

No: ~~404~~./SZB-TKCT

Dong Nai, August ~~24~~..... 2026

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION
PORTAL OF THE STATE SECURITIES COMMISSION OF VIETNAM AND
THE HANOI STOCK EXCHANGE

To:

- State Securities Commission of Vietnam;
- Ha Noi Stock Exchange.

- Organization name: Sonadezi Long Bình Share Holding Company
- Stock code: SZB
- Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City.
- Tel: 0251 3834 700 Fax: 0251 3835 164
- E-mail: marketing@szb.com.vn
- Information Discloser: Mr. Nguyen Ba Chuyen – General Director
- Type of information disclosure:
☒ Periodic ☐ Extraordinary ☐ 24h ☐ Upon request

Content of the information disclosure: The financial statements have been reviewed for the six-month accounting period ended June 30th, 2026.

This information has been disclosed on the company website on August ~~24~~..., 2026 at the following link: <https://szb.com.vn/vn/bao-cai-tai-chinh.html>.

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

*** Enclosed document:**

- The financial statements have been reviewed for the six-month accounting period ended June 30th, 2026 of Sonadezi Long Bình Shareholding Company;
- The Letter of Explanation on the fluctuation in Profit after tax.

Recipients:

- As above;
- Archive: Administrative Office,
Company Secretary.

REPRESENTATIVE OF THE ORGANIZATION
GENERAL DIRECTOR



Nguyễn Ba Chuyen

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: ~~H03~~./SZB-TKCT

Dong Nai, August ~~14~~..... 2026

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020, issued by the Ministry of Finance, providing guidelones on disclosure of information on the securities market, Sonadezi Long Binh Share Holding Company hereby discloses the reviewed financial statements for the six-month accounting period ended June 30th, 2026 to the Hanoi Stock Exchange as follows:

1. Organization name: Sonadezi Long Binh Share Holding Company

- Stock code: SZB
- Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City.
- Tel: 02513 834 700 Fax: 02513 835 164
- Email: marketing@szb.com.vn Website: www.szb.com.vn

2. Contents of disclosed information:

- The financial statements have been reviewed for the six-month accounting period ended June 30th, 2026
 - ☒ Separate Financial Statements (The listed company does not have subsidiaries, and the parent accounting entity has no subordinate units);
 - ☐ Consolidated financial statements (The listed company has subsidiaries);
 - ☐ Combined Financial Statements (The listed company has subordinate accounting units with independent accounting systems).
- Circumstances requiring explanation:
 - + The auditing organization provides a non-unqualified opinion on the financial statements (for audited FS):
 - ☐ Yes ☒ No
 - Explanation document provided in case of ticking yes:
 - ☐ Yes ☐ No
 - + The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited FS):

☐ Yes ☒ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

- + The profit after tax in the income statement of reporting period changes by 10% or more compared to the same period of the previous year?

☒ Yes ☐ No

Explanation document provided in case of ticking yes:

☒ Yes ☐ No

- + The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa?

☐ Yes ☒ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

This information has been disclosed on the company website on August 14, 2026 at the following link: <https://szb.com.vn/vn/bao-cai-tai-chinh.html>

3. Report on Transactions Valued at 35% or more of Total Assets in 2026.

In the case of the listed company having conducted transactions, the following details are required to be reported:

- Transaction Contents: None
- Proportion of Transaction Value to Total Asset Value (%) (based on the most recent financial statements): None
- Transaction Completion Date: None

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

Enclosed document:

- The financial statements have been reviewed for the six-month accounting period ended June 30th, 2026 of Sonadezi Long Binh Shareholding Company;
- The Letter of Explanation on the fluctuation of Profit after tax.

Recipients:

- As above;
- Archived: Administrative Office,
Company Secretary.

REPRESENTATIVE OF THE ORGANIZATION

GENERAL DIRECTOR



Nguyễn Ba Chuyen

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 44/SZB-TCKT

Dong Nai, August 14, 2026

Re: Explanation on the fluctuation of profit
after tax

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

1. Listed organization: Sonadezi Long Binh Share Holding Company
2. Listed stock code: SZB
3. Content: Sonadezi Long Binh Share Holding Company provides an explanation regarding the fluctuation in profit after corporate income tax for the first 6 months of 2026, which changed by 10% or more compared to the same period of the previous year:

Unit: VND

No.	Content	First 6 months of 2026	First 6 months of 2025	Difference Ratio
1	Revenue and other income	276,782,113,567	216,716,640,991	Increase 27.72%
2	Total expenses	157,712,021,941	125,135,435,224	Increase 26.03%
3	Profit after corporate income tax	95,186,677,710	73,153,762,764	Increase 30.12%

Revenue and income increased by 60,065,472,576 VND, corresponding to an increase rate of 27.72% compared to the same period; Cost of services increased by 28,470,389,647 VND, corresponding to an increase rate of 26.10%; Financial expenses and other expenses increased by 1,918,003,560 VND, corresponding to an increase rate of 129.65%; Selling and administrative expenses increased by 2,188,193,510 VND, corresponding to an increase rate of 15.00%, leading to a 30.12% increase in profit after corporate income tax for the first 6 months of 2026 compared to the same period in 2025.

Sonadezi Long Binh Share Holding Company reports this explanation to the State Securities Commission of Vietnam, the Hanoi Stock Exchange, and the shareholders for their information.

Sincerely./.

Recipient:

- As above;
- Board of Directors Secretary (cooperate in information Disclosure);
- Archived: Administrative Office, Finance and Accounting Department.

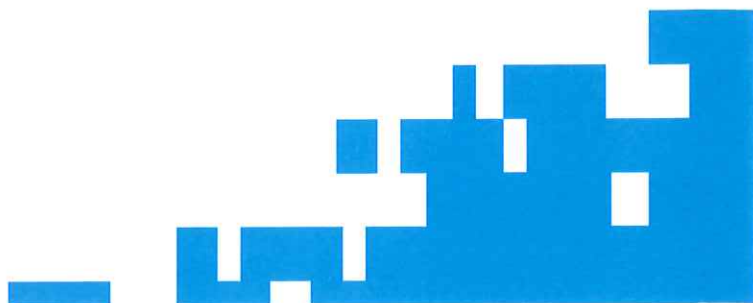


GENERAL DIRECTOR

Nguyen Ba Chuyen

**SONADEZI LONG BÌNH
SHARE HOLDING COMPANY**

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



SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

MANAGEMENT'S REPORT

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

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

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

<u>Full name</u>	<u>Position</u>
Ms. Luong Minh Hien	Chairman
Mr. Nguyen Ngoc Dai	Member
Mr. Pham Van Tinh	Member
Mr. Nguyen Ba Chuyen	Member
Mr. Tran Anh Tuan	Member

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

<u>Full name</u>	<u>Position</u>
Ms. Luu Thi Thuy Van	Head
Mr. Nguyen Cong Hieu	Member
Ms. Nguyen Kha Phuong Thu	Member

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

<u>Full name</u>	<u>Position</u>
Mr. Nguyen Ba Chuyen	General Director
Ms. Le Thi Kim Tuyen	Vice General Director

AUDITOR

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

RESPONSIBILITY OF MANAGEMENT

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

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

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

MANAGEMENT'S REPORT (CONTINUED)

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

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

STATEMENT BY MANAGEMENT

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

For and on behalf of management,



Nguyen Ba Chuyen
General Director

Dong Nai City, 10 August 2026

No: 14/2026/SX-RSMHCM

**REPORT ON REVIEW OF
INTERIM FINANCIAL INFORMATION**

To: **Shareholders**
Members of the Board of Directors
Members of Management
SONADEZI LONG BÌNH SHARE HOLDING COMPANY

We have reviewed the accompanying interim financial statements of Sonadezi Long Binh Share Holding Company prepared on 10 August 2026 as set out from page 05 to page 41, which comprise the statement of financial position as at 30 June 2026 and the income statement and cash-flow statement for the six-month period then ended, and selected notes to the financial statements.

