

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Sonadezi Giang Điền thực hiện công bố thông tin báo cáo tài chính bán niên năm 2025 đã soát xét với Sở Giao dịch Chứng khoán Hà Nội như sau:

1. Tên tổ chức:

- Mã chứng khoán: SZG
- Địa chỉ: Tầng 1, Số 1, đường 1, KCN Biên Hoà 1, phường Trảng Biên, tỉnh Đồng Nai
- Điện thoại liên hệ: (0251) 38333 88 Fax: (028) (0251) 38333 99
- Email: szg@sonadezi-giangdien.vn
- Website: <http://www.sonadezi-giangdien.vn/>

2. Nội dung thông tin công bố:

- BCTC bán niên năm 2025
☒ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc);

☐ BCTC hợp nhất (TCNY có công ty con);

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng).

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC:

☒ Có

☐ Không

Văn bản giải trình trong trường hợp tích có:

☒ Có

☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại:

☐ Có

☒ Không



Văn bản giải trình trong trường hợp tích có:

☐ Có

☒ Không

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☒ Có

☐ Không

Văn bản giải trình trong trường hợp tích có:

☒ Có

☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

☐ Có

☒ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có

☒ Không

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 14/8/2025 tại đường dẫn: <http://www.sonadezi-giangdien.vn/quan-he-co-dong/thong-tin-co-phieu>

Tài liệu đính kèm

- Báo cáo tài chính bán niên năm 2025 của Công ty CP Sonadezi Giang Điền
- Công văn số: 577/SZG-KT ngày 14/8/2025 về việc giải trình bổ sung tình hình biến động lợi nhuận sau thuế thu nhập doanh nghiệp.

Nơi nhận:

- Như trên;
- Lưu: VT, KT.

TỔNG GIÁM ĐỐC



Hoàng Sỹ Quyết



TỔNG CÔNG TY SONADEZI
CÔNG TY CP SONADEZI GIANG ĐIỀN
Số: 377/SZG-KT

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
Đồng Nai, ngày 14 tháng 08 năm 2025

V/v Giải trình bổ sung tình hình biến
động lợi nhuận sau thuế thu nhập doanh nghiệp

Kính gửi : - Ủy Ban Chứng Khoán Nhà Nước;
- Sở giao dịch Chứng khoán Hà Nội.

1. Tổ chức niêm yết: Công ty Cổ Phần Sonadezi Giang Điền
2. Mã chứng khoán niêm yết: SZG
3. Nội dung: Công ty Cổ Phần Sonadezi Giang Điền giải trình về việc biến động lợi nhuận sau thuế thu nhập doanh nghiệp 6 tháng đầu năm 2025 thay đổi hơn 10% trở lên so với báo cáo cùng kỳ năm trước:

DVT: Đồng

Stt	Nội dung	6 tháng đầu năm 2025	6 tháng đầu năm 2024	Tỷ lệ
1	Tổng doanh thu	258.403.070.890	195.702.081.930	Tăng 32,04%
2	Tổng chi phí	114.819.771.846	112.474.140.273	Tăng 2,08%
3	Lợi nhuận sau thuế thu nhập doanh nghiệp	114.755.450.367	66.466.473.998	Tăng 72,65%

Lý do: Tổng Doanh thu tăng 32,04%; tổng chi phí tăng 2,08% dẫn đến lợi nhuận sau thuế tăng 72,65%.

Trong đó: Tổng Doanh thu tăng 32,04% so với 6 tháng đầu năm 2024 cụ thể doanh thu bán hàng và cung cấp dịch vụ tăng 28,52% (do trong 6 tháng đầu năm 2025 ghi nhận doanh thu chuyển nhượng 02 nhà xưởng), doanh thu tài chính tăng 354,86% (do trong 6 tháng đầu năm 2025 ghi nhận lãi tiền gửi có kỳ hạn tại các ngân hàng tăng), tổng chi phí tăng 2,08% dẫn đến lợi nhuận sau thuế TNDN tăng 72,65% so với cùng kỳ năm trước.

Công ty Cổ Phần Sonadezi Giang Điền giải trình đến Ủy Ban Chứng khoán Nhà nước, Sở giao dịch Chứng khoán Hà Nội và Quý cổ đông được biết.

Trân trọng.

Nơi nhận:

- Như trên;
- TK.HĐQT (p/hợp CBTT);
- Lưu: VT, KT.



TỔNG GIÁM ĐỐC

Hoàng Sỹ Quyết

INTERIM FINANCIAL STATEMENTS

**FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2025**

**SONADEZI GIANG DIEN
SHAREHOLDING COMPANY**

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STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Sonadezi Giang Dien Shareholding Company (hereinafter referred to as "the Company") presents this statement together with the Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Business highlights

Sonadezi Giang Dien Shareholding Company has been operating in line with the Business Registration Certificate No. 3603474037, initially registered on 01 July 2017 and 3rd amended on 22 December 2023, granted by Dong Nai Province Department of Planning and Investment.

On 16 December 2021, the Company's stocks were officially listed on Hanoi Stock Exchange under the stock code of SZG.

Head office

- Address : 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam
- Tel. : (0251) 3833 388
- Fax : (0251) 3833 399

The Company's principal business activity as in the Business Registration Certificate is to trade in real estate, land use right of owners, users or lessees (only operating when meeting the conditions as prescribed by the laws and the Article 11 of the Law No. 66/2014/QH13 dated 25 November 2014 on real estate trading).

Board of Management and Executive Board

The Board of Management and the Executive Board of the Company during the period and as of the date of this statement include:

The Board of Management

Full name	Position	Appointing date
Ms. Nguyen Thi Hanh	Chairwoman	18 December 2023
Mr. Tran Hoai Nam	Member	18 December 2023
Mr. Tran Tan Nhat	Member	07 April 2022
Mr. Ngo Xuan Quang	Member	07 April 2022
Mr. Hoang Sy Quyet	Member	21 May 2024

The Supervisory Board

Full name	Position	Re-appointing/appointing/resigning date
Ms. Nguyen Thi Huyen Trang	Head of the Board	Resigned on 18 April 2025
Ms. Trinh Thi Hoa	Head of the Board	Appointed on 18 April 2025
Ms. Nguyen Tu Loan	Member	Re-appointed on 07 April 2022
Mr. Tran Viet Long	Member	Appointed on 07 April 2022

The Board of Directors

Full name	Position	Appointing date
Mr. Hoang Sy Quyet	General Director	18 December 2023
Mr. Ngo Xuan Quang	Deputy General Director	07 April 2022



SONADEZI GIANG DIEN SHAREHOLDING COMPANY
STATEMENT OF THE BOARD OF DIRECTORS (cont.)

Legal Representative

The Company's legal representative during the period and as of the date of this statement is Mr. Hoang Sy Quyet - General Director (appointed on 18 December 2023).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the review on the Company's Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Responsibilities of the Board of Directors

The Company's Board of Directors is responsible for the preparation of the Interim Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the period. In order to prepare these Interim Financial Statements, the Board of Directors must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Financial Statements;
- prepare the Interim Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Interim Financial Statements.

The Board of Directors hereby ensures that all the proper accounting books of the Company have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Directors is also responsible for managing the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Directors hereby commits to the compliance with the aforementioned requirements in preparation of the Interim Financial Statements.

Approval of the Financial Statements

The Board of Directors hereby approves the accompanying Interim Financial Statements which give a true and fair view of the financial position as of 30 June 2025 of the Company, its financial performance and its cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements.

