DONG NAI CITY PEOPLE'S COMMITTEE
SONADEZI CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No.: 656 /SNZ-QTTH

Dong Nai, August 25th, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

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

In compliance with Clause 2, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020, issued by the Ministry of Finance providing guidance on information disclosure in the securities market, Sonadezi Corporation hereby discloses its financial statements to the State Securities Commission and the Hanoi Stock Exchange as follows:

I. Name of organization: SONADEZI CORPORATION

- Ticker symbol: SNZ

- Head Office Address: No. 1, Road 1, An Hao quarter, Tran Bien ward, Dong Nai city

- Telephone: (0251) 8860561 Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn Website: sonadezi.com.vn

2. Content of Disclosure:

Reviewed Separate Financial Statements for the six-month period ended 30 June 2026, in accordance with Clause 2, Article 14 of Circular No. 96/2020/TT-BTC, include:

☑ Separate financial statements;

☐ Consolidated financial statements;

☐ Comprehensive financial statements.

- Circumstances requiring explanation:

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

☐ Yes ☑ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

M.S.D.N: 360033
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHI
THÀNH PHỐ ĐỒNG

TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
25.08.2026 10:33:28 +07:00
SONADEZI

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

☐ Yes ☑ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

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

☑ Yes ☐ No

Explanation document in case of "Yes" selection:

☑ Yes ☐ No

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

☐ Yes ☑ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

This information was disclosed on Sonadezi Corporation's website on August 25th, 2026 at the link: http://sonadezi.com.vn/quan-he-co-dong/.

Sincerely.

"In case of any discrepancy or different understanding between the informationin English and Vietnamese, the information in Vietnamese shall prevail."

Attachments:
- Reviewed Separate Financial Statements for the six-month Period Ended 30 June 2026;
- Explanation document No. 655/SNZ-KT dated August 25th, 2026.

ON BEHALF OF THE GENERAL DIRECTOR
AUTHORIZED PERSON TO DISCLOSE INFORMATION

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

Pham Tran Hoa Hiep

DONG NAI CITY PEOPLE'S COMMITTEE **SONADEZI CORPORATION**	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**
No.: 655 /SNZ-KT Re: Explanation of the fluctuations in Profit after corporate income tax in the Reviewed Separate Financial Statements for the six-month period ended 30 June 2026	*Dong Nai, August 25^{th}, 2026*

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

1. Name of organization: Sonadezi Corporation

- Ticker symbol: SNZ

- Head Office Address: No. 1, Road 1, An Hao quarter, Tran Bien ward, Dong Nai city

- Telephone: (0251) 8860561 Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn

2. Content of the information disclosure:

Sonadezi Corporation explains the fluctuations in profit after corporate income tax in the Reviewed Separate Financial Statements for the six-month period ended 30 June 2026 compared with the Reviewed Separate Financial Statements for the six-month period ended 30 June 2025:

*** Separate Financial Statements:**

No	**Content**	Six-month of 2026	Six-month of 2025	**Amount increase (+)/decrease (-)**	**Percentage (%)**
1	Revenue from sales of goods and rendering of services	29,744,577,236	63,895,874,810	- 34,151,297,574	Decreased 53.45%
2	Cost of goods sold	17,097,072,428	22,811,259,959	- 5,714,187,531	Decreased 25.05%
3	Gross profit from sales of goods and rendering of services	12,647,504,808	41,084,614,851	- 28,437,110,043	Decreased 69.22%
4	Financial income	115,021,804,439	409,950,104,346	- 294,928,299,907	Decreased 71.94%

No	Content	Six-month of 2026	Six-month of 2025	**Amount increase (+)/decrease (-)**	**Percentage (%)**
5	Financial expense	7,022,902,742	169,462,882	+ 6,853,439,860	Increased 4.044.21%
6	Selling expense	690,689,404	-	+ 690,689,404	Increased
7	General and administrative expense	18,972,895,551	30,273,467,915	- 11,300,572,364	Decreased 37.33%
8	Net other income	- 2,538,050,148	- 10,000,000	- 2,528,050,148	Decreased 25.280.50%
9	Total accounting profit before tax	98,444,771,402	420,581,788,400	- 322,137,016,998	Decreased 76.59%
10	Profit after corporate income tax	98,444,771,402	416,471,857,555	- 318,027,086,153	Decreased 76.36%

Reasons: In the first six months of 2026, profit after corporate income tax decreased compared to the first six months of 2025, primarily due to the following reasons:

- Revenue from sales and services fell by 53.45%, mainly due to the absence of revenue from land and infrastructure business at Bien Hoa 1 Industrial Park, along with a downturn in land and infrastructure activities at Chau Duc Industrial Park.

- Cost of goods sold decreased by 25.05%, a slower rate than the decline in revenue, as expenses related to land and infrastructure business at Bien Hoa 1 Industrial Park continued to be incurred. As a result, gross profit from sales and services fell by 69.22% compared to the same period last year.

- Financial income decreased by 71.94% year-on-year due to a significant reduction in dividend income from financial investments.

- Financial expenses increased by 4,044.21% as provisions for financial investments rose across investment activities.

- Selling expenses increased due to costs incurred from office leasing business at the Sonadezi Building.

As a result of these factors, total accounting profit before tax declined by 76.59%, while profit after corporate income tax decreased by 76.36% year-on-year.

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

Sincerely.

"In case of any discrepancy or different understanding between the informationin English and Vietnamese, the information in Vietnamese shall prevail."

Recipients:
- As above;
- Archived: Office, Accounting, General Dept.

GENERAL DIRECTOR

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

Tran Thanh Hai

SONADEZI CORPORATION

REVIEWED SEPARATE FINANCIAL STATEMENTS
For the six-month period ended 30 June 2026

CONTENTS

MANAGEMENT'S REPORT

Management of Sonadezi Corporation (hereinafter referred to as "the Corporation") hereby presents its report and the reviewed separate financial statements of the Corporation for the six-month period ended 30 June 2026.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND MANAGEMENT

Members of the Board of Directors during the period and on the date of this report include:

Full name	Position
Mr. Truong Dinh Hiep	Chairperson
Mr. Tran Thanh Hai	Member
Ms. Nguyen Thi Hanh	Member
Ms. Luong Minh Hien	Member
Mr. Dinh Ngoc Thuan	Member
Mr. Pham Tran Hoa Hiep	Member (appointed on 23 April 2026)
Mr. Nguyen Van Tuan	Non-executive member
Mr. Pham Quoc Chi	Non-executive member (resigned on 23 April 2026)

