

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

No: 54.../Szb-TKCT

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

Dong Nai, January 14th 2025

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

To:

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

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

Content of the information disclosure: The Financial statements for the 4th Quarter, 2025 of Sonadezi Long Bình Share Holding Company.

This information has been disclosed on the company website on January 14th, 2025 at the following link: <https://szb.com.vn/vn/bao-cao-tai-chinh.html>.

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

*** Enclosed document:**

- The Financial statements for the 4th Quarter, 2025 of Sonadezi Long Bình Shareholding Company;
- The Letter of Explanation for the fluctuation in profit after corporate income tax.

Recipients:

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

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**REPRESENTATIVE OF THE ORGANIZATION
GENERAL DIRECTOR**



Nguyen Ba Chuyen

**SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY**

No: 53.../SZB-TKCT

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

Dong Nai, January, 19th 2026

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020, issued by the Ministry of Finance, providing guidelines on disclosure of information on the securities market, Sonadezi Long Bình Share Holding Company hereby discloses its financial statements (FS) for the 4th Quarter, 2025 to the Hanoi Stock Exchange as follows:

1. Organization name: Sonadezi Long Bình Share Holding Company

2. Contents of disclosed information:

- Financial statements for the 4th Quarter, 2025

- Separate Financial Statements (The listed company does not have subsidiaries, and the parent accounting entity has no subordinate units);
- Consolidated financial statements (The listed company has subsidiaries);
- Combined Financial Statements (The listed company has subordinate accounting units with independent accounting systems).

- Circumstances requiring explanation:
 - + The auditing organization provides a non-unqualified opinion on the financial statements (for audited FS):

Yes No

Explanation document provided in case of ticking yes:

Yes No

- + The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited FS):

Yes No

Explanation document provided in case of ticking yes:

Yes No

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

Yes No

Explanation document provided in case of ticking yes:

Yes No

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

Yes No

Explanation document provided in case of ticking yes:

Yes No

This information has been disclosed on the company website on January 10/2026 at the following link: <https://szb.com.vn/vn/bao-cao-tai-chinh.html>

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

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

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

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

Enclosed document:

- The Financial statements for the 4th Quarter, 2025 of Sonadezi Long Bình Shareholding Company;
- The Letter of Explanation for the fluctuation in profit after corporate income tax.

REPRESENTATIVE OF THE ORGANIZATION

Recipients:

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

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Nguyen Ba Chuyen

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

No.: 52 /SZB-TCKT

*Regarding the Additional Explanation of the
Situation of Changes in After-Tax Corporate
Income Profit*

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

Dong Nai, January 15, 2026

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

1. Organization name: Sonadezi Long Bình Share Holding Company
2. Stock code: SZB
3. Content: Sonadezi Long Bình Share Holding Company provides an explanation regarding the fluctuation in profit after corporate income tax in Quarter 4, 2025 which changed by 10% or more compared to the report for the same period of the previous year:

Unit: VND

| No. | Content | Quarter 4/2025 | Quarter 4/2024 | Difference Ratio |
|-----|-----------------------------------|-----------------|-----------------|---------------------|
| 1 | Revenue and other income | 218,757,245,429 | 121,189,049,250 | Increase by 80.51% |
| 2 | Total expense | 96,163,860,224 | 91,519,047,264 | Increase by 5.08% |
| 3 | Profit after corporate income tax | 100,819,548,323 | 23,573,191,766 | Increase by 327.69% |

Revenue and other income increased by VND 97,568,196,179, equivalent to a 80.51% so increase compared to the same period; Cost of service rendered increased by VND 2,128,192,164, equivalent to a 2.60% increase; Financial expenses and other expenses increased by VND 128,453,081, equivalent to a 13.79% increase; Selling and administrative expenses increased by VND 2,388,167,715, equivalent to a 27.41% increase, leading to a 327.69% increase in profit after corporate income tax in Quarter 4, 2025 compared to the same period in 2024.

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

Sincerely./.

Recipient:

- As above;
- Company Secretary (cooperate in information Disclosure);
- Archived: Administrative Office, Finance and Accounting Department.



Nguyenn Ba Chuyen



**SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY**

Address: No. 1, Road 3A, Bien Hoa IZ2, Long Hung
Ward, Dong Nai Pro, VietNam.
Website: www.szb.com.vn

Tel: +84 251 383 4700
Fax: +84 251 383 5164
E-mail: info@szb.com.vn

**FINANCIAL
STATEMENTS**

QUARTERLY IV/2025



Jan, 2025

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

Tax code: 3601867699

THE FINANCIAL STATEMENTS QUARTERLY IV/2025

STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Expressed in VND

| ASSETS | Code | Notes | Ending balance | Beginning balance |
|--|-------------|--------------|------------------------|--------------------------|
| A - CURRENT ASSETS | 100 | | 494,406,873,133 | 448,015,505,307 |
| I. Cash and cash equivalents | 110 | V.1 | 215,422,115,125 | 254,975,301,936 |
| 1. Cash | 111 | | 30,422,115,125 | 20,975,301,936 |
| 2. Cash equivalents | 112 | | 185,000,000,000 | 234,000,000,000 |
| II. Current financial investments | 120 | | 187,500,000,000 | 93,500,000,000 |
| 1. Trading securities | 121 | | - | - |
| 2. Provision for trading securities | 122 | | - | - |
| 3. Held to maturity investments | 123 | V.2a | 187,500,000,000 | 93,500,000,000 |
| III. Current account receivables | 130 | | 55,814,986,711 | 87,657,893,462 |
| 1. Trade receivables | 131 | V.3a | 21,389,681,990 | 19,460,146,035 |
| 2. Advances to suppliers | 132 | V.4 | 31,131,922,651 | 31,676,254,094 |
| 3. Intra-company receivables | 133 | | - | - |
| 4. Receivables relating to construction contracts under pe | 134 | | - | - |
| 5. Current loan receivables | 135 | | - | - |
| 6. Other current receivables | 136 | V.5a | 3,930,025,468 | 37,235,388,076 |
| 7. Provision for doubtful debts | 137 | | (636,643,398) | (713,894,743) |
| 8. Shortage of assets pending resolution | 139 | | - | - |
| IV. Inventories | 140 | | 6,277,953,245 | 6,159,286,635 |
| 1. Inventories | 141 | V.6 | 6,277,953,245 | 6,159,286,635 |
| 2. Provision for decline in value of inventories | 149 | | - | - |
| V. Other current assets | 150 | | 29,391,818,052 | 5,723,023,274 |
| 1. Current prepayments | 151 | | - | - |
| 2. Value added tax deductible | 152 | | 18,398,300,883 | 5,723,023,274 |
| 3. Tax and other receivables from the state budget | 153 | | 10,993,517,169 | - |
| 4. Government bonds resale and purchase transactions | 154 | | - | - |
| 5. Other current assets | 155 | | - | - |