For and on behalf of the Board of Directors,



Hoang Sy Quyet
General Director

Date: 14 August 2025

No. 1.1339/25/TC-AC

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION**To: THE SHAREHOLDERS, THE BOARD OF MANAGEMENT AND THE BOARD OF DIRECTORS
SONADEZI GIANG DIEN SHAREHOLDING COMPANY**

We have reviewed the accompanying Interim Financial Statements of Sonadezi Giang Dien Shareholding Company (hereinafter referred to as “the Company”), which were prepared on 14 August 2025 (from page 06 to page 39), including the Interim Balance Sheet as of 30 June 2025, the Interim Income Statement, the Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2025 and the Notes to the Interim Financial Statements.

Responsibility of the Board of Directors

The Company’s Board of Directors is responsible for the preparation, true and fair presentation of these Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements; and responsible for such internal control as the Board of Directors determines necessary to enable the preparation and presentation of the Interim Financial Statements to be free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express conclusion on these Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by 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.

Basis for qualified conclusion

During the period, the Company signed a business cooperation contract with Phuoc Binh Investment Company Limited to implement Phuoc Binh Industrial Park Infrastructure Construction and Business Project with the total capital contribution of VND 1.236.515.000.000 (see Note No. V.5b in the Notes to the Interim Financial Statements). However, the investment plan for this Project as well as the appointment of investor have not been yet approved by the People’s Committee of Dong Nai Province. Therefore, with the available documents at the Company, we do not have enough information to determine if this is a business cooperation contract or not. Accordingly, we are unable to determine the appropriateness of recognition of the item “Other long-term receivables” in the Interim Financial Statements as well as assess the recoverability of this investment capital and identify if investment return (corresponding to a minimum rate of return of 08%/year) should be recorded or not.

Additionally, we are unable to obtain sufficient and reliable evidence with regard to whether the nature of the transactions under this business cooperation contract involves joint control or not.

Qualified conclusion

Based on our review, except for the effects of the matters described in the “Basis for qualified conclusion” paragraph, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements have not given a true and fair view, in all material respects, of the financial position as of 30 June 2025 of Sonadezi Giang Dien Shareholding Company, its financial performance and its cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements.

For and on behalf of

A&C Auditing and Consulting Co., Ltd.



Ho Vair Tung

Partner

Audit Practice Registration Certificate No. 0092-2023-008-1

Authorized Signatory

Ho Chi Minh City, 14 August 2025

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM BALANCE SHEET

(Full form)

As of 30 June 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		1.660.325.020.619	1.774.235.113.712
I. Cash and cash equivalents	110	V.1	660.126.733.159	648.255.427.367
1. Cash	111		22.526.733.159	25.255.427.367
2. Cash equivalents	112		637.600.000.000	623.000.000.000
II. Short-term financial investments	120		219.325.919.999	349.325.919.999
1. Trading securities	121	V.2	219.325.919.999	219.325.919.999
2. Provisions for devaluation of trading securities	122	V.2	-	-
3. Held-to-maturity investments	123		-	130.000.000.000
III. Short-term receivables	130		664.077.998.643	660.168.203.435
1. Short-term trade receivables	131	V.3	57.056.211.748	47.200.752.650
2. Short-term prepayments to suppliers	132	V.4	600.173.801.395	599.665.992.013
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.5a	16.167.193.443	18.328.731.977
7. Allowance for short-term doubtful debts	137	V.6	(9.319.207.943)	(5.027.273.205)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		116.118.605.236	115.926.094.552
1. Inventories	141	V.7	116.118.605.236	115.926.094.552
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		675.763.582	559.468.359
1. Short-term prepaid expenses	151	V.8a	675.763.582	559.468.359
2. Deductible VAT	152		-	-
3. Taxes and other receivables from the State	153		-	-
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		2.707.549.678.043	2.144.840.293.749
I. Long-term receivables	210		618.257.500.000	-
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.5b	618.257.500.000	-
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		225.687.551.560	231.386.869.472
1. Tangible fixed assets	221	V.9	219.131.878.602	224.737.766.494
- Historical cost	222		337.967.873.791	336.717.718.593
- Accumulated depreciation	223		(118.835.995.189)	(111.979.952.099)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	6.555.672.958	6.649.102.978
- Initial cost	228		9.259.505.000	9.259.505.000
- Accumulated amortization	229		(2.703.832.042)	(2.610.402.022)
III. Investment property	230	V.11	1.181.008.544.119	1.227.657.470.274
- Historical costs	231		2.000.366.019.237	2.021.098.555.062
- Accumulated depreciation	232		(819.357.475.118)	(793.441.084.788)
IV. Long-term assets in process	240		11.401.684.260	11.353.640.167
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.12	11.401.684.260	11.353.640.167
V. Long-term financial investments	250		-	-
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		-	-
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		671.194.398.104	674.442.313.836
1. Long-term prepaid expenses	261	V.8b	671.194.398.104	674.442.313.836
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		4.367.874.698.662	3.919.075.407.461

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		3.433.417.070.768	3.011.430.271.234
I. Current liabilities	310		262.790.184.769	213.194.774.083
1. Short-term trade payables	311	V.13	9.219.895.335	10.706.856.015
2. Short-term advances from customers	312	V.14	4.175.077.273	4.175.430.184
3. Taxes and other obligations to the State Budget	313	V.15	15.922.801.938	12.534.625.046
4. Payables to employees	314		-	5.845.000.004
5. Short-term accrued expenses	315	V.16a	19.780.384.380	19.336.469.375
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318	V.17a	146.422.423.218	101.992.312.377
9. Other short-term payables	319	V.18a,c	50.230.101.599	44.180.066.716
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.19	17.039.501.026	14.424.014.366
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		3.170.626.885.999	2.798.235.497.151
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333	V.16b	16.400.683.048	16.656.124.012
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.17b	3.095.476.898.636	2.699.908.346.466
7. Other long-term payables	337	V.18b,c	58.749.304.315	81.671.026.673
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		934.457.627.894	907.645.136.227
I. Owner's equity	410		934.457.627.894	907.645.136.227
1. Owner's capital	411	V.20	548.980.000.000	548.980.000.000
- Ordinary shares carrying voting rights	411a		548.980.000.000	548.980.000.000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.20a	122.133.564.064	94.403.770.564
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.20a,c	263.344.063.830	264.261.365.663
- Retained earnings accumulated to the end of the previous period	421a		148.638.613.463	264.261.365.663
- Retained earnings of the current period	421b		114.705.450.367	-
12. Construction investment fund	422		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		4.367.874.698.662	3.919.075.407.461


Luong Anh Tu
 Preparer


Nguyen Duy Hoa
 Chief Accountant


Hoang Sy Quyet
 General Director

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2025


Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	248.565.696.062	193.410.972.895
2. Revenue deductions	02		-	-
3. Net revenue	10		248.565.696.062	193.410.972.895
4. Cost of sales	11	VI.2	90.707.916.595	81.646.303.913
5. Gross profit	20		157.857.779.467	111.764.668.982
6. Financial income	21	VI.3	9.565.602.314	2.102.956.475
7. Financial expenses	22	VI.4	70.698.251	601.221.945
In which: Interest expenses	23		51.809.051	1.120.836.644
8. Selling expenses	25	VI.5	9.017.134.263	17.462.974.180
9. General and administration expenses	26	VI.6	14.986.615.330	12.746.933.978
10. Net operating profit	30		143.348.933.937	83.056.495.354
11. Other income	31	VI.7	271.772.514	188.152.560
12. Other expenses	32	VI.8	37.407.407	16.706.257
13. Other profit	40		234.365.107	171.446.303
14. Total accounting profit before tax	50		143.583.299.044	83.227.941.657
15. Current income tax	51	V.15	28.827.848.677	16.761.467.659
16. Deferred income tax	52		-	-
17. Profit after tax	60		114.755.450.367	66.466.473.998
18. Basic earnings per share	70	VI.9	2.052	1.174
19. Diluted earnings per share	71	VI.9	2.052	1.174


