

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 552./SZB-TKCT

Dong Nai, October 16, 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: Ms. Dinh Thi Diem Huong – Authorized Person for information disclosure
- Type of information disclosure:
☒ Periodic ☐ Extraordinary ☐ 24h ☐ Upon request

Content of the information disclosure: The Financial statements for the 3rd Quarter, 2026 of Sonadezi Long Bình Share Holding Company.

This information has been disclosed on the company website on October 16, 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 for the 3rd Quarter, 2026 of Sonadezi Long Bình Shareholding Company;
- The Letter of Explanation of the fluctuation in Profit after corporate income tax.

Recipients:
CÔNG TY
CỔ PHẦN
SONADEZI
LONG BÌNH

Digitally signed by CÔNG TY CỔ PHẦN SONADEZI LONG BÌNH
DN: C=VN, S=ĐÔNG NAI, L=Long Hung, CN=CÔNG TY CỔ PHẦN SONADEZI LONG BÌNH
OID.0.9.2342.19200300.100.1.1=M ST:3601867699
Reason: I am the author of this document
Location: your signing location here
Date: 2026-10-16 10:23:54
Foxit Reader Version: 9.7.1

**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE**



[Signature]
Dinh Thi Diem Huong

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 522/SZB-TKCT

Dong Nai, October 16..... 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 guidelines on disclosure of information on the securities market, Sonadezi Long Bình Share Holding Company hereby discloses its financial statements (FS) for the 3rd Quarter, 2026 to the Hanoi Stock Exchange as follows:

1. 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: 02513 834 700 Fax: 02513 835 164
- Email: marketing@szb.com.vn Website: www.szb.com.vn

2. Contents of disclosed information:

- Financial statements for the 3rd Quarter, 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 October 16, 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 for the 3rd Quarter, 2026 of Sonadezi Long Binh Shareholding Company;
- The Letter of Explanation on the fluctuation of Profit after tax.

Recipients:

CÔNG TY
CỔ PHẦN
SONADEZI
LONG BÌNH

Digitally signed by CÔNG TY CỔ
PHẦN SONADEZI LONG BÌNH
DN: C=VN, SN=ĐỒNG NAI, O=Long
Hưng, CN=CÔNG TY CỔ PHẦN
SONADEZI LONG BÌNH,
OID.0.9.2342.19200300.100.1.1=M
ST:3601867699
Reason: I am the author of this
document
Location: your signing location here
Date: 2026-10-16 10:24:25
Foxit Reader Version: 9.7.1

AUTHORIZED PERSON FOR INFORMATION DISCLOSURE



[Signature]
Dinh Thi Diem Huong

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY
No.: 5174/SZB-TCKT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Dong Nai, October 12, 2026

Re: Supplementary explanation on the
fluctuation of profit after tax

To: - State Securities Commission of Vietnam;
- 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 income tax in Quarter 3, 2026, which changed by more than 10% compared to the same period of the previous year:

Unit: VND

No,	Content	Q3/2026	Q3/2025	Difference Ratio
1	Revenue and other income	152,036,817,328	106,603,207,711	Increase by 42.62%
2	Total expenses	86,457,275,463	71,861,069,609	Increase by 20.31%
3	Profit after corporate income tax	55,638,497,749	27,741,217,550	Increase by 100.56%

Revenue and other income increased by VND 45,433,609,617, representing an increase of 42.62% over the same period; Cost of services increased by VND 11,838,731,284, representing an increase of 18.63%; Financial expenses and other expenses increased by VND 1,155,452,424, representing an increase of 194.28%; Selling and administrative expenses increased by VND 1,602,022,146, representing an increase of 20.79%, resulting in an increase of 100.56% in profit after corporate income tax for the third quarter 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./.

Recipients:

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

GENERAL DIRECTOR



Nguyễn Ba Chuyen



TỔNG CÔNG TY SONADEZI
CÔNG TY CỔ PHẦN SONADEZI LONG BÌNH

Địa chỉ: Số 1, Đường 3A, KCN Biên Hoà 2, Phường Điện thoại: +84 251 383 4700
Long Hưng, Thành phố Đồng Nai, Việt Nam. E-mail: info@szb.com.vn
Website: www.szb.com.vn

FINANCIAL STATEMENTS QUARTERLY III/2026



Oct, 2026

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Expressed in VND

ASSETS		Code	Notes	Ending balance	Beginning balance
(1)		(2)	(3)	(4)	(5)
A -	CURRENT ASSETS	100		688,262,899,285	494,406,873,133
I.	Cash and cash equivalents	110	V.1	281,714,444,568	215,422,115,125
1.	Cash	111		21,714,444,568	30,422,115,125
2.	Cash equivalents	112		260,000,000,000	185,000,000,000
II.	Current financial investments	120		330,511,703,563	191,209,145,206
1.	Trading securities	121		-	-
2.	Provision for trading securities	122		-	-
3.	Held to maturity investments	123	V.2a	330,511,703,563	191,209,145,206
4.	Provision for current holding to maturity investments	124		-	-
5.	Other current investments	125		-	-
6.	Provision for impairment of other current investments	126		-	-
III.	Current account receivables	130		73,598,479,890	52,105,841,505
1.	Trade receivables	131	V.3	20,088,581,984	21,389,681,990
2.	Advances to suppliers	132	V.4	53,976,850,437	31,131,922,651
3.	Intra-company receivables	133		-	-
4.	Receivables relating to construction contracts under percentage of con	134		-	-
5.	Other current receivables	135	V.5a	169,690,867	220,880,262
6.	Provision for doubtful debts	136		(636,643,398)	(636,643,398)
7.	Shortage of assets pending resolution	137		-	-
IV.	Inventories	140		118,024,000	6,277,953,245
1.	Inventories	141	V.6	118,024,000	6,277,953,245
2.	Provision for decline in value of inventories	142		-	-
V.	Current biological assets	150		-	-
1.	Livestock raised for short-term, one-time production	151		-	-
2.	Seasonal crops or crops grown for short-term, one-time harvest	152		-	-
3.	Provision for impairment of short-term biological assets	153		-	-
VI.	Other current assets	160		2,320,247,264	29,391,818,052
1.	Current prepayments	161		-	-
2.	Value added tax deductible	162		679,454,447	18,398,300,883
3.	Tax and other receivables from the state budget	163		1,640,792,817	10,993,517,169
4.	Government bonds resale and purchase transactions	164		-	-
5.	Other current assets	165		-	-