SONADEZI LONG BINH SHARE HOLDING COMPANY

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

Tax code: 3601867699

THE FINANCIAL STATEMENTS QUARTERLY IV/2025

Statement of Financial Position (continued)

| ASSETS | Code | Notes | Ending balance | Beginning balance |
|---|------------|------------|--------------------------|--------------------------|
| B - NON-CURRENT ASSETS | 200 | | 1,359,596,469,637 | 1,130,060,915,883 |
| I. Non-current account receivables | 210 | | 88,346,383,480 | 89,623,016,855 |
| 1. Non-current trade receivables | 211 | | - | - |
| 2. Non-current advances to suppliers | 212 | | - | - |
| 3. Operating capital in dependent units | 213 | | - | - |
| 4. Intra-company non-current receivables | 214 | | - | - |
| 5. Non-current loan receivables | 215 | | - | - |
| 6. Other non-current receivables | 216 | V.5b | 88,346,383,480 | 89,623,016,855 |
| 7. Provision for doubtful non-current receivables | 219 | | - | - |
| II. Fixed assets | 220 | | 387,201,841,093 | 402,303,590,999 |
| 1. Tangible fixed assets | 221 | V.7 | 357,892,126,243 | 371,995,894,712 |
| <i>Cost</i> | 222 | | 1,014,922,902,408 | 992,238,143,646 |
| <i>Accumulated depreciation</i> | 223 | | (657,030,776,165) | (620,242,248,934) |
| 2. Finance lease assets | 224 | | - | - |
| <i>Cost</i> | 225 | | - | - |
| <i>Accumulated depreciation</i> | 226 | | - | - |
| 3. Intangible fixed assets | 227 | V.8 | 29,309,714,850 | 30,307,696,287 |
| <i>Cost</i> | 228 | | 94,561,110,266 | 94,561,110,266 |
| <i>Accumulated amortisation</i> | 229 | | (65,251,395,416) | (64,253,413,979) |
| III. Investment property | 230 | V.9 | 181,200,800,707 | 108,255,209,335 |
| <i>Cost</i> | 231 | | 240,913,385,636 | 159,316,812,513 |
| <i>Accumulated depreciation</i> | 232 | | (59,712,584,929) | (51,061,603,178) |
| IV. Non-current assets in process | 240 | | 54,583,199,973 | 15,458,627,104 |
| 1. Non-current work in process | 241 | | - | - |
| 2. Construction in progress | 242 | V.10 | 54,583,199,973 | 15,458,627,104 |
| V. Non-current financial investments | 250 | | 40,000,000,000 | 40,000,000,000 |
| 1. Investments in subsidiaries | 251 | | - | - |
| 2. Investments in associates, joint-ventures | 252 | | - | - |
| 3. Investment in other entities | 253 | V.2b | 40,000,000,000 | 40,000,000,000 |
| 4. Provision for non-current investments | 254 | | - | - |
| 5. Held to maturity investments | 255 | | - | - |
| VI. Other non-current assets | 260 | | 608,264,244,384 | 474,420,471,590 |
| 1. Non-current prepayments | 261 | V.11 | 605,223,553,640 | 471,379,780,846 |
| 2. Deferred income tax assets | 262 | V.12 | 3,040,690,744 | 3,040,690,744 |
| 3. Non-current reserved spare parts | 263 | | - | - |
| 4. Other non-current assets | 268 | | - | - |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 1,854,003,342,770 | 1,578,076,421,190 |

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

Tax code: 3601867699

THE FINANCIAL STATEMENTS QUARTERLY IV/2025

Statement of Financial Position (continued)

| RESOURCES | Code | Notes | Ending balance | Beginning balance |
|--|------------|-------|--------------------------|------------------------|
| A - LIABILITIES | 300 | | 1,073,902,764,327 | 899,460,371,384 |
| I. Current liabilities | 310 | | 224,147,654,049 | 186,629,042,973 |
| 1. Trade payables | 311 | V.13 | 74,268,438,680 | 52,347,932,160 |
| 2. Advances from customers | 312 | V.14a | 16,466,709,598 | 14,023,333,594 |
| 3. Taxes and amounts payable to the state budget | 313 | V.15 | 21,967,198,864 | 7,156,754,410 |
| 4. Payables to employees | 314 | V.16 | 14,193,313,146 | 17,897,873,147 |
| 5. Accrued expenses | 315 | V.17 | 15,257,453,720 | 15,266,453,720 |
| 6. Intra-company payables | 316 | | - | - |
| 7. Payables relating to construction contractsunder percep | 317 | | - | - |
| 8. Current unearned revenue | 318 | V.18a | 34,142,598,536 | 30,759,891,720 |
| 9. Other current payables | 319 | V.19a | 11,342,199,195 | 21,196,824,809 |
| 10. Current loans and obligations under finance leases | 320 | | 19,673,493,924 | 11,798,838,380 |
| 11. Current provisions | 321 | | - | - |
| 12. Bonus and welfare fund | 322 | V.20 | 16,836,248,386 | 16,181,141,033 |
| 13. Price stabilisation fund | 323 | | - | - |
| 14. Government bonds resale and purchase transactions | 324 | | - | - |
| II. Non-current liabilities | 330 | | 849,755,110,278 | 712,831,328,411 |
| 1. Non-current trade payables | 331 | | - | - |
| 2. Advances from customers | 332 | | - | - |
| 3. Accrued expenses | 333 | | - | - |
| 4. Intra-company payables relating to operating capital | 334 | | - | - |
| 5. Non-current intra-company payables | 335 | | - | - |
| 6. Non-current unearned revenue | 336 | V.18b | 733,306,664,911 | 658,893,156,602 |
| 7. Other non-current payables | 337 | V.19b | 22,318,471,732 | 15,699,768,182 |
| 8. Non-current loans and obligations under finance leases | 338 | | 94,129,973,635 | 38,238,403,627 |
| 9. Convertible bonds | 339 | | - | - |
| 10. Preference shares | 340 | | - | - |
| 11. Deferred income tax liabilities | 341 | | - | - |
| 12. Non-current provisions | 342 | | - | - |
| 13. Scientific and technological development fund | 343 | | - | - |

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

Tax code: 3601867699

THE FINANCIAL STATEMENTS QUARTERLY IV/2025

Statement of Financial Position (continued)

| RESOURCES | Code | Notes | Ending balance | Beginning balance |
|---|-------------|-------------|--------------------------|--------------------------|
| B - OWNER'S EQUITY | 400 | | 780,100,578,443 | 678,616,049,806 |
| I. Equity | 410 | V.21 | 780,100,578,443 | 678,616,049,806 |
| 1. Owner's contributed capital | 411 | | 300,000,000,000 | 300,000,000,000 |
| <i>Ordinary shares carrying voting rights</i> | <i>411a</i> | <i>V.21</i> | <i>300,000,000,000</i> | <i>300,000,000,000</i> |
| <i>Preference shares</i> | <i>411b</i> | | - | - |
| 2. Share premiums | 412 | V.21 | 5,612,631,906 | 5,612,631,906 |
| 3. Convertible bond option | 413 | | - | - |
| 4. Other contributed capital | 414 | | - | - |
| 5. Treasury shares | 415 | | - | - |
| 6. Asset revaluation reserve | 416 | | - | - |
| 7. Exchange difference reserve | 417 | | - | - |
| 8. Investment and development fund | 418 | V.21 | 184,919,978,991 | 125,925,319,757 |
| 9. Enterprise reorganisation support fund | 419 | | - | - |
| 10. Other reserves | 420 | | - | - |
| 11. Retained earnings | 421 | V.21 | 289,567,967,546 | 247,078,098,143 |
| <i>Beginning accumulated retained earnings</i> | <i>421a</i> | | <i>87,853,438,909</i> | <i>80,429,234,029</i> |
| <i>Retained earnings of the current year</i> | <i>421b</i> | | <i>201,714,528,637</i> | <i>166,648,864,114</i> |
| 12. Construction investment fund | 422 | | - | - |
| II. Other capital, funds | 430 | | - | - |
| 1. Subsidised funds | 431 | | - | - |
| 2. Subsidised funds for fixed asset acquisition | 432 | | - | - |
| TOTAL RESOURCES (440 = 300 + 400) | 440 | | 1,854,003,342,770 | 1,578,076,421,190 |