Management's Responsibility

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

Auditor's Responsibility

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

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

(See the next page)

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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Conclusion

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

pp GENERAL DIRECTOR

A handwritten signature in blue ink is written over a red circular stamp. The stamp contains the text: "M.S.D.N: 0302361789 - C.T.T.N.H.H", "CÔNG TY TNHH", "KIỂM TOÁN & TƯ VẤN", "RSM VIỆT NAM", and "THÀNH PHỐ HO CHI MINH".

Luc Thi Van

Vice General Director

Audit Practice Registration Certificate:
0172-2023-026-1

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 10 August 2026

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
A. CURRENT ASSETS	100		722,786,351,022	494,406,873,133
I. Cash and cash equivalents	110	5.1	178,685,370,685	215,422,115,125
1. Cash	111		25,685,370,685	30,422,115,125
2. Cash equivalents	112		153,000,000,000	185,000,000,000
II. Current financial investments	120		391,447,867,123	191,209,145,206
1. Held to maturity investments	123	5.2	391,447,867,123	191,209,145,206
III. Current account receivables	130		140,981,702,012	52,105,841,505
1. Trade receivables	131	5.3	24,221,237,646	21,389,681,990
2. Advances to suppliers	132	5.4	117,041,849,567	31,131,922,651
3. Other current receivables	135		355,258,197	220,880,262
4. Provision for doubtful debts	136		(636,643,398)	(636,643,398)
IV. Inventories	140		311,882,667	6,277,953,245
1. Inventories	141		311,882,667	6,277,953,245
V. Other current assets	160		11,359,528,535	29,391,818,052
1. Value added tax deductible	162	5.12	366,011,366	18,398,300,883
2. Tax and other receivables from the State budget	163	5.12	10,993,517,169	10,993,517,169
B. NON-CURRENT ASSETS	200		1,336,090,903,553	1,359,596,469,637
I. Fixed assets	220		373,131,345,564	387,201,841,093
1. Tangible fixed assets	221	5.5	344,320,621,436	357,892,126,243
Cost	222		1,019,914,167,907	1,014,922,902,408
Accumulated depreciation	223		(675,593,546,471)	(657,030,776,165)
2. Intangible fixed assets	227	5.6	28,810,724,128	29,309,714,850
Cost	228		94,561,110,266	94,561,110,266
Accumulated amortisation	229		(65,750,386,138)	(65,251,395,416)
II. Investment property	240	5.7	178,745,884,410	181,200,800,707
1. Cost	241		245,261,068,472	240,913,385,636
2. Accumulated depreciation	242		(66,515,184,062)	(59,712,584,929)
III. Non-current assets in progress	250		55,943,770,186	54,583,199,973
1. Construction in progress	252	5.8	55,943,770,186	54,583,199,973
IV. Non-current financial investments	260		128,346,383,480	128,346,383,480
1. Investment in other entities	263	5.2	128,346,383,480	128,346,383,480
V. Other non-current assets	270		599,923,519,913	608,264,244,384
1. Non-current prepayments	271	5.9	596,882,829,169	605,223,553,640
2. Deferred income tax assets	272		3,040,690,744	3,040,690,744
TOTAL ASSETS (280 = 100 + 200)	280		2,058,877,254,575	1,854,003,342,770

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

Form B 01a - DN

STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	300		1,195,692,998,422	1,073,902,764,327
I. Current liabilities	310		215,358,915,038	224,147,654,049
1. Trade payables	311	5.10	17,003,486,567	74,268,438,680
2. Advances from customers	312	5.11	63,172,327,312	16,466,709,598
3. Taxes and amounts payable to the State budget	314	5.12	13,592,725,009	21,967,198,864
4. Payables to employees	315	5.13	6,963,428,867	14,193,313,146
5. Accrued expenses	316	5.14	15,517,674,773	15,257,453,720
6. Current unearned revenue	319	5.15	37,056,398,973	34,142,598,536
7. Other current payables	320	5.16	7,237,355,050	11,342,199,195
8. Current loans	321	5.18	31,592,419,106	19,673,493,924
9. Bonus and welfare fund	323	5.17	23,223,099,381	16,836,248,386
II. Non-current liabilities	330		980,334,083,384	849,755,110,278
1. Non-current unearned revenue	337	5.15	801,569,815,331	733,306,664,911
2. Other non-current payables	338	5.16	22,269,471,732	22,318,471,732
3. Non-current loans	339	5.18	156,494,796,321	94,129,973,635
D. OWNER'S EQUITY	400	5.19	863,184,256,153	780,100,578,443
1. Owner's contributed capital	411		300,000,000,000	300,000,000,000
Ordinary shares carrying voting rights	411a		300,000,000,000	300,000,000,000
2. Share premiums	412		5,612,631,906	5,612,631,906
3. Investment and development fund	418		235,348,978,991	184,919,978,991
4. Retained earnings	420		322,222,645,256	289,567,967,546
Beginning accumulated retained earnings	420a		227,035,967,546	87,853,438,909
Retained earnings of the current year	420b		95,186,677,710	201,714,528,637
TOTAL RESOURCES (440 = 300 + 400)	440		2,058,877,254,575	1,854,003,342,770

PREPARED BY

CHIEF ACCOUNTANT

Approved, 10 August 2026

LEGAL REPRESENTATIVE



Dinh Nguyen Hoang Thien



Dang Hai Bang



Nguyen Ba Chuyen



SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

Form B 02a - DN

INCOME STATEMENT

For the financial year ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous Period
1. Revenue	01	5.20	262,590,774,338	207,236,326,549
2. Net revenue	10		262,590,774,338	207,236,326,549
3. Cost of sales	11	5.21	137,540,918,825	109,070,529,178
4. Gross profit	20		125,049,855,513	98,165,797,371
5. Finance income	22	5.22	13,165,881,499	8,766,753,475
6. Finance expense	23		3,397,336,814	1,473,187,773
<i>Of which, interest expense</i>	24		3,397,336,814	1,473,187,773
7. Selling expense	25		3,732,836,251	898,790,430
8. General and administrative expense	26	5.23	13,040,930,051	13,686,782,362
9. Operating profit/(loss)	30		118,044,633,896	90,873,790,281
10. Other income	31		1,025,457,730	713,560,967
11. Other expense	32		-	6,145,481
12. Net other income/(loss)	40		1,025,457,730	707,415,486
13. Accounting profit/(loss) before tax	50		119,070,091,626	91,581,205,767
14. Current corporate income tax expense	51	5.25	23,883,413,916	18,427,443,003
15. Net profit/(loss) after tax	60		95,186,677,710	73,153,762,764
16. Basic earnings per share	70	5.19.4	2,961	2,292
17. Diluted earnings per share	71	5.19.4	2,961	2,292

