

No.: 1358.2025/SZC-KHTH

Dong Nai, October 17<sup>th</sup>, 2025

**DISCLOSURE OF INFORMATION  
ON THE STATE SECURITIES COMMISSION'S PORTAL  
AND HOCHIMINH STOCK EXCHANGE'S PORTAL**

To:

- The State Securities Commission;
- Hochiminh Stock Exchange.

- Organization name: SONADEZI CHAU DUC SHAREHOLDING COMPANY
- Securities Symbol: SZC
- Address: Floor 9, Sonadezi Tower, No.1, Road 1, Bien Hoa 1 IP, Tran Bien Ward, Dong Nai Province
- Telephone: 0251.8860788
- Fax: 0251.8860783
- Submitted by: Mr. Nguyen Minh Tan  
Position: Deputy General Director

Information disclosure type: Periodic Irregular 24 hours On demand

**Content of Information disclosure:**

- Financial statements for the third quarter of 2025 of Sonadezi Chau Duc Shareholding Company.
- Explanation of the fluctuations in net profit after tax.

This information was disclosed on Company/Fund's Portal on date 17/10/2025  
Available at: <http://www.sonadezichauduc.com.vn>

I declare that all information provided in this paper is true and accurate; I shall be legally responsible for any misrepresentation.

*Attachment:*

- Documents related to the disclosure

**Organization representative**

Party authorized to disclose information  
(Signature, full name, position, and seal)

**DEPUTY GENERAL DIRECTOR**



Nguyen Minh Tan

**SONADEZI CHAU DUC  
SHAREHOLDING COMPANY**

**FINANCIAL STATEMENTS**  
Quarter III/2025



**SONADEZI CHAU DUC SHAREHOLDING COMPANY**Address: 9th Floor, Sonadezi Tower, No. 1, Street 1, Bien Hoa 1 Industrial Zone,  
Tran Bien Ward, Dong Nai Province, Vietnam

Form B 01 - DN

**STATEMENT OF FINANCIAL POSITION**

As at 30 September 2025

Expressed in VND

<b>ASSETS</b>	<b>Code</b>	<b>Notes</b>	<b>As at 30 Sep. 2025</b>	<b>As at 01 Jan. 2025</b>
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>2.567.170.204.118</b>	<b>3.066.828.196.450</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	4.1	<b>370.495.725.436</b>	<b>705.293.019.852</b>
1. Cash	111		140.374.311.176	105.174.670.236
2. Cash equivalents	112		230.121.414.260	600.118.349.616
<b>II. Current financial investments</b>	<b>120</b>		<b>14.784.500.000</b>	<b>334.784.500.000</b>
1. Held to maturity investments	123	4.2	14.784.500.000	334.784.500.000
<b>III. Current account receivables</b>	<b>130</b>		<b>144.454.434.715</b>	<b>149.767.274.436</b>
1. Trade receivables	131	4.3	71.670.821.632	72.347.997.540
2. Advances to suppliers	132	4.4	23.438.575.795	23.364.854.090
3. Other current receivables	136	4.5	56.295.280.288	59.490.076.427
4. Provision for doubtful debts	137	4.6	(6.950.243.000)	(5.435.653.621)
<b>IV. Inventories</b>	<b>140</b>		<b>1.844.332.847.586</b>	<b>1.743.116.427.066</b>
1. Inventories	141	4.7	1.844.332.847.586	1.743.116.427.066
<b>V. Other current assets</b>	<b>150</b>		<b>193.102.696.381</b>	<b>133.866.975.096</b>
1. Current prepayments	151	4.11	135.142.485.840	80.961.504.855
2. Value added tax deductible	152		57.960.210.541	52.905.470.241
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>5.583.937.006.120</b>	<b>5.158.971.933.825</b>
<b>I. Non-current account receivables</b>	<b>210</b>		<b>148.404.613.869</b>	<b>324.145.994</b>
1. Other non-current receivables	216	4.5	148.404.613.869	324.145.994
<b>II. Fixed assets</b>	<b>220</b>		<b>440.577.786.997</b>	<b>755.645.546.018</b>
1. Tangible fixed assets	221	4.9	439.141.344.374	753.975.724.305
Cost	222		590.336.504.080	925.313.687.679
Accumulated depreciation	223		(151.195.159.706)	(171.337.963.374)
2. Intangible fixed assets	227		1.436.442.623	1.669.821.713
Cost	228		2.351.358.424	2.351.358.424
Accumulated amortisation	229		(914.915.801)	(681.536.711)
<b>III. Investment property</b>	<b>230</b>	4.10	<b>1.062.880.201.323</b>	<b>1.119.971.702.173</b>
1. Cost	231		1.961.474.792.081	1.961.474.792.081
2. Accumulated depreciation	232		(898.594.590.758)	(841.503.089.908)
<b>IV. Non-current assets in progress</b>	<b>240</b>		<b>3.650.669.608.609</b>	<b>3.148.111.740.852</b>
1. Construction in progress	242	4.8	3.650.669.608.609	3.148.111.740.852
<b>V. Non-current financial investments</b>	<b>250</b>	4.2	<b>204.818.125.000</b>	<b>52.818.125.000</b>
1. Investments in subsidiaries	251		152.000.000.000	-
2. Investment in other entities	253		52.818.125.000	52.818.125.000
<b>VI. Other non-current assets</b>	<b>260</b>		<b>76.586.670.322</b>	<b>82.100.673.788</b>
1. Non-current prepayments	261	4.11	76.586.670.322	82.100.673.788
<b>TOTAL ASSETS</b>	<b>270</b>		<b>8.151.107.210.238</b>	<b>8.225.800.130.275</b>

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Tower, No. 1, Street 1, Bien Hoa 1 Industrial Zone,  
An Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam

Form B 01 - DN

**STATEMENT OF FINANCIAL POSITION (CONTINUED)**

As at 30 September 2025

Expressed in VND

RESOURCES	Code	Notes	As at 30 Sep. 2025	As at 01 Jan. 2025
<b>C. LIABILITIES</b>	<b>300</b>		<b>5.023.967.061.377</b>	<b>5.120.249.064.490</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1.541.660.224.643</b>	<b>1.911.546.002.942</b>
1. Trade payables	311	4.12	183.802.782.877	180.047.064.173
2. Advances from customers	312	4.13	475.091.010.399	655.556.194.718
3. Taxes and amounts payable to the state budget	313	4.14	9.196.044.095	14.212.491.214
4. Payables to employees	314	4.15	6.690.056.720	8.823.588.757
5. Accrued expenses	315	4.16	286.067.328	6.217.562.465
6. Current unearned revenue	318	4.17	18.375.294.610	19.787.163.113
7. Other current payables	319	4.18	467.953.776.292	310.495.579.253
8. Current loans	320	4.19	326.915.249.869	675.564.972.911
9. Current provisions	321		-	4.676.000.000
10. Bonus and welfare fund	322		53.349.942.453	36.165.386.338
<b>II. Non-current liabilities</b>	<b>330</b>		<b>3.482.306.836.734</b>	<b>3.208.703.061.548</b>
1. Accrued expenses	333	4.16	1.331.122.508.007	1.241.884.757.730
2. Non-current unearned revenue	336	4.17	293.427.624.759	307.644.199.192
3. Other non-current payables	337	4.18	2.350.823.475	2.350.823.475
4. Non-current loans	338	4.19	1.855.405.880.493	1.656.823.281.151
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>3.127.140.148.861</b>	<b>3.105.551.065.785</b>
<b>I. Equity</b>	<b>410</b>	4.20	<b>3.127.140.148.861</b>	<b>3.105.551.065.785</b>
1. Owner's contributed capital	411		1.799.858.630.000	1.799.858.630.000
Ordinary shares carrying voting rights	411a		1.799.858.630.000	1.799.858.630.000
2. Share premiums	412		604.276.698.765	604.276.698.765
3. Investment and development fund	418		207.832.827.134	157.832.827.134
4. Retained earnings	421		515.171.992.962	543.582.909.886
Beginning accumulated retained earnings	421a		287.857.046.886	241.455.752.034
Retained earnings of the current year	421b		227.314.946.076	302.127.157.852
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>8.151.107.210.238</b>	<b>8.225.800.130.275</b>



Nguyen Van Tuan  
General Director

Tran Ngoc Tong  
Chief Accountant

Dang Thi Thuy Hang  
Preparer

Dong Nai, 16 October 2025

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Tower, No. 1, Street 1, Bien Hoa 1 Industrial Zone, Tran Bien Ward, Dong Nai Province, Vietnam

