

**SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 461/SZB

Dong Nai, April 2, 2026

DISCLOSURE OF INFORMATION

To:

- State Securities Commission;
- Hanoi Stock Exchange.

1. Organization name: Sonadezi Long Binh Share Holding Company
 - Securities code: SZB
 - Address: No. 1, 3A Street, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province
 - Contact phone: 0251 3834 700 Fax: 0251 3835 164
 - E-mail: marketing@szb.com.vn
2. Content of information disclosure: Update and supplement the documents for the 2026 Annual General Meeting of Shareholders.
3. This information was disclosed on the company's website on April 2, 2026 at the link: www.szb.com.vn.

We commit that the information disclosed above is true and we are fully responsible before the law for the content of the disclosed information.

Attached: Documents for the 2026 Annual General Meeting of Shareholders.

Recipients:

- As above;
- Archived: Admin, Secretary.

**Authorized Person for Information
Disclosure**



[Signature]
Dinh Thi Diem Huong



SONADEZI LONG BÌNH SHARE HOLDING COMPANY



MEETING DOCUMENTS ANNUAL MEETING OF SHAREHOLDERS 2026

April 7, 2026



LIST OF MEETING DOCUMENTS



1. Meeting Agenda.
2. Working Regulations of the 2026 Annual General Meeting of Shareholders.
3. Report on 2025 production-business performance and 2026 operational plan.
4. The 2025 audited financial statements.
5. Report on the operation of the Board of Directors for the 2025 and 2026 plans.
6. The 2025 evaluation report of the independent member of the Board of Directors.
7. The 2025 production-business performance supervision report of the Board of Supervisors.
8. Proposal on the selection of an audit firm for the 2026 financial statements.
9. Proposal on the approval of the production-business performance and profit distribution plan for 2025, production-business performance plan and profit distribution plan for 2026.
10. Proposal on salary for the Head of the Board of Supervisors, and remuneration for Members of the Board of Directors and Board of Supervisors for the year 2025 and the plan for 2026.
11. Proposal on updating Company's business lines
12. Proposal on amending and supplementing the Company Charter
13. Proposal on amending and supplementing the Internal Regulations on Corporate Governance.
14. Proposal on amending and supplementing the Regulations on Operation of the Board of Supervisors.
15. Voting ballot/voting card.
16. Draft Minutes of the 2026 Annual General Meeting of Shareholders.
17. Draft Resolution of the 2026 Annual General Meeting of Shareholders.

**AGENDA OF 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
SONADEZI LONG BÌNH SHARE HOLDING COMPANY**

No.	Time	Content
1	8:30 AM - 9:00 AM	* Welcoming delegates - Registering meeting attendance, distributing documents, voting ballots, and voting cards to shareholders
2	9:00 AM - 9:15 AM	- Opening, stating the reasons, and introducing delegates
3		- Report on the verification of meeting eligibility
4		- Introducing the Presidium and Chairperson of the Meeting - Introducing the Secretariat of the Meeting
5		- Nominating and voting to approve the personnel of the Vote Counting Committee - Approving the meeting agenda - Approving the Working Regulations of the Meeting
6		9:15 AM - 10:00 AM
7	10:00 AM - 10:30 AM	Discussion and comments from the meeting Voting to approve the contents
8	10:30 AM - 11:45 AM	Break - Vote counting
9	10:45 AM - 11:00 AM	Announcing the vote counting results
10	11:00 AM - 11:15 AM	Presenting the Meeting Minutes and Resolution Voting to approve the Meeting Minutes and Resolution
11	11:15 AM	Chairman's closing remarks



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa IZ2, Long Hung
Ward, Dong Nai Pro, VietNam.
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Tel: +84 251 383 4700
E-mail: info@szb.com.vn

WORKING REGULATIONS

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Basis:

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;
- Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024;
- Pursuant to Decree 155/2020/NĐ-CP passed on December 31, 2020, detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree 245/2025/NĐ-CP dated September 11, 2025;
- The Company Charter of Sonadezi Long Binh Share Holding Company;

To ensure the 2026 Annual General Meeting of Shareholders of Sonadezi Long Binh Share Holding Company is successfully conducted, the Board of Directors has established the regulations, working principles, conduct, and voting procedures for the General Meeting of Shareholders to approve as follows:

1. PURPOSE

- To ensure the sequence, principles of conduct, and voting at the Annual General Meeting of Shareholders of Sonadezi Long Binh Share Holding Company are conducted in accordance with regulations and successfully.
- The Resolutions of the General Meeting of Shareholders reflect the unified will of the General Meeting of Shareholders, meeting the aspirations and rights of shareholders and complying with the law.