PREPARED BY

CHIEF ACCOUNTANT

Approved, 10 August 2026

LEGAL REPRESENTATIVE

Dinh Nguyen Hoang Thien

Dang Hai Bang

Nguyen Ba Chuyen



SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

Form B 03a - DN

**CASH FLOW STATEMENT
(Indirect method)**

For the financial year ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous Period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxes	01		119,070,091,626	91,581,205,767
2. Adjustment for:				
Depreciation and amortisation	02	5.24	25,864,360,161	22,786,468,090
Gains/losses from investment and financing activities	05	5.22	(13,098,657,534)	(8,705,450,686)
Interest expense	06		3,397,336,814	1,473,187,773
3. Operating profit /(loss) before adjustments to working capital	08		135,233,131,067	107,135,410,944
Increase or decrease in accounts receivable	09		(70,843,570,990)	(24,682,076,022)
Increase or decrease in inventories	10		5,966,070,578	202,303,827
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		81,712,788,758	62,767,645,769
Increase or decrease prepaid expenses	12		8,340,724,471	5,229,566,635
Interest paid	14		(3,355,756,385)	(1,493,053,704)
Corporate income tax paid	15	5.12	(31,949,672,032)	(6,096,810,220)
Other cash inflows from operating activities	16		-	10,530,000
Other cash outflows from operating activities	17		(5,716,149,005)	(5,679,915,856)
Net cash from operating activities	20		119,387,566,462	137,393,601,373
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(43,267,994,387)	(71,655,937,501)
2. Loans to other entities and payments for purchase of debt instruments of other entities	23		(390,000,000,000)	(232,000,000,000)
3. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		195,000,000,000	78,000,000,000
4. Interest and dividends received	27		7,859,935,617	5,580,720,550
Net cash from investing activities	30		(230,408,058,770)	(220,075,216,951)

(See the next page)

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

Form B 03a - DN

CASH FLOW STATEMENT (CONTINUED)
(Indirect method)

For the financial year ended 30 June 2026

Expressed in VND

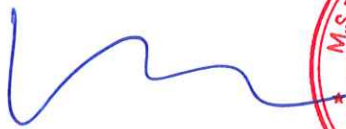
ITEMS	Code	Notes	Current period	Previous Period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	5.26	89,665,775,800	19,499,836,283
2. Repayment of borrowings	34	5.27	(15,382,027,932)	(5,899,419,190)
Net cash from financing activities	40		74,283,747,868	13,600,417,093
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	50		(36,736,744,440)	(69,081,198,485)
Cash and cash equivalents at beginning of year	60		215,422,115,125	254,975,301,936
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)	70	5.1	178,685,370,685	185,894,103,451

PREPARED BY



Dinh Nguyen Hoang Thien

CHIEF ACCOUNTANT



Dang Hai Bang

Approved, 10 August 2026

LEGAL REPRESENTATIVE


Nguyen Ba Chuyen

SELECTED NOTES TO THE FINANCIAL STATEMENTS**1. CORPORATE INFORMATION****1.1. Structure of ownership**

Sonadezi Long Binh Share Holding Company (hereinafter referred to as "the Company") has been incorporated in accordance with:

- Decision No. 4391/QĐ-UBND dated 22 December 2008 granted by the Chairman of Dong Nai People's Committee on equitization from State-owned Enterprise - Sonadezi Industrial Park Service Enterprise under Development of Bien Hoa Industrial Park Company (now Sonadezi Corporation);
- Business Registration Certificate No. 3601867699 dated 01 July 2009 granted by the Dong Nai Province's Department of Planning and Investment (the Dong Nai City's Department of Finance) and other amended certificates thereafter with the latest one dated 18 May 2026 to update the Company's operating industry and address.

On 04 December 2019, the Company was officially approved to register for listing of shares at the Hanoi Stock Exchange under Decision No. 41/UBCK-GPNY granted by the State Securities Commission with the security code SZB.

The charter capital as stipulated in the Business Registration Certificate is VND 300,000,000,000 as follows:

Investors	As at 30 Jun. 2026		As at 01 Jan. 2026	
	Amount (VND)	Percent (%)	Amount (VND)	Percent (%)
Sonadezi Corporation	138,670,000,000	46.22	138,670,000,000	46.22
Dong Nai Development Investment Fund	9,000,000,000	3.00	9,000,000,000	3.00
Other shareholders	152,330,000,000	50.78	152,330,000,000	50.78
Total	300,000,000,000	100.00	300,000,000,000	100.00

The Company's registered head office is at No.1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam.

1.2. Business sector

Infrastructure business.

1.3. Operating industry and principal activities

The Company is principally engaged in:

- Installation of water supply and drainage systems, heating and air - conditioning systems (except electroplating, mechanical processing);
- Rental of machinery, equipment and other tangible items without operators;
- Demolition; Site preparation;
- Installation of electrical systems (except electroplating, mechanical processing);

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Installation of other construction systems (except electroplating, mechanical processing);
- Completion of construction projects;
- Other specialized construction activities;
- Real estate business, land use rights owned by the owner, user or lessee (Main) (only operate when meeting business conditions as prescribed by law and complying with Article 11 of the Law on Real Estate Trading No. 66/2014/QH13 dated 25 November 2014);
- Water exploitation, treatment and supply (only operate when meeting business conditions as prescribed by law);
- Collection of non-hazardous waste (not operate at headquarters, only operates when meeting the conditions prescribed by environmental laws and Circular No. 36/2015/TT-BTNMT dated 30 June 2015 granted by Ministry of Natural Resources and Environment on hazardous waste management, not store goods at headquarters, only operates when competent authority approves the location);
- Pollution treatment and other waste management activities (not operate at headquarters, only operate when approved by competent authorities and meeting the conditions prescribed by law);
- Rental of motor vehicles (only operates when meeting business conditions as prescribed by law);
- Freight transportation by road (only operates when meeting business conditions as prescribed by law);
- Drainage and waste-water treatment (not operate at headquarters, only operate when meeting business conditions according to regulations of law);
- Treatment and disposal of non-hazardous waste (not operate and store goods at the headquarters, only operate when competent authority approves the location and has sufficient conditions according to environmental laws and Circular No. 36/2015/TT-BTNMT, dated 30 June 2015 granted by Ministry of Natural Resources and Environment on hazardous waste management);
- Construction of railway projects;
- Construction of road projects;
- Architectural activities and related technical consultancy (only operate when meeting business conditions as prescribed by law);
- Construction of residential and non-residential buildings;
- Construction of electrical projects;
- Construction of water supply and drainage projects;
- Construction of telecommunications and information communication projects;
- Construction of other public utility projects;
- Construction of hydraulic projects;
- Construction of mining projects;
- Construction of processing and manufacturing projects;



SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Other cleaning services: House, construction and landscape cleaning services;
- Landscape services;
- Construction of other civil engineering projects;
- Business management consulting and other management consulting activities (except legal, financial, accounting, auditing, design, survey, and construction supervision consulting; only operate when meeting the prescribed business conditions);
- Residential cleaning.

1.4. Normal operating cycle

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

1.5. The number of employees

The number of employees as at 30 June 2026 was 98 (31 December 2025: 95).