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province

THE FINANCIAL STATEMENTS QUARTERLY III/2026

Statement of Financial Position (continued)

Tax code: 3601867699

Form B01a-DN

ASSETS		Code	Notes	Ending balance	Beginning balance
B -	NON-CURRENT ASSETS	200		1,401,396,295,063	1,359,596,469,637
I.	Non-current account receivables	210		-	-
1.	Non-current trade receivables	211		-	-
2.	Non-current advances to suppliers	212		-	-
3.	Operating capital in dependent units	213		-	-
4.	Intra-company non-current receivables	214		-	-
5.	Other non-current receivables	215		-	-
6.	Provision for doubtful non-current receivables	216		-	-
II.	Fixed assets	220		377,666,496,492	387,201,841,093
1.	Tangible fixed assets	221	V.7	348,387,840,089	357,892,126,243
	Cost	222		1,033,001,943,350	1,014,922,902,408
	Accumulated depreciation	223		(684,614,103,261)	(657,030,776,165)
2.	Finance lease assets	224		-	-
	Cost	225		-	-
	Accumulated depreciation	226		-	-
3.	Intangible fixed assets	227	V.8	29,278,656,403	29,309,714,850
	Cost	228		95,303,110,266	94,561,110,266
	Accumulated amortisation	229		(66,024,453,863)	(65,251,395,416)
III.	Non-current biological assets	230		-	-
1.	Livestock held for periodic production	231		-	-
a.	Immature livestock held for periodic production	232		-	-
b.	Mature livestock held for periodic production	233		-	-
	Cost	234		-	-
	Accumulated depreciation	235		-	-
2.	Livestock held for long-term, one-time production	236		-	-
3.	Provision for impairment of long-term biological assets	237		-	-
4.	Provision for impairment of long-term biological assets	238		-	-
IV.	Investment property	240	V.9	175,471,541,234	181,200,800,707
	Cost	241		245,409,216,620	240,913,385,636
	Accumulated depreciation	242		(69,937,675,386)	(59,712,584,929)
V.	Non-current assets in process	250		56,425,460,882	54,583,199,973
1.	Non-current work in process	251		-	-
2.	Construction in progress	252	V.10	56,425,460,882	54,583,199,973
VI.	Non-current financial investments	260		124,869,194,313	128,346,383,480
1.	Investments in subsidiaries	261		-	-
2.	Investments in associates, joint-ventures	262		-	-
3.	Investment in other entities	263	V.2b	124,869,194,313	128,346,383,480
4.	Provision for non-current investments	264		-	-
5.	Held to maturity investments	265		-	-
6.	Provision for current holding to maturity investments	266		-	-
VII.	Other non-current assets	270		666,963,602,142	608,264,244,384
1.	Non-current prepayments	271	V.11	663,922,911,398	605,223,553,640
2.	Deferred income tax assets	272	V.12	3,040,690,744	3,040,690,744
3.	Non-current reserved spare parts	273		-	-
4.	Other non-current assets	274		-	-
	TOTAL ASSETS (280 = 100 + 200)	280		2,089,659,194,348	1,854,003,342,770

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province

Tax code: 3601867699

Form B01a-DN

THE FINANCIAL STATEMENTS QUARTERLY III/2026

Statement of Financial Position (continued)

(1)		(2)	(3)	(4)	(5)
RESOURCES		Code	Notes	Ending balance	Beginning balance
C -	LIABILITIES	300		1,305,836,440,446	1,073,902,764,327
I.	Current liabilities	310		253,776,992,376	224,147,654,049
1.	Trade payables	311	V.13	10,699,103,979	74,268,438,680
2.	Advances from customers	312	V.14a	78,321,080,523	16,466,709,598
3.	Dividends and profit payable	313		34,200,000	-
4.	Current taxes and amounts payable to the state budget	314	V.15	38,697,862,069	21,967,198,864
5.	Payables to employees	315	V.16	5,395,978,954	14,193,313,146
6.	Accrued expenses	316	V.17	15,536,934,971	15,257,453,720
7.	Intra-company payables	317		-	-
8.	Payables relating to construction contracts under percentage of completion	318		-	-
9.	Current unearned revenue	319	V.18a	39,809,596,725	34,142,598,536
10.	Other current payables	320	V.19a	11,528,939,553	11,342,199,195
11.	Current loans and obligations under finance leases	321		32,708,288,204	19,673,493,924
12.	Current provisions	322		-	-
13.	Bonus and welfare fund	323	V.20	21,045,007,398	16,836,248,386
14.	Price stabilisation fund	324		-	-
15.	Government bonds resale and purchase transactions	325		-	-
II.	Non-current liabilities	330		1,052,059,448,070	849,755,110,278
1.	Non-current trade payables	331		-	-
2.	Advances from customers	332		-	-
3.	Non-current taxes and amounts payable to the state budget	333		-	-
4.	Accrued expenses	334		-	-
5.	Intra-company payables relating to operating capital	335		-	-
6.	Non-current intra-company payables	336		-	-
7.	Non-current unearned revenue	337	V.18b	872,294,243,666	733,306,664,911
8.	Other non-current payables	338	V.19b	26,545,471,732	22,318,471,732
9.	Non-current loans and obligations under finance leases	339		153,219,732,672	94,129,973,635
10.	Convertible bonds	340		-	-
11.	Preference shares	341		-	-
12.	Deferred income tax liabilities	342		-	-
13.	Non-current provisions	343		-	-
14.	Scientific and technological development fund	344		-	-

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province

THE FINANCIAL STATEMENTS QUARTERLY III/2026

Tax code: 3601867699

Form B01a-DN

Statement of Financial Position (continued)

RESOURCES		Code	Notes	Ending balance	Beginning balance
D -	OWNER'S EQUITY	400		783,822,753,902	780,100,578,443
1.	Owner's contributed capital	411		300,000,000,000	300,000,000,000
	<i>Ordinary shares carrying voting rights</i>	<i>411a</i>	<i>V.21</i>	<i>300,000,000,000</i>	<i>300,000,000,000</i>
	<i>Preference shares</i>	<i>411b</i>		-	-
2.	Share premiums	412	V.21	5,612,631,906	5,612,631,906
3.	Convertible bond option	413		-	-
4.	Other contributed capital	414		-	-
5.	Treasury shares	415		-	-
6.	Asset revaluation reserve	416		-	-
7.	Exchange difference reserve	417		-	-
8.	Investment and development fund	418	V.21	235,348,978,991	184,919,978,991
9.	Other reserves	419		-	-
10.	Retained earnings	420	V.21	242,861,143,005	289,567,967,546
	<i>Beginning accumulated retained earnings</i>	<i>420a</i>		<i>92,035,967,546</i>	<i>87,853,438,909</i>
	<i>Retained earnings of the current year</i>	<i>420b</i>		<i>150,825,175,459</i>	<i>201,714,528,637</i>
	TOTAL RESOURCES (440 = 300 + 400)	440		2,089,659,194,348	1,854,003,342,770

