

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 54.../SZB-TKCT

Dong Nai, January 19th 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 Hung Ward, Dong Nai Province.
- Tel: 0251 3834 700 Fax: 0251 3835 164
- E-mail: marketing@szb.com.vn
- Information Discloser: Mr. Nguyen Ba Chuyen – General Director
- Type of information disclosure:

☒ Periodic

☐ Extraordinary

☐ 24h

☐ Upon request

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

This information has been disclosed on the company website on January 19th, 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.

**REPRESENTATIVE OF THE ORGANIZATION
GENERAL DIRECTOR**



Nguyen Ba Chuyen

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 22/SZB-TKCT

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 Binh 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 Binh Share Holding Company

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

2. Contents of disclosed information:

- 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 19th 2026 at the following link: <https://szb.com.vn/vn/bao-cai-tai-chinh.html>

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

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

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

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

Enclosed document:

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

Recipients:

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

REPRESENTATIVE OF THE ORGANIZATION
GENERAL DIRECTOR



Nguyen Ba Chuyen

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No.: 52 /SZB-TCKT

Dong Nai, January 4th 2026

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

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

1. Organization name: Sonadezi Long Binh Share Holding Company
2. Stock code: SZB
3. Content: Sonadezi Long Binh 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 Binh 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.



GENERAL DIRECTOR

Nguyenn Ba Chuyen



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa IZ2, Long Hung
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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 BÌNH SHARE HOLDING COMPANY

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

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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
Cost	222		1,014,922,902,408	992,238,143,646
Accumulated depreciation	223		(657,030,776,165)	(620,242,248,934)
2. Finance lease assets	224		-	-
Cost	225		-	-
Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.8	29,309,714,850	30,307,696,287
Cost	228		94,561,110,266	94,561,110,266
Accumulated amortisation	229		(65,251,395,416)	(64,253,413,979)
III. Investment property	230	V.9	181,200,800,707	108,255,209,335
Cost	231		240,913,385,636	159,316,812,513
Accumulated depreciation	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

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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 contracts under percent	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

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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>	411a	V.21	300,000,000,000	300,000,000,000
<i>Preference shares</i>	411b		-	-
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>	421a		87,853,438,909	80,429,234,029
<i>Retained earnings of the current year</i>	421b		201,714,528,637	166,648,864,114
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 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

CASH FLOW STATEMENT
(Indirect method)
QUARTERLY IV/2025

ITEMS	Code	Notes	Quarterly IV		Expressed in VND Cumulative from the beginning of the year to the end of this quarter	
			Previous year	Current year	Current year	Previous 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)
Net cash from operating activities	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
Net cash from investing activities	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)
Net cash from financing activities	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 = 50+60+61)	70		215.422.115.125	254.975.301.936	215.422.115.125	254.975.301.936

Dong Nai, 14 January 2026

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

- Decision No. 4391/QD-UBND dated 22 December 2008 granted by 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	300,000,000,000	100%	300,000,000,000	100%

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

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

Tax code: 3601867699

Form B 09 - DN

Financial Statements Quarterly IV/2025

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

	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

SONADEZI LONG BINH SHARE HOLDING COMPANY

No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province
Financial Statements Quarterly IV/2025

Tax code: 3601867699
Form B 09 - DN

15. Tax and amounts payable to the state budget

	As at 31 Dec. 2025 VND	Occurred VND	Deductible VND	As at 01 Jan. 2025 VND	
Value added tax deductible	18,398,300,883	36,640,736,149	(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	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)	-
Personal income tax	-	434,303,000	4,591,363,094	(5,217,004,284)	6,096,810,220
Land rent	10,993,517,169	-	20,048,547,724	(31,042,064,893)	1,059,944,190
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)	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

	Ending balance	Beginning balance
a. Current:		
Advance revenue from land lease and usage fees		
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		
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

	Ending balance	Beginning balance
a. Current:		
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:		
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

SONADEZI LONG BINH SHARE HOLDING COMPANY

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

Financial Statements Quarterly IV/2025

Tax code: 3601867699

Form B 09 - DN

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
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Non – Current:

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

	As at 31 Dec. 2025	As at 01 Jan. 2025
Other receivables – Refer to Note V.5:		
Current:		
Sonadezi Binh Thuan Shareholding Company	-	35,638,857,925
Total	-	35,638,857,925

	As at 31 Dec. 2025	As at 01 Jan. 2025
Trade payables – Refer to Note V.3:		
Sonadezi Binh Thuan Shareholding Company	14,053,755,910	-
Sonadezi An Binh Joint Stock Company	8,581,194,440	-
Sonadezi Security Service Company Limited	701,917,480	702,315,688
Sonadezi Services Joint Stock Company	667,248,624	613,868,911
Dong Nai Construction Joint Stock Company	99,922,450	-
Sonadezi Environment Joint Stock Company	9,072,000	8,380,800
Total	24,113,110,904	1,324,565,399
	Quarter IV/2025	Quarter IV/2024
Purchase of goods and services:		
Sonadezi Binh Thuan Shareholding Company	127,761,417,360	47,151,038,250
Sonadezi An Binh Joint Stock Company	21,974,890,177	-
Dong Nai Water Joint Stock Company	13,941,781,773	14,281,761,750
Sonadezi Services Joint Stock Company	2,441,015,520	1,173,378,082
Dong Nai Construction Joint Stock Company	1,965,337,114	-
Sonadezi Security Service Company Limited	1,900,096,433	1,906,475,623
Sonadezi Environment Joint Stock Company	19,825,000	22,880,000
Sonadezi Chau Duc Shareholding Company	-	3,390,200
Total	170,004,363,377	64,538,923,905
	Quarter IV/2025	Quarter IV/2024
Sale of goods and services – Refer to Note VI.1		
Sonadezi Service Joint Stock Company	1,564,328,000	1,576,518,000
Dong Nai Port Joint Stock Company	565,737,400	546,460,000
Sonadezi College of Technology and Management	132,986,000	125,189,000
Sonadezi Binh Thuan Shareholding Company	108,700,416	109,214,288
Dongnai paint corporation	5,623,500	-
Total	2,377,375,316	2,357,381,288

	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	-	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