Form B 02 - DN

**INCOME STATEMENT**

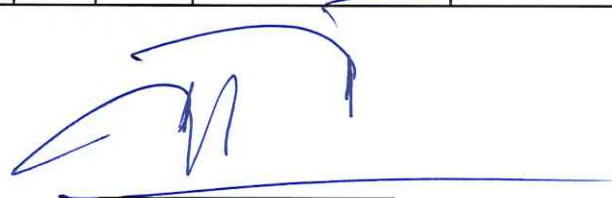
Quarterly III/2025

Expressed in VND

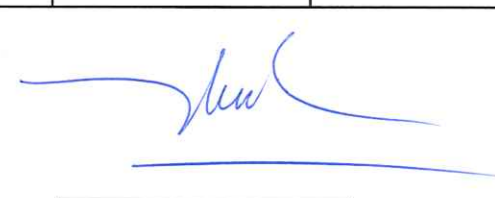
ITEMS	Code	Notes	Quarterly III		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1 Revenue	01	4.22	52.172.020.270	164.765.229.507	652.375.934.827	641.035.479.780
2. Deductions	02		6.500.000	4.000.000	23.500.000	16.000.000
3. Net revenue	10		52.165.520.270	164.761.229.507	652.352.434.827	641.019.479.780
4. Cost of sales	11	4.23	33.662.116.590	79.196.444.673	324.878.611.090	307.318.824.072
5. Gross profit	20		18.503.403.680	85.564.784.834	327.473.823.737	333.700.655.708
6. Finance income	21	4.24	11.154.679.226	15.083.858.773	24.465.990.727	19.171.713.057
7. Finance expense	22	4.25	6.080.534.315	8.288.901.427	19.509.297.180	27.988.248.725
<i>Of which, interest expense</i>	23		6.080.534.315	7.492.072.627	19.503.857.180	25.535.109.925
8. Selling expense	25	4.26	79.258.297	2.388.398.253	13.803.609.752	2.860.746.773
9. General and administrative expense	26	4.27	4.852.020.712	16.774.873.015	40.884.711.679	39.460.062.974
10. Operating profit	30		18.646.269.582	73.196.470.912	277.742.195.853	282.563.310.293
11. Other income	31		1.272.726	-	1.524.782.369	23.722
12. Other expense	32		-	92.174.321	9.737	326.229.607
13. Net other income	40		1.272.726	(92.174.321)	1.524.772.632	(326.205.885)
14. Accounting profit before tax	50		18.647.542.308	73.104.296.591	279.266.968.485	282.237.104.408
15. Current corporate income tax expense	51	4.29	1.203.259.136	13.514.860.682	51.952.022.409	55.341.422.245
16. Deferred corporate income tax expense	52		-	-	-	-
17. Net profit after tax	60		17.444.283.172	59.589.435.909	227.314.946.076	226.895.682.163
18. Basic earnings and diluted earnings per share	70		89	303	1.163	1.345



**Nguyen Van Tuan**  
General Director  
Dong Nai, 16 October 2025



**Tran Ngoc Tong**  
Chief Accountant



**Dang Thi Thuy Hang**  
Preparer

11/10/2025

## CASH FLOW STATEMENT

(Direct method) (\*)

Quarterly III/2025

Expressed in VND

ITEMS (1)	Code (2)	Quarterly III		Cumulative from the beginning of the year to the end of this quarter	
		Current year (3)	Previous year (4)	Current year (5)	Previous year (6)
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>					
1. Cash receipts from customers	01	154.064.827.697	354.077.494.378	505.109.016.069	974.037.061.199
2. Cash paid to suppliers	02	(41.111.748.980)	(14.545.423.887)	(212.782.289.228)	(48.993.048.030)
3. Cash paid to employees	03	(12.345.337.118)	(10.514.116.065)	(39.283.099.621)	(29.926.018.613)
4. Interest paid	04	(6.550.745.490)	(9.269.599.754)	(19.988.660.180)	(25.806.295.120)
5. Corporate income tax paid	05	(10.000.000.000)	(720.560.594)	(56.708.424.014)	(57.493.632.768)
6. Other cash inflows from operating activities	06	54.650.201.985	5.498.816.991	70.554.742.409	138.005.799.656
7. Other cash outflows from operating activities	07	(31.004.695.210)	(70.609.259.163)	(107.322.046.960)	(335.443.469.272)
<b>Net cash from operating activities</b>	<b>20</b>	<b>107.702.502.884</b>	<b>253.917.351.906</b>	<b>139.579.238.475</b>	<b>614.380.397.052</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>					
1. Acquisition and construction of fixed assets and other long-term assets	21	(171.365.920.488)	(187.430.320.681)	(662.787.978.149)	(534.264.983.308)
2. Proceeds from disposals of fixed assets and other long-term assets	22	-	-	-	-
3. Loans to other entities and payments for purchase of debt instruments of other	23	-	(112.034.500.000)	-	(112.034.500.000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other	24	100.000.000.000	-	320.000.000.000	12.340.000.000
5. Investments in other entities	25	-	-	(39.000.000.000)	-
6. Proceeds from sales of investments in other entities	26	-	-	-	-
7. Interest and dividends received	27	11.428.328.127	15.082.901.883	32.554.558.875	19.141.233.215
<b>Net cash from investing activities</b>	<b>30</b>	<b>(59.937.592.361)</b>	<b>(284.381.918.798)</b>	<b>(349.233.419.274)</b>	<b>(614.818.250.093)</b>
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>					
1. Proceeds from issuing stocks and capital contribution from owners	31	-	-	-	1.199.716.940.000
2. Capital redemption, payments for shares repurchases	32	-	-	-	-
3. Proceeds from borrowings	33	142.505.009.009	11.697.972.276	511.727.306.686	243.664.654.971
4. Repayment of borrowings	34	(124.212.001.201)	(178.475.456.382)	(636.703.934.386)	(524.767.975.611)
5. Finance lease principal paid	35	-	-	-	-
6. Dividends paid	36	(166.329.800)	(115.487.394.800)	(188.803.000)	(116.542.219.510)
<b>Net cash from financing activities</b>	<b>40</b>	<b>18.126.678.008</b>	<b>(282.264.878.906)</b>	<b>(125.165.430.700)</b>	<b>802.071.399.850</b>
<b>NET INCREASE/(DECREASE) IN CASH</b>	<b>50</b>	<b>65.891.588.531</b>	<b>(312.729.445.798)</b>	<b>(334.819.611.499)</b>	<b>801.633.546.809</b>
Cash and cash equivalents at beginning of period	60	304.604.136.905	1.336.814.266.590	705.293.019.852	222.415.018.720
Impact of exchange rate fluctuation	61	-	-	22.317.083	36.255.263
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>70</b>	<b>370.495.725.436</b>	<b>1.024.084.820.792</b>	<b>370.495.725.436</b>	<b>1.024.084.820.792</b>

M.S.D.N: 36089928  
 CÔNG TY  
 CỔ PHẦN  
 SONADEZI  
 CHAU ĐỨC  
 TỈNH ĐỒNG NAI

Nguyễn Văn Tuấn  
 General Director

Tran Ngoc Tong  
 Chief Accountant

Dang Thi Thuy Hang  
 Preparer

Dong Nai, 16 October 2025

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Park,  
Tran Bien Ward, Dong Nai Province, Vietnam

Form B 09a - DN

**SELECTED NOTES TO THE FINANCIAL STATEMENTS**

**1. CORPORATE INFORMATION**

**1.1. Structure of ownership**

Sonadezi Chau Duc Shareholding Company (hereinafter referred to as "the Company") has been incorporated in accordance with the Business Registration Certificate No. 3600899948 dated 26 Sepe 2007 granted by Dong Nai's Department of Planning and Investment and other amended certificates thereafter with the latest one dated 23 September 2025 to update the Company's address.

The charter capital as stipulated in the latest Business Registration Certificate is VND 1,799,858,630,000.

The Company's registered head office is at 9th Floor, Sonadezi Tower, No. 1, Street 1, Bien Hoa 1 Industrial Zone, Tran Bien Ward, Dong Nai Province, Vietnam.

On 15 January 2019, the Company was officially listed on the Ho Chi Minh City Stock Exchange (HOSE) with the stock code SZC.

The number of employees as at 30 September 2025 was 259 (31 December 2024: 263).

**1.2. Business field**

Investment in construction and infrastructure business of industrial park, real estate business, and golf sports service business.