2. SUBJECTS AND SCOPE

- Subjects: All shareholders, representatives (authorized persons), and guests attending the Annual General Meeting of Shareholders of Sonadezi Long Binh Share Holding Company must abide by and comply with the provisions of these Regulations, the Company Charter, and current legal regulations.
- Scope of application: These Regulations are used for organizing the 2026 Annual General Meeting of Shareholders of Sonadezi Long Binh Share Holding Company.

3. DEFINITION OF TERMS/ABBREVIATIONS

- Company : Sonadezi Long Binh Share Holding Company
- BOD : Board of Directors
- BOS : Board of Supervisors
- OC : Organizing Committee of the Meeting
- AGM : General Meeting of Shareholders
- Delegate : Shareholders, representatives (authorized persons)

4. CONTENT OF THE REGULATIONS

4.1 Conditions for conducting the General Meeting of Shareholders

- The General Meeting of Shareholders shall be conducted when the number of shareholders attending represents more than 50% of the total voting shares of the Company.
- In the event that there is an insufficient number of delegates required within thirty (30) minutes from the scheduled opening time of the Meeting, the Company must send a notice for the second meeting within thirty (30) days from the intended date of the first meeting. The reconvened General Meeting of Shareholders shall only be conducted when the attending members are delegates representing at least 33% of the voting shares.
- In the event that the second meeting cannot be conducted due to an insufficient number of delegates required within thirty (30) minutes from the scheduled opening time of the Meeting, the Company must send a notice for the third meeting within twenty (20) days from the intended date of the second meeting, and in this case, the Meeting shall be conducted regardless of the number of delegates attending and shall be considered valid and authorized to decide on all matters that the first General Meeting of Shareholders could have approved.

4.2 Conditions for shareholders to attend the Meeting

Shareholders with voting rights of the Company according to the list finalized on March 6, 2026, are entitled to attend the General Meeting of Shareholders; they may attend in person, authorize their representatives to attend, or send their voting ballots to the meeting via mail, fax, or email. In cases where there is more than one authorized representative as prescribed by law, the specific number of shares and votes for each representative must be clearly defined.

4.3 Guests at the Meeting

- These are management positions of the Company, guests, and members of the Meeting Organizing Committee who are not shareholders of the Company but

are invited to attend the Meeting.

- Guests shall not speak at the Meeting (unless invited by the Chairperson of the Meeting, or having registered in advance with the Meeting Organizing Committee and received the consent of the Chairperson of the Meeting).

4.4 Delegates attending the Meeting must comply with the following regulations

- Each shareholder or shareholder representative, when attending the meeting, must bring identification documents (Citizen ID or Passport, etc.) and the invitation letter/Letter of Authorization to register at the reception desk. The Organizing Committee must summarize and report on the results of the verification of conditions for conducting the meeting.
- Receive documents and papers serving the Meeting at the reception desk outside the Meeting hall.
- Delegates arriving late have the right to register immediately and subsequently participate and vote at the General Meeting. The Chairperson is not responsible for pausing the General Meeting to allow late delegates to register; the voting results for matters already conducted before the delegate's arrival will not be affected.
- Keep mobile phones in vibration mode or turned off; step outside if a call is necessary.
- Do not smoke and maintain order in the Meeting hall.
- Comply with the regulations of the Organizing Committee and the Chairperson presiding over the Meeting.
- In the event that a delegate does not comply with the regulations regarding verification or the measures and regulations mentioned above, the Chairperson, after careful consideration, may refuse or invite the aforementioned delegate to leave the venue of the Meeting to ensure the Meeting proceeds normally according to the planned program.

