresponding to the per cent interest of the Group in the associates.

3.21. Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the date of the consolidated statement of financial position as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs - except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Where the outcome of a construction contract cannot be estimated reliably:

- Revenue is only recognised to the extent of contract costs incurred that it is probable will be recoverable;
- Contract costs are only recognised as an expense in the period in which they are incurred.

3.22. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, investment properties, or manufacturing costs of construction products (for construction entities) which are sold and rendered in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.23. Financial expense

Financial expenses represent all expenses incurred in the reporting year which mainly include borrowing costs, losses relating to financial investment activity and losses exchange rates.

3.24. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include employee expense, material and expense, and other expense.

General and administrative expenses represent common expenses, which include payroll costs for office employees; material and package expense; stationery expense; depreciation expense; taxes, fees, and charges; provision expense for doubtful debts; services expense and other expense.

3.25. Taxation***Corporate income tax******Current corporate income tax expense***

Current corporate income tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year.

Deferred corporate income tax expense

Deferred corporate income tax expense is determined on the basis of the deductible temporary differences, taxable temporary differences and the estimated CIT rate that will be applied for the years that assets and liabilities will be recovered. The tax rates used will be the tax rates (and tax laws) that are in effect at the financial year end.

Value added tax

The goods sold and services rendered by the Group are subject to value added tax at the following rates:

- | | |
|--|-------------|
| ▪ Lighting system services, parks, night market management, burial, cremation, and installation services from community funds | Not taxable |
| ▪ Land lease, infrastructure fee, waste treatment, clean water supply for export processing enterprises; services provided to foreign ships; service of vacuuming toilets, medical waste | 0% |
| ▪ Supply fresh water | 5% |
| ▪ Other activities | 10% |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

In accordance with Decree No. 180/2024/ND-CP dated 31 December 2024 by the Government detailing the implementation of the Resolution No. 174/2024/QH15 passed by the Standing Committee of the National Assembly dated 30 November 2024, the Group is entitled to a VAT rate of 8% applicable to certain goods and services from 01 January 2025 to 31 December 2026.

Other taxes

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

The tax reports of the companies in the Group will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the consolidated financial statements can be amended in accordance with the Tax Department's final assessment for the companies.

3.26. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Group and held as treasury shares.

3.27. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Group and held as treasury shares.

3.28. Segment reporting

A segment is a distinguishable component of the Group that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

3.29. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Group or are controlled by, or are subject to common control with the Group. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including management and officers of the Group and close family members or associates of such individuals are also considered to be related parties.

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION****4.1. Cash and cash equivalents**

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|----------------------|------------------------------|------------------------------|
| Cash in hand | 1,793,584,842 | 1,760,065,793 |
| Cash at banks | 548,043,514,768 | 602,592,403,409 |
| Cash equivalents (*) | 768,481,844,800 | 757,732,505,196 |
| Total | 1,318,318,944,410 | 1,362,084,974,398 |

(*) Representing term deposits at banks with an original term less than 03 months as at 31 March 2026.

4.2. Financial investments

Held to maturity investments are analysed as follows:

| | As at 31 Mar. 2026 | | Expressed in VND thousand As at 01 Jan. 2026 | |
|---|--------------------|-----------------|---|-----------------|
| | Cost | Carrying amount | Cost | Carrying amount |
| Term deposits with an original term less than 12 months | 2,836,320,418 | 2,836,320,418 | 2,449,394,500 | 2,449,394,500 |

A part of term deposits of subsidiaries was mortgaged as loan security - Refer to Notes 4.20.

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.2. Financial investments (continued)**

| | As at 31 Mar. 2026 | | | As at 01 Jan. 2026 | | |
|---|--------------------|--|--|--------------------|--|--|
| | VND | | | VND | | |
| | Percent interest | Capital contribution under cost method | Capital contribution under equity method | Percent interest | Capital contribution under cost method | Capital contribution under equity method |
| Investments in associates: | | | | | | |
| Sonadezi Giang Dien Shareholding Company | 46.45% | 255,000,000,000 | 522,089,033,947 | 46.45% | 255,000,000,000 | 490,528,907,862 |
| Highway 91 Can Tho - An Giang Investment Joint Stock Company | 39.72% | 112,000,000,000 | 72,508,214,693 | 39.72% | 112,000,000,000 | 72,878,418,091 |
| BOT 319 Cuong Thuan CTI Joint Stock Company | 19.58% | 60,750,000,000 | 62,208,347,840 | 19.58% | 60,750,000,000 | 60,291,877,664 |
| Dong Nai Material and Building Investment Joint Stock Company | 35.99% | 53,838,407,700 | 44,629,275,828 | | 53,838,407,700 | 45,603,989,835 |
| Sonadezi College of Technology and Management | 40.00% | 33,436,575,595 | 41,044,389,298 | 40.00% | 33,436,575,595 | 39,173,219,120 |
| Dong Nai Housing Joint Stock Company | 36.00% | 21,578,551,008 | 54,149,794,156 | 36.00% | 21,578,551,008 | 53,100,597,155 |
| Dong Nai Port Service Joint Stock Company | 22.95% | 13,500,000,000 | 15,304,181,929 | 22.95% | 13,500,000,000 | 15,304,181,929 |
| Dong Nai Paint Joint Stock Company | 30.01% | 10,295,294,400 | 21,439,379,370 | 30.01% | 10,295,294,400 | 20,049,261,597 |
| Dong Nai Construction Joint Stock Company | 40.00% | 9,432,951,811 | 9,538,599,751 | 40.00% | 9,432,951,811 | 9,840,682,230 |
| Dong Nai Water Supply Construction and Services Joint Stock Company | 23.04% | 7,800,368,003 | 20,930,684,391 | 23.04% | 7,800,368,003 | 19,977,705,882 |
| Long Thanh Port Joint Stock Company | 15.30% | 1,665,000,000 | 6,249,406,962 | 15.30% | 1,665,000,000 | 6,249,406,962 |
| Total | | 579,297,148,517 | 870,091,308,165 | | 579,297,148,517 | 832,998,248,327 |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.2. Financial investments (continued)**

| | As at 31 Mar. 2026 | | | As at 01 Jan. 2026 | | |
|---|------------------------|---------------|-------------------------|------------------------|---------------|-------------------------|
| | VND | | | VND | | |
| | Carrying amount | Fair value | Provision | Carrying amount | Fair value | Provision |
| Investments in other entities: | | | | | | |
| ICD Tan Cang - Long Binh Company (a) | 88,346,383,480 | (*) | - | 88,346,383,480 | (*) | - |
| Dong Nai Bridge Investment and Construction Joint Stock Company | 72,516,189,000 | (*) | (72,516,189,000) | 72,516,189,000 | (*) | (72,516,189,000) |
| Gia Tan Water Joint Stock Company | 50,000,000,000 | (*) | (20,843,452,982) | 50,000,000,000 | - | (20,843,452,982) |
| Amata City Bien Hoa Joint Stock Company | 47,180,395,294 | (*) | - | 47,180,395,294 | (*) | - |
| Chau Duc Water Supply Shareholding Company | 19,800,000,000 | (*) | - | 19,800,000,000 | (*) | - |
| Nhon Trach 2 Reinforced Concrete Corporation | 11,250,000,000 | (*) | - | 11,250,000,000 | (*) | - |
| Thao Dien Real Estates Corporation | 10,000,000,000 | (*) | - | 10,000,000,000 | (*) | - |
| Dong Nai Installation No. 1 Joint Stock Company | 7,489,690,056 | (*) | (3,135,202,000) | 7,489,690,056 | (*) | - |
| Dong Nai Transportation Construction Joint Stock Company | 1,711,890,000 | 1,042,020,000 | (573,938,000) | 1,711,890,000 | 1,529,123,000 | (573,938,000) |
| Total | 308,294,547,830 | | (97,068,781,982) | 308,294,547,830 | | (93,933,579,982) |

