

SONADEZI CORPORATION
SONADEZI CHAU DUC
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 367.2025/SZC-TCKT

Bien Hoa, March, 1.2 2025

Re: Information Disclosure on Financial
Status

To:

- Ha Noi Stock Exchange;
- Bondholders.

According to Circular No. 76/2024/TT-BTC dated November 6, 2024, issued by the Ministry of Finance, providing guidelines on information disclosure and reporting on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Sonadezi Chau Duc Shareholding Company hereby submits our periodic information disclosure on financial status as follows:

1. Company Information

- Name of company: SONADEZI CHAU DUC SHAREHOLDING COMPANY
- Business Registration Certificate No.: 3600899948. Date of issuance: 26/06/2007. Issuing authority: Department of Planning & Investment in Dong Nai Province.
- Address of head office: 9th Floor, Sonadezi Building, No. 01, Street 01, Bien Hoa 1 Industrial Park, An Binh Ward, Bien Hoa City, Dong Nai Province
- Telephone: 0251 8860 788 Fax: 0251 8860 783
- Email: chauduc@sonadezichauduc.com.vn
- Type of enterprise: Joint Stock Company
- Primary business activities: Investment in the development of urban areas, industrial parks, residential areas, and golf courses. Trading and operation of infrastructure facilities. Real estate transactions, including purchase, sale, transfer, leasing, lease-purchase of real estate. Real estate brokerage, valuation, consultancy, advertising, and management. Operation of real estate transaction platform. Toll road operation and fee collection.

- Tax code: 3600899948

2. Financial Status

- Reporting period: Annual reporting period (from January 1, 2024, to December 31, 2024)
- Key financial indicators for the reporting period:



Indicators	Previous Period (31/12/2023)	Reporting Period (31/12/2024)
1. Owner's equity (VND)	1.737.315.400.168	3.105.551.065.785
- Owner's contributed capital	1.199.999.610.000	1.799.858.630.000
- Reserve fund allocated from after-tax profit	180.873.817.886	193.998.213.472
- Retained earnings after tax	404.135.713.034	543.582.909.886
- Revaluation Surplus	-	-
- Exchange rate differences	-	-
- Share premiums	5.347.250.000	604.276.698.765
2. Total Liabilities (VND):	5.223.813.267.422	5.120.249.064.490
- Bank Loans	2.368.480.315.367	2.132.388.254.062
- Bond Issuance Liabilities	299.398.000.000	200.000.000.000
+ Privately Placed Bonds in the Domestic Market	299.398.000.000	200.000.000.000
+ Publicly Offered Bonds in the Domestic Market	-	-
+ Bonds Issued in the International Market	-	-
- Other Liabilities	2.555.934.952.055	2.787.860.810.428
<i>In which:</i>		
+ Short-term Payables to Suppliers	268.054.204.858	180.047.064.173
+ Short-term Advances from Customers	357.036.352.274	655.556.194.718
+ Other Short-term Payables	412.771.807.097	310.495.579.253
+ Long-term Accrued Expenses	1.056.817.300.559	1.241.884.757.730
+ Long-term Unearned Revenue	308.450.760.672	307.644.199.192
3. Capital structure (times):		
- Liabilities/Total assets Ratio	0,75	0,62
- Liabilities/Equity Ratio	3,01	1,65
4. Solvency ratio (times):		
- Current ratio (Current Assets/Current Liabilities)	1,15	1,60
- Quick ratio ((Current Assets - Inventories)/Current Liabilities)	0,25	0,69
- Interest Coverage Ratio (EBIT/Interest Expenses)	6,82	12,64
5. Bond Debt to Equity Ratio (times):		
- Total bond debt/Equity	0,17	0,06
- Private placement bond debt/Equity	0,17	0,06

Indicators	Previous Period (31/12/2023)	Reporting Period (31/12/2024)
6. Profitability (VND):		
- Profit/Loss before tax	266.877.287.271	374.600.802.510
- Profit/Loss after tax	218.873.291.512	302.127.157.852
- Accumulated Losses (if any)	-	-
7. Profitability Ratios (%):		
- Profit after tax/ Total assets Ratio	3,14%	3,67%
- Profit after tax/ Equity Ratio	12,60%	9,73%
8. Financial safety indicators and capital adequacy ratios under specialized regulations (for Real estate business)	Compliant	Compliant
Pursuant to Decree No. 96/2024/ND-CP dated July 24, 2024 - Loan and Bond Debt to Equity Ratio (times)	1,54	0,75

3. Auditor's opinion on the audited annual financial statements by a qualified auditing firm:

+ Auditing Firm: RSM Vietnam Auditing & Consulting Limited.

+ Auditor's Opinion: "In our opinion, the accompanying financial statements give a true and fair view of the financial position of Sonadezi Chau Duc Shareholding Company as at 31 December 2024, and of the results of its financial performance and its cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System issued under Circular 200/2014/TT-BTC dated 22 December 2014 and Circular 53/2016/TT-BTC dated 21 March 2016 by Ministry of Finance and relevant legislation as to the preparation and presentation of financial statements."

We hereby commit to taking full legal responsibility for the content, accuracy and completeness of the disclosed information above./.

Recipients:

- As stated above;
- Archived: VT, TCKT.

**PREPARED BY
DEPUTY MANAGER OF
FINANCE & ACCOUNTING
DEPARTMENT**



Nguyen Tien Hung

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



Nguyen Van Tuan

Attached documents include:

1. Audited financial statements for the financial year ended 31 December 2024.