Members of the Supervisory Committee during the period and on the date of this report include:

Full name	Position
Ms. Dang Le Bich Phuong	Head (ceased to be the person in charge for the operations of the Supervisory Committee from 28 May 2026)
Mr. Tran Ngoc Tong	Member (appointed as the person in charge of operations from 28 May 2026)
Ms. Pham Thi Cam Ha	Member

Members of management during the period and on the date of this report include:

Full name	Position
Mr. Tran Thanh Hai	General Director
Mr. Dinh Ngoc Thuan	Vice General Director
Ms. Nguyen Thi Hanh	Vice General Director
Ms. Luong Minh Hien	Vice General Director
Mr. Tran Anh Dung	Vice General Director (appointed on 01 August 2026)

AUDITOR

The accompanying separate financial statements were reviewed by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

(See the next page)

MANAGEMENT'S REPORT (CONTINUED)

RESPONSIBILITY OF MANAGEMENT

The Corporation 's management is responsible for preparing the separate financial statements of each period which give a true and fair view of the financial position of the Corporation and the results of its operations and its cash flows. In preparing these separate financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgments and estimates that are reasonable and prudent.
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the separate financial statements.
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the separate financial statements so as to mitigate error or fraud.

Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and ensure that the separate financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam. Management is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the Corporation has complied with the above requirements in preparing these separate financial statements.

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying separate financial statements give a true and fair view of the financial position of the Corporation as at 30 June 2026 and the results of its operations and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

For and on behalf of management,

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

Tran Thanh Hai
General Director

Dong Nai City, 24 August 2026

RSM Vietnam

3A Floor, L'Mak The Signature Building
147-147Bis Hai Ba Trung Street
Vo Thi Sau Ward, District 3
Ho Chi Minh City, Vietnam

T +8428 3827 5026
contact_hcm@rsm.com.vn

www.rsm.global/vietnam

No: 32/2026/SX-RSMHCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
Members of the Board of Directors
Members of management
SONADEZI CORPORATION

We have reviewed the accompanying interim separate financial statements of Sonadezi Corporation (hereinafter referred to as "the Corporation") prepared on 24 August 2026 as set out from page 05 to page 38, which comprise the statement of financial position as at 30 June 2026 and the income statement and cash-flow statement for the six-month period then ended, and selected notes to the financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim separate financial statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

(See the next page)

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view of the financial position of Sonadezi Corporation as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim separate financial statements.

pp GENERAL DIRECTOR

M.S.D.N: 0302361789 C.T.T.N.H.H CÔNG TY TNHH KIỂM TOÁN & TƯ VẤN RSM VIỆT NAM THÀNH PHỐ HỒ CHÍ MINH

Luc Thi Van
Vice General Director
Audit Practice Registration Certificate:
0172-2023-026-1

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 24 August 2026

SONADEZI CORPORATION
Address: No 1, Road 1, An Hao Quarter, Tran Bien Ward, Dong Nai City, Vietnam

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
A. CURRENT ASSETS	**100**		**233,485,090,212**	**175,220,430,172**
I. Cash and cash equivalents	**110**	5.1	**70,085,341,886**	**38,090,467,888**
1. Cash	111		14,865,341,886	20,090,467,888
2. Cash equivalents	112		55,220,000,000	18,000,000,000
II. Current financial investments	**120**	5.2	**112,242,370,000**	**61,090,459,000**
1. Held to maturity investments	123		112,242,370,000	61,090,459,000
III. Current account receivables	**130**		**12,894,923,703**	**45,851,260,414**
1. Trade receivables	131	5.3	43,152,397,684	66,210,169,444
2. Advances to suppliers	132		620,530,000	6,769,840,000
3. Other current receivables	135	5.4	4,999,053,720	8,772,637,246
4. Provision for doubtful debts	136	5.5	(35,877,057,701)	(35,901,386,276)
IV. Inventories	**140**		**5,657,833,373**	**5,717,546,424**
1. Inventories	141		5,657,833,373	5,717,546,424
V. Other current assets	**160**		**32,604,621,250**	**24,470,696,446**
1. Current prepayments	161		1,099,870,159	844,771,052
2. Value added tax deductible	162	5.12	24,227,312,624	23,617,331,909
3. Tax and other receivables from the State budget	163	5.12	7,277,438,467	8,593,485

(See the next page)

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STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
B. NON-CURRENT ASSETS	**200**		**4,484,274,709,636**	**4,468,708,344,482**
I. Non-current account receivables	**210**		**493,280,269**	**200,000,000**
1. Non-current advances to suppliers	212		200,000,000	200,000,000
2. Other non-current receivables	215		293,280,269	-
II. Fixed assets	**220**		**3,968,003,380**	**4,492,732,244**
1. Tangible fixed assets	221	5.6	3,154,727,380	3,558,840,244
Cost	222		14,336,035,582	14,336,035,582
Accumulated depreciation	223		(11,181,308,202)	(10,777,195,338)
2. Intangible fixed assets	227	5.7	813,276,000	933,892,000
Cost	228		7,790,907,770	7,790,907,770
Accumulated amortisation	229		(6,977,631,770)	(6,857,015,770)
III. Investment property	**240**	5.8	**239,391,962,428**	**243,265,254,279**
1. Cost	241		375,881,593,729	372,963,182,580
2. Accumulated depreciation	242		(136,489,631,301)	(129,697,928,301)
IV. Non-current assets in progress	**250**		**26,096,415,063**	**1,865,829,942**
1. Construction in progress	252	5.9	26,096,415,063	1,865,829,942
V. Non-current financial investments	**260**	5.2	**3,898,817,852,594**	**3,905,833,944,650**
1. Investments in subsidiaries	261		1,690,924,462,517	1,690,924,462,517
2. Investments in associates, joint-ventures	262		2,174,702,849,783	2,174,702,849,783
3. Investment in other entities	263		149,148,164,350	149,148,164,350
4. Provision for non-current investments in other entities	264		(115,957,624,056)	(108,941,532,000)
VI. Other non-current assets	**270**		**315,507,195,902**	**313,050,583,367**
1. Non-current prepayments	271	5.10	315,507,195,902	313,050,583,367
TOTAL ASSETS (280 = 100 + 200)	**280**		**4,717,759,799,848**	**4,643,928,774,654**

(See the next page)