(a) Representing capital contribution on BCC according to Contract No. 485/HD-ICDLB-SZB dated 21 September 2013, Appendix No. 485/HD-ICDLB-SZB/PL1 dated 08 May 2014 and Appendix No. 485/HD-ICDLB-SZB/PL2 dated 15 June 2015 between Sonadezi Long Binh Joint Stock Company, an indirect subsidiary, and ICD Tan Cang Long Binh Joint Stock Company for implementation of investment project, build warehouse at ICD Tan Cang Long Binh's land and carry out warehousing and value added services related to warehousing services with the duration of 45 years from 21 September 2013. The investment of project totalled VND 323,409,000,000, of which the own capital of project amounted to VND 186,673,000,000. Sonadezi Long Binh Joint Stock Company has contributed 49% of the equity of the project.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.3. Current trade receivables**

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|--|-------------------------------|-------------------------------|
| Trade receivables from related parties - Refer to Note 8 | 1,410,334,212 | 1,430,674,222 |
| Trade receivables: | | |
| Trade receivables related to port services activity | 179,323,745,693 | 182,727,438,572 |
| Other customers (*) | 455,385,711,862 | 405,493,160,561 |
| Total | <u>636,119,791,767</u> | <u>589,651,273,355</u> |

(*) As at 31 March 2026, each component of receivables from other customers represented less than 10% of the total current trade receivables.

4.4. Current advances to suppliers

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|--|-------------------------------|-------------------------------|
| Advances to related parties - Refer to Note 8 | 7,686,963,528 | 8,563,401,679 |
| Advances to suppliers: | | |
| Vinh Cuu District Land Fund Development Center | 105,517,267,194 | 30,219,243,194 |
| Other suppliers (*) | 142,731,676,090 | 85,036,227,407 |
| Total | <u>255,935,906,812</u> | <u>123,818,872,280</u> |

(*) As at 31 March 2026, each component of advances to other suppliers represented less than 10% of the total current advances to suppliers.

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.5. Other receivables**

| | As at 31 Mar. 2026 VND Value | As at 01 Jan. 2026 VND Value |
|---|---------------------------------------|---------------------------------------|
| Current: | | |
| Other receivables from related parties - Refer to Note 8 | 3,043,029,000 | 3,043,029,000 |
| Receivable capital contribution to Huu Phuoc Residential Area | 76,088,097,816 | 70,459,646,685 |
| Interest receivables | 28,264,571,450 | 34,104,263,934 |
| Compensation amount related to the approval of compensation and support under the Long Phuoc 1 Industrial Cluster Project | 11,250,269,997 | 11,250,269,997 |
| Advance payment for compensation costs under the Tan Duc Industrial Park Project | 7,593,745,123 | 7,593,745,123 |
| Deposits | 184,120,005 | 315,731,979 |
| Other receivables | 34,936,680,878 | 32,737,500,516 |
| Total | 161,360,514,269 | 159,504,187,234 |
| Non-current: | | |
| Deposits | 55,868,780,652 | 55,868,780,652 |
| Other receivables | 9,482,449,716 | 6,476,078,400 |
| Total | 65,351,230,368 | 62,344,859,052 |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.6. Doubtful debts**

| | As at 31 Mar. 2026 | | As at 01 Jan. 2026 | |
|--|---------------------------|--------------------|---------------------------|--------------------|
| | VND | | VND | |
| | Cost | Recoverable amount | Cost | Recoverable amount |
| Overdue receivables or not yet due but uncollectible | 142,976,529,072 | 50,582,410,335 | 142,976,529,072 | 50,582,410,335 |

Overdue receivables are analysed by debtor as follows:

| | As at 31 Mar. 2026 | | | As at 01 Jan. 2026 | | |
|--|---------------------------|-----------------------|---------------------------------|---------------------------|-----------------------|---------------------------------|
| | VND | | | VND | | |
| | Cost | Recoverable amount | Overdue days | Cost | Recoverable amount | Overdue days |
| Tan Mai Group Joint Stock Company | 22,235,613,901 | 3,812,313,501 | From 06 months to over 03 years | 22,235,613,901 | 3,812,313,501 | From 06 months to over 03 years |
| Department of Economy, Infrastructure and Urban Affairs of Bien Hoa City | 16,696,185,751 | 13,209,703,519 | From 06 months to over 03 years | 16,696,185,751 | 13,209,703,519 | From 06 months to over 03 years |
| Hoang Hung Electromechanic Corporation | 14,127,359,466 | 3,218,659,137 | From 01 years to 03 years | 14,127,359,466 | 3,218,659,137 | From 01 years to 03 years |
| Dong Nai Roofsheets & Construction Material Joint Stock Company | 13,043,333,125 | 2,494,089,231 | From 06 months to over 03 years | 13,043,333,125 | 2,494,089,231 | From 06 months to over 03 years |
| Nhon Trach 2 Reinforced Concrete Corporation | 6,226,773,400 | - | Over 03 years | 6,226,773,400 | - | Over 03 years |
| Others | 70,647,263,429 | 27,847,644,947 | Over 06 months | 70,647,263,429 | 27,847,644,947 | Over 06 months |
| Total | 142,976,529,072 | 50,582,410,335 | | 142,976,529,072 | 50,582,410,335 | |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.7. Inventories**

| | As at 31 Mar. 2026 | | As at 01 Jan. 2026 | |
|--|--------------------------|------------------------|--------------------------|------------------------|
| | VND | | VND | |
| | Cost | Provision | Cost | Provision |
| Raw materials | 54,554,369,530 | (352,389,158) | 50,147,456,930 | (320,352,458) |
| Tools and supplies | 3,462,454,057 | - | 3,481,895,724 | - |
| Work in progress | 2,195,611,776,377 | (1,493,081,830) | 2,165,498,942,895 | (1,493,081,830) |
| <i>Chau Duc industrial park and urban area project</i> | 1,586,582,961,049 | - | 1,579,192,529,032 | - |
| <i>Huu Phuoc residential area project</i> | 273,605,508,113 | - | 238,466,167,811 | - |
| <i>Others</i> | 335,423,307,215 | (1,493,081,830) | 347,840,246,052 | (1,493,081,830) |
| Finished goods | 47,657,472,557 | - | 47,775,021,678 | - |
| Merchandise | 2,651,898,841 | - | 2,656,688,320 | - |
| Total | 2,303,937,971,362 | (1,845,470,988) | 2,269,560,005,547 | (1,813,434,288) |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.8. Tangible fixed assets**