2. FINANCIAL YEAR AND REPORTING AND FUNCTIONAL

2.1. Financial year

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

2.2. Reporting and functional currency

The Company maintains its accounting records in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1. Accounting system

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

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

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

3.3. Basis of preparation of the interim financial statement

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

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

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

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.4. Forms of accounting records

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

4. ACCOUNTING POLICIES

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

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION, THE INCOME STATEMENT, AND THE CASH FLOW STATEMENT

5.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	64,317,387	34,842,481
Demand deposits (*)	25,621,053,298	30,387,272,644
Cash equivalents (**)	153,000,000,000	185,000,000,000
Total	178,685,370,685	215,422,115,125

(*) Demand deposits are detailed as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch	22,847,092,877	15,576,062,357
Others	2,773,960,421	14,811,210,287
Total	25,621,053,298	30,387,272,644

(**) Cash equivalents are detailed as follows:

	As at 30 Jun. 2026 VND
Term deposits with an original term of 01 month	53,000,000,000
Term deposits with an original term of 03 months	100,000,000,000
Total	153,000,000,000

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2. Financial investments

Current held to maturity investments are analysed as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Term deposits (*)	382,500,000,000	187,500,000,000
Interest receivables	8,947,867,123	3,709,145,206
Total	391,447,867,123	191,209,145,206

(*) Term deposits are detailed as follows:

	As at 30 Jun. 2026 VND
Term deposits with an original term of 06 months	345,500,000,000
Term deposits with an original term of 12 months	37,000,000,000
Total	382,500,000,000

Of which, a deposit amounting to VND 20,000,000,000 at Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch was mortgaged as loan security - Refer to Note 5.18.

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SONADEZI LONG BINH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Investments in other entities are analysed as follows:

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
Sonadezi Binh Thuan Shareholding Company	40,000,000,000	(**)	-	40,000,000,000	(**)	-
Capital contribution for the business cooperation ICD Tan Cang - Long Binh (*)	88,346,383,480	(**)	-	88,346,383,480	(**)	-
Total	128,346,383,480			128,346,383,480		

(*) Representing the capital contribution for the business cooperation ICD Tan Cang - Long Binh under the Business Cooperation Contract No. 485/HD-ICDLB-SZB dated 21 September 2013, Appendix No. 485/HD-ICDLB-SZB/PL1 dated 08 May 2014, and Appendix No. 485/HD-ICDLB-SZB/PL2 dated 15 June 2015, between the Company and ICD Tan Cang - Long Binh Joint Stock Company for implementation of the investment project. This project involves the construction of a warehouse on ICD Tan Cang Long Binh's land, and the provision of warehousing and value-added services related to warehousing for 45 years from 21 September 2013. The total investment of project amounted to VND 323,409,000,000, with the Company's own capital of project amounting to VND 186,673,000,000. The Company has contributed 49% of the equity capital of the project. Until 30 June 2026, the investment capital of the project was recovered at VND 3,123,616,520, corresponding to the Company's capital contribution ratio.

(**) At the reporting date, the Company has not determine the fair value of these investments for disclosure in the interim financial statements because quoted market prices are not available and there is currently no guidance on the determination of fair value using valuation techniques under the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System. The fair values of these investments may differ from their carrying amounts.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.3. Current trade receivables

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Amount	Provisions	Amount	Provisions
Trade receivables from related parties - Refer to Note 6.2	238,701,197	-	256,327,575	-
Trade receivables greater than or equal to 10% of total balance:				
Pancera International Joint Stock Company	6,192,157,555	-	6,199,631,980	-
Other customers	17,790,378,894	(636,643,398)	14,933,722,435	(636,643,398)
Total	24,221,237,646	(636,643,398)	21,389,681,990	(636,643,398)

5.4. Current advances to suppliers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Advances to related parties - Refer to Note 6.2	210,663,682	-
Advances to suppliers greater than or equal to 10% of total balance:		
Land Fund Development Center, Vinh Cuu Branch - Compensation for site clearance for the Thanh Phu industrial park project	111,493,832,194	30,219,243,194
Other suppliers	5,337,353,691	912,679,457
Total	117,041,849,567	31,131,922,651

(See the next page)

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.5. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:					
As at 01 Jan. 2026	661,546,215,033	34,135,808,605	312,589,748,066	6,651,130,704	1,014,922,902,408
Purchase	-	99,119,000	-	33,850,000	132,969,000
Self-construction	1,409,989,132	-	3,448,307,367	-	4,858,296,499
As at 30 Jun. 2026	662,956,204,165	34,234,927,605	316,038,055,433	6,684,980,704	1,019,914,167,907
Accumulated depreciation:					
As at 01 Jan. 2026	431,410,702,228	12,624,262,665	206,870,300,194	6,125,511,078	657,030,776,165
Depreciation	11,388,206,463	1,889,269,851	5,211,254,283	74,039,709	18,562,770,306
As at 30 Jun. 2026	442,798,908,691	14,513,532,516	212,081,554,477	6,199,550,787	675,593,546,471
Net book value:					
As at 01 Jan. 2026	230,135,512,805	21,511,545,940	105,719,447,872	525,619,626	357,892,126,243
As at 30 Jun. 2026	220,157,295,474	19,721,395,089	103,956,500,956	485,429,917	344,320,621,436

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 391,318,984,844.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Details of tangible fixed assets in existence during the period are as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND
Buildings, structures:			
Bien Hoa 2 Industrial Park	393,674,551,398	297,785,857,498	95,888,693,900
Go Dau Industrial Park	89,178,721,462	60,724,720,872	28,454,000,590
Xuan Loc Industrial Park	103,954,185,563	58,185,334,844	45,768,850,719
Thanh Phu Industrial Park	76,148,745,742	26,102,995,477	50,045,750,265
Machinery and equipment:			
Bien Hoa 2 Industrial Park	21,238,820,751	8,942,798,741	12,296,022,010
Go Dau Industrial Park	6,967,700,661	3,167,543,252	3,800,157,409
Xuan Loc Industrial Park	2,894,510,679	1,423,692,768	1,470,817,911
Thanh Phu Industrial Park	3,133,895,514	979,497,755	2,154,397,759
Motor vehicles:			
Bien Hoa 2 Industrial Park	174,703,214,122	129,342,905,562	45,360,308,560
Go Dau Industrial Park	73,268,111,163	50,069,937,212	23,198,173,951
Xuan Loc Industrial Park	19,355,595,343	6,856,137,648	12,499,457,695
Thanh Phu Industrial Park	24,195,415,237	11,472,881,863	12,722,533,374
Transportation	24,515,719,568	14,339,692,192	10,176,027,376
Office equipment:			
Bien Hoa 2 Industrial Park	5,250,115,668	4,764,685,751	485,429,917
Go Dau Industrial Park	1,434,865,036	1,434,865,036	-
As at 30 Jun. 2026	1,019,914,167,907	675,593,546,471	344,320,621,436

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
5.6. Intangible fixed assets

Items	Land use rights VND	Software VND	Total VND
Cost:			
As at 01 Jan. 2026	94,378,489,156	182,621,110	94,561,110,266
As at 30 Jun. 2026	94,378,489,156	182,621,110	94,561,110,266
Accumulated amortisation:			
As at 01 Jan. 2026	65,068,774,306	182,621,110	65,251,395,416
Amortisation	498,990,722	-	498,990,722
As at 30 Jun. 2026	65,567,765,028	182,621,110	65,750,386,138
Net book value:			
As at 01 Jan. 2026	29,309,714,850	-	29,309,714,850
As at 30 Jun. 2026	28,810,724,128	-	28,810,724,128

The historical cost of intangible fixed assets fully depreciated but still in use totalled VND 34,434,543,199.

