

**JOINT STOCK COMPANY
INVESTING IN SAO THAI DUONG**

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

No. 02.2708/SJF-TCKT

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Hanoi, August 27, 2026

Re: Explanation related to the 2026 semi-annual financial statements (Consolidated Company)

**To: State Securities Commission
Hanoi Stock Exchange**



1. Company name: **Sao Thai Duong Investment Joint Stock Company**
2. Stock code: **SJF**
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5. Information disclosure person: Bui Thi Ngoc Huyen
6. Contents of information disclosure:

Pursuant to Circular No. 96/2020/TT-BTC/TT-BTC dated 16/10/2020 of the Ministry of Finance guiding the disclosure of information on the stock market, our Company would like to explain the Consolidated Company's interim financial statements for the year 2026, specifically as follows:

I. Explanation of profit after tax in the reporting period of loss, transferred from profit in the same period of the previous year to loss in this period or vice versa:

1. Profit after tax in the middle of the year 2025: (VND 25,963,959,593)
2. Profit after tax in the middle of the year 2026: (4,163,989,551) VND

Profit after CIT in the middle of the fiscal year 2026 decreased by 84% compared to the same period last year, because:

- From 2025, the US imposition of high import tariffs on goods from Vietnam has had a direct impact on the company's revenue from the export market.
- Depreciation expenses of machinery, equipment and fixed assets must be allocated on a regular basis.
- The company must pay expenses to stabilize the production and business situation.
- The Company has set aside provisions for bad debts and investments in accordance with regulations.
- Although the expenses must be paid in accordance with regulations, this year's period also optimizes financial costs and business management costs.

II. Explanation of after-tax profit before and after audit of 5% or more, converted from loss to profit or vice versa:

Order Number	Interpretation	Mid-year 2026 figures (pre-audit)	Mid-year 2026 data (after audit)	Increase/Decrease (%)
1	Revenue	31.219.188.895	31.219.188.895	-
2	Cost	30.985.229.769	30.985.229.769	-
3	Gross profit	233.959.126	233.959.126	-
4	Profit after CIT	(4.936.191.300)	(4.163.989.551)	down 15.6%

Cause: Profit after CIT decreased by 15.6% over the same period last year due to the Company's adjustment of additional financial costs and foreign exchange differences.

III. Explanation of the difference in after-tax profit after audit compared to the same period last year changed by 10% or more:

Order Number	Interpretation	2025 mid-year data	2026 mid-year data	Increase/Decrease (%)
1	Revenue	20.955.280.419	31.219.188.895	Up 49%
2	Cost	26.864.175.005	30.985.229.769	Up 15.3%
3	Gross profit	(5.908.894.586)	233.959.126	104% increase
4	Profit after CIT	(25.963.959.593)	(4.163.989.551)	84% off

Causes: Profit after CIT in the middle of the fiscal year 2026 decreased by 84% compared to the same period last year due to the fact that the Company has adjusted additional expenses:

- Subsidiary advances and deposits
- Financing costs
- Deposit costs for projects
- Inventory to the current time of the factory.

IV. Explanation of rejections in the interim financial statements of the Consolidated Company for the year 2026:

1. On 30/06/2026 and 01/01/2026, in the section "Investment in joint ventures and associates", the Company made an investment in Tona Investment and Construction Joint Stock Company with a value recognized by the equity method of VND 148,425,794,735. The Company has conducted a prudent assessment and considers that this investment is unlikely to obtain economic benefits in the future, so the Company has set aside 100% of the value of this investment. We are unable to gather sufficient evidence to assess whether the provision for this investment is appropriate or not as well as its impact on other indicators presented in the accompanying interim consolidated financial statements.

Explanation: The Company has a plan to divest its investment capital and is looking for a partner to transfer shares to recover capital to the Company.

2. As presented in Explanation No. 4.2 - "Short-term customer receivables" on the Interim Consolidated Financial Statement, as of 30/06/2026 and 01/01/2026, the Company has conducted a prudent assessment and considers that the short-term receivables of Dinh Vu Fertilizer Development Joint Stock Company with a receivable value of VND 59,740,825,000 are unlikely to be recovered. Accordingly, the Company has set aside a provision for bad debts for all of this amount. We are unable to gather sufficient evidence to assess the value of the losses of this investment as well as their impact (if any) on other indicators presented in the accompanying interim consolidated financial statements.

Explanation: The recovery of the above debts faces many difficulties because the unit has a time to suspend business and rotate personnel, so the above debts have not been recovered.