| Items | Building, structures VND | Machinery and equipment VND | Motor vehicles VND | Office equipment VND | Others VND | Total VND |
|---------------------------|--------------------------------|-----------------------------------|--------------------------|----------------------------|------------------------|---------------------------|
| Cost: | | | | | | |
| As at 01 Jan. 2026 | 3,707,686,317,285 | 1,781,696,570,834 | 4,033,255,020,796 | 96,046,126,374 | 367,236,319,914 | 9,985,920,355,203 |
| Self-construction | 23,181,970,494 | 2,841,576,466 | 66,165,303,945 | 387,341,831 | - | 92,576,192,736 |
| Purchase | 2,348,388,937 | 796,235,544 | 14,557,380,555 | 159,265,000 | - | 17,861,270,036 |
| Disposal | (1,196,151,734) | - | - | - | - | (1,196,151,734) |
| As at 31 Mar. 2026 | 3,732,020,524,982 | 1,785,334,382,844 | 4,113,977,705,296 | 96,592,733,205 | 367,236,319,914 | 10,095,161,666,241 |
| Accumulated depreciation: | | | | | | |
| As at 01 Jan. 2026 | 2,094,297,353,891 | 1,403,237,708,279 | 2,312,407,405,637 | 84,884,640,196 | 155,002,575,119 | 6,049,829,683,122 |
| Depreciation | 54,181,336,169 | 25,417,630,884 | 55,627,453,128 | 975,889,179 | 6,520,151,943 | 142,722,461,303 |
| Disposals | (1,196,151,734) | - | - | - | - | (1,196,151,734) |
| As at 31 Mar. 2026 | 2,147,282,538,326 | 1,428,655,339,163 | 2,368,034,858,765 | 85,860,529,375 | 161,522,727,062 | 6,191,355,992,691 |
| Net book value: | | | | | | |
| As at 01 Jan. 2026 | 1,613,388,963,394 | 378,458,862,555 | 1,720,847,615,159 | 11,161,486,178 | 212,233,744,795 | 3,936,090,672,081 |
| As at 31 Mar. 2026 | 1,584,737,986,656 | 356,679,043,681 | 1,745,942,846,531 | 10,732,203,830 | 205,713,592,852 | 3,903,805,673,550 |

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 2,638,327,955,044.

A part of tangible fixed assets of subsidiaries were mortgaged as current and non-current loans security - Refer to Note 4.20.

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.9. Intangible fixed assets**

| Items | Land use rights VND | Software VND | Others VND | Total VND |
|---------------------------|------------------------|-----------------------|----------------------|------------------------|
| Cost: | | | | |
| As at 01 Jan. 2026 | 496,459,318,087 | 18,198,998,021 | 2,814,843,027 | 517,473,159,135 |
| Purchase | - | 16,395,000 | - | 16,395,000 |
| As at 31 Mar. 2026 | 496,459,318,087 | 18,215,393,021 | 2,814,843,027 | 517,489,554,135 |
| Accumulated amortisation: | | | | |
| As at 01 Jan. 2026 | 156,162,592,105 | 13,215,169,232 | 2,014,154,313 | 171,391,915,650 |
| Amortisation | 2,332,847,599 | 281,703,534 | 14,308,230 | 2,628,859,363 |
| As at 31 Mar. 2026 | 158,495,439,704 | 13,496,872,766 | 2,028,462,543 | 174,020,775,013 |
| Net book value: | | | | |
| As at 01 Jan. 2026 | 340,296,725,982 | 4,983,828,789 | 800,688,714 | 346,081,243,485 |
| As at 31 Mar. 2026 | 337,963,878,383 | 4,718,520,255 | 786,380,484 | 343,468,779,122 |

The historical cost of intangible fixed assets fully amortisation but still in use totalled VND 51,220,469,508.

A part of land use rights of subsidiaries were mortgaged as current and non-current loans security - Refer to Note 4.20.

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.10. Investment property**

| Items | Cost of compensation, clearance VND | Infrastructure VND | Buildings VND | Motor vehicles VND | Others VND | Total VND |
|---------------------------|--|--------------------------|--------------------------|------------------------|----------------------|--------------------------|
| Cost: | | | | | | |
| As at 01 Jan. 2026 | 478,843,087,967 | 2,740,158,424,953 | 2,087,633,189,779 | 188,812,277,227 | 5,373,119,855 | 5,500,820,099,781 |
| Self-construction | - | 4,266,999,437 | 52,712,153,721 | 31,381,151 | - | 57,010,534,309 |
| As at 31 Mar. 2026 | 478,843,087,967 | 2,744,425,424,390 | 2,140,345,343,500 | 188,843,658,378 | 5,373,119,855 | 5,557,830,634,090 |
| Accumulated depreciation: | | | | | | |
| As at 01 Jan. 2026 | 406,170,757,483 | 748,892,251,098 | 841,974,924,221 | 79,205,345,332 | 4,868,571,809 | 2,081,111,849,943 |
| Depreciation | 174,230,019 | 25,529,341,057 | 26,182,819,028 | 2,774,580,162 | 49,334,520 | 54,710,304,786 |
| As at 31 Mar. 2026 | 406,344,987,502 | 774,421,592,155 | 868,157,743,249 | 81,979,925,494 | 4,917,906,329 | 2,135,822,154,729 |
| Net book value: | | | | | | |
| As at 01 Jan. 2026 | 72,672,330,484 | 1,991,266,173,855 | 1,245,658,265,558 | 109,606,931,895 | 504,548,046 | 3,419,708,249,838 |
| As at 31 Mar. 2026 | 72,498,100,465 | 1,970,003,832,235 | 1,272,187,600,251 | 106,863,732,884 | 455,213,526 | 3,422,008,479,361 |

The historical cost of investment properties fully depreciated but still held for rental totalled VND 487,666,270,967.

A part of investment property of subsidiaries were mortgaged as current and non-current loans security - Refer to Note 4.20.

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

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.11. Construction in progress**

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|--|------------------------------|------------------------------|
| Chau Duc Urban Area and Industrial Park Project | 3,559,375,298,994 | 3,516,488,695,687 |
| Tan Duc Industrial Park Project | 780,294,889,797 | 727,498,929,945 |
| Long Phuoc Industrial Cluster Project | 299,223,185,434 | 295,863,753,883 |
| Compensation costs for the expansion of Dong Nai Port - Phase 2 | 263,165,494,174 | 262,165,494,174 |
| Quang Trung District Waste Treatment Facility | 101,265,247,672 | 73,225,582,154 |
| Nhon Trach Water Supply Project | 90,944,712,911 | 88,706,392,139 |
| Vinh Cuu District Waste Treatment Facility | 56,833,466,935 | 57,096,156,025 |
| Golf Chau Duc Project | 37,310,561,765 | 37,310,561,765 |
| Others | 310,585,037,484 | 304,399,948,319 |
| Total | 5,498,997,895,166 | 5,362,755,514,091 |

4.12. Prepayments

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|--|------------------------------|------------------------------|
| Current: | | |
| Tools and supplies | 565,697,177 | 521,358,844 |
| Others | 24,827,545,843 | 15,158,383,376 |
| Total | 25,393,243,020 | 15,679,742,220 |
| Non-current: | | |
| Compensation and site clearance costs for Thanh Phu Industrial Park | 348,066,357,198 | 348,618,881,826 |
| Land rental prepayment | 357,999,409,179 | 359,713,873,850 |
| Tools and supplies | 4,319,462,389 | 8,543,937,239 |
| Others | 335,012,521,516 | 327,443,014,329 |
| Total | 1,045,397,750,282 | 1,044,319,707,244 |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

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

| | As at 31 Mar. 2026 VND | | As at 01 Jan. 2026 VND | |
|---|---------------------------|------------------------|---------------------------|------------------------|
| | Amount | Payable amount | Amount | Payable amount |
| Trade payables to related parties - Refer to Note 8 | 19,195,816,990 | 19,195,816,990 | 24,686,794,784 | 24,686,794,784 |
| Trade payables: | | | | |
| Chau Duc Regional Land Fund Development Center Branch | 117,324,453,915 | 117,324,453,915 | 117,351,957,834 | 117,351,957,834 |
| Other suppliers (*) | 351,013,819,376 | 351,013,819,376 | 508,204,431,577 | 508,204,431,577 |
| Total | 487,534,090,281 | 487,534,090,281 | 650,243,184,195 | 650,243,184,195 |

(*) As at 31 March 2026, each component of payables to other suppliers represented less than 10% of the total current trade payables.