**1.3. Operating industry and principal activities**

The Company is principally engaged in:

- Investing in infrastructures of industrial park, industrial cluster, residential areas;
- Surveying, measuring terrain, drilling for geological exploration;
- Trading in infrastructure project;
- Activities of sports clubs;
- Trading in restaurant and hotel business (not operating at headquarter);
- Leasing buildings, offices, warehouses.

*(See the next page)*

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Park,  
Tran Bien Ward, Dong Nai Province, Vietnam

**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****1.4. The Company's structure**

As at 30 September 2025, the Company's subsidiary was as follows:

<u>Name</u>	<u>Operating industry</u>	<u>Address</u>	<u>Voting rights</u>	<u>Per cent capital</u>	<u>Per cent interest</u>
BOT 768 Company Limited	BOT project toll collection business	9th Floor, Sonadezi Tower, No. 1, Street 1, Bien Hoa 1 Industrial Zone, Tran Bien Ward, Dong Nai Province, Vietnam	100%	100%	100%

The Company's dependent units as at 30 September 2025 were as follows:

<u>Name</u>	<u>Operating industry</u>	<u>Address</u>
Chau Duc Urban Industrial Park	Leasing in industrial park and real estate business	Hoi Bai - Chau Pha - Da Bac Street, Huu Phuoc Village, Ngai Giao Commune, Ho Chi Minh City, Vietnam
Chau Duc Golf Enterprise	Golf business	Chau Duc Golf Course, Chau Duc Urban - Industrial Park, D.02 Street, Huu Phuoc Village, Ngai Giao Commune, Ho Chi Minh City, Vietnam

**2. BASIS OF PREPARATION****2.1. Accounting standards, 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, and prevailing accounting regulations in Vietnam.

The accompanying separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

**2.2. Forms of accounting records**

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

**2.3. Financial year**

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

**2.4. Reporting and functional currency**

The Company maintains its accounting records in VND.

**3. SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies adopted to prepare the separate financial statements for the nine-month period ended 30 September 2025 are consistent with those applicable to the 2024 financial statements.

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Park,  
Tran Bien Ward, Dong Nai Province, Vietnam

**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD****4.1. Cash and cash equivalents**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Cash in hand	227,775,132	370,913,532
Cash at bank	140,146,536,044	104,803,756,704
Cash equivalents (*)	230,121,414,260	600,118,349,616
<b>Total</b>	<b><u>370,495,725,436</u></b>	<b><u>705,293,019,852</u></b>

(\*) Representing time deposits with an original term less than 03 months as at 30 September 2025 and interest rate 4.40% per annum.

**4.2. Financial investments**

Current held-to-maturity investments represent time deposits with an original term from 06 months to 12 months as at 30 September 2025 and interest rate from 4.70% per annum. These time deposits were mortgaged as loan security - Refer to Note 4.19.

Investments in subsidiaries represent the investment in BOT 768 Company Limited analysed as follows:

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Carrying amount	152,000,000,000	-
Fair value	(*)	-
Provision	-	-

(See the next page)

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.2. Financial investments (continued)**

Other investments are analysed as follows:

	As at 30 Sep. 2025			As at 01 Jan. 2025		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Sonadezi Long Binh Share Holding Company (a)	31.518.125.000	47,781,477,500	-	31.518.125.000	50,050,782,500	-
Chau Duc Water Supply Shareholding Company (b)	19.800.000.000	(*)	-	19.800.000.000	(*)	-
Sonadezi Service Joint Stock Company (c)	1.500.000.000	5,985,000,000	-	1.500.000.000	4,613,000,000	-
<b>Total</b>	<b>52.818.125.000</b>		<b>-</b>	<b>52.818.125.000</b>		<b>-</b>

(a) This investment accounts for 4.20% of the charter capital of Sonadezi Long Binh Shareholding Company, a company established and operating in Vietnam, listed on the HNX with the stock code SZB. The main business activities of Sonadezi Long Binh Shareholding Company are trading real estates and land use rights of owners, users, and lessees. The Company has determined the fair value of this investment based on the price quoted on the stock exchange and the number of shares that the Company holds as at 30 September 2025.

(b) This investment accounts for 4.73% of the charter capital of Chau Duc Water Supply Shareholding Company, a company established and operating in Vietnam. The main business activities of Chau Duc Water Supply Shareholding Company are water exploitation, treatment, and supply.

(c) This investment accounts for 3.00% of the charter capital of Sonadezi Service Joint Stock Company, a company established and operating in Vietnam, trading on the UpCOM exchange with the stock code SDV. The main business activities of Sonadezi Service Joint Stock Company are non-toxic waste collection. The Company has determined the fair value of this investment based on the price quoted on the stock exchange and the number of shares that the Company holds as at 30 September 2025.

(\*) At the reporting date, the Company did not determine fair values of this investment 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 Corporate Accounting System. The fair values of this investment may differ from their carrying amounts.

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Park,  
Tran Bien Ward, Dong Nai Province, Vietnam

**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.3. Current trade receivables**

	<b>As at 30 Sep. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
Trade receivables from related parties - Refer to Note 4.30	1,719,144,638	1,869,000,978
Other customers (*)	69,951,676,994	70,478,996,562
<b>Total</b>	<b><u>71,670,821,632</u></b>	<b><u>72,347,997,540</u></b>

(\*) As at 30 September 2025, any component of receivables from other customers was less than 10% of the total current trade receivables.

**4.4. Current advances to suppliers**

	<b>As at 30 Sep. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
Green World Environmental Technology Corporation	16,986,000,000	16,568,490,687
Song Phuong Construction Investment Joint Stock Company	1,862,000,000	-
Other suppliers (*)	4,590,575,795	6,796,363,403
<b>Total</b>	<b><u>23,438,575,795</u></b>	<b><u>23,364,854,090</u></b>

(\*) As at 30 September 2025, any component of advances to other suppliers was less than 10% of the total current advances to suppliers.

*(See the next page)*

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.5. Other receivables**

	As at 30 Sep. 2025		As at 01 Jan. 2025	
	VND		VND	
	Amount	Provisions	Amount	Provisions
Current:				
Receivables investment cooperation in Huu Phuoc residential area project	55,794,638,681	-	51,008,177,470	-
Other receivables	500,641,607	-	8,481,898,957	-
<b>Total</b>	<b>56,295,280,288</b>	<b>-</b>	<b>59,490,076,427</b>	<b>-</b>
Non-current:				
Other receivables from related parties - Refer to Note 4.30 (*)	148,011,076,552	-	-	-
Deposits to related parties - Refer to Note 4.30	388,537,317	-	319,145,994	-
Deposits	5,000,000	-	5,000,000	-
<b>Total</b>	<b>148,404,613,869</b>	<b>-</b>	<b>324,145,994</b>	<b>-</b>

(\*) Representing the receivables from BOT 768 Company Limited as at 30 September 2025.

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.6. Doubtful debts**

	As at 30 Sep. 2025		As at 01 Jan. 2025	
	VND		VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables not yet due but uncollectible	8,343,516,118	1,393,273,119	7,557,479,392	2,121,825,771

Overdue trade receivables are analysed by debtor as follows:

	As at 30 Sep. 2025			As at 01 Jan. 2025		
	VND			VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Phuc An Construction Trading and Services Company Limited	4,702,524,883	617,656,045	Over 02 years	4,702,524,883	1,598,685,504	Over 01 year
KSB Vina Company Limited	1,844,901,157	413,655,368	Over 01 year	1,322,867,546	345,980,743	Over 01 year
LTP Global Vina Company Limited	935,757,436	361,961,705	Over 06 months	671,754,321	177,159,524	Over 01 year
Dong Thuan Investment Joint Stock Company	778,375,003	-	Over 03 years	778,375,003	-	Over 03 years
Aurelia Apparels Vietnam Company Limited	81,957,639	-	Over 03 years	81,957,639	-	Over 03 years
<b>Total</b>	<b>8,343,516,118</b>	<b>1,393,273,118</b>		<b>7,557,479,392</b>	<b>2,121,825,771</b>	

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.7. Inventories**

	As at 30 Sep. 2025		As at 01 Jan. 2025	
	VND		VND	
	Cost	Provisions	Cost	Provisions
Raw materials	223,241,276	-	223,241,276	-
Tools and supplies	260,522,722	-	101,179,492	-
Work in progress	1,843,812,581,413	-	1,742,758,809,927	-
Merchandise	36,502,175	-	33,196,371	-
<b>Total</b>	<b><u>1,844,332,847,586</u></b>	<b><u>-</u></b>	<b><u>1,743,116,427,066</u></b>	<b><u>-</u></b>

Work in progress are detailed by project as follows:

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Chau Duc urban area project	1,568,373,622,772	1,512,856,063,865
Huu Phuoc residential area project	188,067,798,474	181,793,249,230
Social housing project	87,371,160,167	48,109,496,832
<b>Total</b>	<b><u>1,843,812,581,413</u></b>	<b><u>1,742,758,809,927</u></b>

The interest expense capitalised in work in progress during the period totalled VND 13,216,314,125 - Refer to Note 4.25.