Details of intangible fixed assets in existence during the period are as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND
Land use rights:			
Bien Hoa 2 Industrial Park	20,191,526,616	17,382,299,864	2,809,226,752
Go Dau Industrial Park	28,083,498,468	27,995,312,265	88,186,203
Xuan Loc Industrial Park	46,103,464,072	20,190,152,899	25,913,311,173
Software	182,621,110	182,621,110	-
As at 30 Jun. 2026	94,561,110,266	65,750,386,138	28,810,724,128

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.7. Investment property held for lease

Investment property held for lease	As at 30 Jun. 2026 VND	Additions VND	As at 01 Jan. 2026 VND
Cost:			
Factory and office building at Bien Hoa 2 Industrial Park	78,954,116,735	-	78,954,116,735
Factory at Thanh Phu Industrial Park	102,339,116,299	4,171,756,910	98,167,359,389
Factory at Chau Duc Industrial Park	63,967,835,438	175,925,926	63,791,909,512
Total	245,261,068,472	4,347,682,836	240,913,385,636
Accumulated depreciation:			
Factory and office building at Bien Hoa 2 Industrial Park	48,125,762,958	2,033,075,124	46,092,687,834
Factory at Thanh Phu Industrial Park	12,485,245,948	2,977,049,968	9,508,195,980
Factory at Chau Duc Industrial Park	5,904,175,156	1,792,474,041	4,111,701,115
Total	66,515,184,062	6,802,599,133	59,712,584,929
Net book value:			
Factory and office building at Bien Hoa 2 Industrial Park	30,828,353,777		32,861,428,901
Factory at Thanh Phu Industrial Park	89,853,870,351		88,659,163,409
Factory at Chau Duc Industrial Park	58,063,660,282		59,680,208,397
Total	178,745,884,410		181,200,800,707

The year-end net book value of investment property totalling VND 178,745,884,410 was pledged as loan security - Refer to Note 5.18.

The historical cost of investment property fully depreciated but still held for rental totalled VND 6,838,499,499.

At the reporting date, the Company did not determine the fair values of investment properties held for lease to be disclosed in the interim financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System. The fair values of these investment properties may differ from their carrying amounts.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Construction in progress

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Thanh Phu Industrial Park Project	42,825,693,125	41,680,048,488
Go Dau Industrial Park Project	12,431,313,534	12,270,809,234
Chau Duc Industrial Park Project	473,305,519	275,488,304
Xuan Loc Industrial Park Project	197,917,492	341,313,431
Bien Hoa 2 Industrial Park Project	15,540,516	15,540,516
Total	55,943,770,186	54,583,199,973

5.9. Non-current prepayments

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Compensation costs for site clearance for the Thanh Phu industrial park project	347,818,777,659	348,618,881,826
Land rental prepayment at Tan Duc industrial park	171,487,610,785	173,407,471,881
One-time land rental prepayment at Go Dau industrial park	20,327,651,316	20,857,314,386
One-time land rental prepayment at Bien Hoa 2 industrial park	13,412,820,941	13,756,294,853
Land rental prepayment at Chau Duc industrial park (*)	10,641,477,001	10,806,052,891
Costs for receiving handover of Xuan Loc industrial park Equitization	3,340,190,759	3,395,860,605
Tools and consumable expenditure	447,657,418	360,089,364
Others	29,406,643,290	34,021,587,834
Total	596,882,829,169	605,223,553,640

(*) Land use right Certificates No. CV 844813 and CV 844814 at Chau Duc industrial park were pledged as collateral for non-current loan security at Shinhan Bank Vietnam Limited - Bien Hoa Branch - Refer to Note 5.18.

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SONADEZI LONG BINH SHARE HOLDING COMPANY

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.10. Current trade payables**

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	Amount	Payable amount VND	Amount	Payable amount VND
Trade payables to related parties - Refer to Note 6.2	907,688,252	907,688,252	24,113,110,904	24,113,110,904
Trade payables greater than 10% or equal to of total balance:				
Duc Tin Nghia Company Limited	3,834,699,687	3,834,699,687	3,150,423,066	3,150,423,066
Seen Technologies Corporation	2,729,644,801	2,729,644,801	7,973,649,601	7,973,649,601
Other suppliers	9,531,453,827	9,531,453,827	39,031,255,109	39,031,255,109
Total	17,003,486,567	17,003,486,567	74,268,438,680	74,268,438,680

5.11. Current advances from customers

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	Amount	Payable amount VND	Amount	Payable amount VND
Advances from customers greater than or equal to 10% of total balance:				
TPC Vina Plastic and Chemical Corporation Limited	12,664,214,715	-	-	-
Chang Shin Vietnam Company Limited	7,276,272,825	-	-	-
Other customers	43,231,839,772	43,231,839,772	16,466,709,598	16,466,709,598
Total	63,172,327,312	63,172,327,312	16,466,709,598	16,466,709,598

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

	As at 30 Jun. 2026 VND	Incurred VND	Deductible VND	As at 01 Jan. 2026 VND
Value added tax deductible	366,011,366	6,267,132,348	(24,299,421,865)	18,398,300,883
	Movements in the period			
	VND	VND	VND	VND
	As at 30 Jun. 2026			As at 01 Jan. 2026
	Receivable	Payable	Deducted	Receivable
Value added tax	-	-		Payable
Corporate income tax	-	31,609,547,245	(7,310,125,380)	-
Personal income tax	-	23,883,413,916	(31,949,672,032)	-
Land, housing tax and land rental charges	-	1,425,224,393	(1,733,440,132)	21,532,895,864
	10,993,517,169	5,624,291,489	-	434,303,000
			10,993,517,169	-
Total	10,993,517,169	62,542,477,043	(24,299,421,865)	21,967,198,864

5.13. Payables to employees

Representing the salary funds payable to employees as at 30 June 2026.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.14. Current accrued expenses

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Accrued land rental at Go Dau industrial park	15,203,453,720	15,203,453,720
Accrued other expenses	314,221,053	54,000,000
Total	15,517,674,773	15,257,453,720

5.15. Unearned revenue

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Unearned revenue from land leasing and premises usage fees:		
Bien Hoa 2 industrial park	14,413,545,872	14,413,545,872
Thanh Phu industrial park	13,477,730,409	10,563,929,972
Go Dau industrial park	8,382,142,722	8,382,142,722
Xuan Loc industrial park	782,979,970	782,979,970
Total	37,056,398,973	34,142,598,536
Non-current:		
Unearned revenue from land leasing and premises usage fees:		
Bien Hoa 2 industrial park	220,947,041,940	228,153,814,880
Thanh Phu industrial park	382,055,168,984	302,002,684,280
Go Dau industrial park	175,926,901,162	180,117,972,522
Xuan Loc industrial park	22,640,703,245	23,032,193,229
Total	801,569,815,331	733,306,664,911