4.14. Current advances from customers

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|---|------------------------------|------------------------------|
| Quickpack Household and Hygiene Vietnam Company Limited | - | 120,052,600,807 |
| Other customers (*) | 374,813,669,747 | 231,979,556,714 |
| Total | 374,813,669,747 | 352,032,157,521 |

Current advances from customers are mainly advances of land rent and infrastructure in industrial parks.

(*) As at 31 March 2026, each component of advances from other customers represented less than 10% of the total current advances from customers.

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.15. Tax and amounts receivable from, payable to the State budget**

| | As at 01 Jan. 2026 | | Movements in the period | | As at 31 Mar. 2026 | |
|----------------------|------------------------------|-------------------------------|--------------------------------|---------------------------------|------------------------------|-------------------------------|
| | VND | | VND | | VND | |
| | Receivable | Payable | Payable | Paid | Receivable | Payable |
| Value added tax | 52,667,406 | 16,213,401,779 | 61,020,414,311 | (46,230,372,300) | 460,087,157 | 31,410,863,541 |
| Corporate income tax | 2,346,261,401 | 122,787,188,763 | 66,674,283,790 | (136,360,048,076) | 7,998,747,951 | 58,753,911,027 |
| Personal income tax | 94,251,357 | 7,986,787,141 | 17,920,677,449 | (21,621,879,856) | 167,059,247 | 4,358,392,624 |
| Special excise duty | - | 588,490,794 | 2,804,445,496 | (2,760,621,143) | - | 632,315,147 |
| Natural resource tax | - | 4,179,241,894 | 2,138,119,132 | (5,656,064,040) | 32,743 | 661,329,729 |
| Land rental | 18,000,117,157 | 757,958,829 | 24,164,522,442 | (3,091,245,900) | 12,624,187,598 | 16,455,305,812 |
| Fees, charges | - | 450,431,232 | 394,510,368 | (533,115,418) | - | 311,826,182 |
| Other taxes | 2,115,650,377 | 9,856,506,319 | 24,527,915,022 | (27,298,533,364) | 2,115,650,377 | 7,085,887,977 |
| Total | <u>22,608,947,698</u> | <u>162,820,006,751</u> | <u>199,644,888,010</u> | <u>(243,551,880,097)</u> | <u>23,365,765,073</u> | <u>119,669,832,039</u> |

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.16. Payables to employees**

Representing the salary funds payable to employees as at 31 March 2026.

4.17. Accrued expenses

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|--|------------------------------|------------------------------|
| Current: | | |
| Accrual of land rental expense | 60,226,552,397 | 60,226,552,397 |
| Accrual of plan cost of Thong Nhat Ward Residential Project | 8,875,764,397 | 8,906,136,985 |
| Other accrued expense | 38,225,097,760 | 54,666,693,214 |
| Total | 107,327,414,554 | 123,799,382,596 |
| Non-current: | | |
| Accrual of temporarily calculated cost of industrial park | 928,055,750,242 | 943,187,527,274 |
| Other accrued expenses | 37,810,142,890 | 37,028,483,256 |
| Total | 965,865,893,132 | 980,216,010,530 |

4.18. Unearned revenue

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|---|------------------------------|------------------------------|
| Current: | | |
| Unearned revenue from land leasing and industrial park infrastructure usage fees | 155,187,286,311 | 110,045,571,692 |
| Other unearned revenues | 55,060,025,938 | 35,578,545,962 |
| Total | 210,247,312,249 | 145,624,117,654 |
| Non-current: | | |
| Unearned revenue from land leasing and industrial park infrastructure usage fees | 2,941,336,823,761 | 2,453,372,432,725 |
| Other unearned revenues | 123,697,824,203 | 40,253,762,782 |
| Total | 3,065,034,647,964 | 2,493,626,195,507 |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

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

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|---|------------------------------|------------------------------|
| Current: | | |
| Payables capital contribution to Huu Phuoc Residential Area | 219,254,422,538 | 220,097,945,561 |
| Deposits | 112,131,642,601 | 190,217,019,383 |
| Dong Nai Province Land Fund Development Center - Site clearance compensation at Vinh Cuu District | 47,382,461,015 | 47,382,461,015 |
| Other payables | 53,391,649,064 | 134,928,140,307 |
| Total | 432,160,175,218 | 592,625,566,266 |
| Non-current: | | |
| Deposits | 160,101,271,856 | 177,764,102,242 |
| Dividend payables | 68,989,413,727 | 68,989,413,727 |
| Other payables | 50,311,854,785 | 27,478,926,520 |
| Total | 279,402,540,368 | 274,232,442,489 |

4.20. Loans

Loans are analysed as follows:

| | As at 31 Mar. 2026 VND | | As at 01 Jan. 2026 VND | |
|------------------------|---------------------------|--------------------------|---------------------------|--------------------------|
| | Amount | Payable amount | Amount | Payable amount |
| Current bank loans | 1,040,132,592,540 | 1,040,132,592,540 | 1,058,949,628,529 | 1,058,949,628,529 |
| Non-current bank loans | 3,282,169,970,586 | 3,282,169,970,586 | 3,039,462,958,413 | 3,039,462,958,413 |
| Total | 4,322,302,563,126 | 4,322,302,563,126 | 4,098,412,586,942 | 4,098,412,586,942 |

Bank loans are the loans from banks and secured by subsidiaries' assets, as follows - Refer to Note 4.2, 4.8, 4.9, and 4.10:

- Mortgaged by assets of Dong Nai Water Joint Stock Company including:
 - + Assets forming in the future of Thien Tan water supply system Phase 2;
 - + The amount of period-end net book value of tangible fixed assets and intangible fixed assets totalling VND 856,322,570,563 and VND 278,334,207,882, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Mortgaged by assets Dong Nai Environmental Joint Stock Company including:
 - + Current term deposits.
- Mortgaged by assets Dong Nai Port Joint Stock Company including:
 - + Pier 30,000 DWT;
 - + 02 fixed Libebherr shore cranes (Collateral Agreement No. 33/2014.HDTC-TD dated 24/12/2014);
 - + All proceeds from the business operations, exploitation of land use rights or technical infrastructure on the land; proceeds from the business operations, exploitation of yards or technical infrastructure on the yards, rights to receive money from contracts, rights to claim debts, rights to receive insurance money, rights to receive compensation for breaches, etc. and all rights and benefits arising from the land use rights lease contract for 157,544.4 m² in Phuoc Thai Commune, Long Thanh District, Dong Nai Province, and the red gravel mixing yard of 7.15 ha and 2.17 ha under Phase 2 of the Go Dau B Port project in Phuoc Thai Commune, Long Thanh District, Dong Nai Province (Collateral Agreement No. 01/CDN/2015/HDTC);
 - + The amount of period-end net book value of tangible fixed assets totalling VND 81,249,370,462.
- Mortgaged by assets of Sonadezi Long Thanh Shareholding Company ("SZL") including:
 - + The amount of period-end net book value of tangible fixed assets totalling VND 20,949,887,716;
 - + The amount of period-end net book value of investment property totalling VND 346,042,371,079;
 - + The amount of period-end net book value of land prepayment totalling VND 108,760,743,230;
 - + Guarantee commitment by the Corporation - Refer to Note 8.
- Mortgaged by assets of Sonadezi Long Binh Shareholding Company including:
 - + Term deposits;
 - + The amount of period-end net book value of investment property totalling VND 181,200,800,707;
 - + Certificate of land use rights No. CV 844813 and CV 844814 at Chau Duc Industrial Park;
 - + Guarantee commitment of Vietnam Joint Stock Commercial Bank for Investment and Development - Nam Dong Nai Branch.
- Mortgaged by assets of Sonadezi Services Joint Stock Company including:
 - + The amount of period-end net book value of tangible fixed assets totalling VND 10,217,933,247;
 - + Land use rights of the parcel No. 204, map sheet number 45 with an area of 181,503 m² Quang Trung Commune, Thong Nhat District, Dong Nai Province and house ownership and assets along with land No. CD 582682 according to the Mortgage Contract No. 04/2023/HDTC-QBVT dated 22/05/2023;