Dong Nai, 13 October 2026


Dinh Nguyen Hoang Thien
 Preparer


Dang Hai Bang
 Chief Accountant




Nguyen Ba Chuyen
 General Director



INCOME STATEMENT

For the financial period from 01 July 2026 to 30 September 2026

Expressed in VND

ITEMS	Code	Notes	Quarterly III		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenue	01	VI.1	143,027,936,471	103,764,497,844	405,618,710,809	311,000,824,393
2. Deductions	02		-	-	-	-
3. Net revenue (10 = 01-02)	10		143,027,936,471	103,764,497,844	405,618,710,809	311,000,824,393
4. Cost of sales	11	VI.2	75,400,919,946	63,562,188,662	212,941,838,771	172,632,717,840
5. Gross profit (20 = 10-11)	20		67,627,016,525	40,202,309,182	192,676,872,038	138,368,106,553
6. Gain/(loss) on disposal of investment properties	21		-	-	-	-
7. Finance income	22	VI.3	8,478,859,620	2,393,305,137	21,644,741,119	11,160,058,612
8. Finance expense	23	VI.4	1,750,186,335	594,722,911	5,147,523,149	2,067,910,684
Of which, interest expense	24		1,750,186,335	594,722,911	5,147,523,149	2,067,910,684
9. Selling expense	25	VI.5	1,588,387,656	1,064,119,057	5,321,223,907	1,962,909,487
10. General and administrative expense	26	VI.6	7,717,781,526	6,640,027,979	20,758,711,577	20,326,810,341
11. Operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		65,049,520,628	34,296,744,372	183,094,154,524	125,170,534,653
12. Other income	31	VI.7	530,021,237	445,404,730	1,555,478,967	1,158,965,697
13. Other expense	32	VI.8	-	11,000	-	6,156,481
14. Net other income (40 = 31 - 32)	40		530,021,237	445,393,730	1,555,478,967	1,152,809,216
15. Accounting profit before tax (50 = 30 + 40)	50		65,579,541,865	34,742,138,102	184,649,633,491	126,323,343,869
16. Current corporate income tax expense	51		9,941,044,116	7,000,920,552	33,824,458,032	25,428,363,555
17. Deferred corporate income tax expense	52		-	-	-	-
18. Net profit after tax (60 = 50 - 51 - 52)	60		55,638,497,749	27,741,217,550	150,825,175,459	100,894,980,314
19. Basic earnings per share	70		1,855	925	5,028	3,363
20. Diluted earnings per share	71		1,855	925	5,028	3,363

Dinh Nguyen Hoang Thien
Preparer

Dang Hai Bang
Chief Accountant

Dong Nai, 13 October 2026

Nguyen Ba Chuyen
General Director

CASH FLOW STATEMENT

(Indirect method)

For the financial period from 01 July 2026 to 30 September 2026

Expressed in VND

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year
1	2	3	6	7
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit/(loss) before taxation	01		184,649,633,491	126,323,343,869
2. Adjustment for:				
Depreciation and amortisation	02		39,015,471,022	34,325,819,902
Provisions	03		-	-
Foreign exchange gains/losses from revaluation of foreign currency monetary items	04		-	-
Gains/losses from investment	05		(21,545,683,890)	(11,098,755,823)
Interest expense	06		5,147,523,149	2,067,910,684
Other adjustments	07		-	-
3. Operating profit/(loss) before adjustments to working capital	08		207,266,943,772	151,618,318,632
Increase or decrease in accounts receivable	09		5,578,932,403	(11,099,985,175)
Increase or decrease in inventories	10		6,159,929,245	237,220,160
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		190,113,158,288	143,492,711,476
Increase or decrease prepaid expenses	12		(58,699,357,758)	9,571,513,116
Increase or decrease in trading securities	13		-	-
Interest paid	14		(5,092,321,320)	(2,189,728,271)
Corporate income tax paid	15		(31,949,672,032)	(14,373,982,539)
Other cash inflows from operating activities	16		-	10,530,000
Other cash outflows from operating activities	17		(7,894,240,988)	(6,619,333,444)
Net cash from operating activities	20		305,483,371,610	270,647,263,955
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1 Acquisition and construction of fixed assets and other non-current assets	21		(62,070,110,184)	(108,653,279,056)
2 Proceeds from disposals of fixed assets and other non-current assets	22		17,909,091	-
3 Loans to other entities and payments for purchase of debt instruments of other entities	23		(616,432,931,507)	(372,000,000,000)
4 Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		478,226,164,383	248,000,000,000
5 Investments in other entities	25		3,477,189,167	-
6 Proceeds from sales of investments in other entities	26		-	-
7 Interest and dividends received	27		20,431,983,566	12,117,411,988
Net cash from investing activities	30		(176,349,795,484)	(220,535,867,068)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1 Proceeds from issuing stocks and capital contribution from owners	31		-	-
2 Capital redemption, payments for shares repurchases	32		-	-
3 Proceeds from borrowings	33		95,641,775,800	41,335,256,459
4 Repayment of borrowings	34		(23,517,222,483)	(8,849,128,785)
5 Finance lease principal paid	35		-	-
6 Dividends paid	36		(134,965,800,000)	(90,000,000,000)
Net cash from financing activities	40		(62,841,246,683)	(57,513,872,326)
NET INCREASE/(DECREASE) IN CASH (50 = 20 + 30 + 40)	50		66,292,329,443	(7,402,475,439)
Cash and cash equivalents at beginning of period	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		281,714,444,568	247,572,826,497


Dinh Nguyen Hoang Thien
Preparer


Dang Hai Bang
Chief Accountant


Nguyen Ba Chuyen
General Director



Dong Nai, 13 October 2026

SELECTED NOTES TO THE FINANCIAL STATEMENTS

I. CORPORATE INFORMATION

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 Chairman of Dong Nai People's Committee on equitization from State-owned Enterprise - Sonadezi Industrial Park Service Enterprise under Bien Hoa Industrial Park Development Company (now Sonadezi Corporation).
- Business Registration Certificate No. 3601867699 dated 01 July 2009 granted by Planning and Investment Department of Dong Nai Province and other amended certificates thereafter with the latest one dated 18 May 2026.
- The charter capital as stipulated in the Business Registration Certificate is VND 300,000,000,000 as follows:

	Ending balance		Beginning balance	
	Amount	Percent	Amount	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%	9,000,000,000	3%
Other shareholders	152,330,000,000	50.78%	152,330,000,000	50.78%
Total	300,000,000,000	100%	300,000,000,000	100%

VND

The Company's registered head office is at No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province.