**4.8. Construction in progress**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Chau Duc Industrial Park project (*)	3,612,730,985,287	3,062,600,479,035
Golf Chau Duc project	37,310,561,765	37,053,502,674
BOT Road 768 project	-	47,829,697,586
Others	628,061,557	628,061,557
<b>Total</b>	<b><u>3,650,669,608,609</u></b>	<b><u>3,148,111,740,852</u></b>

(\*) Construction in progress at the Chau Duc Industrial Park project represent mainly compensation costs for site clearance, construction consultancy, and project investment construction costs. Assets to be formed in the future of Chau Duc Industrial Park project were mortgaged as loan security - Refer to Note 4.19.

The interest expense capitalised in construction in progress during the period totalled VND 83,999,683,229.

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
**4.9. Tangible fixed assets**

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Other VND	Total VND
Cost:						
As at 01 Jan. 2025	565,366,383,862	36,732,921,218	35,170,921,918	5,101,179,777	282,942,280,904	925,313,687,679
Purchase	2,386,733,307	83,000,000	-	373,635,546	799,201,432	3,642,570,285
Self - construction	-	36,421,888,236	-	-	-	36,421,888,236
Disposals	-	-	(464,300,000)	-	-	(464,300,000)
Decrease due to capital contribution to subsidiary	(337,678,907,004)	(36,538,888,236)	-	(102,500,000)	-	(374,320,295,240)
Other decreases	(257,046,880)	-	-	-	-	(257,046,880)
<b>As at 30 Sep. 2025</b>	<b>229,817,163,285</b>	<b>36,698,921,218</b>	<b>34,706,621,918</b>	<b>5,372,315,323</b>	<b>283,741,482,336</b>	<b>590,336,504,080</b>
Accumulated depreciation:						
As at 01 Jan. 2025	83,580,047,790	7,718,870,423	16,557,330,395	3,605,552,170	59,876,162,596	171,337,963,374
Depreciation	7,408,232,625	1,942,045,279	3,366,186,804	417,673,467	16,590,678,298	29,724,816,473
Disposals	-	-	(464,300,000)	-	-	(464,300,000)
Decrease due to capital contribution to subsidiary	(49,196,355,862)	(104,464,279)	-	(102,500,000)	-	(49,403,320,141)
<b>As at 30 Sep. 2025</b>	<b>41,791,924,553</b>	<b>9,556,451,423</b>	<b>19,459,217,199</b>	<b>3,920,725,637</b>	<b>76,466,840,894</b>	<b>151,195,159,706</b>
Net book value:						
As at 01 Jan. 2025	481,786,336,072	29,014,050,795	18,613,591,523	1,495,627,607	223,066,118,308	753,975,724,305
<b>As at 30 Sep. 2025 (*)</b>	<b>188,025,238,732</b>	<b>27,142,469,795</b>	<b>15,247,404,719</b>	<b>1,451,589,686</b>	<b>207,274,641,442</b>	<b>439,141,344,374</b>

The amount of year-end net book value of tangible fixed assets formed from the golf course totalling VND 421,179,066,044 was mortgaged as loan security - Refer to Note 4.19.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 6,490,402,228.

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.10. Investment property**

Investment property for leases	As at 30 Sep. 2025 VND	Additions VND	As at 01 Jan. 2025 VND
Cost:			
Land use rights	185,462,363,350	-	185,462,363,350
Infrastructure	1,752,042,900,303	-	1,752,042,900,303
Factory	23,969,528,428	-	23,969,528,428
<b>Total</b>	<b><u>1,961,474,792,081</u></b>		<b><u>1,961,474,792,081</u></b>
Accumulated depreciation:			
Land use rights	177,729,761,864	593,674,375	177,136,087,489
Infrastructure	711,780,582,446	55,635,643,899	656,144,938,547
Factory	9,084,246,448	862,182,576	8,222,063,872
<b>Total</b>	<b><u>898,594,590,758</u></b>	<b><u>57,091,500,850</u></b>	<b><u>841,503,089,908</u></b>
Net book value:			
Land use rights	7,732,601,486		8,326,275,861
Infrastructure	1,040,262,317,857		1,095,897,961,756
Factory	14,885,281,980		15,747,464,556
<b>Total</b>	<b><u>1,062,880,201,323</u></b>		<b><u>1,119,971,702,173</u></b>

The amount of year-end net book value of investment property was mortgaged as loan security - Refer to Note 4.19.

The historical cost of investment property fully depreciated but still held for rental totalled VND 30,861,026,964.

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.11. Prepayments**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Rental cost of premises with technical infrastructure (a)	129,126,429,902	-
Other	6,016,055,938	80,961,504,855
<b>Total</b>	<b><u>135,142,485,840</u></b>	<b><u>80,961,504,855</u></b>
Non-current:		
Compensation costs for site clearance (b)	67,540,166,392	71,024,730,007
Other	9,046,503,930	11,075,943,781
<b>Total</b>	<b><u>76,586,670,322</u></b>	<b><u>82,100,673,788</u></b>

- (a) Representing the value of the sublease of the land plot leased under contract No. 02/HDCQ-SZC-KD dated 17 January 2025 regarding the transfer of the sublease rights at Chau Duc Industrial Park between the Company and Kuk II Spinning Vina Company Limited and contract No. 03/HDCQ-SZC-KD dated 29 July 2025 regarding the transfer of the sublease rights at Chau Duc Industrial Park between the Company and Sonadezi An Binh Joint Stock Company.
- (b) Representing the compensation costs for site clearance of the Chau Duc urban area project, which is amortised to the area where infrastructure construction has been completed and brought into use for the golf Chau Duc project.

*(See the next page)*

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.12. Current trade payables**

	As at 30 Sep. 2025 VND		As at 01 Jan. 2025 VND	
	Amount	Payable amount	Amount	Payable amount
Trade payables to related parties - Refer to Note 4.30	6,662,961,828	6,662,961,828	5,757,464,471	5,757,464,471
Trade payables:				
Chau Duc District Reconciliation Council	129,382,654,669	129,382,654,669	115,482,912,462	115,482,912,462
Other suppliers (*)	47,757,166,380	47,757,166,380	58,806,687,240	58,806,687,240
<b>Total</b>	<b>183,802,782,877</b>	<b>183,802,782,877</b>	<b>180,047,064,173</b>	<b>180,047,064,173</b>

(\*) As at 30 September 2025, any component of trade payables to other suppliers was less than 10% of the total current trade payables.

**4.13. Current advances from customers**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Advances from related parties - Refer to Note 4.30	4,231,823,213	7,744,555,517
Vina One Steel Joint Stock Company	235,326,317,804	133,647,431,864
Quickpack Household and Hygiene Vietnam Company Limited	120,052,600,807	-
Other customers	115,480,268,575	514,164,207,337
<b>Total</b>	<b>475,091,010,399</b>	<b>655,556,194,718</b>

Current advances from customers represent prepayments for land rental and industrial park infrastructure.

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.14. Tax and amounts payable to the state budget**

	As at 30 Sep. 2025 VND	Incurred VND	Deductible VND	As at 01 Jan. 2025 VND
Value added tax deductible	57,960,210,541	34,202,154,243	(29,147,413,943)	52,905,470,241
	As at 30 Sep. 2025 VND	Movements in the period VND		As at 01 Jan. 2025 VND
	Payable	Payable	Paid	Payable
Value added tax	240,145,370	4,618,961,011	(4,378,815,641)	-
Corporate income tax	8,183,503,653	51,952,022,409	(56,708,424,014)	12,939,905,258
Personal income tax	51,370,600	3,882,510,267	(4,311,672,767)	480,533,100
Special consumption tax	721,024,472	6,592,721,214	(6,663,749,598)	792,052,856
Fees, charges, and other payables	-	31,345,088,983	(31,345,088,983)	-
<b>Total</b>	<b>9,196,044,095</b>	<b>97,851,303,884</b>	<b>(40,717,573,037)</b>	<b>14,212,491,214</b>

**4.15. Payables to employees**

Representing the salary funds payable to employees as at 30 September 2025.

