SONADEZI CORPORATION
**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

**THE SOCIALIST REPUBLIC OF VIETNAM**
**Independence - Freedom - Happiness**

No.: 1131.2025/SZC-TCKT

*Dong Nai, August, 26 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, Tran Bien Ward, 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: for the first 6 months of the year (from January 1, 2025, to June 30, 2025)

- Key financial indicators for the reporting period *(Source: Consolidated Financial Statements)*:

| Indicators | Previous Period (30/06/2024) | Reporting Period (30/06/2025) |
|---|---|---|
| **1. Owner's equity (VND)** | **2.970.730.154.187** | **3.121.101.586.350** |
| - Owner's contributed capital | 1.799.858.630.000 | 1.799.858.630.000 |
| - Reserve fund allocated from after-tax profit | 208.595.226.855 | 263.327.220.462 |
| - Retained earnings after tax | 408.761.998.288 | 509.133.430.451 |
| - Revaluation Surplus | | |
| - Exchange rate differences | | |
| - Share premiums | 604.276.698.765 | 604.276.698.765 |
| **2. Total Liabilities (VND):** | **5.280.256.614.938** | **5.041.820.244.082** |
| - Bank Loans | 2.354.154.478.833 | 2.187.754.618.554 |
| - Bond Issuance Liabilities | 199.699.000.000 | - |
| + Privately Placed Bonds in the Domestic Market | 199.699.000.000 | - |
| + Publicly Offered Bonds in the Domestic Market | - | - |
| + Bonds Issued in the International Market | - | - |
| - Other Liabilities | 2.726.403.136.105 | 2.854.065.625.528 |
| *In which:* | | |
| + Short-term Payables to Suppliers | 162.732.510.772 | 217.854.819.698 |
| + Short-term Advances from Customers | 455.467.817.354 | 377.095.796.509 |
| + Other Short-term Payables | 490.701.989.958 | 488.143.179.558 |
| + Long-term Accrued Expenses | 1.183.638.348.648 | 1.342.644.152.021 |
| + Long-term Unearned Revenue | 302.132.422.230 | 293.427.624.759 |
| **3. Capital structure (times):** | | |
| - Liabilities/Total assets Ratio | 0,64 | 0,62 |
| - Liabilities/Equity Ratio | 1,78 | 1,62 |
| **4. Solvency ratio (times):** | | |
| - Current ratio (Current Assets/Current Liabilities) | 1,67 | 1,60 |
| - Quick ratio ((Current Assets - Inventories)/Current Liabilities) | 0,81 | 0,50 |
| - Interest Coverage Ratio (EBIT/Interest Expenses) | 12,59 | 20,99 |
| **5. Bond Debt to Equity Ratio (times):** | | |
| - Total bond debt/Equity | 0,07 | - |
| - Private placement bond debt/Equity | 0,07 | - |
| **6. Profitability (VND):** | | |
| - Profit/Loss before tax | 209.132.807.817 | 274.920.255.045 |
| - Profit/Loss after tax | 167.306.246.254 | 221.276.383.565 |
| - Accumulated Losses (if any) | - | - |
| **7. Profitability Ratios (%):** | | |
| - Profit after tax/ Total assets Ratio | 2,03% | 2,71% |
| - Profit after tax/ Equity Ratio | 5,63% | 7,09% |
| **8. Financial safety indicators and capital adequacy ratios under specialized regulations** (for Real estate business) | **Compliant** | **Compliant** |

| Indicators | Previous Period (30/06/2024) | Reporting Period (30/06/2025) |
|---|---|---|
| Pursuant to Decree No. 96/2024/ND-CP dated July 24, 2024 - Loan and Bond Debt to Equity Ratio (times) | 0,86 | 0,70 |

**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: "Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view of the consolidated financial position of Sonadezi Chau Duc Shareholding Company and its subsidiary as at 30 June 2025, and of the consolidated results of its financial performance and its consolidated cash flows for the six month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System issued under Circular 200/2014/TT-BTC dated 22 December 2014, Circular 53/2016/TT-BTC dated 21 March 2016 and guidance on preparation and presentation of consolidated financial statements under Circular 202/2014/TT-BTC dated 22 December 2014 by Ministry of Finance and relevant legislation as to the preparation and presentation of consolidated 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**

M.S.D.N: 3600899948 - C.T.C.P
CÔNG TY CỔ PHẦN SONADEZI CHÂU ĐỨC
TP. BIÊN HÒA - T. ĐỒNG NAI

**Nguyen Van Tuan**

*Attached documents include:*

1. *Reviewed consolidated financial statements for the six-month period end 30 June 2025.*