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

2. Business field

Infrastructure business.

3. Operating industry and principal activities

Under the Business Registration Certificate, the Company's principal business activities are:

- 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);
- 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;
- 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.

4. Normal operating cycle

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

II. FINANCIAL YEAR, REPORTING AND FUNCTIONAL CURRENCY

1. Financial year

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

2. Reporting and functional currency

The Company maintains its accounting records in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS, ACCOUNTING SYSTEM

1. Accounting standards, 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 99/2025/TT-BTC dated 27 October 2025 by Ministry of Finance provides guidelines for the corporate accounting system.

2. Statement on compliance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System

The Company has compliance with Vietnam Accounting Standards and Vietnamese Corporate Accounting System for the preparation and presentation of these financial statements as at 30 September 2026. The Company has applied accounting standards and new accounting guidelines issued by Ministry of Finance.

3. Forms of accounting records

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

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2. Financial investments

Held to maturity investments

Held to maturity investments comprise term deposits.

Equity investments in other entities

Other investments

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Recognition principles of provisions for securities investment impairment loss
For equity investments in other entities

As of the date of the financial statements, provisions for impairment losses on equity investments are recognised if an indication of impairment exists.

Provisions for impairment losses on equity investments in other entities are determined using fair values if the fair values can measure reliably. If the fair values cannot be measure reliably at the reporting date, provisions are measured on the basis of the investee's losses.

3. Account receivables

Recognition method

Receivables are classified into trade receivables and other receivables based on the following rules: Trade receivables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining receivables are classified as other receivables.

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

Provisions for doubtful debts

As of the date of the financial statements, provisions for doubtful debts are recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might be uncollectible or for uncollectible debts due to liquidation, bankruptcy, or similar difficulties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the income statement.

4. Inventories

Inventory measurement

Industrial and urban real estate properties constructed for sale during the normal course of the Company's operations, not for lease or capital appreciation, are recognized as inventory at the lower of cost to bring each product to its present location and condition, and net realizable value.

The cost of real estate properties constructed for sale includes compensation costs, site clearance costs, road construction and drainage system costs, landscaping and other infrastructure costs, construction costs paid to contractors, design consultancy fees, and other related expenses.

Net realizable value is determined as the estimated selling price less the estimated costs of completion along with marketing, selling, and distribution expenses.

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

5. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset initial recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use.

The costs of tangible fixed assets constructed by contractors are the finalised costs of the construction, other directly related expenses and the registration fee (if any).

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

▪ Buildings, structures	06 - 39 years
▪ Machinery and equipment	05 - 10 years
▪ Motor vehicles	05 - 30 years
▪ Management equipment and devices	04 - 10 years

6. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed asset recognition

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

Accounting principles for intangible fixed asset

Land use rights

Land use rights are stated at their costs less accumulated amortisation, representing the value of land use rights in the Bien Hoa, Go Dau, and Xuan Loc industrial parks.

The land use rights are amortised using the straight-line method over the period of the right to use the land from 30 to 50 years.

Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life (02 - 05 years).

7. Leases

Lease classification

Leases are classified as finance leases when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Operating leases

Lease payments under an operating lease are recognised as production and operating expenses on a straight-line basis over the lease term.

8. Leases

Operating leases

Assets subject to operating leases are recognised in the statement of financial position according to the Company's asset classification pattern.

Initial direct costs to generate income from operating leases are recognised as expenses in the year as incurred or amortised over the lease term. Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term regardless of payment methods.

Depreciation of assets subject to operating leases is consistent with the depreciation policy of the lessor applicable to similar assets.

9. Investment property

Investment properties are measured at cost less accumulated depreciation.

Investment property initial recognition

An investment property is measured initially at its cost. The cost of an investment property is the amount of cash or cash equivalents paid or the fair value of other considerations given to acquire an asset at the time of its acquisition or construction. The costs include initial transaction charges.

Investment property depreciation

The cost of an investment property is depreciated on a straight-line method. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

The estimated useful life of buildings, structures is 05 - 20 years.

10. Construction in progress

Properties in the course of construction for rental, or administrative purposes, or for other purposes are carried at cost. Cost includes necessary fees to acquire assets including related construction fees, equipment, other fees, and interest expense in accordance with the Company's accounting policy.

These expenses are temporarily measured as the original cost when the assets are put into use if the cost has yet to be approved.

11. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies, land rental prepayment, compensation costs for site clearance and infrastructure costs, which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the income statement:

- Tools and supplies are amortised to the income statement for no more than 03 years;
- Land rental prepayment represents the payment for industrial land rental with technical infrastructure leasing at Chau Duc industrial park and Tan Duc industrial park, State-leased land at Bien Hoa 2 industrial park, and the Go Dau industrial park. The land rental prepayments are amortised according to the lease term in the contract;
- Compensation costs for site clearance for the Thanh Phu industrial park are amortised on a straight-line basis over the remaining of the project;
- Industrial park infrastructure costs are costs related to the construction of Xuan Loc industrial park infrastructure which is handed over from Sonadezi Corporation for the infrastructure that the Company is using. These costs are amortised on a straight-line basis over the remaining of the project (45.5 years);
- Other prepaid expenses are amortised to the income statement for no more than 03 years.

12. Liabilities

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

13. Accrued expenses

Accrued expenses represent expenses that will be paid in the future, including land rental of Go Dau industrial park and other payable expenses. The land rental of Go Dau industrial park is recorded based on information available at the end of the year and reasonable estimates of the amount payable.

14. Unearned revenues

Unearned revenues include advance payments from customers for one or more accounting periods for land leasing and industrial park premises usage fees.

Unearned revenues are periodically recognized and transferred into revenues in accordance with the lease term.