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	**300**		**79,427,397,748**	**97,302,794,956**
I. Current liabilities	**310**		**30,521,286,033**	**49,211,011,236**
1. Trade payables	311	5.11	11,381,894,659	17,554,336,232
2. Advances from customers	312		3,237,916,716	3,491,987,511
3. Dividends and profits payable	313		16,560,000	16,560,000
4. Taxes and amounts payable to the State budget	314	5.12	234,131,300	6,446,787,796
5. Payables to employees	315		771,640,050	7,123,760,000
6. Accrued expenses	316		363,993,341	455,497,951
7. Current unearned revenue	319		403,104,421	6,318,189
8. Other current payables	320	5.13	5,780,565,840	4,044,548,279
9. Current provisions	322		-	1,862,445,000
10. Bonus and welfare fund	323	5.14	8,331,479,706	8,208,770,278
II. Non-current liabilities	**330**		**48,906,111,715**	**48,091,783,720**
1. Other non-current payables	338	5.13	48,906,111,715	48,091,783,720
D. OWNER'S EQUITY	**400**	5.15	**4,638,332,402,100**	**4,546,625,979,698**
1. Owner's contributed capital	411		3,765,000,000,000	3,765,000,000,000
Ordinary shares carrying voting rights	411a		3,765,000,000,000	3,765,000,000,000
2. Treasury shares	415		(90,100,000)	(90,100,000)
3. Investment and development fund	418		195,083,136,153	166,272,453,153
4. Retained earnings	420		678,339,365,947	615,443,626,545
Beginning accumulated retained earnings	420a		579,894,594,545	39,139,834,348
Retained earnings of the current year	420b		98,444,771,402	576,303,792,197
TOTAL RESOURCES (440 = 300 + 400)	**440**		**4,717,759,799,848**	**4,643,928,774,654**

Approved, 24 August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Thi Chung	Le Thi Bich Loan	Tran Thanh Hai

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

Form B 02a - DN

INCOME STATEMENT

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue	01	5.17	29,744,577,236	63,895,874,810
2. Net revenue	10		29,744,577,236	63,895,874,810
3. Cost of sales	11	5.18	17,097,072,428	22,811,259,959
4. Gross profit	20		12,647,504,808	41,084,614,851
5. Finance income	22	5.19	115,021,804,439	409,950,104,346
6. Finance expense	23		7,022,902,742	169,462,882
7. Selling expense	25		690,689,404	-
8. General and administrative expense	26	5.20	18,972,895,551	30,273,467,915
9. Operating profit/(loss)	30		100,982,821,550	420,591,788,400
10. Other income	31		189,577,852	-
11. Other expense	32		2,727,628,000	10,000,000
12. Net other income/(loss)	40		(2,538,050,148)	(10,000,000)
13. Accounting profit/(loss) before tax	50		98,444,771,402	420,581,788,400
14. Current corporate income tax expense	51	5.22	-	4,109,930,845
15. Net profit/(loss) after tax	60		98,444,771,402	416,471,857,555

Approved, 24 August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Thi Chung	Le Thi Bich Loan	Tran Thanh Hai

M.S.D.N: 3600335363
TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP
THÀNH PHỐ ĐỒNG NAI

Form B 03a - DN

CASH-FLOW STATEMENT
(Indirect method)
For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxes	**01**		**98,444,771,402**	**420,581,788,400**
2. Adjustment for:				
Depreciation and amortisation	02	5.21	7,316,431,864	2,769,855,842
Provisions	03		6,991,763,481	4,689,471,278
Gains/losses from investment and financing activities	05	5.19	(115,012,457,055)	(409,933,101,902)
3. Operating profit /(loss) before adjustments to working capital	**08**		**(2,259,490,308)**	**18,108,013,618**
Increase or decrease in accounts receivable	09		28,719,059,320	(134,122,034,291)
Increase or decrease in inventories	10		59,713,051	309,661,986
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		(11,253,983,195)	37,224,585,339
Increase or decrease prepaid expenses	12		(2,711,711,642)	3,230,184,213
Corporate income tax paid	15	5.12	(8,089,158,000)	(5,023,407,000)
Other cash inflows from operating activities	16		-	7,020,000
Other cash outflows from operating activities	17		(6,615,639,572)	(6,245,079,100)
Net cash from operating activities	**20**		**(2,151,210,346)**	**(86,511,055,235)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(25,803,961,711)	(26,855,063,370)
2. Loans to other entities and payments for purchase of debt instruments of other entities	23		(72,850,000,000)	(170,190,000,000)
3. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		23,420,000,000	269,402,580,548
4. Interest and dividends received	27		109,380,046,055	358,399,735,902
Net cash from investing activities	**30**		**34,146,084,344**	**430,757,253,080**

(See the next page)

Form B 03a - DN

CASH-FLOW STATEMENT (CONTINUED)
(Indirect method)
For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash from financing activities	**40**		-	-
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	**50**		**31,994,873,998**	**344,246,197,845**
Cash and cash equivalents at beginning of year	60		38,090,467,888	36,640,724,352
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)	**70**	5.1	**70,085,341,886**	**380,886,922,197**

Approved, 24 August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Thi Chung	Le Thi Bich Loan	Tran Thanh Hai

M.S.D.N: 3600335363 TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP THÀNH PHỐ ĐỒNG NAI

Form B 09a - DN

SELECTED NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

Sonadezi Corporation (hereinafter referred to as "the Corporation" or "the parent company") operates under Business Registration Certificate No. 3600335363 dated 01 July 2010 initially issued by the Dong Nai City's Department of Finance and other amended certificates thereafter with the latest one dated 19 August 2026 to update the Corporation's head office address following the administrative boundary changes associated with the overall reorganisation of quarters by the People's Committee of Dong Nai City.

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

On 13 November 2017, Hanoi Stock Exchange issued Decision No. 925/QD-SGDHN approving the registration of the Corporation's shares for trading on UpCOM market under the stock code "SNZ".

The charter capital, as stated in the Business Registration Certificate, is VND 3,765,000,000,000.

The Corporation's registered head office is at No. 1, Road 1, An Hao Quarter, Tran Bien Ward, Dong Nai City, Vietnam.

1.2. Business sector

Financial investment and infrastructure development.