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- + Land use rights of the parcel No. 198, map sheet number 45 with an area of 190,261 m² Quang Trung Commune, Thong Nhat District, Dong Nai Province and house ownership and assets along with land No. BV 182491 according to the Mortgage Contract No. 07/2023/HDTC-QBVM dated 23/08/2024;
- + Assets under the investment project of Quang Trung Waste Treatment Plant under the Mortgage Contract No. 35/HDTC-TD dated 28/09/2015, including: composite waste recycling station with capacity of 200 tons per day, hygienic landfill treatment item (Phase 1); industrial waste incinerator factory with capacity of 1 ton per hour; solidification treatment station with capacity of 20 tons per day; Liquid waste physicochemical treatment station with capacity of 20 tons per day and safe burial facility with capacity of 20 tons per day (Phase 1);
- Mortgaged by assets of Sonadezi Chau Duc Joint Stock Company ("SZC") including:
 - + A part of land use rights and assets formed in the future of land plots in Nghia Thanh Commune and Suoi Nghe Commune, Chau Duc District and Song Xoai Commune, Chau Pha Commune, Tan Thanh District, Ba Ria - Vung Tau Province that SZC was assigned to implement the "Chau Duc Industrial Park Project" according to Real Estate Mortgage Contract No. 0903/2019-HDBD/NHCT924-SZC dated 08/04/2019, Real Estate Mortgage Contract No. 1109/2019-HDBD/NHCT924-SZC dated 11/11/2019, Real Estate Mortgage Contract No. 1017/2020-HDBD/NHCT924-SZC dated 20/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Property rights arise from the investment in Chau Duc Industrial Park Technical Infrastructure project according to property rights mortgage Contract No. 1022/2020/NHCT924-SZC dated 23/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Property rights (including: the right to collect debts and enjoy debt amounts...) according to Property Rights Mortgage Contract No. 1023/2020/NHCT924-SZC dated 23/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Exploitation rights arise from plots of land that are eligible for business and have the origin of use as the State leases land with annual payments in Chau Duc Industrial Park under the mining rights mortgage Contract No. 1024/2020/NHCT924-SZC dated 23/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Land use rights for the land plot are according to the Certificate of Land Use Rights, Certificate of Ownership of Houses and Assets attached to land No. BM 510880 issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province issued under Real Estate Mortgage Contract No. 148/2019/3211825/HDBD dated 10/12/2019;
 - + Assets formed in the future from all work and construction items in the project "Investment and construction of Chau Duc Golf Course - Phase 1";
 - + Assets formed from loan capital related to the project Investment in construction of social housing (phase 1) - Sonadezi Huu Phuoc Residential Area according to the Real Estate and Property Rights Mortgage Contract No. 89/2024/3211825/HDTC dated 06/12/2024 between SZC and Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch;

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- + Land use right certificate number CU 756194, CU 756195, CU 756196, land plot number 12, map sheet number 21 in Suoi Nghe Commune, Chau Duc District, Ba Ria - Vung Tau Province issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province on 20/07/2020;
- + Certificate of Land Use Rights No. CU756198; CU756199, Land plot number 42, 43 Map sheets number 18, Suoi Nghe Commune, Chau Duc District, Ba Ria - Vung Tau Province issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province on 20/07/2020;
- + Certificate of land use rights, house ownership rights and other assets attached to land No. CU 756197, Land plot No. 7, Map sheet No. 22 in Suoi Nghe Commune, Chau Duc District, Ba Ria - Vung Tau Province issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province on 20/07/2020;
- + Term deposits;
- + The amount of period-end net book value of tangible fixed assets formed from the golf course totalling VND 412,639,563,098;
- + The amount of period-end net book value of investment property totalling VND 1,061,003,961,099;
- + Guarantee commitment by the Corporation - Refer to Note 8.
- Mortgaged by assets of Sonadezi An Binh Joint Stock Company including:
 - + Term deposits;
 - + The amount of period-end net book value of tangible fixed assets totalling VND 2,348,100,942;
 - + The amount of period-end net book value of investment property totalling VND 54,697,282,688.
- Mortgaged by assets of Sonadezi Binh Thuan Shareholding Company including:
 - + All assets formed in the future of Tan Duc industrial park project, Ham Tan District, Binh Thuan Province.

4.21. Bonus and welfare fund

| | Current period VND | Previous period VND |
|----------------------------|------------------------|------------------------|
| Balance as at 01/01 | 240,359,062,155 | 238,639,514,915 |
| Increases in the year | 7,484,986,501 | 27,484,506,091 |
| Decreases in the year | (80,673,027,738) | (59,299,118,358) |
| Balance as at 31/03 | 167,171,020,918 | 206,824,902,648 |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
4.22. Owners' equity
4.22.1. Changes in owners' equity

Expressed in VND million

| | Items of owners' equity | | | | | | | | | Total |
|---|-----------------------------|---------------|---------------------------|-----------------|-------------------|---------------------------------|----------------|-------------------|--------------------------|-------------------|
| | Owners' contributed capital | Share premium | Other contributed capital | Treasury shares | Asset revaluation | Investment and development fund | Other reserves | Retained earnings | Non-controlling interest | |
| As at 01 Jan. 2025 | 3,765,000 | 86,559 | 513,943 | (90) | (592,863) | 919,375 | 9,662 | 1,967,856 | 4,198,657 | 10,868,099 |
| Capital increase from the establishment of a subsidiary | - | - | - | - | - | - | - | - | 115,119 | 115,119 |
| Capital increase from investment and development fund | - | - | 94,462 | - | - | (185,219) | - | - | 90,757 | - |
| Current year's profits | - | - | - | - | - | - | - | 1,282,774 | 847,784 | 2,130,558 |
| Distribution capital funds | - | - | - | - | - | 260,112 | - | (260,112) | - | - |
| Distribution reward and welfare funds | - | - | - | - | - | - | - | (84,544) | (63,234) | (147,778) |
| Dividends | - | - | - | - | - | - | - | (489,439) | (437,860) | (927,299) |
| Other increase/(decrease) in associates | - | - | - | - | - | - | - | (2,231) | - | (2,231) |
| Increase/(decrease) due to deconsolidation | - | - | - | - | - | (9,519) | - | - | (118,231) | (127,750) |
| Payment to enterprise arrangement fund | - | - | - | - | - | - | - | (7,887) | - | (7,887) |
| Other increase/(decrease) | - | - | - | - | - | - | - | 15,139 | 2,576 | 17,715 |
| As at 01 Jan. 2026 | 3,765,000 | 86,559 | 608,405 | (90) | (592,863) | 984,749 | 9,662 | 2,421,556 | 4,635,568 | 11,918,546 |
| Capital increase in the period (*) | - | - | - | - | - | - | - | - | 70,595 | 70,595 |
| Current period's profits | - | - | - | - | - | - | - | 198,748 | 137,270 | 336,018 |
| Distribution capital funds | - | - | - | - | - | 1,214 | - | (1,214) | - | - |
| Distribution reward and welfare funds | - | - | - | - | - | - | - | (1,955) | (926) | (2,881) |
| Dividends | - | - | - | - | - | - | - | - | (54,454) | (54,454) |
| Other increase/(decrease) in associates | - | - | - | - | - | - | - | (2,557) | - | (2,557) |
| Increase/(decrease) due to changes in ownership ratio | - | - | - | - | - | - | - | (1,355) | 1,355 | - |
| Treasury shares sold | - | - | - | - | - | - | - | - | 2,484 | 2,484 |
| As at 31 Mar. 2026 | 3,765,000 | 86,559 | 608,405 | (90) | (592,863) | 985,963 | 9,662 | 2,613,223 | 4,791,892 | 12,267,751 |

(*) Representing an increase in charter capital arising from the issuance of additional shares by Sonadezi Service Joint Stock Company, an indirect subsidiary of the Group, to its existing shareholders.