Luong Anh Tu
Preparer

Nguyen Duy Hoa
Chief Accountant

Dong Nai, 14 August 2025


Hong Sy Quyet
General Director

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM CASH FLOW STATEMENT

(Full form)

(Indirect method)

For the first 6 months of the fiscal year ending 31 December 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		143.583.299.044	83.227.941.657
2. Adjustments				
- Depreciation/Amortization of fixed assets and investment properties	02	V.9, V.10, V.11	38.176.205.118	39.254.116.452
- Provisions and allowances	03	V.6	4.291.934.738	277.246.820
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	VI.3	(9.565.602.314)	(2.102.956.475)
- Interest expenses	06	VI.4	51.809.051	1.120.836.644
- Others	07		-	-
3. Operating profit before changes of working capital	08		176.537.645.637	121.777.185.098
- Increase/(decrease) of receivables	09		(628.702.744.803)	273.801.642.398
- Increase/(decrease) of inventories	10		14.986.815.624	(2.949.061.498)
- Increase/(decrease) of payables	11		420.984.847.948	357.789.572.927
- Increase/(decrease) of prepaid expenses	12		3.131.620.509	4.604.026.710
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14	V.13; VI.4	-	(1.385.587.368)
- Corporate income tax paid	15	V.15	(28.500.000.000)	(19.500.000.000)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.19	(2.980.472.040)	(2.994.119.737)
Net cash flows from operating activities	20		(44.542.287.125)	731.143.658.530
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.9, V.11, V.12; VII	(3.088.718.436)	(28.637.469.547)
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	(130.900.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24		130.000.000.000	60.000.000.000
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.5; VI.3	11.849.311.353	345.786.057
Net cash flows from investing activities	30		138.760.592.917	(99.191.683.490)

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment for borrowing principal	34		-	(248.904.064.286)
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.20a	(82.347.000.000)	(10.246.360.000)
Net cash flows from financing activities	40		(82.347.000.000)	(259.150.424.286)
Net cash flows during the year	50		11.871.305.792	372.801.550.754
Beginning cash and cash equivalents	60	V.1	648.255.427.367	41.173.270.652
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	660.126.733.159	413.974.821.406


Luong Anh Tu
 Preparer


Nguyen Duy Hoa
 Chief Accountant



Hoang Sy Quyet
 General Director

Dong Nai, 14 August 2025

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

I. GENERAL INFORMATION

1. Ownership form

Sonadezi Giang Dien Shareholding Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Operating field

The Company’s operating field is trading industrial park infrastructure.

3. Principal business activities

The Company’s principal business activities are to trade in real estate, land use right of owners, users or lessees, to sell workshops, and to provide water supply and waste treatment services.

4. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

5. Effects of the Company’s operation during the period on the Interim Financial Statements

The Company’s revenue and profit in the current period significantly increased against those in the same period of the previous year mainly thanks to the revenue from investment property trading, i.e. sales of workshops during the period.

6. Statement of information comparability on the Interim Financial Statements

The corresponding figures of the previous period can be comparable with figures of the current period.

7. Headcount

As of the balance sheet date, the Company’s headcount is 93 (headcount at the beginning of the year: 98).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Company’s transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Interim Financial Statements.

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

2. Statement of the compliance with the Accounting Standards and System

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Interim Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Interim Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

3. Financial investments

Trading securities

Investments classified as trading securities are those held by the Company for the trading purpose with the aim of making profit.

Trading securities are recognized at costs which include fair value of the payments made at the time of the transaction plus other costs attributable to transaction costs.

The time of recognizing trading securities is when the Company acquires the ownership, as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of acquiring official ownership as stipulated by law.

Interest, dividends, and profit incurred prior to the acquisition of trading securities are deducted into the costs of such securities. Interest, dividends, and profit incurred after the acquisition of such securities are recorded in the Company's financial income. The dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity of shares is followed up.

Provisions for devaluation of trading securities are made for each particular type of securities in the market of which the fair value is lower than original costs. The fair value of the shares is determined as follows:

- For securities listed on the stock market: the closing price at the most recent trading date by the balance sheet date.
- For shares registered for trading on UPCOM and those of State-owned enterprises equitized in form of public offering: the average reference price in the 30 most preceding trading days prior to the balance sheet date, disclosed by Stock Exchange.

Increases/decreases in the provisions for devaluation of trading securities as of the balance sheet date are recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. The costs are determined in accordance with the mobile weighted average method.

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Company intends and is able to hold to maturity. Held-to-maturity investments of the Company only include term deposits for the purpose of receiving periodical interest.

Held-to-maturity investments are initially recognized at costs including the acquisition costs and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interest incurred prior to the Company's acquisition of held-to-maturity investments is deducted into the costs at the acquisition time.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted into the investment costs.

4. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature incurred from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue more than 3 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/decreases in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

5. Inventories

Inventories are recognized at the lower of costs or net realizable value.

Costs of inventories are determined as follows:

- For materials, merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, and other directly relevant costs.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/decreases in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales.

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

6. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Company mainly include expenses of tools and land rental. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

Expenses of tools

The expenses of tools being put into use are allocated into costs in accordance with the straight-line method for the maximum period of 36 months.

Land rental

The prepaid land rental reflects the rental prepaid for the land being used by the Company and is allocated into costs in accordance with the straight-line method over the lease term.

7. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Company's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation period applied is as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 30
Machinery and equipment	06 - 15
Vehicles	06 - 30
Office equipment	03 - 08
Other tangible fixed assets	05

9. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Company to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

The Company's intangible fixed assets include:

Land use right

Land use right includes all the actual expenses paid by the Company directly related to the land being used such as expenses to obtain the land use right, expenses for house removal, land clearance and ground leveling, registration fees, etc. The land use right is amortized in accordance with the straight-line method over the land granting period (i.e. 50 years).

Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. The computer software is amortized in accordance with the straight-line method in 3 years.

10. Investment property

Investment property is property which is land use right, a building or part of a building, infrastructure held by the Company or by the lessee under a finance lease to earn rentals or for capital appreciation. Investment properties for lease are measured at their historical costs less accumulated depreciation. Historical cost includes all the expenses paid by the Company or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

Expenses related to investment property arising subsequent to initial recognition should be added to the historical cost of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the period.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or carrying value of investment property at the date of transfer.

Investment property for lease is depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation/(amortization) period of the investment property is as follows:

<u>Fixed assets</u>	<u>Years</u>
Land use right	08 - 48
Buildings	10 - 45
Infrastructure	05 - 20

11. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Company) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

12. Contractual arrangement

Jointly controlled operations

In respect of its interests in jointly controlled operations, the Company shall recognize in its Interim Financial Statements:

- the assets that the Company controls.
- the liabilities that the Company incurs.
- the Company earns from the sale of goods or services by the joint venture.
- the expenses that the Company incurs.

13. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Interim Balance Sheet on the basis of their remaining term as of the balance sheet date.

14. Owner's capital

The owner's capital is recorded according to the actual amounts invested by shareholders.

15. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by voting of the General Meeting of Shareholders.

The distribution of profit to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

The dividends are recorded as payables upon approval by voting of the General Meeting of Shareholders and announcement of dividend payment of the Board of Management.

16. Recognition of revenue and income

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several years, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

Revenue from sales of real estates

Revenue from sales of real estates that invested by the Company shall be recognized when all of the following conditions are satisfied:

- Real estates are fully completed and handed over to the buyers, and the Company transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estates sold.
- The amount of revenue can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Company completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, the revenues are recognized upon the completion and handover of the main construction works to customers.