1.3. Operating industry and principal activities

The Corporation is principally engaged in:

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

1.4. Normal operating cycle

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

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1.5. The Corporation's structure

As at 30 June 2026, the Corporation's subsidiaries and associates were as follows:

Direct subsidiaries:

No.	Name	Operating industry	Address	Voting rights	Percent capital	Percent interest
1.	Dong Nai Water Joint Stock Company	Water exploitation and treatment for urban and industrial activities, clean water distribution	No. 48, Cach Mang Thang Tam Street, Tran Bien Ward, Dong Nai City, Vietnam	63.99%	63.99%	63.99%
2.	Sonadezi Environment Joint Stock Company	Collecting non-hazardous waste	No. 12 Huynh Van Nghe, Tran Bien Ward, Dong Nai City, Vietnam	64.04%	64.04%	64.04%
3.	Dong Nai Port Joint Stock Company	Trading port services	1B-D3, Town 2, Long Hung Ward, Dong Nai City, Vietnam	51.00%	51.00%	51.00%
4.	No. 2 Industrial Urban Development Joint Stock Company	Investment in construction, trading real estate, leasing industrial park	No. 47, Street D9, Vo Thi Sau Residential Area, Vinh Thanh Quarter, Tran Bien Ward, Dong Nai City, Vietnam	57.95%	57.86%	57.95%
5.	Sonadezi Long Thanh Shareholding Company	Investment in construction, trading infrastructure of industrial park	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai City, Vietnam	54.88%	52.75%	54.88%

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1.5. The Corporation's structure (continued)

Indirect subsidiaries:

No.	Name	Operating industry	Address	Voting rights	Percent capital	Percent interest
1.	Sonadezi Long Binh Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai City, Vietnam	60.51%	46.22%	53.26%
2.	Sonadezi Services Joint Stock Company	Collecting non-hazardous waste	No. 22B, Road 3A, Bien Hoa 2 Industrial Park, Tran Bien Ward, Dong Nai City, Vietnam	46.00%	20.00%	35.00%
3.	Sonadezi Chau Duc Joint Stock Company	Investment in construction and trading infrastructure of industrial parks, trading real estate	9th Floor, Sonadezi Building, No. 1, Road 1, An Hao Quarter, Tran Bien Ward, Dong Nai City, Vietnam	57.72%	46.84%	52.58%
4.	Sonadezi An Binh Joint Stock Company	Construction	No. 113-116 Lot C2, Street 9, An Binh Residential Area, Tran Bien Ward, Dong Nai City, Vietnam	60.84%	37.95%	49.81%
5.	Sonadezi Binh Thuan Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	443 Quarter 6, Tan Minh Commune, Lam Dong Province, Vietnam	91.10%	42.00%	67.53%
6.	Sonadezi Khanh Hoa Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	Lot LK37-12B, My Gia Township, Nam Nha Trang Ward, Khanh Hoa Province, Vietnam	79.07%	40.069%	62.63%

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1.5. The Corporation's structure (continued)

Associates:

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

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The Corporation's branch as at 30 June 2026 was as follows:

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

1.6. The number of employees

The number of employees as at 30 June 2026 was 74 (31 December 2025: 70).

2. FINANCIAL YEAR AND REPORTING AND FUNCTIONAL CURRENCY

2.1. Financial year

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

2.2. Reporting and functional currency

The Corporation maintains its accounting records in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1. Accounting system

Effective from the 2026 financial year, the Corporation has adopted the Vietnamese Corporate Accounting System under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance ("Circular 200") guiding the corporate accounting system.

3.2. Statement of compliance with Vietnamese accounting standards, Vietnamese corporate accounting system

The accompanying separate financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

3.3. Basis of preparation of the interim separate financial statement

The interim separate financial statements for the six-month accounting period ended 30 June 2026 have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

These interim separate financial statements do not include all the disclosures required for annual separate financial statements and should therefore be read in conjunction with the Corporation's separate financial statements for the financial year ended 31 December 2025.

In preparing these interim separate financial statements, the Corporation has focused on presenting significant transactions and events occurring during the reporting period.

3.4. Forms of accounting records

The form of accounting records applied in the Corporation is the General Journal.

4. ACCOUNTING POLICIES

The accounting policies applied during the period are consistent with those adopted in the preceding period.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD

5.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	2,958,432	95,608,336
Demand deposits (*)	14,862,383,454	19,994,859,552
Cash equivalents (**)	55,220,000,000	18,000,000,000
Total	**70,085,341,886**	**38,090,467,888**

Demand deposits are detailed as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch	7,920,324,683	13,065,784,618
Vietnam Joint Stock Commercial Bank for Industry and Trade - Chau Duc Branch (USD Account)	2,765,611,772	2,765,611,772
Vietnam Joint Stock Commercial Bank for Industry and Trade - Chau Duc Branch (VND Account)	1,864,026,143	3,161,470,859
Other	2,312,420,856	1,001,992,303
Total	**14,862,383,454**	**19,994,859,552**

(**) Cash equivalents are detailed as follows:

	Term	Interest	As at 30 Jun. 2026 VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch	1 months	4.75%	45,000,000,000
Bank for Investment and Development of Vietnam Joint Stock Commercial Bank - Dong Nai Branch	3 months	4.75%	10,220,000,000
Total			**55,220,000,000**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2. Financial investments

Current held to maturity investments are analysed as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Term deposits (*)	110,140,000,000	60,710,000,000
Interest receivables from term deposits	2,102,370,000	380,459,000
Total	**112,242,370,000**	**61,090,459,000**

(*) Term deposits are detailed as follows:

	Term	Interest	As at 30 Jun. 2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch	06 months	7.10%	20,000,000,000
Vietnam Bank for Agriculture and Rural Development - Trang Bom Branch	06 months	7.10%	20,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch	06 months	7.80%	19,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch No. 7 Ho Chi Minh City	12 months	5.40%	15,300,000,000
Saigon - Hanoi Commercial Joint Stock Bank - Dong Nai Branch	06 months	7.80%	13,850,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - East Dong Nai Branch	11 months	4.80%	11,990,000,000
Dong Nai Province Development Investment Fund	12 months	4.10%	10,000,000,000
Total			**110,140,000,000**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2. Financial investments (continued)

Investments in other entities are analysed as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Investments in subsidiaries:						
Dong Nai Water Joint Stock Company	849,100,146,787	2,489,662,307,160	-	849,100,146,787	2,680,093,868,760	-
Dong Nai Port Joint Stock Company	242,452,980,000	2,833,866,000,000	-	242,452,980,000	3,312,789,354,000	-
Sonadezi Long Thanh Shareholding Company	201,688,600,000	737,136,000,000	-	201,688,600,000	721,779,000,000	-
No. 2 Industrial Urban Development Joint Stock Company	200,655,000,000	545,312,376,000	-	200,655,000,000	617,202,432,000	-
Sonadezi Environment Joint Stock Company	197,027,735,730	147,938,914,200	-	197,027,735,730	196,489,776,042	-
Total	**1,690,924,462,517**		**-**	**1,690,924,462,517**		**-**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2. Financial investments (continued)