Dong Nai, 14 January 2026




Hoang Thi Thanh Lien
Preparer


Dang Hai Bang
Chief Accountant


Nguyen Ba Chuyen
General Director

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

Tax code: 3601867699

THE FINANCIAL STATEMENTS QUARTERLY IV/2025

INCOME STATEMENT
QUARTERLY IV/2025

Expressed in VND

| ITEMS | Code | Notes | Quarterly IV | | Cumulative from the beginning of the year to the end of this quarter | |
|---|------|-------|-----------------|-----------------|--|-----------------|
| | | | Current year | Previous year | Current year | Previous year |
| 1. Revenue | 01 | VI.1 | 211,086,826,339 | 115,942,786,158 | 522,087,650,732 | 526,843,642,104 |
| 2. Deductions | 02 | | - | - | - | - |
| 3. Net revenue | 10 | | 211,086,826,339 | 115,942,786,158 | 522,087,650,732 | 526,843,642,104 |
| 4. Cost of sales | 11 | VI.2 | 84,002,356,619 | 81,874,164,455 | 256,635,074,459 | 262,020,745,902 |
| 5. Gross profit | 20 | | 127,084,469,720 | 34,068,621,703 | 265,452,576,273 | 264,822,896,202 |
| 6. Finance income | 21 | VI.3 | 6,921,400,049 | 4,913,324,703 | 18,081,458,661 | 13,235,480,377 |
| 7. Finance expense | 22 | VI.4 | 1,055,265,528 | 931,212,448 | 3,123,176,212 | 3,527,918,479 |
| Of which, interest expense | 23 | | 1,055,265,528 | 931,212,448 | 3,123,176,212 | 3,527,918,479 |
| 8. Selling expense | 25 | | 1,333,132,263 | 402,978,278 | 3,296,041,750 | 4,267,743,892 |
| 9. General and administrative expense | 26 | VI.5 | 9,768,705,813 | 8,310,692,083 | 30,095,516,154 | 29,486,314,708 |
| 10. Operating profit | 30 | | 121,848,766,165 | 29,337,063,597 | 247,019,300,818 | 240,776,399,500 |
| 11. Other income | 31 | VI.6 | 749,019,041 | 332,938,389 | 1,907,984,738 | 1,823,434,161 |
| 12. Other expense | 32 | VI.7 | 4,400,001 | - | 10,556,482 | 15,716 |
| 13. Net other income | 40 | | 744,619,040 | 332,938,389 | 1,897,428,256 | 1,823,418,445 |
| 14. Accounting profit before tax | 50 | | 122,593,385,205 | 29,670,001,986 | 248,916,729,074 | 242,599,817,945 |
| 15. Current corporate income tax expense | 51 | | 21,773,836,882 | 6,096,810,220 | 47,202,200,437 | 45,950,953,831 |
| 16. Deferred corporate income tax expense | 52 | | - | - | - | - |
| 17. Net profit after tax | 60 | | 100,819,548,323 | 23,573,191,766 | 201,714,528,637 | 196,648,864,114 |
| 18. Basic earnings per share | 70 | | 3,361 | 786 | 6,724 | 6,555 |
| 19. Diluted earnings per share | 71 | | 3,361 | 786 | 6,724 | 6,555 |

Dong Nai, 14 January 2026



Hoang Thi Thanh Lien
Preparer

Dang Hai Bang
Chief Accountant

Nguyen Ba Chuyen
General Director

SONADEZI LONG BINH SHARE HOLDING COMPANY

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

Tax code: 3601867699

THE FINANCIAL STATEMENTS QUARTERLY IV/2025

CASH FLOW STATEMENT
(Indirect method)
QUARTERLY IV/2025

| ITEMS | Code | Notes | Quarterly IV | | Expressed in VND | |
|--|-----------|-------|------------------------|------------------------|--|------------------------|
| | | | Previous year | Current year | Cumulative from the beginning of the year to the end of this quarter | Current year |
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | | | | |
| 1. Net profit /(loss) before taxation | 01 | | 122,593,385.205 | 29,670,001.986 | 248,916,729.074 | 242,599,817.945 |
| 2. Adjustment for: | | | | | | |
| Depreciation and amortisation | 02 | | 12,111,670.517 | 11,046,410.375 | 46,437,490.419 | 42,474,108.617 |
| Provisions | 03 | | (77,251,345) | 713,894,743 | (77,251,345) | (351,809,173) |
| Foreign exchange gains/losses from revaluation of foreign currency monetary items | 04 | | - | - | - | - |
| Gains/losses from investment | 05 | | (6,921,400.049) | (4,913,324.703) | (18,081,458.661) | (13,235,480.377) |
| Interest expense | 06 | | 1,055,265.528 | 931,212,448 | 3,123,176.212 | 3,527,918.479 |
| Other adjustments | 07 | | - | - | - | - |
| 3. Operating profit /(loss) before adjustments to working capital | 08 | | 128,761,669.856 | 37,448,194.849 | 280,318,685.699 | 275,014,555,491 |
| Increase or decrease in accounts receivable | 09 | | 22,963,838.340 | 43,558,564.480 | 11,863,853.165 | (41,954,085,579) |
| Increase or decrease in inventories | 10 | | (355,886,770) | 35,298,666 | (118,666,610) | 1,150,123,315 |
| Increase or decrease in accounts payable (excluding interest expense and CIT payable) | 11 | | (49,415,831.119) | 26,917,098,817 | 94,076,880,357 | (14,669,271,358) |
| Increase or decrease prepaid expenses | 12 | | (128,438,303.626) | (44,579,417.571) | (118,866,790.510) | (33,817,800,593) |
| Increase or decrease in trading securities | 13 | | - | - | - | - |
| Interest paid | 14 | | (865,038,695) | (809,394,861) | (3,054,766,966) | (3,568,992,397) |
| Corporate income tax paid | 15 | | (17,414,301.054) | (13,497,774.171) | (31,788,283,593) | (41,127,611,763) |
| Other cash inflows from operating activities | 16 | | - | - | 10,530,000 | 2,700,000 |
| Other cash outflows from operating activities | 17 | | (2,966,089,203) | (3,040,311,490) | (9,585,422,647) | (9,791,734,070) |
| <i>Net cash from operating activities</i> | 20 | | (47,729,942,271) | 46,032,258,719 | 222,856,018,895 | 131,237,883,046 |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | |
| 1 Acquisition and construction of fixed assets and other non-current assets | 21 | | (49,289,923,191) | (26,796,254,277) | (157,943,202,247) | (52,132,193,111) |
| 2 Proceeds from disposals of fixed assets and other non-current assets | 22 | | - | - | - | - |
| 3 Loans to other entities and payments for purchase of debt instruments of other entities | 23 | | (20,000,000,000) | (55,000,000,000) | (392,000,000,000) | (241,500,000,000) |
| 4 Repayments from borrowers and proceeds from sales of debts instruments of other entities | 24 | | 50,000,000,000 | 60,000,000,000 | 298,000,000,000 | 239,300,000,000 |
| 5 Investments in other entities | 25 | | - | - | - | - |
| 6 Proceeds from sales of investments in other entities | 26 | | - | - | - | - |
| 7 Interest and dividends received | 27 | | 3,589,056,212 | 3,816,530,183 | 15,767,770,989 | 13,877,205,541 |
| <i>Net cash from investing activities</i> | 30 | | (15,700,866,979) | (17,979,724,094) | (236,175,431,258) | (40,454,987,570) |
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | | | | |
| 1 Proceeds from issuing stocks and capital contribution from owners | 31 | | - | - | - | - |
| 2 Capital redemption, payments for shares repurchases | 32 | | - | - | - | - |
| 3 Proceeds from borrowings | 33 | | 42,046,277,973 | 2,777,518,000 | 83,381,534,432 | 2,777,518,000 |
| 4 Repayment of borrowings | 34 | | (10,766,180,095) | (2,949,709,595) | (19,615,308,880) | (11,798,838,380) |
| 5 Finance lease principal paid | 35 | | - | - | - | - |
| 6 Dividends paid | 36 | | - | (30,000,000,000) | (90,000,000,000) | (99,000,000,000) |
| <i>Net cash from financing activities</i> | 40 | | 31,280,097,878 | (30,172,191,595) | (26,233,774,448) | (108,021,320,380) |
| NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40) | 50 | | (32,150,711,372) | (2,119,656,970) | (39,553,186,811) | (17,238,424,904) |
| Cash and cash equivalents at beginning of year | 60 | | 247,572,826,497 | 257,094,958,906 | 254,975,301,936 | 272,213,726,840 |
| Impact of exchange rate fluctuation | 61 | | - | - | - | - |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | 70 | | 215,422,115,125 | 254,975,301,936 | 215,422,115,125 | 254,975,301,936 |
| <i>(70 = 50+60+61)</i> | | | | | | |