Revenue from operating lease

Revenue from operating lease is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenue in consistence with the lease term.

In case the lease term accounts for more than 90% of the useful life of the asset, revenue is recognized once for the entire rental received in advance if the following conditions are satisfied simultaneously:

- The lessee has no right to cancel the lease contract and the Company is not obliged to return the amount received in advance in any case and in any form.
- The amount received in advance from the lease is not less than 90% of the total rental expected to be collected under the contract during the lease term and the lessee shall pay the entire rental within 12 months from the commencement date of the lease.
- Most of risks and benefits incident to the ownership of the leased asset have been transferred to the lessee.
- The cost of the lease can be measured reliably.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends received

Dividends received are recognized when the Company has the right to receive dividends from the capital contribution.

17. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing. Borrowing costs are recorded as an expense when they are incurred.

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

18. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

19. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. Assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Interim Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Interim Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

20. Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

21. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Interim Financial Statements of the Company.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM BALANCE SHEET**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	1.441.621	28.097.668
Cash in bank	22.525.291.538	25.227.329.699
Cash equivalents (bank deposits of which the principal maturity is from 3 months or less)	637.600.000.000	623.000.000.000
Total	660.126.733.159	648.255.427.367

2. Trading securities

As of the balance sheet date, the Company invested in 9.900.000 shares of Tin Nghia Corporation (a related party) at the acquiring price and acquiring expenses of totally VND 219.325.919.999. The fair value of these shares as of 30 June 2025 is VND 238.293.000.000 (beginning balance: VND 234.465.000.000).

Changes in provisions for impairments of trading securities are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	-	535.919.999
Reversal of provisions during the period	-	(535.919.999)
Ending balance	-	-

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Notes to the Interim Financial Statements (cont.)

3. Short-term trade receivables

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	84.124.271	63.602.137
Sonadezi Corporation	47.366.836	47.366.836
Sonadezi Chau Duc Shareholding Company	16.303.578	16.235.301
Sonadezi Services Joint - Stock Company	20.453.857	-
<i>Receivables from other customers</i>	56.972.087.477	47.137.150.513
New Life Furniture Joint Stock Company	24.612.914.633	16.305.451.346
EBC Dong Nai Medical Factory Joint Stock Company	6.181.299.710	5.444.621.813
Other customers	26.177.873.134	25.387.077.354
Total	57.056.211.748	47.200.752.650

4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
<i>Prepayments to related parties</i>	55.352.006	111.000.000
Dong Nai Construction Joint - Stock Company	55.352.006	-
Sonadezi Services Joint - Stock Company	-	111.000.000
<i>Prepayments to other suppliers</i>	600.118.449.389	599.554.992.013
Bien Hoa Land Fund Development Center	33.240.844.463	33.240.844.463
Trang Bom District Land Fund Development Center	564.191.299.796	564.191.299.796
Other suppliers	2.686.305.130	2.122.847.754
Total	600.173.801.395	599.665.992.013

5. Other receivables**5a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Deposits (*)	14.464.136.002	-	14.464.136.002	-
Advances	388.000.000	-	373.000.000	-
Interest to be received	831.595.068	-	3.115.304.107	-
Other short-term receivables	483.462.373	-	376.291.868	-
Total	16.167.193.443	-	18.328.731.977	-

(*) This is the deposits to Dong Nai Province Department of Planning and Investment to secure the implementation of Giang Dien Service – Residence Area (Zone B) project in Trang Bom Commune, Dong Nai Province.

5b. Other long-term receivables

This is the receivables for the Business Cooperation Contract signed on 21 January 2025 between the Company and Phuoc Binh Investment Company Limited. Details of this contract are as follows:

- Contract date: 21 January 2025;
- Contracting parties: Sonadezi Giang Dien Shareholding Company (hereinafter referred to as "Sonadezi Giang Dien") and Phuoc Binh Investment Company Limited (hereinafter referred to as "Phuoc Binh");
- Business cooperation purpose: Investing in the construction, exploitation and operation of the Phuoc Binh Industrial Park Project located in Phuoc Thai Commune, Dong Nai Province, Vietnam;

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Notes to the Interim Financial Statements (cont.)

- Scope of cooperation: Phuoc Binh shall be responsible for completing the infrastructure and licenses of the Industrial Park, while Sonadezi Giang Dien shall provide financial contribution and do business with land use rights and infrastructure on a maximum cooperative land area of 350.000 m² at Phuoc Binh Industrial Park;
- Contribution rate, form and schedule: The cooperation unit price is VND 3.532.900/m², with a maximum cooperation period of 24 months from the signing date. The total capital contribution value is VND 1.236.515.000.000, which is divided into 3 payment installments. Installment 1: a payment of 50% of the value, equivalent to VND 618.257.500.000, within 15 days from the signing date; Installment 2: a payment of 25% of the value, equivalent to VND 309.128.750.000, within 15 days from the date Phuoc Binh obtains an approval on extending the Project's BT contract and restarting the construction of Phuoc Binh Road Project from the competent authority; Installment 3: a payment of the remaining 25% of the value, equivalent to VND 309.128.750.000, after the investment plan of Phuoc Binh Industrial Park Project is approved by the competent authority;
- Effective Date: The date on which this Contract becomes legally effective. Unless otherwise agreed by the parties, the Effective Date shall be the date on which the last Party signs this Contract;
- In the event that the 24-month validity period expires and the Industrial Park Project has not yet received approval for its investment plan and investors from the competent authority, Phuoc Binh shall pay Sonadezi Giang Dien a capital utilization cost (borrowing interest) equivalent to a rate of return of 8%/year on the actual contributed capital, starting from the payment date to the expiration date.
- Business result distribution plan: The Company shall be entitled to 100% of the pre-tax one-time infrastructure usage revenue generated from the business, exploitation and lease of land use rights associated with infrastructure on the cooperative land area, after deducting the total capital utilization cost (interest) previously received by Sonadezi Giang Dien from Phuoc Binh. Specifically: in case the market unit price at the time of contract signing does not satisfy a rate of return of 8%/year over the cooperation unit price, Phuoc Binh commits to guaranteeing a rate of return of 8%/year over the unit price for cooperation for Sonadezi Giang Dien (including the capital utilization cost (interest)). In case the market unit price at the time of signing is higher than the rate of return of 8%/year over the cooperation unit price, the profit received by Sonadezi Giang Dien from the exploitation unit price shall be deducted by the total capital utilization cost (interest) previously received by Sonadezi Giang Dien from Phuoc Binh. Phuoc Binh shall be entitled to all revenues from management fees, other revenues besides the infrastructure usage fees, land rentals for the cooperative land area, and revenues generated from the business and exploitation of other land lots outside the cooperative land area;
- Business results distributed in the period: None;
- Sonadezi Giang Dien is entitled to unilaterally terminate this Contract by sending a written notice to Phuoc Binh at least 30 working days in advance without any reason. Phuoc Binh shall refund the entire value of the contributed capital received from Sonadezi Giang Dien and 8% of the profit on the total contributed capital within 30 working days from the date of receiving the written notice from Sonadezi Giang Dien.
- Status of the Contract as of the balance sheet date: The Company fully contributed the amount of Installment 1, which is VND 618.257.500.000.