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.16. Accrued expenses**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Maintenance and upkeep expense for golf course greenery	-	4,995,149,574
Accrued other expenses	286,067,328	1,222,412,891
<b>Total</b>	<b>286,067,328</b>	<b>6,217,562,465</b>
Non-current:		
Accrued expenses for Chau Duc industrial park land lease	1,330,569,878,490	1,241,332,128,213
Accrued other expenses	552,629,517	552,629,517
<b>Total</b>	<b>1,331,122,508,007</b>	<b>1,241,884,757,730</b>

**4.17. Unearned revenue**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Unearned revenue for industrial park land lease	12,422,665,920	13,408,443,840
Unearned revenue for golf services business	5,952,628,690	6,378,719,273
<b>Total</b>	<b>18,375,294,610</b>	<b>19,787,163,113</b>
Non-current:		
Unearned revenue for industrial park land lease	289,492,199,053	301,914,864,973
Unearned revenue for golf services business	3,935,425,706	5,729,334,219
<b>Total</b>	<b>293,427,624,759</b>	<b>307,644,199,192</b>

The ability to not fulfil agreements on industrial park land leases and golf services under the contracts signed with customers was assessed low:

- For industrial park land lease: The contract has been signed for many years, the customers will abandon building facilities, and the entire land rental has been paid.
- For golf services business: Customers are not entitled to a refund for any reason.

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	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Dividend payables to related parties - Refer to Note 4.30	102,627,018,000	-
Dividend payables	80,249,366,561	3,079,324,561
Deposits	10,779,297,824	8,389,260,000
Capital contribution social housing business cooperation received from related parties - Refer to Note 4.30	23,903,717,523	20,328,000,000
Deposit payables for house purchase and investment cooperation in Huu Phuoc residential project to related parties - Refer to Note 4.30	4,328,840,136	12,995,039,650
Deposit payables for house purchase and investment cooperation in Huu Phuoc residential project	243,495,186,525	237,862,267,485
Other payables	2,570,349,723	27,841,687,557
<b>Total</b>	<b><u>467,953,776,292</u></b>	<b><u>310,495,579,253</u></b>
Non-current:		
Deposits	2,350,823,475	2,350,823,475

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**4.19. Loans**

	As at 30 Sep. 2025		Movements in the period		As at 01 Jan. 2025	
	VND		VND		VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
<b>Current:</b>						
Bank loans (a)						
Woori Bank Vietnam Limited	38,484,449,999	38,484,449,999	67,001,764,415	81,986,627,932	53,469,313,516	53,469,313,516
Joint Stock Commercial Bank for Foreign Trade of Vietnam	3,026,077,600	3,026,077,600	3,026,077,600	36,322,420,057	36,322,420,057	36,322,420,057
Vietnam Joint Stock Commercial Bank for Industry and Trade	94,170,343,125	94,170,343,125	94,170,343,125	-	-	-
Shinhan Bank Vietnam Limited	13,780,991,308	13,780,991,308	21,407,281,535	7,626,290,227	-	-
Current portion of bank long-term loans (b)						
Dong Nai Province Development Investment Fund				5,456,000,000	5,456,000,000	5,456,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch	41,650,000,000	41,650,000,000	27,450,000,000	42,600,000,000	56,800,000,000	56,800,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City	89,000,000,000	89,000,000,000	53,500,000,000	241,500,000,000	277,000,000,000	277,000,000,000
Woori Bank Vietnam Limited	38,333,333,334	38,333,333,334	19,166,666,667	19,166,666,667	38,333,333,334	38,333,333,334



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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Military Commercial Joint Stock Bank - Vung Tau Branch	5,830,312,503	5,830,312,503	4,664,250,002	3,498,187,503	4,664,250,004	4,664,250,004
Bond - Shinhan Bank Vietnam Limited				200,000,000,000	200,000,000,000	200,000,000,000
Lien Viet Post Joint Stock Commercial Bank – Dong Nai Branch	2,639,742,000	2,639,742,000	1,759,828,000	2,639,742,000	3,519,656,000	3,519,656,000
<b>Subtotal</b>	<b>326,915,249,869</b>	<b>326,915,249,869</b>	<b>292,146,211,344</b>	<b>640,795,934,386</b>	<b>675,564,972,911</b>	<b>675,564,972,911</b>
<b>Non-current:</b>						
Fortune Vietnam Joint Stock Commercial Bank - Dong Nai Branch (old name: Lien Viet Post Joint Stock Commercial Bank)	2,639,712,388	2,639,712,388		1,759,828,000	4,399,540,388	4,399,540,388
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch	250,842,859,466	250,842,859,466	40,647,267,248	27,450,000,000	237,645,592,218	237,645,592,218
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City	1,460,466,808,648	1,460,466,808,648	283,756,076,763	53,500,000,000	1,230,210,731,885	1,230,210,731,885
Woori Bank Vietnam Limited	57,499,999,997	57,499,999,997		19,166,666,667	76,666,666,664	76,666,666,664
Military Commercial Joint Stock Bank - Vung Tau Branch	83,956,499,994	83,956,499,994		4,664,250,002	88,620,749,996	88,620,749,996
Dong Nai Province Development Investment Fund				19,280,000,000	19,280,000,000	19,280,000,000
<b>Subtotal</b>	<b>1,855,405,880,493</b>	<b>1,855,405,880,493</b>	<b>324,403,344,011</b>	<b>125,820,744,669</b>	<b>1,656,823,281,151</b>	<b>1,656,823,281,151</b>

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Short-term loans are amounts borrowed from banks with a maximum term of 09 months, and interest rates ranging from 4.0% per year to 6.1% per year. The purpose of the loan is to supplement working capital for the Company's business operations.

Current portion of bank long-term loans represents amounts borrowed from banks under long-term agreements that are due for repayment within the next 12 months.

Long-term loans are amounts borrowed from banks with interest rates ranging from 6.18% per year to 10% per year. The purpose of the loan is to invest in the development of the Chau Duc Industrial Park – Urban Area & Golf Course project and BOT projects. The remaining loan term ranges from 2 years to 9 years.

The payment of bond principal and interest until 30 September 2025 is as follows:

Bond code	Term	Release date	Issuance value (at par value)	Issuance value (at par value) VND billion	Interest payment period	Date of payment	Interest payment		Original payment	
							Payables	Paid	Payables	Paid
							VND	VND	VND	VND
SZCH2 126001	05 years	08/01/2021	500	400	03 months	10/01/2022	9,915,068,493	9,915,068,493	100,000,000,000	100,000,000,000
						07/04/2022	7,425,753,425	7,425,753,425	-	-
						07/07/2022	7,678,904,110	7,678,904,110	-	-
						10/10/2022	7,763,287,671	7,763,287,671	-	-
						09/01/2023	7,847,671,234	7,847,671,234	100,000,000,000	100,000,000,000
						10/04/2023	7,030,684,932	7,030,684,932	-	-
						10/07/2023	6,956,712,329	6,956,712,329	-	-
						09/10/2023	6,139,726,027	6,139,726,027	-	-
						08/01/2024	5,572,191,781	5,572,191,781	100,000,000,000	100,000,000,000
						08/04/2024	3,465,479,452	3,465,479,452	-	-
						04/07/2024	3,330,849,315	3,330,849,315	-	-
						07/10/2024	3,367,452,055	3,367,452,055	-	-
						08/01/2025	3,367,452,055	3,367,452,055	200,000,000,000	200,000,000,000

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**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

The capital use and disbursement progress in the year for the purpose of investing in Chau Duc urban area project are as follows:

<u>The capital use and disbursement progress</u>	<u>Release plan</u>		<u>Implementation</u>	
	<u>Disbursement time</u>	<u>Disbursement amount VND</u>	<u>Disbursement time</u>	<u>Disbursement amount VND</u>
Investing in Chau Duc urban area project	08/01/2021 - 08/11/2023	500,000,000,000	08/01/2021 - 08/11/2023	500,000,000,000
<b>Remaining as at 30 September 2025: 0 VND</b>				-

The mortgage of the non-current loans are as follows:

- Term deposit - Refer to Note 4.2.
- Toll collection rights from August 2011 to 31 December 2045 of toll stations 2a and 2b on Dong Khoi Street and toll station 4a on the road to Thien Tan Water Plant of BOT 768 project, toll collection rights at Station No. 1 and Station No. 3 under the BOT Road – Road 768 project.
- The shares owned by the Company in Sonadezi Long Binh Share Holding Company according to the Asset Mortgage Contract No. 09/2023/HĐTC-TD between the Company and the Dong Nai Provincial Development Investment Fund.
- A part of land use rights and assets formed in the future of land plots in Nghia Thanh Commune and Suoi Nghe Commune, Chau Duc District and Song Xoai Commune, Chau Pha Commune, Tan Thanh District, Ba Ria - Vung Tau Province that the Company was assigned to implement "The Chau Duc Industrial Park project" according to Real Estate Mortgage Contract No. 1017/2020 - HĐBĐ/NHCT924-SZC dated 20 October 2020 and amended and supplemented documents between the Company and Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City.
- A part of land use rights and assets formed in the future of land plots in Nghia Thanh Commune and Suoi Nghe Commune, Chau Duc District and Song Xoai Commune, Chau Pha Commune, Tan Thanh District, Ba Ria - Vung Tau Province that the the Company was assigned to implement "The Chau Duc Industrial Park project" according to real estate mortgage Contract No. 0903/2019 - HĐBĐ/NHCT924-SZC dated 08 April 2019 and amended and supplemented documents between the Company and Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City.
- A part of land use rights and assets formed in the future of land plots in Nghia Thanh Commune and Suoi Nghe Commune, Chau Duc District and Song Xoai Commune, Chau Pha Commune, Tan Thanh District, Ba Ria - Vung Tau Province that the Company was assigned to implement "The Chau Duc Industrial Park project" according to real estate mortgage Contract No. 1109/2019 - HĐBĐ/NHCT924-SZC dated 11 November 2019 and amended and supplemented documents between the Company and Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City.
- Property rights arise from the investment in Chau Duc Industrial Park Technical Infrastructure project according to property rights mortgage Contract No. 1022/2020 /NHCT924-SZC dated 23 October 2020 and amended documents, supplemented between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City.
- Property rights (including: the right to collect debts and enjoy debt amounts...) according to property rights mortgage Contract No. 1023/2020 /NHCT924-SZC dated 23 October 2020 and amending documents changes and additions between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City.

## SONADEZI CHAU DUC SHAREHOLDING COMPANY

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### SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Exploitation rights arise from plots of land that are eligible for business and have the origin of use as the state leases land with annual payments in Chau Duc Industrial Park under the mining rights mortgage Contract No. 1024/2020 /NHCT924-SZC dated 23 October 2020 and amended and supplemented documents between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City.
- The assets attached to the land that have been, will be formed, and owned in the future (including but not limited to main construction items and auxiliary construction items such as roads, electrical systems, water supply and drainage systems, wastewater treatment, landscaping, etc.) in the Chau Duc Industrial Park Project according to the Asset Mortgage Contract No. 0311/2024/HĐBĐ/NHCT924-SZC dated 19 March 2024 between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City.
- The mortgagor's land use rights for the land plot according to the Certificate of land use rights, Certificate of ownership of houses and assets attached to land No. BM 510880 issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province issued under Real Estate Mortgage Contract No. 148/2019/3211825/HDBD dated 10 December 2019.
- Land use rights and assets attached to the land that will be formed in the future of the Chau Duc Golf Course project, Suoi Nghe commune, Chau Duc district, Ba Ria - Vung Tau province – Refer to Note 4.8
- Assets formed from loan capital related to the Social Housing Construction Investment Project (Phase 1) – Sonadezi Huu Phuoc Residential Area according to the Movable Property and Property Rights Mortgage Contract No. 89/2024/3211825/HĐTC dated 06 December 2024, between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch.
- Certificate of land use rights, ownership of houses, and other assets attached to the land No. CU 756198 issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau province on 20 July 2020.
- Certificate of land use rights, ownership of houses, and other assets attached to the land No. CU 756199 issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau province on 20 July 2020.
- Certificate of land use rights No. CU 756196 issued to Sonadezi Chau Duc Joint Stock Company by the Department of Natural Resources and Environment of Ba Ria - Vung Tau province on 20 July 2020.
- Certificate of land use rights No. CU 756197 issued to Sonadezi Chau Duc Joint Stock Company by the Department of Natural Resources and Environment of Ba Ria - Vung Tau province on 20 July 2020.
- Guarantee commitment of the parent company - Refer to Note 4.30.
- Term deposit with the term of 09 months with the original amount of VND 2,750,000,000 at Joint Stock Commercial Bank for Foreign Trade Of Vietnam.

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**4.20. Owners' equity**

**4.20.1. Changes in owners' equity**

	Items of owners' equity				Total VND
	Owner's contributed capital VND	Capital surplus VND	Investment and development funds VND	Retained earnings VND	
As at 01 Jan. 2024	1,199,999,610,000	5,347,250,000	127,832,827,134	404,135,713,034	1,737,315,400,168
First six months of previous year's capital increase	599,859,020,000	598,929,448,765	-	-	1,198,788,468,765
First six months of previous year's profits	-	-	-	226,895,682,163	226,895,682,163
Distribution to development investment fund	-	-	30,000,000,000	(30,000,000,000)	-
Distribution to bonus and welfare fund	-	-	-	(12,680,000,000)	(12,680,000,000)
Dividends	-	-	-	(119,999,961,000)	(119,999,961,000)
As at 30 Sep. 2024	1,799,858,630,000	604,276,698,765	157,832,827,134	468,351,434,197	3,030,319,590,096
Last three months of previous year's profits	-	-	-	75,231,475,689	75,231,475,689
As at 01 Jan. 2025	1,799,858,630,000	604,276,698,765	157,832,827,134	543,582,909,886	3,105,551,065,785
First nine months of current year's profits	-	-	-	227,314,946,076	227,314,946,076
Distribution to development investment fund	-	-	50,000,000,000	(50,000,000,000)	-
Distribution to bonus and welfare fund	-	-	-	(25,740,000,000)	(25,740,000,000)
Dividends	-	-	-	(179,985,863,000)	(179,985,863,000)
<b>As at 30 Sep. 2025</b>	<b>1,799,858,630,000</b>	<b>604,276,698,765</b>	<b>207,832,827,134</b>	<b>515,171,992,962</b>	<b>3,127,140,148,861</b>

Dividends and profit distributions in the current period were executed in accordance with Resolution of the 2025 General Annual Meeting of Shareholders No. 06.2025/NQ-SZC-DHDCD, dated 11 April 2025.



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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.20.2. Details of owners' equity**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Sonadezi Corporation	843,120,000,000	843,120,000,000
Sonadezi Long Thanh Shareholding Company	181,440,000,000	181,440,000,000
Other shareholders	775,298,630,000	775,298,630,000
<b>Total</b>	<b>1,799,858,630,000</b>	<b>1,799,858,630,000</b>

**4.20.3. Shares**

	As at 30 Sep. 2025	As at 01 Jan. 2025
Number of ordinary shares registered for issue	179,985,863	179,985,863
Number of ordinary shares sold to public	179,985,863	179,985,863
Number of ordinary shares outstanding	179,985,863	179,985,863

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

**4.20.4. Report on using capital from issuing additional shares**

The general information about the issue of shares to increase charter capital is as follows:

No.	Content	Information
1.	Share name	Shares of Sonadezi Chau Duc Shareholding Company
2.	Type	Ordinary share
3.	Par value	VND 10,000 per share
4.	Number of shares	59,999,980 shares
5.	Total value	VND 20,000 per share
6.	Issue form	Offering shares to existing shareholders
7.	Issue date	16/01/2024
8.	Completion date	12/04/2024
9.	Total issued shares	59,985,902 shares

The shares were issued based on the following documents:

- Resolution of 2023 the General Meeting of Shareholders No. 04/NQ-SZC-DHDCD dated 18 April 2023;
- Resolution of the Board of Directors No. 09/NQ-SZC-HDQT dated 21 August 2023, regarding the approval the plan to issue additional shares to existing shareholders to increase charter capital;
- Certificate of Public Offering Registration No. 439/GCN-UBCK dated 22 December 2023 issued by the State Securities Commission of Vietnam;
- Decision No. 87/QD-UBCK of the State Securities Commission approving the extension of the public offering registration certificate until 19 April 2024;
- Report on the Results of the Public Offering submitted to the State Securities Commission No. 419/BC-SZC-TCKT dated 15 April 2024.

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

- Resolution of the Board of Directors No. 13/NQ-SZC-HDQT dated 15 April 2024 regarding the approval of the results of the public offering of additional shares to existing shareholders.