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
5.16. Other payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Deposits for factory lease	6,440,000,000	4,300,000,000
Deposits for suppliers	262,676,280	491,602,948
Deposits for office lease	253,000,000	85,000,000
Other payables	281,678,770	6,465,596,247
Total	7,237,355,050	11,342,199,195
Non-current:		
Deposits from related parties - Refer to Note 6.2	95,000,000	95,000,000
Deposits for factory lease	20,949,518,182	20,949,518,182
Deposits for office lease	724,953,550	773,953,550
Deposits for land lease	500,000,000	500,000,000
Total	22,269,471,732	22,318,471,732

5.17. Bonus and welfare fund

	Current period VND	Previous period VND
Beginning balance	16,836,248,386	16,181,141,033
Distribution in the period	12,103,000,000	10,230,000,000
Other increase	-	10,530,000
Using in the period	(5,716,149,005)	(5,679,915,856)
Ending balance	23,223,099,381	20,741,755,177

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) -**5.18. Loans**

Current loans are analysed as follows:

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	VND		VND		VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Dong Nai Province Development Investment Fund (a)	7,308,000,000	7,308,000,000	3,567,000,000	2,031,000,000	5,772,000,000	5,772,000,000
Shinhan Bank Vietnam Limited - Bien Hoa Branch (b)	5,823,186,890	5,823,186,890	2,677,275,398	2,476,535,360	5,622,446,852	5,622,446,852
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bien Hoa Branch (c)	6,393,600,000	6,393,600,000	4,204,800,000	2,995,200,000	5,184,000,000	5,184,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch (d)	11,712,309,716	11,712,309,716	16,851,877,716	5,617,292,572	477,724,572	477,724,572
Dong Nai Province Environmental Protection Fund (e)	355,322,500	355,322,500	-	2,262,000,000	2,617,322,500	2,617,322,500
Total	31,592,419,106	31,592,419,106	27,300,953,114	15,382,027,932	19,673,493,924	19,673,493,924

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.18. Loans (continued)**

Non-current loans are analysed as follows:

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
	VND		VND		VND	
Dong Nai Province Development Investment Fund (a)	47,850,000,000	47,850,000,000	7,384,000,000	3,567,000,000	44,033,000,000	44,033,000,000
Shinhan Bank Vietnam Limited - Bien Hoa Branch (b)	27,977,861,291	27,977,861,291	1,739,747,000	2,677,275,398	28,915,389,689	28,915,389,689
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bien Hoa Branch (c)	19,354,441,318	19,354,441,318	5,244,004,800	4,204,800,000	18,315,236,518	18,315,236,518
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch (d)	61,312,493,712	61,312,493,712	75,298,024,000	16,851,877,716	2,866,347,428	2,866,347,428
Total	156,494,796,321	156,494,796,321	89,665,775,800	27,300,953,114	94,129,973,635	94,129,973,635

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Details of loans are as follows:

(a) Loans from Dong Nai Province Development Investment Fund:

- | | | |
|-------|-----------------------------|---|
| (i) | Credit line: | VND 10,000,000,000. |
| | Balance as at 30 Jun. 2026: | VND 918,000,000. |
| | Loan term: | 90 months starting from the loan disbursement date of August 2019. |
| | Purpose: | Investment in the expansion of factory rental on 19A Street - Phase 2. |
| | Mortgage: | Phillips factory, factory on 19A Road - phase 1 and phase 2 - Refer to Note 5.7. |
| (ii) | Credit line: | VND 25,000,000,000. |
| | Balance as at 30 Jun. 2026: | VND 16,240,000,000. |
| | Loan term: | 120 months starting from the loan disbursement date of August 2022. |
| | Purpose: | Investment in the construction of factory rental No. 2 - Thanh Phu industrial park. |
| | Mortgage: | Factory No. 1 Thanh Phu Industrial Park - Refer to Note 5.7. |
| (iii) | Credit line: | VND 19,000,000,000. |
| | Balance as at 30 Jun. 2026: | VND 19,000,000,000. |
| | Loan term: | 120 months starting from the loan disbursement date of October 2025. |
| | Purpose: | Investment in the construction of factory rental No. 12A - Thanh Phu industrial park. |
| | Mortgage: | - Phillips Factory, 19A Street Factory - Phase 1, and 19A Street Factory - Phase 2;
- Factory No. 1 - Thanh Phu Industrial Zone;
- Factory No. 12A - Thanh Phu Industrial Zone - Refer to Note 5.7. |
| (iv) | Credit line: | VND 19,000,000,000. |
| | Balance as at 30 Jun. 2026: | VND 19,000,000,000. |
| | Loan term: | 120 months starting from the loan disbursement date of October 2025. |
| | Purpose: | Investment in the construction of factory rental No. 4 - Thanh Phu industrial park. |
| | Mortgage: | - Phillips Factory, 19A Street Factory - Phase 1, and 19A Street Factory - Phase 2;
- Factory No. 1 - Thanh Phu Industrial Zone;
- Factory No. 4 - Thanh Phu Industrial Zone - Refer to Note 5.7. |

SONADEZI LONG BINH SHARE HOLDING COMPANY

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**(b) Loans from Shinhan Bank Vietnam Limited - Bien Hoa Branch:**

- (i) Credit line: VND 24,815,000,000.
Balance as at 30 Jun. 2026: VND 12,048,143,937.
Loan term: 84 months from the date of the first loan disbursement.
Purpose: Investment in the construction of factory rental No. 1 - Chau Duc Industrial Park.
Mortgage: Land use rights and factory No. 1 - Chau Duc Industrial Park will be formed in the future on a land area of 45,520.5 m² - Refer to Note 5.7 and 5.9.
- (ii) Credit line: VND 24,000,000,000.
Balance as at 30 Jun. 2026: VND 21,752,904,244.
Loan term: 84 months from the date of the first loan disbursement.
Purpose: Investment in the construction of factory rental No.2 - Chau Duc industrial park.
Mortgage: - Land use right and Factory No. 1 Chau Duc Industrial Zone - Refer to Notes 5.7 and 5.9;
- Certificates of Land Use Rights, Ownership of Residential House and Other Assets Attached to Land No. CV 844813 (Certificate Registration Book No. 11479) and No. CV 844814 (Certificate Registration Book No. 11480), issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province on 21 August 2020;
- Factory No. 2 Chau Duc Industrial Zone - Refer to Note 5.7.

(c) Loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bien Hoa Branch

- Credit line: VND 33,987,500,000.
Balance as at 30 Jun. 2026: VND 25,748,041,318.
Loan term: 60 months from the date of the first loan disbursement.
Purpose: Investment in the construction of wastewater treatment plants for Thanh Phu Industrial Park and Go Dau Industrial Park - Phase 2.
Mortgage: Rental factory on 3A Street at Bien Hoa 2 Industrial Park and Rental Factory No. 2 at Thanh Phu Industrial Park - Refer to Note 5.7.

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(d) Loans from Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch:

Credit line:	VND 400,000,000,000
Balance as at 30 Jun. 2026:	VND 73,024,803,428.
Loan term:	84 months from the date of the first loan disbursement
Purpose:	Investment in the construction and operation of infrastructure of Thanh Phu Industrial Park.
Mortgage:	- All property rights arising from land lease contracts No. 26/HĐTĐ dated 04/09/2024, No. 01/HĐTĐ dated 17/01/2017, and No. 05/HĐTĐ dated 04/04/2023 between the Department of Agriculture and Environment of between the People's Committee of Dong Nai Province and the Company;
	- The property rights under the land lease contracts No. 03/HĐHT/TP, No. 04/HĐTĐ/GD, No. 22/HĐTĐ/BH2, and No. 05/HĐTĐ/GD;
	- Time deposit pledge contract No. 682/2025/38514 - Refer to Note 5.2.