Hoang Thi Thanh Lien
Preparer

Dang Hai Bang
Chief Accountant

Nguyen Ba Chuyen
General Director

NOTES TO THE FINANCIAL STATEMENTS

I. CORPORATE INFORMATION

1. Structure of ownership

Sonadezi Long Bình Share Holding Company (hereinafter referred to as “the Company”) has been incorporated in accordance with:

- Decision No. 4391/QD-UBND dated 22 December 2008 granted by Chairman of Dong Nai People's Committee on equitization from State-owned Enterprise - Sonadezi Industrial Park Service Enterprise under Bien Hoa Industrial Park Development Company (now Sonadezi Corporation).
- Business Registration Certificate No. 3601867699 dated 01 July 2009 granted by Planning and Investment Department of Dong Nai Province and other amended certificates thereafter with the latest one dated 23 September 2025.
- The charter capital as stipulated in the Business Registration Certificate is VND 300,000,000,000 as follows:

| | VND | | | |
|--------------------------------------|-------------------------------|--------------------|-------------------------------|--------------------|
| | Ending balance | | Beginning balance | |
| | Amount | Percent | Amount | Percent |
| Sonadezi Corporation | 138,670,000,000 | 46.22% | 138,670,000,000 | 46.22% |
| Dong Nai Development Investment Fund | 9,000,000,000 | 3% | 9,000,000,000 | 3% |
| Other shareholders | 152,330,000,000 | 50.78% | 152,330,000,000 | 50.78% |
| Total | <u>300,000,000,000</u> | <u>100%</u> | <u>300,000,000,000</u> | <u>100%</u> |

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

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

2. Business field

Infrastructure business.

3. Operating industry and principal activities

Under the Business Registration Certificate, the Company's principal business activities are:

- Industrial cleaning and specialized constructions;
- Installation of water supply, and drainage systems, heating and air -conditioning systems;
- Rental of machinery, equipment and other tangible items without operators;
- Demolition;
- Site preparation;

- Installation of electrical systems;
- Installation of other construction systems;
- Completion of construction projects;
- Other specialized construction activities;
- Real estate business, land use rights owned by the owner, user or lessee (Main);
- Water exploitation, treatment and supply;
- Collection of non-hazardous waste;
- Pollution treatment and other waste management activities;
- Rental of motor vehicles;
- Landscape care and maintenance services;
- Freight transportation by road;
- Drainage and waste-water treatment;
- Treatment and disposal of non-hazardous waste;
- Legal consulting activities;
- Construction of railway projects;
- Construction of road projects;
- Architectural activities and related technical consultancy;
- Construction of residential buildings;
- Construction of non-residential buildings;
- Construction of electrical projects;
- Construction of water supply and drainage projects;
- Construction of telecommunications and information communication projects;
- Construction of other public utility projects;
- Construction of hydraulic projects;
- Construction of mining projects;
- Construction of processing and manufacturing projects;
- Construction of other civil engineering projects;
- Residential cleaning.

4. Normal operating cycle

The Company's normal operating cycle is carried out for a period of 12 months.

II. FINANCIAL YEAR, REPORTING AND FUNCTIONAL CURRENCY

1. Financial year

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

2. Reporting and functional currency

The Company maintains its accounting records in Vietnam Dong (VND).

3. Basis of preparation

The accompanying financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam.

III. ACCOUNTING STANDARDS, ACCOUNTING SYSTEM

1. Accounting standards, accounting system

The Company applies Vietnam Accounting Standards and Vietnamese Corporate Accounting System.

2. Statement on compliance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System

The Company has compliance with Vietnam Accounting Standards and Vietnamese Corporate Accounting System for the preparation and presentation of these financial statements as at 31 December 2025. The Company has applied accounting standards and accounting guidelines issued by Ministry of Finance as presented in Note IV.

IV. ACCOUNTING POLICIES

The quarterly financial statements apply accounting policies in accordance with the following circulars:

- Circular 200/2014/TT-BTC dated 22 December 2014 issued by Ministry of Finance on guidelines for accounting policies for enterprises.
- Circular 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of Circular 200/2014/TT-BTC dated 22 December 2014 issued by Ministry of Finance guiding enterprise accounting system.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

| | Ending balance | Beginning balance |
|----------------------|------------------------|--------------------------|
| Cash in hand | 34,842,481 | 84,919,704 |
| Cash at bank | 30,387,272,644 | 20,890,382,232 |
| Cash equivalents (*) | 185,000,000,000 | 234,000,000,000 |
| Total | 215,422,115,125 | 254,975,301,936 |

(*) Representing time deposits less than 03 months.