Resolution No. 04/NQ-SZC-DHDCCD dated 18 April 2023 of the General Meeting of Shareholders of Sonadezi Chau Duc Shareholding Company regarding the approval the plan for using the proceeds from the share issuance as follows:

- Supplementing funding for the construction of Chau Duc industrial park project;
- Restructuring the Company's loans from credit institutions and make payment for principal and interest on maturing bonds.

**Progress for the use of capital raised from the share issuance**

<u>No.</u>	<u>Content</u>	<u>Planned capital utilization VND</u>	<u>Actual capital utilization during the reporting period VND</u>
1.	Supplementing funding for the construction of Chau Duc industrial park project	399,999,600,000	399,999,600,000
2.	Restructuring the Company's loans from credit institutions and make payment for principal and interest on maturing bonds	800,000,000,000	799,718,440,000
2.1	<i>Payment principal and interest of Shinhan bonds</i>	210,000,000,000	210,000,000,000
2.2	<i>Payment principal and loan interest at Vietinbank</i>	490,000,000,000	489,718,440,000
2.3	<i>Payment principal and interest of loans at BIDV</i>	100,000,000,000	100,000,000,000
	<b>Total</b>	<b>1,199,999,600,000</b>	<b>1,199,718,040,000</b>

The deficiency in capital between planned capital utilization and actual capital raised from share issuance was financed by the Company through alternative funding sources.

**4.21. Off statement of financial position items**

	<u>As at 30 Sep. 2025</u>	<u>As at 01 Jan. 2025</u>
Foreign currencies:		
USD	34,117	34,137.18
Number of dividend shares issued by Chau Duc Water Supply Shareholding Company	742,500	742,500

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.22. Revenue from selling goods and rendering services**

	<u>Current period VND</u>	<u>Previous period VND</u>
Revenue from Industrial park infrastructure business	33,128,544,135	141,459,036,925
Revenue from golf services and restaurant	11,337,808,346	13,908,296,055
Revenue from supplying water	4,178,946,400	2,513,531,400
Revenue from Sonadezi Huu Phuoc residential area		3,929,560,932
Revenue from wastewater treatment	1,861,517,700	973,843,200
Revenue from leasing factory and management fees	1,287,475,524	1,213,632,000
Revenue from supervision consulting services		510,608,000
Other revenues	377,728,165	256,720,995
<b>Total</b>	<b><u>52,172,020,270</u></b>	<b><u>164,765,229,507</u></b>

**4.23. Cost of sales**

	<u>Current period VND</u>	<u>Previous period VND</u>
Cost of Industrial Park Infrastructure Business	10,826,380,281	51,542,589,927
Cost of golf services and restaurant	17,160,184,173	22,171,693,247
Cost of supplying water	3,967,491,600	2,346,253,600
Cost of Sonadezi Huu Phuoc residential area	339,724,056	1,123,173,229
Cost of wastewater treatment	1,026,780,398	328,751,300
Cost of leasing factory and management fees	287,394,192	390,991,871
Cost of road toll business		1,149,012,261
Others	54,161,890	84,721,738
Cost of supervision consulting services		59,257,500
<b>Total</b>	<b><u>33,662,116,590</u></b>	<b><u>79,196,444,673</u></b>

**4.24. Finance income**

	<u>Current period VND</u>	<u>Previous period VND</u>
Dividends, profits received	6,954,675,000	5,622,167,500
Deposit interest	4,200,004,226	9,461,691,273
<b>Total</b>	<b><u>11,154,679,226</u></b>	<b><u>15,083,858,773</u></b>

**4.25. Finance expense**

	<u>Current period VND</u>	<u>Previous period VND</u>
Interest expense	6,080,534,315	7,492,072,627

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Payment discount		796,800,000
Loss from exchange differences		28,800
<b>Total</b>	<b>6,080,534,315</b>	<b>8,288,901,427</b>
<b>4.26. Selling expense</b>		
	<b>Current period VND</b>	<b>Previous period VND</b>
Customer referral consulting expense		2,179,293,369
Other expense	79,258,297	472,348,520
<b>Total</b>	<b>79,258,297</b>	<b>2,651,641,889</b>
<b>4.27. General and administrative expense</b>		
	<b>Current period VND</b>	<b>Previous period VND</b>
Employee expense	1,013,900,667	12,152,836,113
Stationery expense	133,769,199	100,930,310
Depreciation expense	604,756,401	466,302,518
Taxes, fees, and charges	630,404,226	735,795,939
Services expense	1,022,692,873	1,089,173,289
Other expenses	1,446,497,346	2,229,834,846
<b>Total</b>	<b>4,852,020,712</b>	<b>16,774,873,015</b>
<b>4.28. Production and business costs by element</b>		
	<b>Current period VND</b>	<b>Previous period VND</b>
Material expense	287,665,313	673,792,271
Employee expense	7,350,733,217	18,259,874,623
Depreciation expense	17,708,503,388	47,483,722,616
Services expense	9,976,845,461	12,497,083,041
Other expenses	50,898,131,796	77,075,108,249
<b>Total</b>	<b>86,221,879,175</b>	<b>155,989,580,800</b>
<b>4.29. Current corporate income tax expense</b>		
	<b>Current period VND</b>	<b>Previous period VND</b>
Accounting profit before taxation for the period	18,647,542,308	73,104,296,591
CIT expense for the period	1,203,259,136	13,514,860,682

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****4.30. RELATED PARTIES**

<u>List of related parties</u>	<u>Relationship</u>
1. Sonadezi Corporation	Parent company
2. BOT 768 Company Limited	Subsidiary
3. Sonadezi An Binh Joint Stock Company	Fellow subsidiary
4. Sonadezi Service Joint Stock Company	Fellow subsidiary
5. Sonadezi Long Thanh Shareholding Company	Fellow subsidiary
6. Sonadezi Environment Joint Stock Company	Fellow subsidiary
7. Sonadezi Long Binh Shareholding Company	Fellow subsidiary
8. Industrial Urban Development Joint Stock Company No. 2	Fellow subsidiary
9. Dong Nai Water Supply Joint Stock Company	Fellow subsidiary
10. Sonadezi Giang Dien Shareholding Company	Fellow subsidiary
11. Dong Nai Construction Joint Stock Company	Fellow subsidiary
12. Sonadezi College of Technology and Management	Fellow subsidiary
13. Chau Duc Water Supply Shareholding Company	Having key management personnel in common
14. The Board of Directors ("BOD"), management, the Supervisory Committee and Chief Accountant	Key management personnel
15. Ms. Do Tran Chan Nhi	Family member of key management personnel
16. Ms. Le Thi Giang	Family member of key management personnel
17. Ms. Pham Thi Anh Thi	Family member of key management personnel
18. Mr. Phan Hoang Nam Anh	Family member of key management personnel
19. Mr. Phan Hoang Nam	Family member of key management personnel

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

	<b>As at 30 Sep. 2025 VND</b>	<b>As at 01 Jan. 2025 VND</b>
Current trade receivables:		
Sonadezi Long Thanh Shareholding Company	3,100,554	-
Ms. Le Thi Giang	595,000,000	595,000,000
Ms. Pham Thi Kim Hoa - Head of Supervisory Committee	551,000,000	1,253,000,000
Mr. Nguyen Minh Tan - Vice General Director	551,000,000	-
Sonadezi An Binh Joint Stock Company	19,044,084	21,000,978
<b>Total - Refer to Note 4.3</b>	<b><u>1,719,144,638</u></b>	<b><u>1,869,000,978</u></b>
Receivables from handover of assets to subsidiaries - Refer to Note 4.5:		
BOT 768 Company Limited	148,011,076,552	-