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Notes to the Interim Financial Statements (cont.)**6. Doubtful debts**

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
EBC Group Company Limited - Receivables for service provisions	From 6 months to less than 2 years	3.366.700.364	2.198.501.234	From 6 months to less than 1 year	2.413.225.058	1.689.257.541
Dong Duong Group Development Investment Joint Stock Company – Receivables for service provisions	More than 3 years	83.183.286	-	More than 3 years	83.183.285	-
Mechanical and Railway Construction Enterprise – Branch of Project 3 Construction and Investment Joint Stock Company– Receivables for service provisions		-	-	From 1 year to less than 3 years	538.920.905	216.651.795
New Life Furniture Joint Stock Company – Receivables for service provisions	From 6 months to less than 1 year	15.650.163.720	9.468.344.527	From 6 months to less than 1 year	8.084.884.104	5.659.418.873
Jinhong Vina Company Limited – Receivables for service provisions	From 6 months to less than 2 years	3.190.859.516	1.855.850.953	From 6 months to less than 2 years	2.392.793.397	1.472.905.280
Other customers – Receivables for service provisions	From 6 months to less than 2 years	1.731.689.426	1.180.691.654	From 6 months to less than 1 year	1.289.822.642	737.322.697
Total		24.022.596.311	14.703.388.368		14.802.829.391	9.775.556.186

Changes in allowances for doubtful debts are as follows:

	Current period	Previous period
Beginning balance	5.027.273.205	1.313.057.792
Additional allowance made during the period	4.291.934.738	813.166.819
Ending balance	9.319.207.943	2.126.224.611

7. Inventories

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Materials, supplies	310.667.350	-	192.228.650	-
Tools	59.810.836	-	91.842.654	-
Work-in-process (*)	115.741.116.097	-	115.427.097.295	-
Merchandise	7.010.953	-	214.925.953	-
Total	116.118.605.236	-	115.926.094.552	-

- (*) The Company's work-in-process includes the construction costs of An Binh Residence Area and Giang Dien Service - Residence Area (Zone B) projects in Trang Bom Commune, Dong Nai Province, inclusive of compensation for land clearance, payments to obtain land use rights, construction and investment costs and other project-related costs.

The interest expenses capitalized into value of construction works during the period are VND 0 (the same period of the previous year: VND 2.603.250.000).

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Notes to the Interim Financial Statements (cont.)**8. Prepaid expenses****8a. Short-term prepaid expenses**

	Ending balance	Beginning balance
Tools	22.132.083	152.302.253
Other short-term prepaid expenses	653.631.499	407.166.106
Total	675.763.582	559.468.359

8b. Long-term prepaid expenses

	Ending balance	Beginning balance
Tools	508.868.027	786.146.956
Land rental ⁽ⁱ⁾	652.182.405.342	653.131.373.814
Other long-term prepaid expenses	18.503.124.735	20.524.793.066
Total	671.194.398.104	674.442.313.836

(i) This is the land rental paid once for the followings:

- Land area of 733.410 m² in Tam Phuoc Ward, Dong Nai Province, Vietnam, with the lease term from 16 June 2016 to 08 August 2058. The Company is exempted from land rental for the area of 195.956 m² during the lease term and for the area of 537.454 m² by 16 June 2027.
- Land area of 710.445 m² in Tam Phuoc Ward, Dong Nai Province, Vietnam, with the lease term from 13 November 2019 to 08 August 2058. The Company is exempted from land rental by 31 December 2031.
- Land area of 935.027 m² in An Vien and Trang Bom Communes, Dong Nai Province, Vietnam, with the lease term from 22 January 2010 to 08 August 2058. The Company is exempted from land rental for the area of 136.094 m² during the lease term and for the area of 798.933 m² by 09 April 2023.

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other tangible fixed assets	Total
Historical costs						
Beginning balance	274.851.802.475	1.523.248.016	38.929.266.244	21.354.701.858	58.700.000	336.717.718.593
Acquisition during the period	873.555.198	376.600.000	-	-	-	1.250.155.198
Ending balance	275.725.357.673	1.899.848.016	38.929.266.244	21.354.701.858	58.700.000	337.967.873.791
In which:						
Assets fully depreciated but still in use	5.210.296.987	-	2.436.694.727	5.730.240.086	-	13.377.231.800
Assets waiting for liquidation	-	-	-	-	-	-
Depreciation						
Beginning balance	82.230.888.798	342.313.738	17.633.070.922	11.742.176.318	31.502.323	111.979.952.099
Depreciation during the period	5.110.156.618	115.467.962	593.484.690	1.031.063.822	5.869.998	6.856.043.090
Ending balance	87.341.045.416	457.781.700	18.226.555.612	12.773.240.140	37.372.321	118.835.995.189
Carrying values						
Beginning balance	192.620.913.677	1.180.934.278	21.296.195.322	9.612.525.540	27.197.677	224.737.766.494
Ending balance	188.384.312.257	1.442.066.316	20.702.710.632	8.581.461.718	21.327.679	219.131.878.602
In which:						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

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Notes to the Interim Financial Statements (cont.)**10. Intangible fixed assets**

	Land use right	Computer software	Total
Initial costs			
Beginning balance	9.069.505.000	190.000.000	9.259.505.000
Ending balance	9.069.505.000	190.000.000	9.259.505.000
<i>In which:</i>			
Assets fully amortized but still in use	-	190.000.000	190.000.000
Amortization			
Beginning balance	2.420.402.022	190.000.000	2.610.402.022
Amortization during the period	93.430.020	-	93.430.020
Ending balance	2.513.832.042	190.000.000	2.703.832.042
Carrying values			
Beginning balance	6.649.102.978	-	6.649.102.978
Ending balance	6.555.672.958	-	6.555.672.958
<i>In which:</i>			
Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-

11. Investment properties

	Land use right	Buildings	Infrastructure	Total
Historical/(Initial) costs				
Beginning balance	565.292.683.748	748.652.940.032	707.152.931.282	2.021.098.555.062
Transfer to inventories	-	(20.489.667.986)	-	(20.489.667.986)
Decrease in historical/(initial) costs as per finalization	-	(50.320.005)	(192.547.834)	(242.867.839)
Ending balance	565.292.683.748	728.112.952.041	706.960.383.448	2.000.366.019.237
<i>In which:</i>				
Assets fully depreciated/(amortized) but still leasing	9.194.381.545	82.813.875.266	32.593.853.665	124.602.110.476
Depreciation/(amortization)				
Beginning balance	149.679.211.059	260.230.457.490	383.531.416.239	793.441.084.788
Depreciation/(amortization) during the period	6.181.127.214	10.459.031.771	14.586.573.023	31.226.732.008
Transfer to inventories	-	(5.310.341.678)	-	(5.310.341.678)
Ending balance	155.860.338.273	265.379.147.583	398.117.989.262	819.357.475.118
Carrying values				
Beginning balance	415.613.472.689	488.422.482.542	323.621.515.043	1.227.657.470.274
Ending balance	409.432.345.475	462.733.804.458	308.842.394.186	1.181.008.544.119

According to Vietnamese Accounting Standard No. 5 "Investment property", it is required to present fair value of investment properties as of the balance sheet date. However, the Company has not had conditions to measure the fair value of investment properties.