2. Financial investments

a. Held to maturity investments

Representing time deposits with an original term from over 03 to 12 months at an interest rate from 5.0% per year to 5.5% per year.

b. Investment in other entities

In accordance with the Business Registration Certificate No. 3401205899 dated 05 June 2020 granted by Binh Thuan Province's Department of Planning and Investment, the Company has investment in Sonadezi Binh Thuan Shareholding Company with the carry amount of 40,000,000,000 VND, equivalent to 10% of the charter capital.

The Company did not determine fair values of this investment because there is currently no listed market price and no specific guidance on determination of fair value.

3. Current trade receivables

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Pancera International Stock Company Ltd. | 6,199,631,980 | 4,825,807,250 |
| Nova Buildings Vietnam Company Limited | 2,437,892,016 | 953,767,736 |
| Other customers | 12,495,830,419 | 13,451,382,509 |
| Trade receivables from related parties - Refer to Note VII | 256,327,575 | 229,188,540 |
| Total | 21,389,681,990 | 19,460,146,035 |

4. Current advances to suppliers

| | Ending balance | Beginning balance |
|---|-----------------------|--------------------------|
| Land Fund Development Center of Vinh Cuu District | 30,219,243,194 | 24,912,723,694 |
| Seen Technologies Corporation | - | 5,966,557,200 |
| Trung Thinh Fire Protection Company Limited | 576,000,000 | - |
| Other suppliers | 336,679,457 | 796,973,200 |
| Total | 31,131,922,651 | 31,676,254,094 |

5. Other receivables

a. Current:

| | Ending balance | Beginning balance |
|--|----------------------|-----------------------|
| Provisional Corporate Income Tax on Real Estate Business | 162,402,137 | 140,233,337 |
| Receivables from employees | 5,000,000 | 5,000,000 |
| Interest receivables | 3,709,145,206 | 1,395,457,534 |
| Other receivables from related party – Refer to Note VII | - | 35,638,857,925 |
| Other receivables | 53,478,125 | 55,839,280 |
| Total | 3,930,025,468 | 37,235,388,076 |

b. Non-current:

| | | |
|---|-----------------------|-----------------------|
| Capital contribution for the business cooperation with ICD Tan Cang – Long Binh | 88,346,383,480 | 89,623,016,855 |
| Total | 88,346,383,480 | 89,623,016,855 |

- This is the capital contribution for the business cooperation with ICD Tan Cang – Sonadezi Long Binh Share Holding Company under the Business Cooperation Contract No. 485/HD-ICDLB-SZB dated 21 September 2013, Appendix No. 485/HD-ICDLB-SZB/PL1 dated 08 May 2014, and Appendix No. 485/HD-ICDLB-SZB/PL2 dated 15 June 2015, the Company cooperates with ICD Tan Cang – Sonadezi Long Binh Share Holding Company to implement the investment project, construct warehouses on the ICD Tan Cang – Long Binh land, and carry out warehouse service business activities and related value-added services. The project duration is 45 years from 21 September 2013. The total investment of the project is VND 323,409,000,000, of which the project's equity is VND 186,673,000,000, the Company has contributed 49% of the project's equity.

- As at 31 December 2025, the project's investment capital has been recovered at VND 6,374,727,593 according to joint venture party contribution ratios, in which Sonadezi Long Binh Share Holding Company's share is VND 3,123,616,520, corresponding to 49% of the contributed capital.

6. Inventories

| | Ending balance | Beginning balance |
|--------------------|----------------------|----------------------|
| Tools and supplies | 221,922,667 | 476,716,667 |
| Work in progress | 6,056,030,578 | 5,682,569,968 |
| Total | 6,277,953,245 | 6,159,286,635 |

Work in progress are detail as follows:

| | Ending balance | Beginning balance |
|---|----------------------|----------------------|
| Land use fees for Trang Bom residential area | 5,022,450,000 | 5,022,450,000 |
| Infrastructure costs for Trang Bom residential area | 367,610,525 | 367,610,525 |
| Compensation costs for Trang Bom residential area | 261,107,516 | 261,107,516 |
| Other costs at Trang Bom residential area | 404,862,537 | 31,401,927 |
| Total | 6,056,030,578 | 5,682,569,968 |

7. Tangible fixed assets

| Items | Buildings, structures | Machinery and equipment | Motor vehicles | Management equipment and devices | Total |
|--------------------------|--------------------------|-------------------------------|------------------------|--|--------------------------|
| Cost | | | | | |
| Beginning balance | 655,534,969,426 | 29,435,669,962 | 301,097,957,554 | 6,169,546,704 | 992,238,143,646 |
| Purchase | - | - | 5,734,543,273 | 63,840,000 | 5,798,383,273 |
| Self-construction | 6,011,245,607 | 4,700,138,643 | 5,757,247,239 | 417,744,000 | 16,886,375,489 |
| Disposals | - | - | - | - | - |
| Other decrease | - | - | - | - | - |
| Ending balance | 661,546,215,033 | 34,135,808,605 | 312,589,748,066 | 6,651,130,704 | 1,014,922,902,408 |

The historical cost of tangible fixed assets fully depreciated but still in use as at 31 December 2025 totalled VND 391,318,984,844.

Accumulated depreciation

| | | | | | |
|--------------------------|------------------------|-----------------------|------------------------|----------------------|------------------------|
| Beginning balance | 408,698,554,485 | 9,193,692,593 | 196,438,078,596 | 5,911,923,260 | 620,242,248,934 |
| Depreciation | 22,712,147,743 | 3,430,570,072 | 10,432,221,598 | 213,587,818 | 36,788,527,231 |
| Disposals | - | - | - | - | - |
| Other decrease | - | - | - | - | - |
| Ending balance | 431,410,702,228 | 12,624,262,665 | 206,870,300,194 | 6,125,511,078 | 657,030,776,165 |
| Net book value | | | | | |
| Beginning balance | 246,836,414,941 | 20,241,977,369 | 104,659,878,958 | 257,623,444 | 371,995,894,712 |
| Ending balance | 230,135,512,805 | 21,511,545,940 | 105,719,447,872 | 525,619,626 | 357,892,126,243 |

8. Intangible fixed assets

| Items | Land use rights | Software | Total |
|---------------------------------|-----------------------|--------------------|-----------------------|
| Cost | | | |
| Beginning balance | 94,378,489,156 | 182,621,110 | 94,561,110,266 |
| Purchase | - | - | - |
| Decrease | - | - | - |
| Ending balance | 94,378,489,156 | 182,621,110 | 94,561,110,266 |
| Accumulated amortisation | | | |
| Beginning balance | 64,070,792,869 | 182,621,110 | 64,253,413,979 |
| Amortisation | 997,981,437 | - | 997,981,437 |
| Ending balance | 65,068,774,306 | 182,621,110 | 65,251,395,416 |
| Net book value | | | |
| Beginning balance | 30,307,696,287 | - | 30,307,696,287 |
| Ending balance | 29,309,714,850 | - | 29,309,714,850 |

The historical cost of intangible fixed assets fully depreciated but still in use as at 31 December 2025 totalled VND 34,434,543,199.

