



**SONADEZI GIANG DIEN
SHAREHOLDING
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Dong Nai, October 19th, 2026

No.: ~~4.02~~/SZG-KTTC
Re: *Additional Explanation
of the Fluctuation in After-
tax Profit*

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

1. Listed organization: Sonadezi Giang Dien Shareholding Company

2. Listed stock code: SZG

3. Content: Sonadezi Giang Dien Shareholding Company hereby provides the following explanation regarding the fluctuation of 10% or more in after-tax profit for Q3 2026 compared with the same period of the previous year:

Unit: VND

Indicator	Q3/2026	Q3/2025	Variance	Rate
Total revenue	153.516.008.863	133.483.971.049	20.032.037.814	+ 15.01%
- Net revenue from sales of goods and services	104.106.550.737	112.985.257.791	(8.878.707.054)	- 7.86%
- Financial income	34.278.185.485	15.978.713.258	18.299.472.227	+ 114.52%
- Other income	131.272.641	4.520.000.000	(4.388.727.359)	- 97.1%
- Revenue from the sale and disposal of investment properties	15.000.000.000	-	15.000.000.000	-
Total expenses	77.386.701.979	47.035.589.008	30.351.112.971	+ 64.53%
- Cost of goods sold	32.409.660.617	39.702.426.425	(7.292.765.808)	- 18.37%
- Financial expenses	13.080.018.660	33.737.360	13.046.281.300	+ 38,670.13%
- Selling expenses	15.892.493.586	579.174.549	15.313.319.037	+ 2,643.03%
- General and administrative expenses	4.096.639.462	5.896.873.320	(1.800.233.858)	- 30.53%
- Other expenses	800.162.942	823.377.354	(23.214.412)	- 2.82%
- Cost of goods sold from the sale and disposal of investment properties	11.107.726.712	-	11.107.726.712	-
Profit after tax	63.218.510.523	71.121.666.178	(7.903.155.655)	- 11.11%



Explanation:

The Company's after-tax profit for Q3 2026 reached VND 63.2 billion, a decrease of VND 7.9 billion (11.11%) compared with the same period of the previous year. The main reasons are as follows:

- Net revenue from business operations decreased by 7.86%, causing gross profit to decrease by VND 1.59 billion. In contrast, financial income increased mainly because interest income from term deposits recognized during the period increased, partially offsetting the decline in profit from business operations.
- In Q3 2026, the Company recorded a gain of VND 3.89 billion from the sale and disposal of investment properties. No such gain was recorded in the same period of the previous year.
- Financial expenses increased by VND 13.05 billion, mainly because the Company recognized a provision for diminution in the value of trading securities in accordance with regulations as of the preparation date of the Q3 2026 financial statements. This was the primary reason for the decline in after-tax profit compared with the same period of the previous year. The provision was recognized in accordance with current accounting regulations and does not reflect a corresponding change in the Company's cash flows from business operations during the period.
- Selling expenses increased by 2,643.03%, mainly due to the production and business plan for 2026, which involves leasing 20 hectares of land, doubling the amount compared to the previous year. This resulted in the incurrence of brokerage commission costs for subleasing land in Q3 2026, while administrative expenses decreased by 30.53% compared to the same period.

In addition to the results for Q3 2026, the Company's business operations remained stable during the first nine months of 2026. After-tax profit reached VND 174.76 billion, a decrease of 5.98% compared with the same period of the previous year, mainly due to the impact of the provision for diminution in the value of trading securities recognized during the period.

Sonadezi Giang Dien Shareholding Company respectfully reports the above to the State Securities Commission of Vietnam, Hanoi Stock Exchange and its shareholders for their information.

Best regards./.

Recipients:

- As above;
- Secretary of the Board of Directors (for information disclosure coordination);
- Filed: Administration Dept., Accounting-Finance Dept.

GENERAL DIRECTOR



Tran Tan Nhat