List of investment properties as of the balance sheet date is as follows:

	Historical costs	Accumulated depreciation	Carrying values
Sonadezi Tower	300.406.562.166	138.724.735.079	161.681.827.087
An Binh Residence Area	10.215.965.191	8.965.893.969	1.250.071.222
Giang Dien Industrial Park	1.689.743.491.880	671.666.846.070	1.018.076.645.810
Total	2.000.366.019.237	819.357.475.118	1.181.008.544.119

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Notes to the Interim Financial Statements (cont.)**12. Construction-in-progress**

	Beginning balance	Increases during the period	Ending balance
Construction-in-progress	11.353.640.167	48.044.093	11.401.684.260
Road connecting Giang Dien Industrial Park and National Highway 1A	231.490.012	-	231.490.012
Workshop complex for lease – Giang Dien Industrial Park	362.331.449	-	362.331.449
New workshop complex on Land Lots 02A & 14	2.139.635.551	-	2.139.635.551
Giang Dien Industrial Park infrastructure	713.372.101	-	713.372.101
Giang Dien Service – Residence Area	6.051.282.565	-	6.051.282.565
Other construction-in-progress	1.855.528.489	48.044.093	1.903.572.582
Total	11.353.640.167	48.044.093	11.401.684.260

13. Short-term trade payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	2.395.897.875	719.188.745
Dong Nai Water Joint Stock Company	1.901.059.965	-
Sonadezi Services Joint - Stock Company	258.810.390	257.546.952
Sonadezi Environment Joint Stock Company	27.118.800	25.887.600
Sonadezi Security Services Co., Ltd.	208.908.720	435.754.193
<i>Payables to other suppliers</i>	6.823.997.460	9.987.667.270
R.E.E Mechanical & Electrical Engineering Joint Stock Company	1.754.921.430	1.754.921.430
Other suppliers ⁽ⁱ⁾	5.069.076.030	8.232.745.840
Total	9.219.895.335	10.706.856.015

- (i) In which, the ending balance of interest payable for An Binh Residence Area on the basis of compensation for land clearance, for which residents have not received, is VND 2.734.601.694 (beginning balance: VND 2.682.792.643).

The Company has no overdue trade payables.

14. Short-term advances from customers

This item reflects the advance from Mr. Nguyen Dinh Cao.

15. Taxes and other obligations to the State Budget

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
VAT on local sales	4.213.800.852	42.172.783.159	(40.519.437.611)	5.867.146.400
Corporate income tax	8.079.558.861	28.827.848.677	(28.500.000.000)	8.407.407.538
Personal income tax	241.265.333	2.970.822.834	(1.563.840.167)	1.648.248.000
Property tax	-	5.488.500	(5.488.500)	-
Land rental	-	165.083.520	(165.083.520)	-
Environmental protection tax	-	62.516.014	(62.516.014)	-
Other taxes	-	3.000.000	(3.000.000)	-
Total	12.534.625.046	74.207.542.704	(70.819.365.812)	15.922.801.938

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Notes to the Interim Financial Statements (cont.)**Value added tax (VAT)**

The Company has paid VAT in accordance with the deduction method. The VAT rates applied are as follows:

- Leasing land, infrastructure fee, waste treatment services to export processing companies	0%
- Clean water supply for manufacturing	5%
- Subleasing land, workshops, offices and other activities	10%

Corporate income tax

The Company has to pay corporate income tax on assessable income at the rate of 20%.

Estimated corporate income tax payable during the period is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Total accounting profit before tax	143.583.299.044	83.227.941.657
Increases/(decreases) of accounting profit to determine taxable income:		
- <i>Increases</i>	555.944.338	579.396.638
Assessable income	144.139.243.382	83.807.338.295
Corporate income tax rate	20%	20%
Corporate income tax payable	28.827.848.677	16.761.467.659

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Interim Financial Statements can be changed upon the inspection of tax authorities.

Land rental

The Company has to pay rental for the land areas being used at the following leasing rates:

<u>Land location</u>	<u>Leasing rate</u>
- Industrial Park in An Vien and Trang Bom Communes, Dong Nai Province	VND 100.922,50/m ²
- Residence Area in Tran Bien Ward, Dong Nai Province	VND 201.600,00/m ² /year
- Industrial Park in Tam Phuoc Ward, Dong Nai Province	VND 1.170.317/m ² /year

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

16. Accrued expenses**16a. Short-term accrued expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Temporarily accrued costs of infrastructure for lease (*)	19.328.504.426	19.097.603.278
Other expenses	451.879.954	238.866.097
Total	19.780.384.380	19.336.469.375

16b. Long-term accrued expenses

This item reflects temporarily accrued costs of infrastructure for lease.

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Notes to the Interim Financial Statements (cont.)**17. Unearned revenue****17a. Short-term unearned revenue**

	<u>Ending balance</u>	<u>Beginning balance</u>
Prepayments for leasing land and infrastructure in Giang Dien Industrial Park	142.657.393.786	100.114.272.360
Prepayments for leasing workshops in Giang Dien Industrial Park	3.734.849.432	1.758.679.403
Prepayments for leasing offices at Sonadezi Tower	30.180.000	119.360.614
Total	146.422.423.218	101.992.312.377

17b. Long-term unearned revenue

	<u>Ending balance</u>	<u>Beginning balance</u>
Prepayments for leasing land and infrastructure in Giang Dien Industrial Park	3.095.474.171.357	2.699.904.710.097
Prepayments for leasing advertising boards at Sonadezi Tower	2.727.279	3.636.369
Total	3.095.476.898.636	2.699.908.346.466

18. Other payables**18a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Receipt of short-term deposits, mortgages	42.351.399.133	36.007.053.503
Infrastructure fees for resettlement land	488.719.000	488.719.000
Other short-term payables	7.389.983.466	7.684.294.213
Total	50.230.101.599	44.180.066.716

18b. Other long-term payables

This item reflects receipt of deposits for leasing offices, workshops and premises.

18c. Overdue debts

The Company has no other overdue payables.

19. Bonus and welfare funds

	<u>Beginning balance</u>	<u>Increase due to appropriation from profit</u>	<u>Disbursement during the period</u>	<u>Ending balance</u>
Bonus fund	3.522.289.972	1.898.652.900	(2.729.000.000)	2.691.942.872
Welfare fund	10.901.724.394	3.697.305.800	(251.472.040)	14.347.558.154
Total	14.424.014.366	5.595.958.700	(2.980.472.040)	17.039.501.026

20. Owner's equity**20a. Statement of changes in owner's equity**

	<u>Owner's capital</u>	<u>Investment and development fund</u>	<u>Retained earnings</u>	<u>Total</u>
Beginning balance of the previous year	548.980.000.000	57.187.379.178	183.494.333.586	789.661.712.764
Profit in the previous period	-	-	66.466.473.998	66.466.473.998
Appropriation for funds in the previous period	-	9.486.597.887	(15.368.539.419)	(5.881.941.532)
Dividend distribution in the previous period	-	-	(60.387.800.000)	(60.387.800.000)
Ending balance of the previous period	548.980.000.000	66.673.977.065	174.204.468.165	789.858.445.230

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Notes to the Interim Financial Statements (cont.)

	Owner's capital	Investment and development fund	Retained earnings	Total
Beginning balance of the current year	548.980.000.000	94.403.770.564	264.261.365.663	907.645.136.227
Profit in the current period	-	-	114.755.450.367	114.755.450.367
Appropriation for funds in the current period	-	27.729.793.500	(33.325.752.200)	(5.595.958.700)
Dividend distribution in the current period	-	-	(82.347.000.000)	(82.347.000.000)
Ending balance of the current period	548.980.000.000	122.133.564.064	263.344.063.830	934.457.627.894

20b. Details of owner's capital

	Ending balance	Beginning balance
Sonadezi Corporation	255.000.000.000	255.000.000.000
Other shareholders	293.980.000.000	293.980.000.000
Total	548.980.000.000	548.980.000.000

The shareholders fully contributed charter capital of VND 548.980.000.000 as in the Business Registration Certificate.

20c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	54.898.000	54.898.000
Number of shares sold to the public	54.898.000	54.898.000
- Common shares	54.898.000	54.898.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	54.898.000	54.898.000
- Common shares	54.898.000	54.898.000
- Preferred shares	-	-

Par value per outstanding share: VND 10.000.