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.22.1. Changes in owners' equity (continued)**

As at 31 March 2026, item "Asset revaluation reserve" in the consolidated statement of financial position of the Group includes the following:

- Difference in revaluation of assets of a subsidiary - Dong Nai Water Joint Stock Company: VND 64,235,766,100;
- The consolidate adjustment for the difference between the revalued investments in subsidiaries and associates of the Corporation according to the valuation report of Vietland Valuation Company Limited and the equity value of the investee companies is VND 528,627,476,604, detailed as follows:

| No. | Company | Asset revaluation reserve VND |
|----------------------|---|--|
| Subsidiaries: | | |
| 1. | Dong Nai Port Joint Stock Company | 151,139,520,000 |
| 2. | No. 2 Industrial Urban Development Joint Stock Company | 141,384,600,000 |
| 3. | Sonadezi Long Thanh Shareholding Company | 126,526,600,000 |
| 4. | Sonadezi Long Binh Shareholding Company | 35,060,426,804 |
| 5. | Sonadezi An Binh Joint Stock Company | 16,815,054,500 |
| 6. | Sonadezi Services Joint Stock Company | 11,000,000,000 |
| 7. | Dong Nai Water Joint Stock Company | 9,951,757,800 |
| 8. | Sonadezi Chau Duc Shareholding Company | 2,374,994,508 |
| | Subtotal | 494,252,953,612 |
| Associates: | | |
| 1. | Dong Nai Housing Joint Stock Company | 10,643,627,425 |
| 2. | Dong Nai Construction Joint Stock Company | 7,862,370,888 |
| 3. | Dong Nai Paint Joint Stock Company | 8,341,516,800 |
| 4. | Dong Nai Material and Building Investment Joint Stock Company | 7,527,007,879 |
| | Subtotal | 34,374,522,992 |
| | Total | 528,627,476,604 |

4.22.2. Shares

| | As at 31 Mar. 2026 | As at 01 Jan. 2026 |
|--|-----------------------|-----------------------|
| Number of ordinary shares registered for issue | 376,500,000 | 376,500,000 |
| Number of ordinary shares sold to public | 376,500,000 | 376,500,000 |
| Number of ordinary shares repurchased | (8,200) | (8,200) |
| Number of ordinary shares outstanding | 376,491,800 | 376,491,800 |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.22.3. Basic earnings per share and diluted earnings per share**

| | Current period VND | Previous period VND |
|---|-------------------------------|--------------------------------|
| Profit after tax attributable to Corporation's shareholders | 198,747,550,042 | 290,340,183,104 |
| Adjusted for bonus and welfare fund distribution | (1,214,601,173) | (18,158,397,694) |
| Earnings for the purpose of calculating basic earnings per share and diluted earnings per share | 197,532,948,869 | 272,181,785,410 |
| Weighted average number of ordinary shares outstanding during the year | 376,491,800 | 376,491,800 |
| Basic earnings per share and diluted earnings per share | 525 | 723 |

4.23. Off statement of financial position items

| | As at 31 Mar. 2026 | As at 01 Jan. 2026 |
|----------------------------|-------------------------------|-------------------------------|
| <i>Foreign currencies:</i> | | |
| USD | 465,614.27 | 458,530.53 |
| EUR | 15.00 | 15.00 |

The number of dividend shares is equal to shares of:

| | | |
|---|---------------------------------------|---------------------------------------|
| Amata City Bien Hoa Joint Stock Company | 540,000 | 540,000 |
| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
| Doubtful debts written off | 7,690,240,529 | 7,690,240,529 |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED INCOME STATEMENT****5.1. Revenue from selling goods and rendering services**

| | Current period VND | Previous period VND |
|---|-------------------------------|--------------------------------|
| Revenue from trading industrial park | 237,464,904,173 | 659,989,657,766 |
| Revenue from trading houses and infrastructures | 25,627,581,658 | 2,394,752,122 |
| Revenue from clean water supply | 330,586,962,750 | 314,903,810,230 |
| Revenue from trading port services | 375,949,837,759 | 354,488,624,968 |
| Revenue from trading garbage collection and waste treatment | 195,776,806,942 | 178,369,408,377 |
| Other revenues | 129,380,994,063 | 88,492,367,777 |
| Total | 1,294,787,087,345 | 1,598,638,621,240 |

| | | |
|--|---------------|----------------|
| Of which, revenue from selling goods and rendering services to related parties - Refer to Note 8 | 9,036,407,430 | 10,542,054,164 |
|--|---------------|----------------|

5.2. Cost of sales

| | Current period VND | Previous period VND |
|--|-------------------------------|--------------------------------|
| Cost of trading industrial park | 97,351,951,030 | 259,535,320,021 |
| Cost of trading houses and infrastructures | 13,905,378,848 | 1,188,850,561 |
| Cost of supplying clean water | 207,569,206,420 | 189,012,079,972 |
| Cost of trading port services | 221,874,579,448 | 212,538,981,008 |
| Cost of trading garbage collection and waste treatment | 164,654,871,264 | 147,738,164,095 |
| Others | 100,709,864,817 | 91,493,996,722 |
| Total | 806,065,851,827 | 901,507,392,379 |

5.3. Finance income

| | Current period VND | Previous period VND |
|---------------------------------|-------------------------------|--------------------------------|
| Deposit interest | 28,163,200,120 | 21,610,011,577 |
| Dividends, profits received | - | 2,722,500,000 |
| Gains from exchange differences | 73,341,962 | 65,641,630 |
| Total | 28,236,542,082 | 24,398,153,207 |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.4. Finance expense**

| | Current period VND | Previous period VND |
|--|-------------------------------|--------------------------------|
| Interest expense | 18,771,340,605 | 19,465,922,148 |
| Provision for investment impairment loss | 3,135,202,000 | - |
| Losses from exchange differences | 712,467,518 | 1,381,389,757 |
| Other finance expenses | 3,386,529 | 3,386,529 |
| Total | 22,622,396,652 | 20,850,698,434 |

5.5. Selling expense

| | Current period VND | Previous period VND |
|------------------------------|-------------------------------|--------------------------------|
| Employee expense | 8,863,460,859 | 7,778,310,293 |
| Material and package expense | 6,371,457,327 | 4,585,655,851 |
| Other expense | 9,848,498,472 | 19,789,075,110 |
| Total | 25,083,416,658 | 32,153,041,254 |