4.5 Chairperson and Presidium

- The Presidium consists of 02 persons, including 01 Chairperson and 01 Member. The Chairman of the Board of Directors shall act as the Chairperson of the Meeting or authorize another member of the Board of Directors to act as the Chairperson of the General Meeting of Shareholders. The Chairperson shall preside over the work of the Meeting according to the content and program approved by the General Meeting of Shareholders.
- In the event that the Chairman of the Board of Directors is absent, temporarily

unable to work, or suddenly absent for more than 30 minutes while the Meeting is in progress, the remaining members of the Board of Directors shall elect one among them to act as the Chairperson of the Meeting. In the event that no one is available to act as the Chairperson, the Head of the Supervisors shall preside over the General Meeting of Shareholders to elect a chairperson from among those present, and the person with the highest number of votes shall serve as the Chairperson of the meeting.

- Duties of the Presidium:
 - Preside over the activities of the General Meeting of Shareholders according to the expected program of the Board of Directors that has been approved by the General Meeting of Shareholders;
 - Guide delegates to discuss the contents included in the program;
 - Present drafts and conclude necessary matters for the General Meeting of Shareholders to vote on;
 - Respond to issues requested by the General Meeting of Shareholders;
 - Resolve issues arising throughout the process of the General Meeting of Shareholders.
- Working principles of the Presidium: The Presidium works on the principle of collective leadership, democratic centralism, and decision-making by majority.

4.6 Secretary of the Meeting

- The Chairperson of the Meeting shall appoint one or more persons to act as the Secretary of the General Meeting of Shareholders.
- Duties and powers:
 - Record the content of the Meeting fully and truthfully;
 - Receive registration ballots for speaking from Delegates;
 - Prepare the Minutes of the Meeting and draft the Resolution of the General Meeting of Shareholders;
 - Assist the Chairperson in disclosing information related to the General Meeting of Shareholders and notifying Shareholders in accordance with the provisions of the law and the Company Charter.
- The Chairperson and the Secretary of the General Meeting of Shareholders have the right to implement necessary measures to conduct the meeting in a reasonable, orderly manner, in accordance with the approved program, and reflecting the wishes of the majority of those present.

4.7 Vote Counting Committee

- The Vote Counting Committee of the meeting consists of 03 persons, including 01 Head and 02 members, established by the Board of Directors and introduced to the Meeting by the Presidium. Candidates participating in the election or nomination (when conducting the election) shall not participate in the Vote Counting Committee of the meeting.
- Duties of the Vote Counting Committee of the meeting:
 - The Vote Counting Committee of the meeting is responsible for verifying the meeting attendance conditions of shareholders and shareholder representatives.
 - The Head of the Vote Counting Committee of the meeting shall report to the General Meeting of Shareholders on the status of shareholders attending the meeting. If the meeting has a sufficient number of shareholders and authorized representatives with the right to attend representing more than 50% of the total voting shares of the Company, the General Meeting of Shareholders of the Company shall be conducted.
 - Disseminate the principles, rules, and instructions on voting procedures.
 - Count and record voting ballots, prepare the vote counting minutes, announce the results; transfer the minutes to the Chairperson to approve the voting results.
 - Promptly notify the Secretary of the voting results.
 - Review and report to the Meeting on cases of violation of voting rules or complaints regarding voting results.

4.8 Speaking at the Meeting

- Delegates attending the Meeting who wish to express their opinions must obtain the consent of the Chairperson of the Meeting. Delegates shall speak concisely and focus on the core issues to be discussed, consistent with the content of the program approved by the Meeting, or send their opinions in writing to the Secretary of the Meeting to summarize and report to the Chairperson.
- The Chairperson of the Meeting shall arrange for delegates to speak in the order of registration, and simultaneously address the concerns of shareholders at the Meeting or record them for written response later.

4.9 Voting to approve matters at the Meeting

4.9.1 Principles

- All matters in the program and content of the Meeting must be discussed and voted on publicly by the General Meeting of Shareholders.