15. Owners' equity

The owners contributed equity

The owners' contributed equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the Company's charter. The allocation of funds is carried out in accordance with the annual Resolution of the General Meeting of Shareholders.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the General Meeting of Shareholders and reserves are created in accordance with the Company's Charter, resolutions of the General Meeting of Shareholders and legal regulations in Vietnam.

16. Revenue and other income

Revenue from transferring real estate

Revenue from the transferring real estate is recognised when all 05 of the following conditions are satisfied:

- The Company has transferred risks and benefits associated with ownership of the real estate to the buyers;
- The Company no longer holds the right to manage the real estate as real estate's owners or the right to control the real estate;
- The turnover is determined reliably;
- The Company has received or will receive economic benefits from the sales of the real estate;
- Costs related to sales of the real estate may be determined.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

17. Cost of sales

Cost of sales and services provided represents total costs of goods, services which are sold in the period in accordance with the matching principle.

The cost of land and infrastructure leased includes all costs directly incurred for land development activities or costs that can be allocated on a reasonable basis to these activities, including:

- All land and land development costs;
- All construction and construction-related costs;
- Other mandatory and general costs incurred during the formation of real estate related to the current and future land and infrastructure development activities of the project, such as common technical infrastructure, mandatory land fund for public purposes.

18. General and administrative expense

General and administrative expenses represent common expenses, which include payroll costs for office employees', stationery expenses, depreciation expenses of fixed assets used for administration activities; taxes, fees and charges; provision for doubtful debts; utility services and sundry expenses.

19. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

Value added tax

The goods sold and services rendered by the Company are subject to value added tax at the following rates:

- | | |
|---|-----|
| ▪ Land subleasing, factory leasing, office leasing, and other activities processing enterprises | 0% |
| ▪ Supplying clean water for production | 5% |
| ▪ Land subleasing, factory leasing, office leasing, and other activities | 10% |

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Company will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

20. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including management and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

V. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD

1. Cash and cash equivalents

	Ending balance	Beginning balance
	VND	VND
Cash in hand	2,061,582	34,842,481
Demand deposits (*)	21,712,382,986	30,387,272,644
Cash equivalents (**)	260,000,000,000	185,000,000,000
Total	281,714,444,568	215,422,115,125

(*) Demand deposits are detailed as follows:

	Ending balance	Beginning balance
	VND	VND
Shinhan Bank Vietnam Limited – Bien Hoa Branch	17,330,086,724	10,154,933,524
Others	4,382,296,262	20,232,339,120
Total	21,712,382,986	30,387,272,644

(**) Cash equivalents are detailed as follows:

	Ending balance
	VND
Term deposits with an original term of 01 month	145,000,000,000
Term deposits with an original term of 03 months	115,000,000,000
Total	260,000,000,000

2. Financial investments

a. Current held to maturity investments are analysed as follows

	Ending balance	Beginning balance
	VND	VND
Term deposits (*)	326,698,947,946	187,500,000,000
Interest receivables	3,812,755,617	3,709,145,206
Total	330,511,703,563	191,209,145,206

(*) Term deposits are detailed as follows:

	Ending balance
	VND
Term deposits with an original term of 06 months	306,698,947,946
Term deposits with an original term of 12 months	20,000,000,000
Total	326,698,947,946

b. Investment in other entities

	Ending balance	Beginning balance
Sonadezi Binh Thuan Shareholding Company	40,000,000,000	40,000,000,000
Capital contribution for the business cooperation with		
ICD Tan Cang – Long Binh	84,869,194,313	88,346,383,480
Total	124,869,194,313	128,346,383,480

In accordance with the Business Registration Certificate No. 3401205899 dated 05 June 2020 granted by Binh Thuan Province's Department of Planning and Investment, the Company has investment in Sonadezi Binh Thuan Shareholding Company with the carry amount of 40,000,000,000 VND, equivalent to 10% of the charter capital.

The Company did not determine fair values of this investment because there is currently no listed market price and no specific guidance on determination of fair value.

This is the capital contribution for the business cooperation with ICD Tan Cang – Sonadezi Long Binh Share Holding Company 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, the Company cooperates with ICD Tan Cang – Sonadezi Long Binh Share Holding Company to implement the investment project, construct warehouses on the ICD Tan Cang – Long Binh land, and carry out warehouse service business activities and related value-added services. The project duration is 45 years from 21 September 2013. The total investment of the project is VND 323,409,000,000, of which the project's equity is VND 186,673,000,000, the Company has contributed 49% of the project's equity. As at 30 September 2026, the project's investment capital has been recovered at VND 6,374,733,662, corresponding to the Company's contributed capital ratio.

3. Current trade receivables

	Ending balance	Beginning balance
Pancera International Stock Company Ltd.	6,192,556,030	6,199,631,980
Nova Buildings Vietnam Company Limited	4,165,875	2,437,892,016
Yng Hua Vietnam Company Limited	2,276,908,233	841,308,207
Tripod Vietnam (Bien Hoa) Electronic Company Limited	2,468,751,000	1,978,425,500
Other customers	8,851,350,895	9,676,096,712
Trade receivables from related parties - Refer to Note VIII	294,849,951	256,327,575
Total	20,088,581,984	21,389,681,990

4. Current advances to suppliers

	Ending balance	Beginning balance
Land Fund Development Center of Vinh Cuu District	44,805,568,694	30,219,243,194
Trung Thinh Fire Protection Company Limited	804,234,124	576,000,000
Other suppliers	3,430,800,267	336,679,457
Advances to suppliers to related parties: Sonadezi Service Joint Stock Company	217,995,802	-
Sonadezi An Binh Joint Stock Company	4,718,251,550	-
Total	53,976,850,437	31,131,922,651

5. Other receivables

	Ending balance	Beginning balance
Provisional Corporate Income Tax on Real Estate Business	-	162,402,137
Receivables from employees	75,724,000	5,000,000
Interest receivables	-	3,709,145,206
Other receivables	93,966,867	53,478,125
Total	169,690,867	3,930,025,468

6. Inventories

	Ending balance	Beginning balance
Tools and supplies	95,856,000	221,922,667
Merchandise	22,168,000	-
Work in progress	-	6,056,030,578
Total	118,024,000	6,277,953,245

Work in progress are detail as follows:

	Ending balance	Beginning balance
Land use fees for Trang Bom residential area	-	5,022,450,000
Infrastructure costs for Trang Bom residential area	-	367,610,525
Compensation costs for Trang Bom residential area	-	261,107,516
Other costs at Trang Bom residential area	-	404,862,537
Total	-	6,056,030,578

7. Tangible fixed assets

Items	Buildings, structures	Machinery and equipment	Motor vehicles	Management equipment and devices	Total
Cost					
Beginning balance	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	-	403,850,000	502,969,000
Self-construction	14,561,759,597	-	3,448,307,367	-	18,010,066,964
Disposals	-	(35,350,000)	(115,940,000)	(282,705,022)	(433,995,022)
Other decrease	-	-	-	-	-
Ending balance	676,107,974,630	34,199,577,605	315,922,115,433	6,772,275,682	1,033,001,943,350
The historical cost of tangible fixed assets fully depreciated but still in use as at 30 September 2026 totalled VND 390,884,989,822.					
Accumulated depreciation					
Beginning balance	431,410,702,228	12,624,262,665	206,870,300,194	6,125,511,078	657,030,776,165
Depreciation	17,196,807,755	2,835,907,524	7,858,608,875	125,997,964	28,017,322,118
Disposals	-	(35,350,000)	(115,940,000)	(282,705,022)	(433,995,022)
Other decrease	-	-	-	-	-
Ending balance	448,607,509,983	15,424,820,189	214,612,969,069	5,968,804,020	684,614,103,261
Net book value					
Beginning balance	230,135,512,805	21,511,545,940	105,719,447,872	525,619,626	357,892,126,243
Ending balance	227,500,464,647	18,774,757,416	101,309,146,364	803,471,662	348,387,840,089

8. Intangible fixed assets

Items	Land use rights	Software	Total
Cost			
Beginning balance	94,378,489,156	182,621,110	94,561,110,266
Purchase	-	742,000,000	742,000,000
Decrease	-	-	-
Ending balance	94,378,489,156	924,621,110	95,303,110,266
Accumulated amortisation			
Beginning balance	65,068,774,306	182,621,110	65,251,395,416
Amortisation	748,486,083	24,572,364	773,058,447
Ending balance	65,817,260,389	207,193,474	66,024,453,863
Net book value			
Beginning balance	29,309,714,850	-	29,309,714,850
Ending balance	28,561,228,767	717,427,636	29,278,656,403

The historical cost of intangible fixed assets fully depreciated but still in use as at 30 September 2026 totalled VND 34,434,543,199.

9. Investment property

Investment property held for lease	Ending balance	Additions/ Decreases	Beginning balance
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	102,487,264,447	4,319,905,058	98,167,359,389
Factory at Chau Duc Industrial Park	63,967,835,438	175,925,926	63,791,909,512
Total	245,409,216,620	4,495,830,984	240,913,385,636
Accumulated depreciation:			
Factory and office building at Bien Hoa 2 Industrial Park	49,142,300,520	3,049,612,686	46,092,687,834
Factory at Thanh Phu Industrial Park	13,993,174,257	4,484,978,277	9,508,195,980
Factory at Chau Duc Industrial Park	6,802,200,609	2,690,499,494	4,111,701,115
Total	69,937,675,386	10,225,090,457	59,712,584,929
Net book value:			
Factory and office building at Bien Hoa 2 Industrial Park	29,811,816,215		32,861,428,901
Factory at Thanh Phu Industrial Park	88,494,090,190		88,659,163,409
Factory at Chau Duc Industrial Park	57,165,634,829		59,680,208,397
Total	175,471,541,234		181,200,800,707

10. Construction in progress

	Ending balance	Beginning balance
Construction in progress:		
Construction:		
Thanh Phu Industrial Park Project	43,276,096,302	41,680,048,488
Go Dau Industrial Park Project	-	12,270,809,234
Chau Duc Industrial Park Project	12,849,705,010	275,488,304
Xuan Loc Industrial Park Project	197,917,492	341,313,431
Bien Hoa 2 Industrial Park Project	101,742,078	15,540,516
Total	56,425,460,882	54,583,199,973

11. Prepayments

	Ending balance	Beginning balance
Non-current:		
Compensation Costs for Land Clearance of Thanh Phu Industrial Park Project	417,369,561,048	348,618,881,826
Land Rental for Tan Duc Industrial Park	170,527,680,237	173,407,471,881
One-time Land Rental Payment for Go Dau Industrial Park	20,062,819,781	20,857,314,386
One-time Land Rental Payment for Bien Hoa 2 Industrial Park	13,241,083,985	13,756,294,853
Land Rental for Chau Duc Industrial Park	10,559,189,056	10,806,052,891
Costs for Receiving Handover of Xuan Loc Industrial Park upon Equitization	3,312,355,836	3,395,860,605
Tools and consumable expenditure	426,826,433	360,089,364
Others	28,423,395,022	34,021,587,834
Total	663,922,911,398	605,223,553,640

12. Deferred Tax Assets

This pertains to deductible temporary differences related to land rental at Go Dau Industrial Park.

13. Trade payables

Trade payables	Ending balance		Beginning balance	
	Amount	Payable amount	Amount	Payable amount
Seen Technologies Corporation	2,031,120,094	2,031,120,094	7,973,649,601	7,973,649,601
Tien Triet Company Limited	466,023,587	466,023,587	1,723,851,750	1,723,851,750
Dong Thuan Construction Services Company Limited	432,300,093	432,300,093	7,254,130,455	7,254,130,455
Thien Truong Phat Company Limited	1,075,345,737	1,075,345,737	1,542,181,538	1,542,181,538
Duc Tin Nghia Company Limited	474,843,703	474,843,703	3,150,423,066	3,150,423,066
Huynh Phuc Dien Company Limited	1,357,577,004	1,357,577,004	774,848,270	774,848,270
Other suppliers	3,976,557,372	3,976,557,372	27,736,243,096	27,736,243,096
Trade payables to related parties – Refer to Note VIII	885,336,389	885,336,389	24,113,110,904	24,113,110,904
Total	10,699,103,979	10,699,103,979	74,268,438,680	74,268,438,680

14. Advances from customers

	Ending balance	Beginning balance
a. Current:		
Mr. Mach Duc Dinh	-	16,240,213,634
Others	78,321,080,523	226,495,964
Total	78,321,080,523	16,466,709,598