9. Investment property

| Items | Ending balance | Additions/ Decreases | Beginning balance |
|--|------------------------|-------------------------|------------------------|
| Investment property held for lease: | | | |
| Cost: | | | |
| 1. Texchempack Factory (Lot X) | 1,742,009,864 | | 1,742,009,864 |
| 2. Texchempack Factory (Lot Y) | 1,277,787,910 | | 1,277,787,910 |
| 3. VietNamFatt Office Building | 2,270,100,000 | | 2,270,100,000 |
| 4. VietNamFatt Factory | 10,064,815,590 | | 10,064,815,590 |
| 5. Huekai Project | 6,170,819,409 | | 6,170,819,409 |
| 6. 50m ³ Underground Water Tank Texchempack | 68,080,841 | | 68,080,841 |
| 7. Factory on 16A Street | 6,858,015,652 | | 6,858,015,652 |
| 8. Phillips Factory | 9,549,943,771 | | 9,549,943,771 |
| 9. Bluescope Expansion Factory | 11,209,061,200 | | 11,209,061,200 |
| 10. Factory on 19A Street | 8,751,883,602 | | 8,751,883,602 |
| 11. Factory No. 1 Thanh Phu Industrial Park | 8,956,934,282 | | 8,956,934,282 |
| 12. Factory on 19A Street - Phase 2 | 20,991,598,896 | | 20,991,598,896 |
| 13. Factory No. 2 Thanh Phu Industrial Park | 38,388,722,145 | | 38,388,722,145 |
| 14. Factory No. 1 Chau Duc Industrial Park | 33,017,039,351 | | 33,017,039,351 |
| 15. Factory No. 12A Thanh Phu Industrial Park | 24,364,815,676 | 24,364,815,676 | - |
| 16. Factory No. 4 Thanh Phu Industrial Park | 26,456,887,286 | 26,456,887,286 | - |
| 17. Factory No. 2 Chau Duc Industrial Park | 30,774,870,161 | 30,774,870,161 | - |
| Total | 240,913,385,636 | 81,596,573,123 | 159,316,812,513 |
| Accumulated depreciation: | | | |
| 1. Texchempack Factory (Lot X) | 1,667,789,530 | 94,076,770 | 1,573,712,760 |
| 2. Texchempack Factory (Lot Y) | 700,857,922 | 63,889,396 | 636,968,526 |
| 3. VietNamFatt Office Building | 2,077,815,274 | 109,876,987 | 1,967,938,287 |
| 4. VietNamFatt Factory | 9,198,320,170 | 490,523,664 | 8,707,796,506 |
| 5. Huekai Project | 6,170,819,409 | - | 6,170,819,409 |
| 6. 50m ³ Underground Water Tank Texchempack | 68,080,841 | - | 68,080,841 |
| 7. Factory on 16A Street | 5,917,475,766 | 439,840,452 | 5,477,635,314 |
| 8. Phillips Factory | 4,837,458,167 | 477,497,189 | 4,359,960,978 |
| 9. Bluescope Expansion Factory | 5,198,071,164 | 593,420,548 | 4,604,650,616 |
| 10. Factory on 19A Street | 3,921,650,960 | 437,594,180 | 3,484,056,780 |

| Items | Ending balance | Additions/ Decreases | Beginning balance |
|--|------------------------|---------------------------------|------------------------------|
| 11. Factory No. 1 Thanh Phu Industrial Park | 4,889,872,521 | 436,517,389 | 4,453,355,132 |
| 12. Factory on 19A Street - Phase 2 | 6,334,348,631 | 1,049,579,945 | 5,284,768,686 |
| 13. Factory No. 2 Thanh Phu Industrial Park | 4,534,246,664 | 2,282,200,759 | 2,252,045,905 |
| 14. Factory No. 1 Chau Duc Industrial Park | 3,762,490,547 | 1,742,677,109 | 2,019,813,438 |
| 15. Factory No. 12A Thanh Phu Industrial Park | 29,022,822 | 29,022,822 | - |
| 16. Factory No. 4 Thanh Phu Industrial Park | 55,053,973 | 55,053,973 | - |
| 17. Factory No. 2 Chau Duc Industrial Park | 349,210,568 | 349,210,568 | - |
| Total | 59,712,584,929 | 8,650,981,751 | 51,061,603,178 |
| Net book value: | | | |
| 1. Texchempack Factory (Lot X) | 74,220,334 | | 168,297,104 |
| 2. Texchempack Factory (Lot Y) | 576,929,988 | | 640,819,384 |
| 3. VietNamFatt Office Building | 192,284,726 | | 302,161,713 |
| 4. VietNamFatt Factory | 866,495,420 | | 1,357,019,084 |
| 5. Huekai Project | - | | - |
| 6. 50m ³ Underground Water Tank Texchempack | - | | - |
| 7. Factory on 16A Street | 940,539,886 | | 1,380,380,338 |
| 8. Phillips Factory | 4,712,485,604 | | 5,189,982,793 |
| 9. Bluescope Expansion Factory | 6,010,990,036 | | 6,604,410,584 |
| 10. Factory on 19A Street | 4,830,232,642 | | 5,267,826,822 |
| 11. Factory No. 1 Thanh Phu Industrial Park | 4,067,061,761 | | 4,503,579,150 |
| 12. Factory on 19A Street - Phase 2 | 14,657,250,265 | | 15,706,830,210 |
| 13. Factory No. 2 Thanh Phu Industrial Park | 33,854,475,481 | | 36,136,676,240 |
| 14. Factory No. 1 Chau Duc Industrial Park | 29,254,548,804 | | 30,997,225,913 |
| 15. Factory No. 12A Thanh Phu Industrial Park | 24,335,792,854 | | - |
| 16. Factory No. 4 Thanh Phu Industrial Park | 26,401,833,313 | | - |
| 17. Factory No. 2 Chau Duc Industrial Park | 30,425,659,593 | | - |
| Total | 181,200,800,707 | | 108,255,209,335 |

10. Construction in progress

| | Ending balance | Beginning balance |
|------------------------------------|-----------------------|--------------------------|
| Construction in progress: | | |
| Construction: | | |
| Thanh Phu Industrial Park Project | 41,680,048,488 | 2,599,517,361 |
| Chau Duc Industrial Park Project | 12,270,809,234 | 8,599,750,008 |
| Go Dau Industrial Park Project | 275,488,304 | 554,219,219 |
| Xuan Loc Industrial Park Project | 341,313,431 | - |
| Bien Hoa 2 Industrial Park Project | 15,540,516 | 3,705,140,516 |
| Total | 54,583,199,973 | 15,458,627,104 |

11. Prepayments

Non-current:

| | Ending balance | Beginning balance |
|--|------------------------|--------------------------|
| Non-current: | | |
| Compensation Costs for Land Clearance of Thanh Phu Industrial Park Project | 348,618,881,826 | 351,387,655,995 |
| One-time Land Rental Payment for Tan Duc Industrial Park | 173,407,471,881 | 47,137,048,546 |
| One-time Land Rental Payment for Go Dau Industrial Park | 20,857,314,386 | 13,270,501,004 |
| One-time Land Rental Payment for Bien Hoa 2 Industrial Park | 13,756,294,853 | 14,443,242,677 |
| Land Rental for Chau Duc Industrial Park | 10,806,052,891 | 16,792,313,986 |
| Costs for Receiving Handover of Xuan Loc Industrial Park upon Equitization | 3,395,860,605 | 3,507,200,297 |
| Tools and consumable expenditure | 360,089,364 | 732,795,007 |
| Others | 34,021,587,834 | 24,109,023,334 |
| Total | 605,223,553,640 | 471,379,780,846 |

12. Deferred Tax Assets

This pertains to deductible temporary differences related to land rental at Go Dau Industrial Park.