20d. Profit distribution

During the period, the Company distributed 2024 profit according to the Resolution No. 188/NQ-SZG dated 18 April 2025 of 2025 Annual General Meeting of Shareholders as follows:

	Amount to be distributed	Amount appropriated in the previous year	Amount distributed in the current period
Appropriation for Investment and development fund	55.459.586.999	27.729.793.499	27.729.793.500
Appropriation for Bonus and welfare funds for the employees	3.697.305.800	-	3.697.305.800
Appropriation for fund for community and social activities	1.848.652.900	-	1.848.652.900
Appropriation for Bonus fund for the management personnel	612.125.000	612.125.000	-
Distribution of dividends to shareholders	82.347.000.000	-	82.347.000.000
Total	143.964.670.699	28.341.918.499	115.622.752.200

SONADEZI GIANG DIEN SHAREHOLDING COMPANYAddress: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam**INTERIM FINANCIAL STATEMENTS**

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Notes to the Interim Financial Statements (cont.)

During the period, the Company also temporarily appropriated the Bonus fund for the management personnel for an amount of VND 50.000.000 according to the Resolution No. 188/NQ-SZG dated 18 April 2025 of 2025 Annual General Meeting of Shareholders of Sonadezi Giang Dien Shareholding Company.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from trading investment properties ⁽ⁱ⁾	195.185.195.600	171.067.913.360
Revenue from sales of workshops	30.500.000.000	-
Revenue from water supply	12.256.623.800	14.142.708.900
Revenue from wastewater treatment	10.623.876.662	8.200.350.635
Total	248.565.696.062	193.410.972.895

⁽ⁱ⁾ Income and expenses related to investment properties for lease are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Income from leasing investment properties	195.185.195.600	171.067.913.360
Direct expenses related to income from leasing	57.596.302.866	61.342.252.062
Income from investment properties	137.588.892.734	109.725.661.298

1b. Revenue from sales of goods and provisions of services to related parties

The Company has sales of goods and service provisions to related parties as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Sonadezi Services Joint - Stock Company</i>		
Leasing offices	1.325.451.290	1.266.187.313
Service fees	122.226.805	603.063.859
<i>Sonadezi Chau Duc Shareholding Company</i>		
Leasing offices	788.479.839	682.453.351
Service fees	94.068.834	83.921.949
<i>Sonadezi Corporation</i>		
Leasing offices	2.149.635.000	2.149.635.000
Service fees	263.149.092	262.494.546
<i>Sonadezi Long Binh Share Holding Company</i>		
Service fees	-	210.000.000
<i>Sonadezi Long Thanh Shareholding Company</i>		
Service fees	-	210.000.000

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)**2. Costs of sales**

	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of properties for lease	57.596.302.866	61.342.252.062
Costs of workshops	15.179.326.308	-
Costs of water supply	11.512.702.140	13.150.728.023
Costs of wastewater treatment	6.419.585.281	7.153.323.828
Total	90.707.916.595	81.646.303.913

3. Financial income

This item reflects bank deposit interest.

4. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	51.809.051	1.120.836.644
Reversal of provision for devaluation of trading securities	-	(535.919.999)
Other financial expenses	18.889.200	16.305.300
Total	70.698.251	601.221.945

5. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	1.054.867.600	1.035.638.797
Depreciation/(amortization) of fixed assets	4.260.000	4.260.000
Brokerage commissions	7.754.841.963	16.168.656.288
Expenses for external services	203.164.700	254.419.095
Total	9.017.134.263	17.462.974.180

6. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	6.890.471.410	7.461.024.504
Office stationery	790.000.324	750.750.407
Depreciation/(amortization) of fixed assets	481.082.425	545.987.563
Taxes, fees and legal fees	3.000.000	3.000.000
Allowance for doubtful debts	4.291.934.738	813.166.819
Expenses for external services	2.020.657.791	2.140.185.271
Other expenses	509.468.642	1.032.819.414
Total	14.986.615.330	12.746.933.978

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Notes to the Interim Financial Statements (cont.)

7. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Fines for contract violation	271.772.514	91.152.560
Other income	-	97.000.000
Total	271.772.514	188.152.560

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Tax fines and tax collected in arrears	5.000.000	5.270.840
Other expenses	32.407.407	11.435.417
Total	37.407.407	16.706.257

9. Earnings per share**9a. Basic/diluted earnings per share**

	Accumulated from the beginning of the year	
	Current year	Previous year
Accounting profit after corporate income tax	114.755.450.367	66.466.473.998
Appropriation for Bonus and welfare funds ⁽ⁱ⁾	(1.262.309.954)	(1.993.994.220)
Appropriation for Bonus fund for management personnel ⁽ⁱ⁾	(860.190.000)	-
Profit used to calculate basic/diluted earnings per share	112.632.950.413	64.472.479.778
The average number of ordinary shares outstanding during the period	54.898.000	54.898.000
Basic/diluted earnings per share	2.052	1.174

- ⁽ⁱ⁾ The Bonus and welfare funds for employees, and Fund for community and social activities of the current period are temporarily appropriated at the respective rates of 1% and 0,1% of the Company's accounting profit after tax. The Bonus fund for management personnel is appropriated at the rate of the 0,5% of planned profit after tax under the Resolution No. 188/NQ-SZG dated 18 April 2025 of 2025 Annual General Meeting of Shareholders.

9b. Other information

There are no transactions over the common share or potential common share from the balance sheet date until the date of these Interim Financial Statements.

10. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	4.735.161.830	5.388.587.566
Labor costs	12.724.526.302	11.215.784.551
Depreciation/(amortization) of fixed assets	38.176.205.118	39.254.116.452
Expenses for external services	39.400.573.552	54.124.917.469
Other expenses	4.809.891.880	4.452.236.233
Total	99.846.358.682	114.435.642.271

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)**VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CASH FLOW STATEMENT**

Balances related to investments and acquisition of fixed assets as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables for fixed assets	793.694.930	2.786.887.732
Advances for acquisition of fixed assets	1.033.837.026.395	1.033.796.832.213

VIII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Company's related parties include key managers, their related individuals and other related parties.

1a. Transactions and balances with the key managers and their related individuals

The Company's key managers include the Board of Management, the Supervisory Board and the Executive Board (the Board of Directors and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

The Company has no sales of goods and service provisions with the key managers and their related individuals.

Receivables from and payables to the key managers and their related individuals

The Company has no receivables from and payables to the key managers and their related individuals.

Remuneration of the key managers and the Supervisory Board

				<i>Unit: VND</i>
	<u>Position</u>	<u>Salary, bonus</u>	<u>Compensation</u>	<u>Total remuneration</u>
Current period				
Ms. Nguyen Thi Hanh	Chairwoman	88.419.355	60.000.000	148.419.355
Mr. Tran Hoai Nam	Board member	88.419.355	48.000.000	136.419.355
Mr. Ngo Xuan Quang	Board member cum Deputy General Director	381.219.355	48.000.000	429.219.355
Mr. Tran Tan Nhat	Board member	88.419.355	48.000.000	136.419.355
Mr. Hoang Sy Quyet	Board member cum General Director	448.419.355	48.000.000	496.419.355
Ms. Nguyen Thi Huyen Trang	Head of the Supervisory Board (resigned on 18 April 2025)	36.107.527	28.520.000	64.627.527
Ms. Trinh Thi Hoa	Head of the Supervisory Board (appointed on 18 April 2025)	5.000.000	19.480.000	24.480.000
Ms. Nguyen Tu Loan	Supervisory Board member	36.806.451	24.000.000	60.806.451
Mr. Tran Viet Long	Supervisory Board member	37.806.451	24.000.000	61.806.451
Mr. Nguyen Duy Hoa	Chief Accountant	205.402.151	-	205.402.151
Total		1.416.019.355	348.000.000	1.764.019.355
Previous period				
Ms. Nguyen Thi Hanh	Chairwoman	9.000.000	60.000.000	69.000.000
Mr. Tran Hoai Nam	Board member	9.000.000	48.000.000	57.000.000
Mr. Ngo Xuan Quang	Board member cum Deputy General Director	301.100.000	48.000.000	349.100.000
Mr. Tran Tan Nhat	Board member	9.000.000	48.000.000	57.000.000
Mr. Truong Dinh Hiep	Board member (resigned on 21 May 2024)	4.000.000	36.872.000	40.872.000