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Investments in associates:						
Sonadezi Chau Duc Shareholding Company	1,050,432,527,264	1,892,804,400,000	-	1,050,432,527,264	2,457,694,800,000	-
Sonadezi Giang Dien Shareholding Company	255,000,000,000	926,670,000,000	-	255,000,000,000	924,205,000,000	-
Sonadezi Khanh Hoa Shareholding Company	220,381,000,000	(*)	-	220,381,000,000	(*)	-
Sonadezi Long Binh Shareholding Company	172,866,022,000	614,308,100,000	-	172,866,022,000	520,012,500,000	-
Sonadezi Binh Thuan Shareholding Company	168,000,000,000	(*)	-	168,000,000,000	(*)	-
Highway 91 Can Tho - An Giang Investment Joint Stock Company	112,000,000,000	(*)	(27,670,653,000)	112,000,000,000	(*)	(27,383,710,000)
Dong Nai Material and Building Investment Joint Stock Company	53,838,407,700	37,786,201,200	(7,545,062,000)	53,838,407,700	40,834,965,600	(8,233,734,000)
Sonadezi College of Technology and Management	33,436,575,595	(*)	-	33,436,575,595	(*)	-
Sonadezi An Binh Joint Stock Company	29,841,520,005	(*)	-	29,841,520,005	(*)	-
Dong Nai Housing Joint Stock Company	21,578,551,008	(*)	-	21,578,551,008	(*)	-
Sonadezi Services Joint Stock Company	37,600,000,000	65,180,000,000	-	37,600,000,000	60,613,333,333	-
Dong Nai Paint Joint Stock Company	10,295,294,400	18,039,542,400	-	10,295,294,400	23,688,288,000	-
Dong Nai Construction Joint Stock Company	9,432,951,811	(*)	-	9,432,951,811	(*)	-
Total	**2,174,702,849,783**		**(35,215,715,000)**	**2,174,702,849,783**		**(35,617,444,000)**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2. Financial investments (continued)

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Investments in other entities:						
Dong Nai Bridge Investment Construction Joint Stock Company	72,516,189,000	(*)	(72,516,189,000)	72,516,189,000	(*)	(72,516,189,000)
Amata City Bien Hoa Joint Stock Company	47,180,395,294	(*)	-	47,180,395,294	(*)	-
BOT 319 Cuong Thuan CTI Joint Stock Company	20,250,000,000	(*)	-	20,250,000,000	(*)	(233,961,000)
Dong Nai Construction No. 1 Joint Stock Company	7,489,690,056	(*)	(7,489,690,056)	7,489,690,056	(*)	-
Dong Nai Transportation Construction Joint Stock Company	1,711,890,000	975,860,000	(736,030,000)	1,711,890,000	1,137,952,000	(573,938,000)
Total	**149,148,164,350**		**(80,741,909,056)**	**149,148,164,350**		**(73,324,088,000)**

The Corporation has determined the fair value based on the closing price and the number of shares that the Corporation held as 30 June 2026.

(*) At the reporting date, the Corporation did not determine fair values of those investments for disclosure in the separate financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of these investments may differ from their carrying amounts.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.3. Current trade receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Trade receivables from related parties - Refer to Note 6.1	15,060,410	-	69,810,229	-
Trade receivables greater than or equal to 10% of total current trade receivables:				
Tan Mai Group Joint Stock Company	23,189,038,297	(20,274,009,979)	23,189,038,297	(18,423,300,400)
Dong Nai Roofsheet & Construction Material	13,682,057,661	(11,700,274,124)	13,682,057,661	(10,549,243,894)
Other customers	6,266,241,316	(3,902,773,598)	29,269,263,257	(6,928,841,982)
Total	**43,152,397,684**	**(35,877,057,701)**	**66,210,169,444**	**(35,901,386,276)**

5.4. Current other receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Dividend receivables from related parties - Refer to Note 6.1	4,384,800,000	-	-	-
Dividend receivables	-	-	474,300,000	-
Receivables from Cuong Thuan IDICO Investment Development Joint Stock Company - Xuan Hoa Stone Mine	-	-	8,014,233,331	-
Others	614,253,720	-	284,103,915	-
Total	**4,999,053,720**	**-**	**8,772,637,246**	**-**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.5. Doubtful debts

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue receivables	42,580,253,081	6,703,195,380	46,268,616,697	10,367,230,421

Overdue receivables are analysed by debtor as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Customer greater than or equal to 10% of total overdue receivables:						
Tan Mai Group Joint Stock Company	23,189,038,297	2,915,028,318	From 06 months to over 03 years	22,235,613,901	3,812,313,501	From 06 months to over 03 years
Dong Nai Roofsheet & Construction Material Joint Stock Company	13,682,057,661	1,981,783,537	From 06 months to over 03 years	13,043,333,125	2,494,089,231	From 06 months to over 03 years
Others	5,709,157,123	1,806,383,525	From 06 months to over 03 years	10,989,669,671	4,060,827,689	From 06 months to over 03 years
Total	**42,580,253,081**	**6,703,195,380**		**46,268,616,697**	**10,367,230,421**	

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.6. Tangible fixed assets

Items	Buildings, structures VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:				
As at 01 Jan. 2026	3,646,591,259	7,120,008,852	3,569,435,471	14,336,035,582
As at 30 Jun. 2026	**3,646,591,259**	**7,120,008,852**	**3,569,435,471**	**14,336,035,582**
Accumulated depreciation:				
As at 01 Jan. 2026	3,646,591,259	4,053,735,807	3,076,868,272	10,777,195,338
Depreciation	-	323,333,864	80,779,000	404,112,864
As at 30 Jun. 2026	**3,646,591,259**	**4,377,069,671**	**3,157,647,272**	**11,181,308,202**
Net book value:				
As at 01 Jan. 2026	-	3,066,273,045	492,567,199	3,558,840,244
As at 30 Jun. 2026	**-**	**2,742,939,181**	**411,788,199**	**3,154,727,380**

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 9,094,348,202.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.7. Intangible fixed assets

Items	Land use rights VND	Computer software VND	Total VND
Cost:			
As at 01 Jan. 2026	5,677,081,406	2,113,826,364	7,790,907,770
As at 30 Jun. 2026	**5,677,081,406**	**2,113,826,364**	**7,790,907,770**
Accumulated amortisation:			
As at 01 Jan. 2026	5,677,081,406	1,179,934,364	6,857,015,770
Amortisation	-	120,616,000	120,616,000
As at 30 Jun. 2026	**5,677,081,406**	**1,300,550,364**	**6,977,631,770**
Net book value:			
As at 01 Jan. 2026	-	933,892,000	933,892,000
As at 30 Jun. 2026	**-**	**813,276,000**	**813,276,000**

The historical cost of intangible fixed assets fully depreciated but still in use totalled VND 6,057,081,406.