13. Trade payables

| Trade payables | Ending balance | | Beginning balance | |
|--|-----------------------|-----------------------|--------------------------|-----------------------|
| | Amount | Payable amount | Amount | Payable amount |
| Duc Tin Nghia One Member Limited Liability Company | 3,150,423,066 | 3,150,423,066 | 6,161,657,951 | 6,161,657,951 |
| Seen Technologies Corporation | 7,973,649,601 | 7,973,649,601 | 5,452,771,259 | 5,452,771,259 |
| Tien Triet Company Limited | 1,723,851,750 | 1,723,851,750 | 8,577,722,344 | 8,577,722,344 |
| Tan Hoa An Company Limited | 276,527,564 | 276,527,564 | 11,538,846,991 | 11,538,846,991 |
| Dong Thuan Construction Services Company Limited | 7,254,130,455 | 7,254,130,455 | - | - |
| Other suppliers | 29,776,745,340 | 29,776,745,340 | 12,351,846,422 | 12,351,846,422 |
| Trade payables to related parties – Refer to Note VII | 24,113,110,904 | 24,113,110,904 | 1,324,565,399 | 1,324,565,399 |
| Total | 74,268,438,680 | 74,268,438,680 | 52,347,932,160 | 52,347,932,160 |

14. Advances from customers

| | Ending balance | Beginning balance |
|-------------------|-----------------------|--------------------------|
| a. Current: | | |
| Mr. Mach Duc Dinh | 16,240,213,634 | 14,023,333,594 |
| Others | 226,495,964 | - |
| Total | 16,466,709,598 | 14,023,333,594 |

15. Tax and amounts payable to the state budget

| | As at 31 Dec. 2025 VND | | As at 01 Jan. 2025 VND | | As at 01 Jan. 2025 VND | |
|----------------------------|---------------------------|-----------------------|------------------------------|-------------------------|---------------------------|----------------------|
| | Occurred VND | Deductible VND | Occurred VND | Deductible VND | | |
| Value added tax deductible | 18,398,300,883 | 36,640,736,149 | (23,965,458,540) | (23,965,458,540) | 5,723,023,274 | |
| | | | | | | |
| | As at 31 Dec. 2025 VND | | Movements in the year VND | | As at 01 Jan. 2025 VND | |
| Receivable | Payable | Payable | Payable | Paid | Deductible | Payable |
| Value added tax | - | - | 42,575,758,127 | (18,610,299,587) | (23,965,458,540) | - |
| Corporate income tax | - | 21,532,895,864 | 47,224,369,237 | (31,788,283,593) | - | 6,096,810,220 |
| Personal income tax | - | 434,303,000 | 4,591,363,094 | (5,217,004,284) | - | 1,059,944,190 |
| Land rent | 10,993,517,169 | - | 20,048,547,724 | (31,042,064,893) | - | |
| Agricultural Land Use Tax | - | - | 12,355,800 | (12,355,800) | - | |
| Fees and charges | - | - | 157,246,254 | (157,246,254) | - | |
| Total | 10,993,517,169 | 21,967,198,864 | 114,609,640,236 | (86,827,254,411) | (23,965,458,540) | 7,156,754,410 |

16. Payables to employees

Representing the salary funds payable to management and employees.

17. Current accrued expenses

| | Ending balance | Beginning balance |
|--|-----------------------|-----------------------|
| Advance payment of land rent in Go Dau Industrial Park | 15,203,453,720 | 15,203,453,720 |
| Accrued other expenses | 54,000,000 | 63,000,000 |
| Total | 15,257,453,720 | 15,266,453,720 |

18. Unearned revenue

a. Current:

Advance revenue from land lease and usage fees

| | Ending balance | Beginning balance |
|----------------------------|-----------------------|-----------------------|
| Bien Hoa 2 Industrial Park | 14,413,545,872 | 12,972,563,738 |
| Go Dau Industrial Park | 8,382,142,722 | 8,382,142,722 |
| Thanh Phu Industrial Park | 10,563,929,972 | 8,627,758,790 |
| Xuan Loc Industrial Park | 782,979,970 | 777,426,470 |
| Total | 34,142,598,536 | 30,759,891,720 |

b. Non-current:

Advance revenue from land lease and usage fees

| | Ending balance | Beginning balance |
|----------------------------|------------------------|------------------------|
| Bien Hoa 2 Industrial Park | 228,153,814,880 | 202,177,336,442 |
| Go Dau Industrial Park | 180,117,972,522 | 188,500,115,242 |
| Thanh Phu Industrial Park | 302,002,684,280 | 244,394,978,222 |
| Xuan Loc Industrial Park | 23,032,193,229 | 23,820,726,696 |
| Total | 733,306,664,911 | 658,893,156,602 |

19. Other payables

a. Current:

| | Ending balance | Beginning balance |
|---|-----------------------|-----------------------|
| Deposits for land lease | 5,046,611,800 | 17,046,611,800 |
| Deposits for factory lease | 4,300,000,000 | 2,963,000,000 |
| Deposits for office lease | 85,000,000 | 282,703,550 |
| Deposits from suppliers | 491,602,948 | 372,361,033 |
| Deposits from related parties - Refer to Note VII | - | 2,029,500 |
| Other payables | 1,418,984,447 | 530,118,926 |
| Total | 11,342,199,195 | 21,196,824,809 |

b. Non - current:

| | Ending balance | Beginning balance |
|--|-----------------------|-----------------------|
| Deposits for factory lease | 20,949,518,182 | 14,586,518,182 |
| Deposits for office lease | 773,953,550 | 518,250,000 |
| Deposits for office lease from related parties | 95,000,000 | 95,000,000 |
| - Refer to Note VII | | |
| Deposits for land lease | 500,000,000 | 500,000,000 |
| Total | 22,318,471,732 | 15,699,768,182 |

20. Bonus and welfare fund

| | Current period | Previous period |
|--------------------------|-----------------------|------------------------|
| Beginning balance | 16,181,141,033 | 15,981,020,493 |
| Distribution in year | 10,230,000,000 | 9,989,154,610 |
| Other increase | 10,530,000 | 83,488,236 |
| Using in year | (9,585,422,647) | (9,872,522,306) |
| Ending balance | 16,836,248,386 | 16,181,141,033 |