- Voting Cards and Voting Ballots are printed by the Company, stamped with the company seal, and sent directly to delegates at the meeting (enclosed with the set of documents for attending the General Meeting of Shareholders). Each delegate is issued a Voting Card and a Voting Ballot. On the Voting Card and Voting Ballot, the card/ballot code, full name, number of shares owned, and authorized voting shares of that delegate are clearly recorded.
- The form of voting to approve matters at the 2026 Annual General Meeting of Shareholders is as follows:
 - o Voting by show of hands: This method is used to approve issues such as: The Meeting Agenda; Working Regulations at the Meeting; composition of the Vote Counting Committee; approval of the Minutes of the Meeting, Resolution of the Meeting, and other contents at the Meeting (if any);
 - o Voting by filling out a Voting Ballot: This method is used to approve issues: Report on business and production results; report on operation of the Board of Directors; evaluation report of the independent Board of Directors; report on business and production control of the Board of Supervisors; audited annual financial statements; and voting to approve the content of Proposals at the Meeting.

4.9.2 Voting method

- Delegates shall vote to approve, disapprove, or abstain on an issue raised for voting at the Meeting by raising their Voting Card or filling out the selection options on the Voting Ballot corresponding to the contents requiring a vote.
- When voting by show of hands, the front of the Voting Card must be held high facing the Presidium. In case a delegate does not raise the Voting Card during all three voting options (approve, disapprove, abstain) for an issue, it shall be considered as an approval of that issue. In case a delegate raises the Voting Card more than one (01) time when voting to approve, disapprove, or abstain on an issue, it shall be considered an invalid vote. Under the show-of-hands voting method, a member of the Vote Counting Committee shall mark the card code and the corresponding number of votes of each shareholder who approves, disapproves, abstains, or has an invalid vote.
- When voting by filling out a Voting Ballot, for each content, the delegate shall choose one of the three options "Approve", "Disapprove", "Abstain" pre-printed on the Voting Ballot by marking the chosen box. After completing all contents requiring a vote at the Meeting, the delegate shall submit the Voting Ballot to the sealed ballot box at the Meeting according to the instructions of the

Vote Counting Committee. The Voting Ballot must be signed and clearly state the full name of the delegate.

4.9.3 Validity of the Voting Ballot

- **A valid Voting Ballot** is a ballot according to the pre-printed template issued by the Organizing Committee, without erasures, scratching, tearing, damage, etc., without writing any other content not prescribed for this ballot, and must be signed, with the full name of the attending delegate below the signature.

On the voting ballot, the voting content (Report, Proposal) is valid when the delegate marks one (01) of the three (03) voting squares. A voting content (Report, Proposal) is invalid if it does not comply with the regulations for valid voting content.

- **Invalid Voting Ballot:**

- Writing additional content on the voting ballot;
- A Voting Ballot that does not follow the pre-printed template issued by the Organizing Committee, a ballot without the Company's red seal, or one that has been erased, scratched, or has additional content written outside of what is prescribed for the voting ballot; in such cases, all voting contents on the voting ballot are invalid.

4.9.4 Voting rules

- Every 01 (one) share is equivalent to one voting right. Each attending delegate representing one or more voting rights shall be issued a Voting Card and a Voting Ballot.
- As of the shareholder record date (March 6, 2026), the total number of shares of the Company is: 30,000,000 shares, equivalent to 30,000,000 voting rights.
- Issues requiring a vote at the Meeting shall only be approved when they reach a voting rate of over 50% of the total voting rights of all attending shareholders. Specifically, for the following contents, there must be approval from at least 65% of the total voting rights of all shareholders with voting rights attending the Meeting:
 - Type of shares and total number of shares of each type;
 - Change of business lines and fields;
 - Change of management organizational structure;
 - Investment projects or sale of assets valued at 35% or more of the total asset value recorded in the Company's most recent financial statements;
 - Reorganization or dissolution of the Company;

- Note: Shareholders/authorized representatives with related interests do not have voting rights regarding contracts and transactions valued at 35% or more of the total asset value of the Company recorded in the most recent financial statements, or contracts and transactions involving borrowing, lending, or selling assets valued at more than 50% of the Company's Charter capital.

4.9.5 Recording voting results

- At the Meeting, the recording of voting results shall be conducted through the Vote Counting Committee.
- The Vote Counting Committee has the duty to collect voting ballots.
- The Vote Counting Committee shall check the number of votes for approval, disapproval, and abstention for each content and is responsible for recording, aggregating, and reporting the results of the vote counting at the AGM.
- In the event that at the AGM session, the Meeting agrees to amend or supplement voting or election contents different from the contents previously announced by the Company, the votes of shareholders who have participated in voting and sent them to the Company before the opening date of the Meeting regarding the new contents shall be considered as not participating in the vote. Contents that have been voted or elected (if any) that remain unchanged shall be aggregated and calculated into the vote counting results.