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Deposits - Refer to Note 4.5:		
Sonadezi Giang Dien Shareholding Company	388,537,317	319,145,994
Current trade payables:		
Dong Nai Construction Joint Stock Company	-	(2,559,602,602)
Sonadezi An Binh Joint Stock Company	(4,481,085,699)	(681,161,963)
Chau Duc Water Supply Shareholding Company	(1,391,421,360)	(1,067,327,520)
Sonadezi Service Joint Stock Company	(774,689,940)	(1,433,137,085)
Sonadezi Giang Dien Shareholding Company	(15,764,829)	(16,235,301)
<b>Total - Refer to Note 4.12</b>	<b>(6,662,961,828)</b>	<b>(5,757,464,471)</b>
Current advances from customers:		
Mr. Phan Hoang Nam	(4,231,823,213)	(4,231,823,213)
Mr. Nguyen Minh Tan - Vice General Director	-	(3,512,732,304)
<b>Total - Refer to Note 4.13</b>	<b>(4,231,823,213)</b>	<b>(7,744,555,517)</b>
Payables for investment cooperation in Huu Phuoc Residential project:		
Industrial Urban Development Joint Stock Company No. 2	(2,593,061,757)	(5,524,706,617)
Sonadezi An Binh Joint Stock Company	(1,735,778,379)	
Mr. Phan Hoang Nam Anh	(1,235,398,889)	(1,235,398,889)
Mr. Pham Anh Tuan - Member of the BOD	(1,111,859,000)	(1,111,859,000)
Ms. Nguyen Phuong Hang - Member of the BOD	(1,111,859,000)	(1,111,859,000)
Ms. Do Tran Chan Nhi	(1,061,030,302)	(1,061,030,302)
Mr. Nguyen Van Luong - Member of the BOD	(1,038,018,825)	(1,038,018,825)
Mr. Nguyen Minh Tan - Vice General Director	(1,010,201,443)	(1,010,201,443)
Ms. Pham Thi Anh Thi	(901,965,574)	(901,965,574)
<b>Total - Refer to Note 4.18</b>	<b>(11,799,173,169)</b>	<b>(12,995,039,650)</b>
Payables for investment cooperation in Social Housing project - Refer to Note 4.18:		
Industrial Urban Development Joint Stock Company No. 2	(20,328,000,000)	(20,328,000,000)
Dong Nai Construction Joint Stock Company	(3,575,717,523)	
<b>Total</b>	<b>(23,903,717,523)</b>	<b>(20,328,000,000)</b>

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**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

	As at 30 Sep. 2025 VND	As at 01 Jan. 2025 VND
Dividend payables:		
Sonadezi Corporation	(84,312,000,000)	-
Sonadezi Long Thanh Shareholding Company	(18,144,000,000)	-
Dong Nai Water Supply Joint Stock Company	(171,018,000)	-
<b>Total - Refer to Note 4.18</b>	<b><u>(102,627,018,000)</u></b>	<b><u>-</u></b>

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

	Current period VND	Previous period VND
Selling goods and rendering of services:		
Sonadezi Long Thanh Shareholding Company	1,619,402,620	-
Industrial Urban Development Joint Stock Company No. 2	293,560,814	-
Sonadezi An Binh Joint Stock Company	48,581,738	10,784,200
Sonadezi Long Binh Share Holding Company	590,714,195	3,845,800
<b>Total - Refer to Note 4.23</b>	<b><u>2,552,259,367</u></b>	<b><u>14,630,000</u></b>

Purchase of goods and services:

Dong Nai Construction Joint Stock Company	13,751,304,087	-
Chau Duc Water Supply Shareholding Company	4,029,711,200	2,399,038,000
Sonadezi Service Joint Stock Company	740,070,500	1,136,156,630
Sonadezi Giang Dien Shareholding Company	445,514,028	396,419,927
Dong Nai Water Joint Stock Company	3,000,000	1,012,000
Sonadezi Security Service Company Limited	88,000,000	-
Sonadezi An Binh Joint Stock Company	25,808,571,289	-
Sonadezi College of Technology and Management	-	43,100,000
<b>Total</b>	<b><u>44,866,171,104</u></b>	<b><u>3,975,726,557</u></b>

Dividends, profits received - Refer to Note 4.24:

Chau Duc Water Supply Shareholding Company	2,722,500,000	2,722,500,000
Sonadezi Long Binh Share Holding Company	3,782,175,000	2,899,667,500
Sonadezi Service Joint Stock Company	450,000,000	-
<b>Total</b>	<b>6,954,675,000</b>	<b>5,622,167,500</b>

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Park,  
Tran Bien Ward, Dong Nai Province, Vietnam

**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**Guarantee commitment:

Sonadezi Corporation (parent company) has committed by letter of guarantee to guarantee the loans of the Company at Woori Bank Vietnam Limited - Bien Hoa Branch with the outstanding balances and interest as well as financial obligations arising from the original debt in a maximum amount of VND 107,732,000,000 - Refer to Note 4.19.

Remunerations of the Board of Directors ("BOD") are as follows:

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Dinh Ngoc Thuan	Chairman of the BOD	24,000,000	24,000,000
Mr. Nguyen Van Tuan	Member of the BOD	24,000,000	24,000,000
Mr. Pham Anh Tuan	Member of the BOD	24,000,000	24,000,000
Mr. Tran Hao Hiep	Member of the BOD	24,000,000	24,000,000
Mr. Nguyen Van Luong	Member of the BOD	24,000,000	24,000,000
Mr. Phan Dinh Tham	Member of the BOD	24,000,000	24,000,000
Ms. Nguyen Phuong Hang	Member of the BOD	24,000,000	24,000,000
<b>Total</b>		<b>168,000,000</b>	<b>168,000,000</b>

Salaries of management and key management personnel are as follows:

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Nguyen Van Tuan	General Director	231,200,000	210,763,000
Mr. Tran Trung Chien	Vice General Director	177,600,000	166,163,000
Mr. Nguyen Minh Tan	Vice General Director	177,600,000	162,413,000
Mr. Hoang Van Chi	Vice General Director (appointed on 01 July 2024)	177,600,000	145,275,000
Mr. Tran Ngoc Tong	Chief Accountant	139,045,000	127,425,000
<b>Total</b>		<b>903,045,000</b>	<b>812,039,000</b>

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Park,  
Tran Bien Ward, Dong Nai Province, Vietnam

**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Remunerations and salaries of the Supervisory Committee are as follows:

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Ms. Pham Thi Kim Hoa	Head	137,063,000	127,425,000
Mr. Le Duc Thuan	Member	12,000,000	12,000,000
Ms. Nguen Thanh Huong	Member (appointed on 11 April 2025)	12,000,000	
Ms. Trinh Thi Hoa	Member (resigned on 11 April 2025)		12,000,000
<b>Total</b>		<b>161,063,000</b>	<b>151,425,000</b>

**4.31. Events after the end of the reporting period**

No significant events have arisen after the end of the reporting period to the date of the separate financial statements.



*Phan*  
\_\_\_\_\_  
**Nguyễn Văn Tuấn**  
General Director

*Trần Ngọc Tông*  
\_\_\_\_\_  
**Trần Ngọc Tông**  
Chief Accountant

*Dang Thi Thuy Hang*  
\_\_\_\_\_  
**Dang Thi Thuy Hang**  
Preparer

Dong Nai, 16 October 2025



SONADEZI CORPORATION  
SONADEZI CHAU DUC  
SHAREHOLDING COMPANY

SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

Dong Nai, ... C.C.T.V. ... 16... 2025

No.: 1354 / 2025 / SZC-TCKT

V/v Explanation of the fluctuations in  
profit after corporate income tax

To: - THE STATE SECURITIES COMMISSION;  
- HO CHI MINH CITY STOCK EXCHANGE

1. Listed organization : Sonadezi Chau Duc Shareholding Company
2. Trading name : SZC
3. Listed stock code : SZC
4. Content:

Sonadezi Chau Duc Shareholding Company would like to explain the fluctuations in profit after corporate income tax on the Quarter III/2025 financial statements as follows:

• *Combined financial statements*

*Expressed in Dong*

No.	Items	Quarter III/2025	Quarter III/2024	Rate
1	Revenue	63,327,972,222	179,849,088,280	Decrease 64.8%
2	Expense	44,673,929,914	106,740,791,689	Decrease 58.1%
3	Profit after corporate income tax	17,444,283,172	59,589,435,909	Decrease 70.7%

**Reason:** Revenue from selling goods and rendering services decreased by VND 112,593,209,237, corresponding to 68.3% compared to the same period in 2024. Cost of sales decreased by 57.5% compared to the same period in 2024. Financial income decreased by 26% and financial expenses decreased by 26.6% compared to the same period in 2024. Selling expenses decreased by 96.7%, while general and administrative expenses decreased by 71% compared to the same period last year. Due to these fluctuations in revenue and expenses, the profit after corporate income tax decreased by 70.7% compared to the same period last year.

Sonadezi Chau Duc Shareholding Company respectfully presents to the State Securities Commission, Ho Chi Minh City Stock Exchange and Shareholders for information.

Sincerely!

Cc:

- As above;
- Document: VT, TCKT.

GENERAL DIRECTOR ✓  
  
Nguyen Van Tuan