21. Owners' equity

| | Owners' contributed capital | Capital surplus | Development investment fund | Retained earnings | Total |
|-------------------------------------|------------------------------------|------------------------|------------------------------------|--------------------------|------------------------|
| As at 01 Jan. 2024 | 300,000,000,000 | 5,612,631,906 | 114,288,701,318 | 171,055,007,078 | 590,956,340,302 |
| Previous year's profits | | | | 196,648,864,114 | 196,648,864,114 |
| Distribution fund from capital | | | 11,636,618,439 | (11,636,618,439) | - |
| Dividends | | | | (99,000,000,000) | (99,000,000,000) |
| Distribution bonus and welfare fund | | | | (9,989,154,610) | (9,989,154,610) |
| As at 31 Dec. 2024 | 300,000,000,000 | 5,612,631,906 | 125,925,319,757 | 247,078,098,143 | 678,616,049,806 |
| Current year's profits | | | | 201,714,528,637 | 201,714,528,637 |
| Distribution fund from capital | | | 58,994,659,234 | (58,994,659,234) | - |
| Dividends | | | | (90,000,000,000) | (90,000,000,000) |
| Distribution bonus and welfare fund | | | | (10,230,000,000) | (10,230,000,000) |
| As at 31 Dec. 2025 | 300,000,000,000 | 5,612,631,906 | 184,919,978,991 | 289,567,967,546 | 780,100,578,443 |

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

1. Revenue from selling goods and rendering services

| | Quarter IV/2025 | Quarter IV/2024 |
|---|------------------------|------------------------|
| Revenue from land leasing and infrastructure business | 102,939,039,404 | 83,732,764,499 |
| Revenue from clean water business | 58,129,263,150 | - |
| Revenue from transferring land lease rights | 20,231,746,000 | 19,855,252,200 |
| Revenue from office, factory, and wastewater treatment plant leasing | 14,705,705,546 | 12,354,769,459 |
| Revenue from BCC - ICD warehouse | 15,081,072,239 | - |
| Total | 211,086,826,339 | 115,942,786,158 |
| Of which the revenue from selling goods and rendering services to related parties – Refer to Note VII | 2,360,746,344 | 2,357,381,288 |

2. Cost of sales

| | Quarter IV/2025 | Quarter IV/2024 |
|---|------------------------|------------------------|
| Cost of land leasing and infrastructure business | 45,449,582,993 | 56,134,574,805 |
| Cost of transferring land lease rights | 9,787,945,862 | - |
| Cost of clean water business | 20,244,022,350 | 19,195,783,165 |
| Cost of office, factory, and wastewater treatment | 8,520,805,414 | 6,543,806,485 |
| Total | 84.002.356.619 | 81,874,164,455 |

3. Finance income

| | Quarter IV/2025 | Quarter IV/2024 |
|-----------------------------|------------------------|------------------------|
| Interest in term deposits | 6,878,478,867 | 4,884,432,875 |
| Interest in demand deposits | 42,921,182 | 28,891,828 |
| Total | 6,921,400,049 | 4,913,324,703 |

4. Finance expense

| | Quarter IV/2025 | Quarter IV/2024 |
|------------------|------------------------|------------------------|
| Interest expense | 1,055,265,528 | 931,212,448 |
| Total | 1,055,265,528 | 931,212,448 |

5. Selling expense

| | Quarter IV/2025 | Quarter IV/2024 |
|-----------------|------------------------|------------------------|
| Service expense | 1,333,132,263 | 402,978,278 |
| Total | 1,333,132,263 | 402,978,278 |

6. General and administrative expense

| | Quarter IV/2025 | Quarter IV/2024 |
|---------------------------------------|------------------------|------------------------|
| Employee expense | 2,197,131,788 | 824,051,456 |
| Stationery expense | 117,045,206 | 195,720,649 |
| Depreciation expense | 858,538,858 | 760,851,059 |
| Reversal/Provision for doubtful debts | (77,251,345) | 713,894,743 |
| Service expense | 5,027,888,471 | 4,544,937,168 |
| Sundry expense | 1,645,352,835 | 1,271,237,008 |
| Total | 9,768,705,813 | 8,310,692,083 |

7. Other income

| | Quarter IV/2025 | Quarter IV/2024 |
|-------------------------|------------------------|------------------------|
| Income from electricity | 319,635,840 | 295,197,907 |
| Other | 429,383,201 | 37,740,482 |
| Total | 749,019,041 | 332,938,389 |

8. Other expense

| | Quarter IV/2025 | Quarter IV/2024 |
|--------------|------------------------|------------------------|
| Other | 4,400,001 | - |
| Total | 4,400,001 | - |

9. Production and business costs by element

| | Quarter IV/2025 | Quarter IV/2024 |
|---------------------------------------|------------------------|------------------------|
| Employee expense | 20,813,393,609 | 21,925,689,324 |
| Depreciation expense | 12,111,670,517 | 11,046,410,375 |
| Reversal/Provision for doubtful debts | (77,251,345) | 713,894,743 |
| Service expense | 60,893,114,643 | 55,434,882,717 |
| Other expenses | 1,762,398,041 | 1,466,957,657 |
| Total | 95,460,325,465 | 90,587,834,816 |

VII. RELATED PARTIES

| <u>List of related parties</u> | <u>Relationship</u> |
|--|--------------------------|
| 1. Sonadezi Corporation | Parent company |
| 2. Subsidiaries, joint ventures and associates with Sonadezi Corporation | Fellow subsidiary |
| 3. The Board of Directors and Management | Key management personnel |

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

| | As at 31 Dec. 2025 | As at 01 Jan. 2025 |
|---|-------------------------------|-------------------------------|
| Trade receivables – Refer to Note V.3: | | |
| Dong Nai Port Joint Stock Company | 206,711,400 | 188,133,540 |
| Sonadezi College of Technology and Management | 45,993,675 | 41,055,000 |
| Dongnai paint corporation | 3,622,500 | - |
| Total | 256,327,575 | 229,188,540 |
| | As at 31 Dec. 2025 | As at 01 Jan. 2025 |

Other payables – Refer to Note V.19:

Current:

| | | |
|---|---|-----------|
| Sonadezi Security Service Company Limited | - | 2,029,500 |
|---|---|-----------|

Non – Current:

| | | |
|--|-------------------|-------------------|
| Sonadezi Binh Thuan Shareholding Company | 95,000,000 | 95,000,000 |
| Total | 95,000,000 | 97,029,500 |

Other receivables – Refer to Note V.5:

Current:

| | | |
|--|----------|-----------------------|
| Sonadezi Binh Thuan Shareholding Company | - | 35,638,857,925 |
| Total | - | 35,638,857,925 |

| | Quarter IV/2025 | Quarter IV/2024 |
|--|-----------------|-----------------------------|
| Dividends: | | |
| Sonadezi Chau Duc Shareholding Company | - | 1,260,725,000 |
| Dong Nai Housing Joint Stock Company | - | 42,024,000 |
| Sonadezi An Binh Joint Stock Company | - | 504,290,000 |
| Sonadezi Long Thanh Shareholding Company | - | 2,521,456,000 |
| Sonadezi Corporation | - | 13,867,000,000 |
| Total | <hr/> | <hr/> 18,195,495,000 |

Salaries and remunerations of the Board of Directors, management, supervisory committee and other key management personnel are as follows:

| | Quarter IV/2025 | Quarter IV/2024 |
|---|-----------------|-----------------|
| Remunerations of the Board of Directors | 126,000,000 | 452,666,668 |
| Salaries of management and key management personnel | 2,391,295,865 | 1,323,650,622 |
| Salaries and remunerations of the supervisory committee | 703,756,018 | 455,729,179 |

Dong Nai, 14 January 2026


Hoang Thi Thanh Lien
Preparer


Dang Hai Bang
Chief Accountant


Nguyen Ba Chuyen
General Director