4.10 Minutes, Resolution of the AGM

- The minutes of the meeting and the resolution of the AGM must be read and approved before closing the Meeting.

5. IMPLEMENTATION

- All delegates, representatives, and guests attending the Meeting are responsible for fully complying with the contents stipulated in these Regulations, the current regulations, internal rules, management regulations of the Company, and relevant legal provisions.
- The convener of the AGM has the right to:
 - Require all attendees to undergo security checks or other security measures;
 - Request competent authorities to maintain order at the meeting; expel from the AGM those who do not comply with the Chairperson's executive authority, intentionally disrupt order, hinder the normal progress of the meeting, or do not comply with security check requirements.
- Contents not detailed in these regulations shall be uniformly applied in accordance with the provisions of the Company Charter, the Law on Enterprises,

and current legal documents of the State.

The regulations take effect immediately after being approved by the Company's AGM.

Recipients:

- Shareholders;
- Filed: BOD Dept.

Dong Nai, April, 2026
**ON BEHALF OF THE PRESIDIUM
CHAIRPERSON**

(signed)

Luong Minh Hien



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa IZ2, Long Hung
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Non-BL/BC-SZB-TGD

Dong Nai, April 02, 2026

REPORT

Production and Business results in 2025 and Operational Plan for 2026

To: General Meeting of Shareholders.

A. PRODUCTION AND BUSINESS RESULTS IN 2025

In 2025, despite ongoing uncertainties and risks in the global environment, Vietnam's economy has shown positive signs of recovery. Foreign direct investment (FDI) continued to grow, primarily targeting high-technology, electronics, logistics, and industrial sectors. At the same time, domestic investment activity improved as enterprises began to expand production and engage more deeply in supply chains. These developments have contributed to increased demand for industrial real estate and factory leasing.

With the timely and close guidance of the Board of Directors, together with the strong commitment, unity, and determination of our management and employees, Sonadezi Long Binh Shareholding Company achieved encouraging results in its business and production activities. In 2025, the Company exceeded the performance targets approved by the General Meeting of Shareholders, as detailed below:

1. Results of business targets

Unit: million VND

No.	Target	2025 Plan	2025 Performance	Percentage of 2025 Performance/ 2025 Plan
		(1)	(2)	(3)=(2)/(1)
1	Total revenue	450.403	542.077	120,35%
2	Total expenses	294.600	293.160	99,51%
3	Profit before tax	155.803	248.917	159,76%
4	Corporate income tax	28.527	47.202	165,46%
5	Profit after tax	127.276	201.715	158,49%

During the year, the Company has included the transfer of industrial real estate leasing rights, leading to a strong growth in actual production-business results compared to the set plan.

Revenue from sales and service provision from regular activities continued to grow, revenue structure for 2025 specifically as follows:

No.	Target	Revenue 2025 performance	Proportion
1	Industrial Park infrastructure business and real estate transfer	372,163	68.66%
2	Clean water supply business	79,000	14.57%
3	Factory, office leasing, and WWTP business	55,844	10.30%
4	ICD warehouse business cooperation	15,081	2.78%
5	Other (financial activities, other income)	19,989	3.69%
	Total revenue	542,077	

- Industrial park infrastructure development and real estate transfer activities continued to represent a core component of the Company's revenue structure. In 2025, this segment generated approximately VND 372 billion in revenue, accounting for 68.66% of total revenue
- The remaining revenue was diversified across various business segments, of which clean water supply accounted for 14.57%; factory and office leasing as well as wastewater treatment services contributed 10.30%; while cooperation in ICD warehouse operations and other activities accounted for 2.78% and 3.69%, respectively.