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

	Position	Salary, bonus	Compensation	Total remuneration
Mr. Hoang Sy Quyet	Board member (appointed on 21 May 2024) cum General Director	358.900.000	11.128.000	370.028.000
Ms. Ngo Thi Thu Hien	Head of the Supervisory Board (resigned on 21 May 2024)	4.000.000	36.872.000	40.872.000
Ms. Nguyen Thi Huyen Trang	Head of the Supervisory Board (appointed on 21 May 2024)	5.000.000	11.128.000	16.128.000
Ms. Nguyen Tu Loan	Supervisory Board member	9.000.000	24.000.000	33.000.000
Mr. Tran Viet Long	Supervisory Board member	9.000.000	24.000.000	33.000.000
Ms. Nguyen Bach Thao	Chief Accountant	289.700.000	-	289.700.000
Total		1.007.700.000	348.000.000	1.355.700.000

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Sonadezi Corporation	Major shareholder
Dong Nai Water Joint Stock Company	Group Company
Industrial Urban Development Joint - Stock Company No. 2	Group Company
Dong Nai Material & Building Investment Joint - Stock Company	Group Company
Dong Nai Port Joint - Stock Company	Group Company
Sonadezi Long Thanh Shareholding Company	Group Company
Sonadezi Environment Joint Stock Company	Group Company
Sonadezi An Binh Joint Stock Company	Group Company
Sonadezi Services Joint - Stock Company	Group Company
Sonadezi Security Services Co., Ltd.	Group Company
Sonadezi Chau Duc Shareholding Company	Group Company
Sonadezi Long Binh Share Holding Company	Group Company
Sonadezi Binh Thuan Shareholding Company	Group Company
Dong Nai Construction Joint - Stock Company	Group Company
Dong Nai Paint Corporation	Group Company
Sonadezi College of Technology and Management	Group Company
Quoc Lo 91 Can Tho - An Giang Investment Joint Stock Company	Group Company
Dong Nai Housing Joint - Stock Company	Group Company
Nhon Trach Green Trees Corporation	Corporation having the same key managers
Nam Viet & Joint Venture Company Limited	Company having the same key managers
Tin Nghia Corporation	Corporation having the same key managers
Nhon Trach Investment Joint - Stock Company	Company having the same key managers
Tin Nghia Industrial Park Development Joint Stock Company	Company having the same key managers
Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Company having the same key managers
Toan Thinh Phat Architecture Investment Construction Joint Stock Company	Company having the same key managers
Japanese Small and Medium Enterprise Development Joint Stock Company	Company having the same key managers
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Company having the same key managers
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	Company having the same key managers

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)*Transactions with other related parties*

Apart from sales of goods and service provisions presented in Note No. VI.1b, the Company also has other following transactions with other related parties:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Sonadezi Corporation</i>		
Land rental and fee on using Sonadezi Tower infrastructure	220.881.358	177.433.119
Dividend distribution	38.250.000.000	28.050.000.000
<i>Tuan Loc Construction Investment Corporation</i>		
Dividend distribution	-	19.800.000.000
<i>Dong Nai Water Joint Stock Company</i>		
Water charges	11.272.319.875	12.947.516.300
<i>Sonadezi Environment Joint Stock Company</i>		
Waste treatment fees	145.378.800	124.390.000
<i>Sonadezi Services Joint - Stock Company</i>		
Cleaning service fees	1.581.092.082	1.430.932.450
Waste treatment fees	76.150.215	7.196.062.230
<i>Nhon Trach Green Trees Corporation</i>		
Service fees	-	421.254.729
<i>Sonadezi Security Services Co., Ltd.</i>		
Security service fees	2.406.026.081	2.489.610.315
<i>Nhon Trach Investment Joint - Stock Company</i>		
Service fees	166.666.666	-
<i>Sonadezi Chau Duc Shareholding Company</i>		
Receipt of deposit	69.391.323	-

The prices of services supplied to other related parties are mutually agreed prices. The purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.3, V.4 and V.13.

The receivables from other related parties are unsecured and will be paid in cash. No allowances have been made for the receivables from other related parties.

2. Segment information

The Company's primary reporting format is the business segments since the Company's operations are organized and managed based on the natures of business types and services.

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

2a. Information on business segments

The Company has the following business segments:

- Trading real estate.
- Water supply and wastewater treatment services.
- Others.

Segment information according to the Company's business segments is presented in the attached Appendix.

The Company does not allocate assets and liabilities according to business segments.

2b. Information on geographical segment

All operations of the Company take place in territory of Vietnam only.

3. Subsequent events

There are no material subsequent events which are required adjustments or disclosures in the Interim Financial Statements.



Luong Anh Tu
Preparer



Nguyen Duy Hoa
Chief Accountant



Dong Nai, 14 August 2025

Hoang Sy Quyet
General Director

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address: 1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam

INTERIM FINANCIAL STATEMENTS

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Appendix: Segment information according to the business segments

Unit: VND

Information on the Company's segment financial performance according to the business segments is as follows:

	Trading real estate	Water supply and wastewater treatment services	Others	Total
Current period				
Net external revenue	195.185.195.600	22.880.500.462	30.500.000.000	248.565.696.062
Net inter-segment revenue	-	-	-	-
Total net revenue	195.185.195.600	22.880.500.462	30.500.000.000	248.565.696.062
Segment financial performance				
Expenses not attributable to segments	137.588.892.734	4.948.213.041	15.320.673.692	157.857.779.467
Operating profit				(24.003.749.593)
Financial income				133.854.029.874
Financial expenses				9.565.602.314
Other income				(70.698.251)
Other expenses				271.772.514
Current income tax				(37.407.407)
Deferred income tax				(28.827.848.677)
Profit after tax				-
				114.755.450.367

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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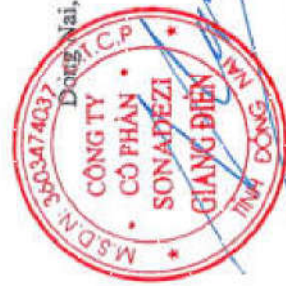
INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Appendix: Segment information according to the business segments (cont.)

	Trading real estate	Water supply and wastewater treatment services	Others	Total
Previous period				
Net external revenue	171.067.913.360	22.343.059.535	-	193.410.972.895
Net inter-segment revenue	-	-	-	-
Total net revenue	171.067.913.360	22.343.059.535	-	193.410.972.895
Segment financial performance				
Expenses not attributable to segments	109.725.661.298	2.039.007.684	-	111.764.668.982 (30.209.908.158)
Operating profit				81.554.760.824
Financial income				2.102.956.475
Financial expenses				(601.221.945)
Other income				188.152.560
Other expenses				(16.706.257)
Current income tax				(16.761.467.659)
Deferred income tax				-
Profit after tax				66.466.473.998

Dong Nai, 14 August 2025



(Signature)

Nguyen Duy Hoa
Chief Accountant

Hoang Sy Quyet
General Director