3. As of 30/06/2026, the item "Investments held to maturity" on the Company's mid-year consolidated financial statements includes short-term loans without collateral in the amount of VND 156,830,000,000 (as of 01/01/2026 amount: VND 156,830,000,000) and the corresponding loan interest receivable as of 30/06/2026 which has not been collected is VND 32,246,724,971 (as of 01/01/2026 amount: VND 31,048,653,738). We are unable to gather sufficient evidence to assess the recoverability of the above debts as well as their impact (if any) on other indicators presented in the accompanying interim consolidated financial statements.

Explanation: The company has repeatedly contacted and worked with partners, but up to now, due to the unsatisfactory business situation, low revenue and profit, the partners have not had a source of payment, so the debt recovery has not been resolved so far.

4. As of 30/06/2026, the item "Other short-term receivables" includes:

+ The balance of advances at subsidiaries in the amount of VND 249,423,777,657 (as of January 1, 2026, it is VND 236,762,708,638). Up to the time of making these financial statements, we have not been provided with documents and confirmed the debts of the above subjects. By alternative procedures, we are unable to assess the existence and recoverability of these advances, so we are unable to determine whether it is necessary to adjust the corresponding figures and provisions as well as the impact, if any, on other items on the interim consolidated financial statements.

+ The balance of the deposit for the purchase of shares with the value of VND 200,000,000,000 (as of January 1, 2026 is VND 200,000,000,000) has no collateral, we cannot assess the recoverability of the above deposit, so we cannot determine whether it is necessary to set aside provisions as well as if there is an impact on other items in the mid-year consolidated financial statements.

Explanation: This investment invests in subsidiaries to implement projects and will be feasible when these projects are put into use.

5. As of 30/06/2026 and 01/01/2026, on the item "Other long-term receivables", the Company is making provisions for other long-term receivables for the business cooperation amount of the ecological bamboo project in the amount of VND 101,500,000,000 (The original price of the receivables is VND 101,500,000,000). We are unable to collect sufficient evidence to assess whether the provision level of

the above long-term receivables is appropriate as well as the impact if any other indicators presented in the enclosed interim consolidated financial statements.

Explanation: Due to the unsatisfactory business results at the cooperating unit, the above amount has not been settled according to the appropriate plan.

6. As of 30/06/2026, BWG Mai Chau Joint Stock Company monitored the balance of the inventory depreciation provision in the amount of VND 17,903,530,994, we have not been provided with documents related to the provision for inventory depreciation of the unit. We have also carried out alternative procedures, however, we do not have sufficient grounds to make conclusions about the accuracy of the corresponding inventory depreciation provision as well as its impact (if any) on other items on the interim consolidated financial statements.

Explanation: Finished products mainly exported abroad have not been sold due to the impact of global tax policies.

7. As of 30/06/2026, we have not been provided with documents and reconciled debts related to the short-term advance payment by the buyer at BWG Mai Chau Joint Stock Company of the following subjects: Resort Resource Inc.,; Alberta Ltd and Forest Products Distributors, Inc., with a total amount of VND 46,879,822,083 (as of 01/01/2026 is VND 21,835,714,096) by alternative procedures, we are unable to assess the existence of the above debts as well as the impact (if any) on other items on the interim consolidated financial statements.

Explanation: Due to the rotation of personnel and documents, it is also long, so the provision of documents is missing and takes a long time. The company is supplementing the missing documents at the request of the audit unit.

8. As of 30/06/2026 and 01/01/2026, the item "Other long-term payables" includes the receipts of land deposits for the construction project "Thanh Hoa OSB Bamboo Board Factory" and the project "Development of raw material areas" in the amount of VND 9,800,000,000. We have not collected appropriate evidence to assess the basis for recording this payable as well as the impact (if any) on other indicators presented in the interim consolidated financial statements.

Explanation: The Projects are in the stage of completing documents and legal procedures. The Company will promote the progress so that the Projects will soon be put into operation.

9. In 2024, the Company will conduct non-warehouse goods business. The balance of debts receivable to customers and sellers related to this transaction as of 30/06/2026 is 7,135,243,000 VND and 8,510,537,380 VND respectively (as of 01/01/2026, 7,135,243,000 VND and 8,510,537,380 VND, respectively). With the documents provided and the procedures carried out, we are unable to make an assessment of the existence and accuracy of the aforementioned receivables and bad debt balances and bad debt provisions to be set aside as well as their impact (if any) on the relevant items presented in the accompanying interim consolidated financial statements.

Explanation: Revenue and cost price in the year have been fully documented, but due to the debts that have not been fully recovered by the time of audit, the Company will proceed to complete the above debts.

We commit that the information published above is true and fully responsible for the content of the announcement.

Thank you!

Recipients:

- As dear to you;
- Save the disclosure.

Legal Representative



CHỦ TỊCH HĐQT

Nguyễn Trí Thiện