SONADEZI LONG BINH SHARE HOLDING COMPANY

No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province

Financial Statements Quarterly III/2026

Tax code: 3601867699
Form B 09a - DN

15. Tax and amounts payable to the state budget

	As at 30 Sep. 2026 VND	Occurred VND	Deductible VND	As at 01 Jan. 2026 VND
Value added tax deductible	679,454,447	10,488,644,281	(28,207,490,717)	18,398,300,883
	As at 30 Sep. 2026 VND	Movements in the year VND		As at 01 Jan. 2026 VND
	Receivable/ Deductible	Payable	Deductible	Payable
Value added tax	-	14,772,185,726	(28,207,490,717)	-
Corporate income tax	-	23,407,681,864	(31,787,269,895)	21,532,895,864
Personal income tax	-	517,994,479	(3,837,656,743)	434,303,000
Land rent	1,640,792,817	-	(5,624,291,489)	-
Agricultural Land Use Tax	-	-	-	-
Fees and charges	-	-	-	-
Total	1,640,792,817	38,697,862,069	(28,207,490,717)	21,967,198,864

16. Payables to employees

Representing the salary funds payable to the Company's employees.

These notes form an integral part of and should be read in conjunction with the accompanying financial statements

SZB

SONADEZI LONG BINH SHARE HOLDING COMPANY

No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province

Financial Statements Quarterly III/2026

Tax code: 3601867699

Form B 09a - DN

17. Current accrued expenses

	Ending balance	Beginning balance
Advance payment of land rent in Go Dau Industrial Park	15,203,453,720	15,203,453,720
Accrued other expenses	333,481,251	54,000,000
Total	15,536,934,971	15,257,453,720

18. Unearned revenue

	Ending balance	Beginning balance
a. Current:		
Advance revenue from land lease and usage fees		
Bien Hoa 2 Industrial Park	14,413,410,224	14,413,545,872
Go Dau Industrial Park	8,382,142,722	8,382,142,722
Thanh Phu Industrial Park	13,604,294,933	10,563,929,972
Xuan Loc Industrial Park	3,409,748,846	782,979,970
Total	39,809,596,725	34,142,598,536
b. Non-current:		
Advance revenue from land lease and usage fees		
Bien Hoa 2 Industrial Park	217,343,791,118	228,153,814,880
Go Dau Industrial Park	173,831,365,482	180,117,972,522
Thanh Phu Industrial Park	383,373,421,037	302,002,684,280
Xuan Loc Industrial Park	97,745,666,029	23,032,193,229
Total	872,294,243,666	733,306,664,911

19. Other payables

	Ending balance	Beginning balance
a. Current:		
Deposits for land lease	6,000,000,000	5,046,611,800
Deposits for factory lease	4,990,000,000	4,300,000,000
Deposits for office lease	324,500,000	85,000,000
Deposits from suppliers	187,733,406	491,602,948
Other payables	26,706,147	1,418,984,447
Total	11,528,939,553	11,342,199,195
b. Non – current:		
Deposits for factory lease	25,249,518,182	20,949,518,182
Deposits for office lease	700,953,550	773,953,550
Deposits for office lease from related parties	95,000,000	95,000,000
- Refer to Note VIII		
Deposits for land lease	500,000,000	500,000,000
Total	26,545,471,732	22,318,471,732

SONADEZI LONG BINH SHARE HOLDING COMPANY

No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province

Financial Statements Quarterly III/2026

Tax code: 3601867699

Form B 09a - DN

20. Bonus and welfare fund

	Current period	Previous period
Beginning balance	16,836,248,386	16,181,141,033
Distribution in period	12,103,000,000	10,230,000,000
Other increase	-	10,530,000
Using in period	(7,894,240,988)	(6,619,333,444)
Ending balance	21,045,007,398	19,802,337,589

21. Owners' equity

	Owners' contributed capital	Capital surplus	Development investment fund	Retained earnings	Total
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
Previous year's profits				201,714,528,637	201,714,528,637
Distribution fund from capital			58,994,659,234	(58,994,659,234)	-
Dividends				(90,000,000,000)	(90,000,000,000)
Distribution bonus and welfare fund				(10,230,000,000)	(10,230,000,000)
As at 31 Dec. 2025	300,000,000,000	5,612,631,906	184,919,978,991	289,567,967,546	780,100,578,443
Current year's profits				150,825,175,459	150,825,175,459
Distribution fund from capital			50,429,000,000	(50,429,000,000)	-
Dividends				(135,000,000,000)	(135,000,000,000)
Distribution bonus and welfare fund				(12,103,000,000)	(12,103,000,000)
As at 30 Sep. 2026	300,000,000,000	5,612,631,906	235,348,978,991	242,861,143,005	783,822,753,902

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

1. Revenue from selling goods and rendering services

	Quarter III/2026	Quarter III/2025
Revenue from land leasing and infrastructure business	88,463,317,742	68,850,939,709
Revenue from clean water business	21,617,469,200	20,202,445,500
Revenue from office, factory, and wastewater treatment plant leasing, other activities	16,855,310,175	14,711,112,635
Capital contribution revenue from ICD warehouse	16,091,839,354	-
Total	143,027,936,471	103,764,497,844
Of which the revenue from selling goods and rendering services to related parties – Refer to Note VIII	2,309,188,810	2,393,714,226

2. Cost of sales

	Quarter III/2026	Quarter III/2025
Cost of land leasing and infrastructure business	47,425,868,447	38,811,408,193
Cost of clean water business	20,335,114,652	19,671,121,155
Cost of office, factory, and wastewater treatment	7,639,936,847	5,079,659,314
Total	75,400,919,946	63,562,188,662

3. Finance income

	Quarter III/2026	Quarter III/2025
Interest in term deposits	8,429,117,265	2,351,589,043
Interest in demand deposits	49,742,355	41,716,094
Total	8,478,859,620	2,393,305,137

4. Finance expense

	Quarter III/2026	Quarter III/2025
Interest expense	1,750,186,335	594,722,911
Total	1,750,186,335	594,722,911

5. Selling expense

	Quarter III/2026	Quarter III/2025
Service expense	1,588,387,656	1,064,119,057
Total	1,588,387,656	1,064,119,057

SONADEZI LONG BINH SHARE HOLDING COMPANYNo. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province
Financial Statements Quarterly III/2026

Tax code: 3601867699

Form B 09a - DN

6. General and administrative expense

	Quarter III/2026	Quarter III/2025
Employee expense	1,279,742,277	1,172,200,655
Stationery expense	88,818,541	194,655,344
Depreciation expense	864,952,672	853,285,825
Taxes, fees, and charges	100,000,000	-
Service expense	4,895,193,436	3,853,499,271
Sundry expense	489,074,600	566,386,884
Total	7,717,781,526	6,640,027,979