5.6. General and administrative expense

| | Current period VND | Previous period VND |
|------------------------------|-------------------------------|--------------------------------|
| Employee expense | 61,066,023,442 | 61,161,837,806 |
| Material and package expense | 1,135,825,315 | 994,003,019 |
| Stationery expense | 1,557,100,314 | 1,698,342,963 |
| Depreciation expense | 4,957,357,165 | 4,116,425,654 |
| Taxes, fees, and charges | 287,738,775 | 5,550,014,276 |
| Service expense | 16,150,416,422 | 15,682,484,146 |
| Other expense | 21,997,535,039 | 24,375,217,887 |
| Total | 107,151,996,472 | 113,578,325,751 |

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SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.7. Current corporate income tax expense**

| | Current period VND | Previous period VND |
|---|-------------------------------|--------------------------------|
| Sonadezi Corporation | - | - |
| Dong Nai Water Joint Stock Company | 9,852,309,115 | 9,839,204,015 |
| Sonadezi Environmental Joint Stock Company | 234,981,967 | 2,295,541,926 |
| Dong Nai Port Joint Stock Company | 27,626,505,597 | 24,805,718,521 |
| No. 2 Industrial Urban Development Joint Stock Company | 1,651,610,909 | 2,212,328,220 |
| Sonadezi Long Thanh Shareholding Company | 8,100,202,766 | 6,682,249,030 |
| Sonadezi Long Binh Shareholding Company | 10,416,776,168 | 8,277,172,319 |
| Sonadezi Services Joint Stock Company | 2,034,709,363 | 1,445,442,567 |
| Sonadezi Chau Duc Joint Stock Company | 5,231,675,167 | 30,340,513,140 |
| Sonadezi An Binh Joint Stock Company | 197,799,014 | 55,789,419 |
| Sonadezi Binh Thuan Shareholding Company | - | - |
| Sonadezi Khanh Hoa Shareholding Company | 1,327,713,724 | - |
| Total current CIT expense | 66,674,283,790 | 85,953,959,157 |

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**5.8. Deferred corporate income tax expense**

| | Depreciation of fixed assets VND | Accrued expenses VND | Internal gains VND | Other expense VND | Total VND |
|---|---|-------------------------------------|-------------------------------|------------------------------|-------------------------|
| As at 01 Jan. 2025 | (4,457,183,475) | (10,925,708,970) | (69,234,051,666) | - | (84,616,944,111) |
| Charge (credit) to profit or loss for the previous year | (2,048,411,138) | 2,593,720,306 | 22,609,842,570 | (8,190,386,941) | 14,964,764,797 |
| As at 01 Jan. 2026 | (6,505,594,613) | (8,331,988,664) | (46,624,209,096) | (8,190,386,941) | (69,652,179,314) |
| Charge (credit) to profit or loss for the current period | (918,720,693) | (371,951,607) | 270,968,710 | - | (1,019,703,590) |
| As at 31 Mar. 2026 | (7,424,315,306) | (8,703,940,271) | (46,353,240,386) | (8,190,386,941) | (70,671,882,904) |

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED CASH FLOW STATEMENT**6.1 Cash receipts from loans in the year**

| | Current period VND | Previous period VND |
|---|-------------------------------|--------------------------------|
| Cash receipts from loans under normal contracts | 601,103,513,447 | 167,971,629,962 |

6.2 Cash repayments of principal amounts borrowed in the year

| | Current period VND | Previous period VND |
|--|-------------------------------|--------------------------------|
| Cash repayment of principal amounts under normal contracts | (377,133,537,263) | (538,679,259,927) |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**7. SEGMENT REPORTING**

For management purposes, the Group is organised on a nation-wide basis into the following manufacturing sector:

- Trading industrial park;
- Trading house and infrastructure;
- Clean water supply;
- Port services;
- Garbage collection and waste treatment;
- Others.

For the three-month period from 01 January 2026 to 31 March 2026:

| Expressed in VND million | | | | | | | | | | | | | | |
|--------------------------|------------------------|---------------------------------|------------------------|---------------------------|------------------------|-----------------------|------------------------|---|------------------------|-----------------------|------------------------|-----------------------|------------------------|-----------|
| <u>Industrial park</u> | | <u>House and infrastructure</u> | | <u>Clean water supply</u> | | <u>Port services</u> | | <u>Garbage collection and waste treatment</u> | | <u>Others</u> | | <u>Total</u> | | |
| <u>Current period</u> | <u>Previous period</u> | <u>Current period</u> | <u>Previous period</u> | <u>Current period</u> | <u>Previous period</u> | <u>Current period</u> | <u>Previous period</u> | <u>Current period</u> | <u>Previous period</u> | <u>Current period</u> | <u>Previous period</u> | <u>Current period</u> | <u>Previous period</u> | |
| Net revenue | | | | | | | | | | | | | | |
| External sales | 237,465 | 659,990 | 25,628 | 2,395 | 330,587 | 314,904 | 375,950 | 354,489 | 195,777 | 178,369 | 129,380 | 88,488 | 1,294,787 | 1,598,635 |

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

7. SEGMENT REPORTING (CONTINUED)

| Expressed in VND million | | | | | | | | | | | | | | |
|--|------------------------|-----------------|---------------------------------|-----------------|---------------------------|-----------------|----------------------|-----------------|---|-----------------|----------------|-----------------|----------------|-----------------|
| | <u>Industrial park</u> | | <u>House and infrastructure</u> | | <u>Clean water supply</u> | | <u>Port services</u> | | <u>Garbage collection and waste treatment</u> | | <u>Others</u> | | <u>Total</u> | |
| | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period |
| Consolidated result | | | | | | | | | | | | | | |
| Segment result | 140,113 | 400,454 | 11,722 | 1,206 | 123,018 | 125,892 | 154,075 | 141,950 | 31,122 | 30,631 | 28,670 | (3,005) | 488,720 | 697,128 |
| Unallocated expenses | | | | | | | | | | | | | (132,235) | (145,731) |
| Share of the profit (loss) of associates | | | | | | | | | | | | | 39,783 | 36,733 |
| Net other income | | | | | | | | | | | | | (210) | 2,315 |
| Financial income | | | | | | | | | | | | | 28,236 | 24,398 |
| Financial expense | | | | | | | | | | | | | (22,622) | (20,851) |
| Profit before tax | | | | | | | | | | | | | 401,672 | 593,992 |
| Current CIT expense | | | | | | | | | | | | | (66,674) | (85,954) |
| Deferred CIT expense | | | | | | | | | | | | | 1,020 | (12,311) |
| Net profit after tax | | | | | | | | | | | | | 336,018 | 495,727 |

Other information:

| Expressed in VND million | | | | | | | | | | | | | | |
|--------------------------|------------------------|--------------------|---------------------------------|--------------------|---------------------------|--------------------|----------------------|--------------------|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| | <u>Industrial park</u> | | <u>House and infrastructure</u> | | <u>Clean water supply</u> | | <u>Port services</u> | | <u>Garbage collection and waste treatment</u> | | <u>Others</u> | | <u>Total</u> | |
| | As at 31 Mar. 2026 | As at 01 Jan. 2026 | As at 31 Mar. 2026 | As at 01 Jan. 2026 | As at 31 Mar. 2026 | As at 01 Jan. 2026 | As at 31 Mar. 2026 | As at 01 Jan. 2026 | As at 31 Mar. 2026 | As at 01 Jan. 2026 | As at 31 Mar. 2026 | As at 01 Jan. 2026 | As at 31 Mar. 2026 | As at 01 Jan. 2026 |
| Unallocated assets | | | | | | | | | | | | | 22,986,450 | 22,299,656 |
| Unallocated liabilities | | | | | | | | | | | | | 10,718,698 | 10,381,110 |

| Expressed in VND million | | | | | | | | | | | | | | |
|---------------------------|------------------------|-----------------|---------------------------------|-----------------|---------------------------|-----------------|----------------------|-----------------|---|-----------------|----------------|-----------------|----------------|-----------------|
| | <u>Industrial park</u> | | <u>House and infrastructure</u> | | <u>Clean water supply</u> | | <u>Port services</u> | | <u>Garbage collection and waste treatment</u> | | <u>Others</u> | | <u>Total</u> | |
| | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period | Current period | Previous period |
| Cost of purchasing assets | | | | | | | | | | | | | (500,020) | (293,111) |
| Depreciation expense | | | | | | | | | | | | | 197,468 | 270,954 |