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Investment property

Investment property held for lease	**As at 01 Jan. 2026 VND**	**Additions VND**	**Decreases VND**	**As at 30 Jun. 2026 VND**
Cost:				
Infrastructure of Bien Hoa 1 Industrial Park	115,971,739,541	-	-	115,971,739,541
Factory of Chau Duc Industrial Park	91,006,486,722	2,418,411,149	-	93,424,897,871
Sonadezi Building	165,984,956,317	500,000,000	-	166,484,956,317
Total	**372,963,182,580**	**2,918,411,149**	**-**	**375,881,593,729**
Accumulated depreciation:				
Infrastructure of Bien Hoa 1 Industrial Park	114,791,630,301	182,106,000	-	114,973,736,301
Factory of Chau Duc Industrial Park	12,888,126,000	2,563,455,000	-	15,451,581,000
Sonadezi Building	2,018,172,000	4,046,142,000	-	6,064,314,000
Total	**129,697,928,301**	**6,791,703,000**	**-**	**136,489,631,301**
Net book value:				
Infrastructure of Bien Hoa 1 Industrial Park	1,180,109,240			998,003,240
Factory of Chau Duc Industrial Park	78,118,360,722			77,973,316,871
Sonadezi Building	163,966,784,317			160,420,642,317
Total	**243,265,254,279**			**239,391,962,428**

The historical cost of investment properties fully depreciated but still held for rental totalled VND 113,678,518,301.

At the reporting date, the Corporation did not determine the fair values of investment properties for rental to disclosure in the separate financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Corporate Accounting System. The fair values of these investment properties may differ from their carrying amounts.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.9. Construction in progress

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Factory of Chau Duc Industrial Park	25,309,445,157	1,832,452,250
Others	786,969,906	33,377,692
Total	**26,096,415,063**	**1,865,829,942**

5.10. Prepayments

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Costs of industrial surfaces with technical infrastructures in Chau Duc Industrial Park (*)	309,757,669,188	308,874,805,304
Cost of repair and maintenance Bien Hoa 1 Industrial Park	370,883,052	1,270,539,532
Tools and consumable expenditure	613,086,572	935,610,626
Others	4,765,557,090	1,969,627,905
Total	**315,507,195,902**	**313,050,583,367**

(*) Representing the payment for land rental in Chau Duc Industrial Park according to land lease contract No. 12/HDTD/SZC-KD dated 21 July 2014, land lease contract No. 12A/HDTD/SZC-KD dated 21 July 2019, land lease contract No. 95/HDTD/SZC-KD dated 30 December 2022 and land lease contract No. 97/HDTD/SZC-KD dated 24 July 2023.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.11. Current trade payables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Value	Payable amount
Trade payable to related parties - Refer to Note 6.1	4,831,483,469	4,831,483,469	13,164,969,225	13,164,969,225
Trade payables were greater than or equal to 10% of total current trade payables:				
Tri Thanh Phat Construction Investment and Design Consultancy Company Limited	2,775,537,454	2,775,537,454	-	-
Other suppliers	3,774,873,736	3,774,873,736	4,389,367,007	4,389,367,007
Total	**11,381,894,659**	**11,381,894,659**	**17,554,336,232**	**17,554,336,232**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.12. Taxes and amounts receivable from/payable to the state budget

	As at 01 Jan. 2026 VND	Occurred VND	Deductible VND	As at 30 Jun. 2026 VND
Value added tax deductible	23,617,331,909	3,599,563,691	(2,989,582,976)	24,227,312,624

	As at 01 Jan. 2026 VND		Movements in the period VND			As at 30 Jan. 2026 VND	
	Receivable	Payable	Payable	Paid	Deductible	Receivable	Payable
Value added tax	-	-	2,989,582,976	-	(2,989,582,976)	-	-
Corporate income tax	-	820,345,761	-	(8,089,158,000)	-	7,268,812,239	-
Personal income tax	-	772,597,700	2,527,130,001	(3,065,596,401)	-	-	234,131,300
Natural resource tax	-	2,979,936,946	-	(2,979,969,689)	-	32,743	-
Land tax and land rent	8,593,485	-	3,283,068,424	(3,283,068,424)	-	8,593,485	-
Environmental protection tax and other payables	-	-	19,644,768	(19,644,768)	-	-	-
Fees, charges, and other payables	-	1,873,907,389	1	(1,873,907,390)	-	-	-
Total	**8,593,485**	**6,446,787,796**	**8,819,426,170**	**(19,311,344,672)**	**(2,989,582,976)**	**7,277,438,467**	**234,131,300**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.13. Other payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Deposits	5,707,265,840	3,880,405,427
Other payables	73,300,000	164,142,852
Total	**5,780,565,840**	**4,044,548,279**
Non-current:		
Other payable to related parties - Refer to Note 6.1 (*)	33,600,000,000	33,600,000,000
Deposits received from related parties - Refer to Note 6.1	435,976,137	388,537,317
Deposits	14,870,135,578	14,103,246,403
Total	**48,906,111,715**	**48,091,783,720**

(*) Representing payables to related parties in respect of the joint venture capital in the construction work of renovating the National Highway 91 (from Km 14 - Km 50 + 889) under BOT.