7. Other income

	Quarter III/2026	Quarter III/2025
Income from electricity	510,341,146	346,915,230
Other	19,680,091	98,489,500
Total	530,021,237	445,404,730

8. Other expense

	Quarter III/2026	Quarter III/2025
Other	-	11,000
Total	-	11,000

9. Production and business costs by element

	Quarter III/2026	Quarter III/2025
Employee expense	9,053,882,773	7,239,879,384
Depreciation expense	13,151,110,861	11,539,351,812
Reversal/Provision for doubtful debts	-	-
Service expense	61,824,202,353	51,735,879,274
Other expenses	677,893,141	761,042,228
Total	84,707,089,128	71,276,152,698

SONADEZI LONG BINH SHARE HOLDING COMPANY

No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province
Financial Statements Quarterly III/2026

Tax code: 3601867699
Form B 09a - DN

VII. SEGMENT REPORTING

For management purposes, the Company divides its operations into key segments based on following business sectors: Real estate business; Trading clean water; Others.

	<u>Real estate business</u>		<u>Trading clean water</u>		<u>Others</u>		<u>Total</u>	
	Quarter III/2026	Quarter III/2025	Quarter III/2026	Quarter III/2025	Quarter III/2026	Quarter III/2025	Quarter III/2026	Quarter III/2025
Revenue from external customers	105,319	83,562	21,617	20,202	16,092	-	143,028	103,764
Result								
Segment result	50,253	39,671	1,282	531	16,092	-		
Unallocated expenses								
Other unallocated profits							67,627	40,202
Financial income							(9,306)	(7,704)
Financial expense							530	445
Profit before tax							8,478	2,393
Income tax expense							(1,750)	(594)
							65,579	34,742
Net profit							(9,941)	(7,001)
Other informations:								
Cost of purchasing assets							(18,802)	(36,997)
Depreciation expense							13,151	11,539
							As at 30 Sep. 2026	As at 01 Jan. 2026
Unallocated assets							2,089,659	1,854,003
Unallocated liabilities							1,305,836	1,073,903

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.

VIII. RELATED PARTIES

<u>List of related parties</u>	<u>Relationship</u>
1. Sonadezi Corporation	Parent company
2. Subsidiaries, joint ventures and associates with Sonadezi Corporation	Fellow subsidiary
3. The Board of Directors and Management	Key management personnel

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

	As at 30 Sep. 2026	As at 01 Jan. 2026
Trade receivables – Refer to Note V.3:		
Dong Nai Port Joint Stock Company	202,132,350	206,711,400
Sonadezi College of Technology and Management	76,398,525	45,993,675
Dongnai Paint Corporation	-	3,622,500
Sonadezi Service Joint Stock Company	9,737,385	-
Sonadezi Binh Thuan Shareholding Company	3,107,795	-
Sonadezi An Binh Joint Stock Company	3,473,896	
Total	294,849,951	256,327,575

	As at 30 Sep. 2026	As at 01 Jan. 2026
Non-current deposit – Refer to Note V.19:		
Sonadezi Binh Thuan Shareholding Company	95,000,000	95,000,000
Total	95,000,000	97,029,500

	As at 31 Sep. 2026	As at 01 Jan. 2026
Current trade payables – Refer to Note V.13:		
Sonadezi Binh Thuan Shareholding Company	-	14,053,755,910
Sonadezi An Binh Joint Stock Company	-	8,581,194,440
Sonadezi Security Service Company Limited	713,213,320	701,917,480
Sonadezi Services Joint Stock Company	72,200,619	667,248,624
Dong Nai Construction Joint Stock Company	99,922,450	99,922,450
Sonadezi Environment Joint Stock Company	-	9,072,000
Total	885,336,389	24,113,110,904

SONADEZI LONG BINH SHARE HOLDING COMPANY

No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province

Financial Statements Quarterly III/2026

Tax code: 3601867699

Form B 09a - DN

	Quarter III/2026	Quarter III/2025
Purchase of goods and services:		
Dong Nai Water Joint Stock Company	14,626,880,650	13,859,295,300
Sonadezi Services Joint Stock Company	318,792,745	264,865,361
Sonadezi Security Service Company Limited	1,981,148,109	1,861,416,669
Sonadezi Environment Joint Stock Company	18,000,000	20,160,000
Sonadezi Chau Duc Shareholding Company	-	590,714,195
Total	16,944,821,504	16,596,451,525
	Quarter III/2026	Quarter III/2025
Sale of goods:		
Sonadezi Service Joint Stock Company	1,570,020,600	1,566,329,000
Dong Nai Port Joint Stock Company	498,791,600	604,968,600
Sonadezi College of Technology and Management	111,136,000	112,688,500
Sonadezi Binh Thuan Shareholding Company	109,854,336	109,728,126
Sonadezi An Binh Joint Stock Company	5,068,422	-
Dong Nai Construction Joint Stock Company	1,851,852	-
Dongnai Paint Corporation	12,466,000	-
Total	2,309,188,810	2,393,714,226
	Quarter III/2026	Quarter III/2025
Dividend distribution:		
Sonadezi Chau Duc Shareholding Company	5,673,262,500	3,782,175,000
Dong Nai Housing Joint Stock Company	189,108,000	126,072,000
Sonadezi An Binh Joint Stock Company	2,269,305,000	1,512,870,000
Sonadezi Long Thanh Joint Stock Company	11,346,552,000	7,564,368,000
Sonadezi Corporation	62,401,500,000	41,601,000,000
Cộng	81,879,727,500	54,586,485,000

Salaries and remunerations of the Board of Directors, management, supervisory committee and other key management personnel are as follows:

	Quarter III/2026	Quarter III/2025
Remunerations of the Board of Directors	126,000,000	126,000,000
Salaries of management and key management personnel	839,039,451	570,992,187
Salaries and remunerations of the supervisory committee	284,692,126	188,533,049

IX. EVENT AFTER THE END OF THE REPORTING YEAR

There have been no significant events occurring after the end of the reporting period up to the date of issuance of the financial statements.

Dong Nai, 13 October 2026



Dinh Nguyen Hoang Thien
Preparer



Dang Hai Bang
Chief Accountant



Nguyen Ba Chuyen
General Director