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

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**8. RELATED PARTIES**

| <u>List of related parties</u> | <u>Relationship</u> |
|--|---|
| 1. Sonadezi Giang Dien Shareholding Company | Associate |
| 2. Dong Nai Paint Joint Stock Company | Associate |
| 3. Dong Nai Port Services Joint Stock Company | Associate |
| 4. Long Thanh Port Joint Stock Company | Associate |
| 5. Dong Nai Construction Joint Stock Company | Associate |
| 6. Dong Nai Water Supply Construction and Services Joint Stock Company | Associate |
| 7. Sonadezi College of Technology and Management | Associate |
| 8. Dong Nai Housing Joint Stock Company | Associate |
| 9. Dong Nai Material and Building Investment Joint Stock Company | Associate |
| 10. Tien Triet Company Limited | Having key management personnel in common |
| 11. The Corporation's Board of Directors, management, the Supervisory Committee and Chief Accountant | Key management personnel |

This is the list of related parties which have transactions in year with the Group.

Transactions between the Corporation and its subsidiaries have been eliminated in full in consolidation.

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

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|---|---------------------------------------|---------------------------------------|
| Current trade receivables: | | |
| Dong Nai Construction Joint Stock Company | 637,024,472 | 653,436,750 |
| Sonadezi Giang Dien Shareholding Company | 230,806,800 | 262,739,520 |
| Dong Nai Housing Joint Stock Company | 281,531,345 | 315,814,074 |
| Dong Nai Water Supply Construction and Services Joint Stock Company | 104,461,980 | 104,461,980 |
| Dong Nai Port Services Joint Stock Company | 67,713,527 | 5,811,037 |
| Sonadezi College of Technology and Management | 66,340,500 | 55,713,675 |
| Dong Nai Material and Building Investment Joint Stock Company | 8,033,700 | 4,278,750 |
| Long Thanh Port Joint Stock Company | 14,421,888 | 18,575,136 |
| Dong Nai Paint Joint Stock Company | - | 9,843,300 |
| Total - Refer to Note 4.3 | 1,410,334,212 | 1,430,674,222 |

Current advances to suppliers - Refer to Note 4.4:

| | | |
|---|----------------------|----------------------|
| Dong Nai Housing Joint Stock Company | 4,419,908,269 | - |
| Dong Nai Construction Joint Stock Company | 3,261,055,259 | 8,563,401,679 |
| Sonadezi College of Technology and Management | 6,000,000 | 0 |
| Total - Refer to Note 4.4 | 7,686,963,528 | 8,563,401,679 |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

| | As at 31 Mar. 2026 VND | As at 01 Jan. 2026 VND |
|---|------------------------------|------------------------------|
| Other current receivables - Refer to Note 4.5 | | |
| Dong Nai Housing Joint Stock Company | 3,043,029,000 | 3,043,029,000 |
| Current trade payables: | | |
| Dong Nai Port Services Joint Stock Company | 8,085,774,821 | 12,238,620,787 |
| Sonadezi Giang Dien Shareholding Company | 9,200,681,456 | 10,133,213,321 |
| Dong Nai Construction Joint Stock Company | 1,811,337,829 | 1,429,417,622 |
| Tien Triet Company Limited | 98,022,884 | 885,543,054 |
| Total - Refer to Note 4.13 | 19,195,816,990 | 24,686,794,784 |

During the reporting year, the Group has had related party transactions as follows:

| | Current period VND | Previous period VND |
|--|-----------------------|------------------------|
| Selling goods and rendering services: | | |
| Sonadezi Giang Dien Shareholding Company | 7,733,490,000 | 7,964,049,880 |
| Dong Nai Construction Joint Stock Company | 249,610,944 | 1,314,546,165 |
| Dong Nai Housing Joint Stock Company | 575,695,905 | 589,113,871 |
| Dong Nai Port Services Joint Stock Company | 161,551,368 | 202,348,627 |
| Sonadezi College of Technology and Management | 148,368,500 | 145,670,000 |
| Long Thanh Port Joint Stock Company | 120,798,943 | 121,985,830 |
| Dong Nai Paint Joint Stock Company | 27,439,852 | 114,989,436 |
| Dong Nai Material and Building Investment Joint Stock Company | 19,451,918 | - |
| Tien Triet Company Limited | - | 89,350,355 |
| Total - Refer to Note 5.1 | 9,036,407,430 | 10,542,054,164 |

Purchasing goods and services:

| | | |
|---|-----------------------|-----------------------|
| Dong Nai Port Services Joint Stock Company | 13,247,530,959 | 15,775,183,046 |
| Dong Nai Construction Joint Stock Company | 10,652,865,740 | 7,206,142,232 |
| Tien Triet Company Limited | 252,246,690 | 1,044,544,118 |
| Long Thanh Port Joint Stock Company | 20,450,100 | 65,055,800 |
| Sonadezi College of Technology and Management | 12,000,000 | - |
| Sonadezi Giang Dien Shareholding Company | - | 2,365,273,005 |
| Dong Nai Housing Joint Stock Company | - | 6,213,560,302 |
| Total | 24,185,093,489 | 32,669,758,503 |

SONADEZI CORPORATION AND ITS SUBSIDIARIES

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**Guarantee commitments:**

- The Corporation issued its guaranteed letter to secure the loans of Sonadezi Long Thanh Shareholding Company at Woori Bank Vietnam Ltd - Bien Hoa Branch, covering outstanding principal, interest, and other financial obligations arising from the original debt, up to a maximum amount of VND 181,240,000,000.
- The Corporation issued its guaranteed letter to secure the loans of Sonadezi Chau Duc Joint Stock Company at Woori Bank Vietnam Ltd - Bien Hoa Branch, covering outstanding principal, interest and other financial obligations arising from the original debt, up to a maximum amount of VND 107,732,000,000.

Salaries and remunerations of the Board of Directors ("BOD"), management and Chief Accountant of the Corporation are as follows:

| | Current period VND | Previous period VND |
|----------------------------|-----------------------|------------------------|
| Salaries and remunerations | 1,436,700,000 | 1,436,700,000 |

Salaries and remunerations of the Supervisory Committee of the Corporation are as follows:

| | Current period VND | Previous period VND |
|----------------------------|-----------------------|------------------------|
| Salaries and remunerations | 161,700,000 | 161,700,000 |

9. EVENTS AFTER THE END OF THE REPORTING PERIOD

No other matter or circumstance has arisen since 31 March 2026 that has significantly affected, or may significantly affect the Group's operations, the results of those operations, or the Group's state of affairs in future financial years.

Preparer

Nguyen Thi Chung**Chief Accountant**

Le Thi Bich Loan

Approved on ^{29th} April 2026
Legal Representative

**Tran Thanh Hai**