5.14. Bonus and welfare fund

	Current period VND	Previous period VND
Beginning balance	8,208,770,278	11,056,518,810
Transfers in	6,738,349,000	6,360,522,000
Other transfers in	-	7,020,000
Transfers out	(6,615,639,572)	(6,251,679,100)
Ending balance	**8,331,479,706**	**11,172,381,710**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.15. Owner's equity

5.15.1. Changes in owner's equity

	Items of owner's equity				
	Owner's contributed capital VND	Treasury shares VND	Development investment fund VND	Retained earnings VND	Total VND
As at 01 Jan. 2025	3,765,000,000,000	(90,100,000)	140,512,711,153	560,699,438,348	4,466,122,049,501
First six months of previous year's profits	-	-	-	416,471,857,555	416,471,857,555
Distribution development investment fund	-	-	25,759,742,000	(25,759,742,000)	-
Distribution bonus and welfare fund	-	-	-	(6,360,522,000)	(6,360,522,000)
As at 30 Jun. 2025	3,765,000,000,000	(90,100,000)	166,272,453,153	945,051,031,903	4,876,233,385,056
Last six months of previous year's profits	-	-	-	159,831,934,642	159,831,934,642
Dividends	-	-	-	(489,439,340,000)	(489,439,340,000)
As at 01 Jan. 2026	3,765,000,000,000	(90,100,000)	166,272,453,153	615,443,626,545	4,546,625,979,698
First six months of current year's profits	-	-	-	98,444,771,402	98,444,771,402
Distribution development investment fund	-	-	28,810,683,000	(28,810,683,000)	-
Distribution bonus and welfare fund	-	-	-	(6,738,349,000)	(6,738,349,000)
As at 30 Jun. 2026	**3,765,000,000,000**	**(90,100,000)**	**195,083,136,153**	**678,339,365,947**	**4,638,332,402,100**

The profit distribution for the current period was carried out in accordance with Resolution No. 107/NQ-SNZ-QTTH dated 23 April 2026 of the Annual General Meeting of Shareholders.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.15.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
State capital contribution	3,747,567,000,000	3,747,567,000,000
Other shareholders	17,433,000,000	17,433,000,000
Total	**3,765,000,000,000**	**3,765,000,000,000**

5.15.3. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of ordinary shares registered for issue	376,500,000	376,500,000
Number of ordinary shares sold to public	376,500,000	376,500,000
Number of ordinary shares repurchased (treasury shares)	(8,200)	(8,200)
Number of ordinary shares outstanding	376,491,800	376,491,800

Par value per outstanding share: VND 10,000 per share.

5.16. Off statement of financial position items

	As at 30 Jun. 2026	As at 01 Jan. 2026
Foreign currencies:		
USD	106,598.16	106,598.16
EUR	15.00	15.00
The dividend shares received represent shareholdings in the following companies:		
Sonadezi Chau Duc Shareholding Company	9,368,000	9,368,000
Amata City Bien Hoa Joint Stock Company	540,000	540,000

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.17. Revenue from rendering services

	Current period VND	Previous period VND
Revenue from trading land and infrastructures at Chau Duc Industrial Park	10,178,279,859	38,574,421,873
Revenue from trading land and infrastructures at Bien Hoa Industrial Park	-	21,533,793,464
Revenue from leasing Sonadezi Building	19,449,968,089	-
Other revenues	116,329,288	3,787,659,473
Total	**29,744,577,236**	**63,895,874,810**
Of which, revenue from rendering services to related parties - Refer to Notes 6.1	1,156,220,200	582,133,998

5.18. Cost of sales

	Current period VND	Previous period VND
Revenue from trading land and infrastructures at Chau Duc Industrial Park	3,815,132,858	7,233,063,253
Revenue from trading land and infrastructures at Bien Hoa Industrial Park	2,235,163,609	15,040,978,910
Revenue from leasing Sonadezi Building	10,925,837,508	-
Other revenues	120,938,453	537,217,796
Total	**17,097,072,428**	**22,811,259,959**

5.19. Finance income

	Current period VND	Previous period VND
Dividends received from related parties - Refer to Note 6.1	112,062,120,000	400,375,380,000
Term deposit interest	2,950,337,055	9,557,721,902
Demand deposit interest	9,347,384	17,002,444
Total	**115,021,804,439**	**409,950,104,346**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.20. General and administrative expense

	Current period VND	Previous period VND
Employee expense	10,685,702,430	15,319,816,900
Stationery expense	392,571,000	421,368,500
Depreciation expense	1,108,581,212	642,812,612
Taxes, charges, and fees	153,173,168	6,707,500
Provision/(Reversals) for doubtful debts expense	(24,328,575)	4,526,819,082
Service expense	1,885,188,188	1,114,864,901
Sundry expense in cash	4,772,008,128	8,241,078,420
Total	**18,972,895,551**	**30,273,467,915**

5.21. Production and business costs by element

	Current period VND	Previous period VND
Employee expense	10,871,732,430	15,319,816,900
Depreciation expense	7,316,431,864	2,769,855,842
Provision expense	(24,328,575)	4,526,819,082
Service expense	10,427,020,671	4,388,633,298
Other expenses	8,169,800,993	25,794,699,686
Total	**36,760,657,383**	**52,799,824,808**

5.22. Current corporate income tax expense

CIT expense calculated on the taxable income of the current period is determined as follows:

	Current period VND	Previous period VND
Accounting profit before taxation for the period	98,444,771,402	420,581,788,400
Add: Adjustments according to CIT law	8,465,351,790	343,245,822
Less: Adjustments according to CIT law (dividends)	(112,062,120,000)	(400,375,380,000)
Taxable income from business activities	(5,151,996,808)	20,549,654,222
Current CIT rate	20%	20%
Current CIT expense	**-**	**4,109,930,845**

The adjustments for the increases in the taxable income represent mainly non - tax - deductible items as regulated by CIT law when calculating CIT.

Current CIT expense for the period is estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD

6.1. Related parties

List of related parties	Relationship
1. Dong Nai Water Joint Stock Company	Direct subsidiary
2. Industrial Urban Development Joint Stock Company No. 2	Direct subsidiary
3. Dong Nai Port Joint Stock Company	Direct subsidiary
4. Sonadezi Long Thanh Shareholding Company	Direct subsidiary
5. Sonadezi Environmental Joint Stock Company	Direct subsidiary
6. Sonadezi An Binh Joint Stock Company	Indirect subsidiary
7. Sonadezi Services Joint Stock Company	Indirect subsidiary
8. Sonadezi Chau Duc Shareholding Company	Indirect subsidiary
9. Sonadezi Long Binh Shareholding Company	Indirect subsidiary
10. Sonadezi Binh Thuan Shareholding Company	Indirect subsidiary
11. Sonadezi Khanh Hoa Shareholding Company	Indirect subsidiary
12. Sonadezi Giang Dien Shareholding Company	Associate
13. Dong Nai Construction Joint Stock Company	Associate
14. Dong Nai Paint Joint Stock Company	Associate
15. Sonadezi College of Technology and Management	Associate
16. Highway 91 Can Tho - An Giang Investment Joint Stock Company	Associate
17. Dong Nai Housing Joint Stock Company	Associate
18. Dong Nai Material and Building Investment Joint Stock Company	Associate
19. Tien Triet Company Limited	Having key management personnel in common (until 23 April 2026)
20. The Board of Directors, management, the Supervisory Committee and Chief Accountant	Key management personnel