2. Project implementation status

- Project information:

No.	Project	Area	Occupancy rate	Total employment generated (labor)	Total investment capital attracted (USD)
01	Bien Hoa 2 Industrial Park	400.64 ha	100%	49,000	Over 2 bil.
02	Go Dau Industrial Park	182.38 ha	100%	3,000	Over 600 mil.
03	Xuan Loc Industrial Park	108.8 ha	90%	24,000	Over 600 mil.
04	Thanh Phu Industrial Park	177.2 ha	60%	36,000	Over 1.5 bil.

- In 2025, the Company implemented the construction of work items according to the plan; simultaneously attracted several investment projects into the Industrial Park, specifically:

a. Regarding business activities

- Effectively exploiting the existing factory fund in Chau Duc Industrial Parks and Thanh Phu Industrial Park with total area of 35,000 m².
- Attract new investment projects (DDI) with investment capital over USD 5 million and expansion projects from existing customers.
- Transfer of land lease rights in Chau Duc Industrial Park which brings revenues nearly VND 60 billion.
- Domestic and bonded warehouse business activities in cooperation with ICD Tan Cang: Exploiting 100% of the warehouse area with a scale of 63,900 m². Bringing in profit before tax exceeded 5.6% over the same period last year.

b. Regarding construction investment

- Bien Hoa 2, Go Dau, and Xuan Loc Industrial Parks have basically filled their leasable area, the Company focused on maintenance, upgrading, and completing technical infrastructure systems to improve service quality and ensure stable operation within the Industrial Parks. During the year, the Company implemented several key items such as renovating and repairing internal road systems; replacing and installing water supply pipelines at Go Dau Industrial Park and Xuan Loc Industrial Park and completed the construction, obtain environmental permits for the Go Dau Industrial Park Wastewater Treatment Plant – Phase 2.
- Thanh Phu Industrial Park: Continued to promote compensation, site clearance, and technical infrastructure construction within the Industrial Park.
 - + Land compensation and site clearance: Compensation has been completed for 78.50 hectares out of a total planned area of 114.39 hectares, representing approximately 68% of the total area.
 - + Investment and construction: The Company has completed the construction of several factories for lease, while simultaneously implementing the design of the remaining technical infrastructure systems (including land leveling, technical infrastructure, landscaping, etc.) within the industrial park. In addition, the Company has completed the investment and construction works and obtained the environmental permit, officially putting the Thanh Phú Industrial Park wastewater treatment plant into operation.
- Chau Duc Industrial Park: Construction of Factory No. 2 was completed in accordance with the approved plan.

3. Human resources management, training, and coaching

- As of December 31, 2025, the total number of employees working at the Company was 95.
- To enhance professional knowledge and skills for employees, the Company organized over 80 external training and coaching sessions and several internal training courses. Notable courses included Risk Management and Internal Control, AI Training and Artificial Intelligence Application, Corporate Governance, etc.

4. Social responsibility activities

- In addition to production and business activities, in order to contribute to localities, unions and associations carry out social security work and repay gratitude. The Company has actively participated in charitable social activities and programs launched by the Corporation and its departments and departments.
 - + Typical activities include supporting the program of removing temporary houses, building a great solidarity house, renovating Lam Son Park, supporting the "For the Poor" Fund, supporting the program for students in lockdown circumstances, taking care of policy families and supporting people to overcome the consequences of natural disasters.

5. Digital transformation and titles achieved during the year

In 2025, the Company will continue:

- Intelligent management software application.
- Implement the Base system in human resource management and dispatches.
- Participating in the application of digital transformation technology and data digitization of the Corporation.
- Some of the titles achieved:
 - + HNX-listed enterprises have good corporate governance.
 - + Top 12 National Strong Brands 2025.

B. PRODUCTION AND BUSINESS PLAN FOR 2026

1. Operational direction for 2026

Based on the Company's existing resources and an assessment of the opportunities and challenges anticipated in 2025, the Company will focus its resources on achieving the following key objectives:

- Industrial Real Estate and Industrial Park Infrastructure Segment:
 - + Upgrade and refurbish industrial park infrastructure, while enhancing service quality for existing customers.
 - + Effectively leverage the land bank that is eligible for business development at Thanh Phú and Xuân Lộc Industrial Parks.
 - + Complete land clearance and site acquisition for Thanh Phú Industrial Zone.