(e) Loans from Dong Nai Province Environmental Protection Fund:

Credit line:	VND 20,338,000,000.
Balance as at 30 Jun. 2026:	VND 355,322,500.
Loan term:	60 months from the date of the first loan disbursement.
Purpose:	Investment in the wastewater treatment plant at Xuan Loc Industrial Park.
Mortgage:	Guarantee from the Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Dong Nai Branch.

There were no breaches of loan covenants as of the reporting date.

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SONADEZI LONG BINH SHARE HOLDING COMPANY

Address: No 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai City, Vietnam

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.19. Owner's equity****5.19.1. Changes in owner's equity**

	Owners' contributed capital VND	Items of owner's equity			Total VND
		Capital surplus VND	Development investment fund VND	Retained earnings VND	
As at 01 Jan. 2025	300,000,000,000	5,612,631,906	125,925,319,757	247,078,098,143	678,616,049,806
First six months of previous year's profits	-	-	-	73,153,762,764	73,153,762,764
Distribution capital funds	-	-	58,994,659,234	(58,994,659,234)	-
Distribution bonus and welfare fund	-	-	-	(10,230,000,000)	(10,230,000,000)
As at 30 Jun. 2025	300,000,000,000	5,612,631,906	184,919,978,991	251,007,201,673	741,539,812,570
Last six months of previous year's profits	-	-	-	128,560,765,873	128,560,765,873
Dividends	-	-	-	(90,000,000,000)	(90,000,000,000)
As at 01 Jan. 2026	300,000,000,000	5,612,631,906	184,919,978,991	289,567,967,546	780,100,578,443
Current period's profits	-	-	-	95,186,677,710	95,186,677,710
Distribution development investment fund (*)	-	-	50,429,000,000	(50,429,000,000)	-
Distribution bonus and welfare fund (*)	-	-	-	(12,103,000,000)	(12,103,000,000)
As at 30 Jun. 2026	300,000,000,000	5,612,631,906	235,348,978,991	322,222,645,256	863,184,256,153

(*) The distribution of development investment fund and bonus and welfare fund was carried out according to Resolution of the 2026 Annual General Meeting of Shareholders No. 01/NQ-DHDCD-SZB dated 07 April 2026.



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

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Sonadezi Corporation	138,670,000,000	138,670,000,000
Dong Nai Development Investment Fund	9,000,000,000	9,000,000,000
Other shareholders	152,330,000,000	152,330,000,000
Total	300,000,000,000	300,000,000,000

5.19.3. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of ordinary shares registered for issue	30,000,000	30,000,000
Number of ordinary shares sold to public	30,000,000	30,000,000
Number of ordinary shares outstanding	30,000,000	30,000,000

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

5.19.4. Basic earnings per share and diluted earnings per share

	Current period VND	Previous period VND
Profit or loss after tax attributable to ordinary shareholders	95,186,677,710	73,153,762,764
Adjusted for distribution to bonus and welfare fund (*)	(6,368,188,769)	(4,389,272,288)
Earnings for the purpose of calculating basic earnings per share and diluted earnings per share	88,818,488,941	68,764,490,476
Weighted average number of ordinary shares outstanding during the period	30,000,000	30,000,000
Basic earnings per share and diluted earnings per share	2,961	2,292

(*) As of the reporting date, bonus and welfare fund this period estimated based on the expected distribution rate of profit after-tax was 6.69% of profit after tax according to Resolution of the 2026 Annual General Meeting of Shareholders No. 01/NQ-DHDCD-SZB dated 07 April 2026.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.20. Revenue from rendering services

	Current period VND	Previous period VND
Revenue from land leasing, infrastructure business	174,906,216,169	142,243,044,519
Revenue from trading clean water	41,297,202,200	38,566,285,100
Revenue from leasing office, factory, and wastewater treatment plant	30,147,142,335	26,426,996,930
Revenue from the Trang Bom residential area	16,240,213,634	-
Total	262,590,774,338	207,236,326,549
Of which, revenue from selling goods and rendering services to related parties - Refer to Note 6.2	4,902,833,256	4,947,729,162

5.21. Cost of sales

	Current period VND	Previous period VND
Cost of leasing land, infrastructure business	75,870,997,058	61,877,728,082
Cost of trading clean water	41,426,285,917	37,723,657,788
Cost of leasing offices, factories, and wastewater treatment plant	13,203,677,674	9,469,143,308
Cost of the Trang Bom residential area	7,039,958,176	-
Total	137,540,918,825	109,070,529,178

5.22. Finance income

	Current period VND	Previous period VND
Term deposit income	13,098,657,534	8,705,450,686
Demand deposit income	67,223,965	61,302,789
Total	13,165,881,499	8,766,753,475

5.23. General and administrative expense

	Current period VND	Previous period VND
Employee expense	2,616,693,586	2,341,469,385
Stationery expense	277,856,524	398,515,053
Depreciation expense	1,646,770,587	1,644,049,071
Services expense	7,460,671,413	8,353,129,192
Sundry expenses	1,038,937,941	949,619,661
Total	13,040,930,051	13,686,782,362

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.24. Production and business costs by element

	Current period VND	Previous period VND
Employee expense	18,561,086,403	9,016,269,134
Depreciation expense	25,864,360,161	22,786,468,090
Service expense	102,516,413,520	90,512,742,872
Other expenses	1,316,794,465	1,348,134,714
Total	148,258,654,549	123,663,614,810

5.25. Current corporate income tax expense

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

	Current period VND	Previous period VND
Accounting profit before taxation for the period	119,070,091,626	91,581,205,767
Add: Adjustments according to CIT law	346,977,954	556,009,247
Taxable income from business activities	119,417,069,580	92,137,215,014
Current CIT rate	20%	20%
Current CIT expense	23,883,413,916	18,427,443,003

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

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

5.26. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	89,665,775,800	19,499,836,283

5.27. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	(15,382,027,932)	(5,899,419,190)

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD****6.1. Segment reporting**

For management purposes, the Company divides its operations into key segments based on following business sectors:

- Leasing: land, office, factory, and industrial park infrastructure leasing;
- Trading clean water;
- Others.