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

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current receivables:		
Sonadezi Chau Duc Shareholding Company	15,060,410	16,178,483
Sonadezi An Binh Joint Stock Company	-	27,605,116
Sonadezi Services Joint Stock Company	-	21,076,630
Sonadezi Giang Dien Shareholding Company	-	4,950,000
Total - Refer to Note 5.3	**15,060,410**	**69,810,229**
Other current receivables - Refer to Note 5.4:		
Dong Nai Housing Joint Stock Company	4,384,800,000	-

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade payables:		
Dong Nai Construction Joint Stock Company	2,749,742,007	-
Sonadezi Chau Duc Shareholding Company	1,688,348,439	1,716,332,112
Sonadezi Services Joint Stock Company	254,402,100	379,409,338
Sonadezi Environmental Joint Stock Company	118,813,598	50,471,400
Dong Nai Water Joint Stock Company	20,177,325	-
Sonadezi Giang Dien Shareholding Company	-	10,133,213,321
Tien Triet Company Limited	-	885,543,054
Total - Refer to Note 5.11	**4,831,483,469**	**13,164,969,225**
Non - current deposit:		
Sonadezi Chau Duc Shareholding Company	388,537,317	388,537,317
Sonadezi Khanh Hoa Shareholding Company	47,438,820	-
Total - Refer to Note 5.14	**435,976,137**	**388,537,317**
Other non-current payables:		
Sonadezi An Binh Joint Stock Company	22,400,000,000	22,400,000,000
Industrial Urban Development Joint Stock Company No. 2	11,200,000,000	11,200,000,000
Total - Refer to Note 5.14	**33,600,000,000**	**33,600,000,000**

During the reporting period, the Company has had related party transactions as follows:

	Current period VND	Previous period VND
Rendering of services:		
Sonadezi Chau Duc Shareholding Company	881,455,939	-
Sonadezi Services Joint Stock Company	246,692,081	-
Sonadezi Khanh Hoa Shareholding Company	24,392,180	-
Sonadezi Giang Dien Shareholding Company	3,680,000	104,994,414
Sonadezi An Binh Shareholding Company	-	223,162,818
Tien Triet Company Limited	-	178,700,710
Dong Nai Paint Joint Stock Company	-	75,276,056
Total - Refer to Note 5.17	**1,156,220,200**	**582,133,998**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	Current period VND	Previous period VND
Purchasing of goods, services:		
Dong Nai Construction Joint Stock Company	12,083,065,748	-
Sonadezi Chau Duc Shareholding Company	2,176,651,079	2,199,849,833
Sonadezi Services Joint Stock Company	1,432,453,666	-
Tien Triet Company Limited	325,772,406	1,988,960,015
Sonadezi Environmental Joint Stock Company	184,282,776	255,278,418
Dong Nai Water Joint Stock Company	134,147,500	8,610,000
Sonadezi Giang Dien Shareholding Company	-	2,412,784,092
Total	**16,336,373,175**	**6,865,482,358**
Dividends received:		
Dong Nai Port Joint Stock Company	56,677,320,000	85,015,980,000
Sonadezi Giang Dien Shareholding Company	51,000,000,000	38,250,000,000
Dong Nai Housing Joint Stock Company	4,384,800,000	3,507,840,000
Industrial Urban Development Joint Stock Company No. 2	-	147,286,944,000
Dong Nai Water Joint Stock Company	-	122,859,072,000
Sonadezi Services Joint Stock Company	-	3,000,000,000
Dong Nai Paint Joint Stock Company	-	455,544,000
Total - Refer to Note 5.19	**112,062,120,000**	**400,375,380,000**

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

Name	Position	Current period VND	Previous period VND
Ms. Truong Dinh Hiep	Chairperson of the BOD	533,400,000	533,400,000
Mr. Tran Thanh Hai	Member of the BOD cum General Director	541,800,000	541,800,000
Ms. Nguyen Thi Hanh	Member of the BOD cum Vice General Director	469,800,000	469,800,000
Ms. Luong Minh Hien	Member of the BOD cum Vice General Director	450,600,000	450,600,000
Mr. Dinh Ngoc Thuan	Member of the BOD cum Vice General Director	469,800,000	469,800,000
Mr. Pham Tran Hoa Hiep	Member of the BOD (assigned on 23 April 2026)	179,900,000	-
Mr. Nguyen Van Tuan	Member of the BOD	72,000,000	72,000,000
Mr. Pham Quoc Chi	Member of the BOD (resigned on 23 April 2026)	44,800,000	72,000,000
Ms. Le Thi Bich Loan	Chief Accountant	264,000,000	264,000,000
Ms. Dang Le Bich Phuong	Head of the Supervisory Committee	199,133,000	239,400,000
Mr. Tran Ngoc Tong	Member of the Supervisory Committee	42,000,000	42,000,000
Ms. Pham Thi Cam Ha	Member of the Supervisory Committee	42,000,000	42,000,000
Total		**3,309,233,000**	**3,196,800,000**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.2. Comparative figures

Reclassification

During the period, the Corporation reclassified certain comparative figures for the prior period to conform to the current period presentation in accordance with Circular 99.

The effects of the reclassification are as follows:

Items	Before reclassification VND	Reclassification VND	After reclassification VND
Statement of financial position:			
Current held to maturity investments	60,710,000,000	380,459,000	61,090,459,000
Current other receivables	9,153,096,246	(380,459,000)	8,772,637,246
Dividends, profits payables	-	16,560,000	16,560,000
Current other payables	4,061,108,279	(16,560,000)	4,044,548,279
Cash-flow statement:			
Gains/losses from investing and financing activities	(409,950,104,346)	17,002,444	(409,933,101,902)
Interest and dividends received	358,416,738,346	(17,002,444)	358,399,735,902

This reclassification of comparative information affects presentation only and has no impact on the Corporation's previously reported total assets, total liabilities, equity, profit for the prior period, or net cash flows for the prior period.

6.3. Events after the end of the reporting period

There have been no significant events occurring after the end of the reporting period that require adjustment to the financial statements.

Approved, 24 August 2026

PREPARED BY	**CHIEF ACCOUNTANT**	**LEGAL REPRESENTATIVE**
Nguyen Thi Chung	**Le Thi Bich Loan**	**Tran Thanh Hai**

M.S.D.N: 3600335363 TỔNG CÔNG TY CỔ PHẦN PHÁT TRIỂN KHU CÔNG NGHIỆP THÀNH PHỐ ĐỒNG NAI