For the six-month period ended 30 June 2026:

	Leasing		Trading clean water		Others		Currency: Million VND	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Total	
Revenue from external customers	205,054	168,670	41,297	38,566	16,240	-	262,591	207,236
Result								
Segment result	115,979	97,323	(129)	843	9,200	-	125,050	98,166
Unallocated expenses							(16,774)	(14,586)
Other unallocated profits							1,025	707
Profit before tax, finance income and finance expenses							109,301	84,287
Financial income							13,166	8,767
Financial expense							(3,397)	(1,473)
Profit before tax							119,070	91,581
Income tax expense							(23,883)	(18,427)
Profit after tax							95,187	73,154

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Other information

	Leasing		Trading clean water		Others		Currency: Million VND	
	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	Total As at 01 Jan. 2026
Unallocated assets							2,058,877	1,854,003
Unallocated liabilities							1,195,693	1,073,903
	Leasing		Trading clean water		Others		Total	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
Cost of purchasing assets							(43,268)	(71,656)
Depreciation expense							25,864	22,786

There is no segment reporting according to the geographical area as the operation of the Company is only in Vietnam, so there is no difference in risk and economic benefits which are necessary to be disclosed.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.2. Related parties

<u>List of related parties</u>	<u>Relationship</u>
1. Sonadezi Corporation	Parent company
2. Dong Nai Port Joint Stock Company	Fellow subsidiary
3. Sonadezi Environment Joint Stock Company	Fellow subsidiary
4. Dong Nai Water Joint Stock Company	Fellow subsidiary
5. Sonadezi Chau Duc Shareholding Company	Fellow subsidiary
6. Sonadezi Long Thanh Shareholding Company	Fellow subsidiary
7. Sonadezi An Binh Joint Stock Company	Fellow subsidiary
8. Sonadezi Binh Thuan Shareholding Company	Fellow subsidiary
9. Sonadezi College of Technology and Management	Fellow subsidiary
10. Sonadezi Service Joint Stock Company	Fellow subsidiary
11. Sonadezi Giang Dien Shareholding Company	Fellow subsidiary
12. Dong Nai Housing Joint Stock Company	Fellow subsidiary
13. Sonadezi Security Service Company Limited	Fellow subsidiary
14. Dong Nai Paint Corporation	Fellow subsidiary
15. Dong Nai Construction Joint Stock Company	Fellow subsidiary
16. The Board of Directors, management, the Supervisory Committee and Chief Accountant	Key management personnel

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

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade receivables:		
Dong Nai Port Joint Stock Company	181,050,030	206,711,400
Sonadezi College of Technology and Management	39,569,775	45,993,675
Sonadezi Service Joint Stock Company	14,124,600	-
Sonadezi Binh Thuan Shareholding Company	3,956,792	-
Dong Nai Paint Corporation	-	3,622,500
Total - Refer to Note 5.3	238,701,197	256,327,575
Current advance to suppliers - Refer to Note 5.4:		
Sonadezi Service Joint Stock Company	210,663,682	-
Current trade payables:		
Sonadezi Security Service Company Limited	733,146,653	701,917,480
Dong Nai Construction Joint Stock Company	99,922,450	99,922,450
Sonadezi Services Joint Stock Company	74,619,149	667,248,624
Sonadezi Binh Thuan Shareholding Company	-	14,053,755,910
Sonadezi An Binh Joint Stock Company	-	8,581,194,440
Sonadezi Environment Joint Stock Company	-	9,072,000
Total - Refer to Note 5.10	907,688,252	24,113,110,904

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Non-current deposit - Refer to Note 5.16:		
Sonadezi Binh Thuan Shareholding Company	95,000,000	95,000,000

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

	Current period VND	Previous period VND
Sale of goods:		
Sonadezi Service Joint Stock Company	3,307,265,493	3,304,304,832
Dong Nai Port Joint Stock Company	1,061,307,200	1,195,394,600
Sonadezi College of Technology and Management	278,955,500	227,113,500
Sonadezi Binh Thuan Shareholding Company	222,407,704	220,916,230
Dong Nai Paint Corporation	20,228,500	-
Sonadezi An Binh Joint Stock Company	12,668,859	-
Total - Refer to Note 5.20	4,902,833,256	4,947,729,162
Purchase of goods and services:		
Dong Nai Water Joint Stock Company	28,199,096,100	26,451,297,750
Sonadezi Security Service Company Limited	4,150,313,725	3,963,842,127
Sonadezi Services Joint Stock Company	1,030,294,123	640,755,687
Sonadezi Chau Duc Shareholding Company	470,012,060	8,495,600
Sonadezi Environment Joint Stock Company	30,960,000	44,000,000
Sonadezi College of Technology and Management	6,000,000	-
Total	33,886,676,008	31,108,391,164

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

<u>Full name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Ms. Luong Minh Hien	Chairperson of the BOD	275,185,185	130,740,741
Mr. Nguyen Ngoc Dai	Member of the BOD	220,148,148	104,592,593
Mr. Pham Van Tinh	Member of the BOD	220,148,148	104,592,593
Mr. Nguyen Ba Chuyen	Member of the BOD (appointed on 28 March 2024)	220,148,148	90,444,444
Mr. Tran Anh Tuan	Member of the BOD (appointed on 28 March 2024)	220,148,148	90,444,444
Mr. Tran Thanh Hai	Member of the BOD (resigned on 28 March 2024)	-	14,148,148
Mr. Pham Anh Tuan	Member of the BOD (resigned on 28 March 2024)	-	14,148,148
Total		1,155,777,777	549,111,111

Salaries of management and chief accountant are as follows:

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Nguyen Ba Chuyen	General Director	442,252,641	410,248,532
Ms. Le Thi Kim Tuyen	Vice General Director	348,661,391	308,682,132
Mr. Dang Hai Bang	Chief Accountant	373,667,974	346,645,868
Total		1,164,582,006	1,065,576,532

Remunerations and salaries of the Supervisory Committee are as follows:

<u>Name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Ms. Luu Thi Thuy Van	Head	347,166,281	307,846,349
Mr. Nguyen Cong Hieu	Member	110,074,074	52,296,296
Ms. Nguyen Kha Phuong Thu	Member	110,074,074	52,296,296
Total		567,314,429	412,438,941

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.3. Comparative figures

Reclassification

During the current period, the Company reclassified certain comparative figures for the previous period to conform with the current period presentation.

The effects of the reclassification are as follows:

Items	Before reclassification VND	Reclassification increase/(decrease) VND	After reclassification VND
Statement of financial position:			
Current held to maturity investments	187,500,000,000	3,709,145,206	191,209,145,206
Other current receivables	3,930,025,468	(3,709,145,206)	220,880,262
Other non-current receivables	88,346,383,480	(88,346,383,480)	-
Investment in other entities	40,000,000,000	88,346,383,480	128,346,383,480
Cash flow statement:			
Gains/losses from investment and financing activities	(8,766,753,475)	61,302,789	(8,705,450,686)
Interest and dividends received	5,642,023,339	(61,302,789)	5,580,720,550

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

Retrospective adjustment

During the current period, the Company has restated comparative information "Basic earnings per share and diluted earnings per share" on the income statement of the previous period, due to the Company adjusting the welfare bonus fund temporarily deducted in the previous report according to the approved amount in Resolution No. 01/DHDCD-SZB of the 2026 Annual General Meeting of Shareholders dated 07 April 2026, as follows:

Items	Before reclassification VND	Adjustment increase/(decrease) VND	After reclassification VND
Basic earnings per share and diluted earnings per share	2,327	(35)	2,292

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.4. Events after the end of the reporting period

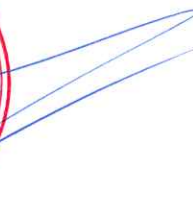
There have been no significant events occurring after the end of the reporting period that require adjustment to the financial statements.

PREPARED BY

CHIEF ACCOUNTANT

Approved, 10 August 2026

LEGAL REPRESENTATIVE



Dinh Nguyen Hoang Thien

Dang Hai Bang

Nguyen Ba Chuyen