- Factory Leasing Segment: Invest in the construction of factories at Thạnh Phú Industrial Zone and Châu Đức Industrial Park in accordance with the approved plan, with an orientation toward modern and synchronized development.
- Clean Water Supply Segment: Maintain stable operations of clean water supply services within the industrial parks, with a focus on optimizing capacity to ensure adequate water supply that meets customer demand.
- Promote the application of digital transformation technologies and intelligent management software in production and business operations as well as in corporate governance.
- Conduct research and explore opportunities for the development of new industrial parks.

2. Production and business targets for 2026

Based on the 2025 performance results and the forecast for 2026, the Company sets production-business tasks for 2026 with specific targets as follows:

Unit: million VND

No.	Target	2025 Performance	2026 Plan	Percentage of 2025 Plan/2026 Performance
		(1)	(2)	(3)=(2)/(1)
1	Total revenue	542,077	504,124	93.00%
2	Total expenses	293,160	315,223	107.53%
3	Profit before tax	248,917	188,901	75.89%
4	Corporate income tax	47,202	35,150	74.47%
5	Profit after tax	201,715	153,751	76.22%
6	Construction investment fund	127,613	147,530	115.61%

The above is the Report on production-business results in 2025 and the Plan for production-business in 2026 of Sonadezi Long Binh Share Holding Company. Respectfully submitted to the General Meeting of Shareholders for approval.

Recipients:

- As above;
- Archive: Business, Finance and Accounting, Administration.

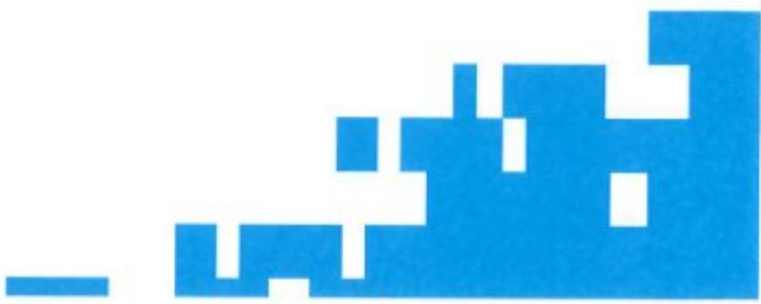
GENERAL DIRECTOR

(signed)

Nguyen Ba Chuyen

**SONADEZI LONG BÌNH
SHARE HOLDING COMPANY**

AUDITED FINANCIAL STATEMENTS
For the financial year ended 31 December 2025



SONADEZI LONG BÌNH SHAREHOLDING COMPANY

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

MANAGEMENT'S REPORT

Management of Sonadezi Long Binh Share Holding Company (hereinafter referred to as "the Company") hereby presents its report and the audited financial statements of the Company for the financial year ended 31 December 2025.

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

Members of the Board of Directors during the year 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 year 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 year 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 of the Company for the financial year ended 31 December 2025 were audited 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 Province, 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 31 December 2025 and the results of its operations and its cash flows for the financial year 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, 25 February 2026

RSM Vietnam

3A Floor, L'Mak The Signature Building
147-147Bis Hai Ba Trung Street
Vo Thi Sau Ward, District 3
Ho Chi Minh City, Vietnam

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www.rsm.global/vietnam

No: 43/2026/KT-RSMHCM

INDEPENDENT AUDITOR'S REPORT

To: **Shareholders**
Members of the Board of Directors
Members of management
SONADEZI LONG BINH SHARE HOLDING COMPANY

Report on the financial statements

We have audited the accompanying financial statements of Sonadezi Long Binh Share Holding Company (hereinafter referred to as "the Company") prepared on 25 February 2026 as set out from page 05 to page 46, which comprise the statement of financial position as at 31 December 2025, and the income statement, and cash-flow statement for the financial year then ended, and the notes to the financial statements.

Management's Responsibility

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

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Opinion

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Sonadezi Long Binh Share Holding Company as at 31 December 2025, and of the results of its financial performance and its cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 by Ministry of Finance and relevant legislation as to the preparation and presentation of financial statements.

pp GENERAL DIRECTOR



Lúc Thị Van

Vice General Director

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



Le Viet Ha

Auditor

Audit Practice Registration Certificate:
4732-2024-026-1

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 25 February 2026

As disclosed in Note 2.1 to the financial statements, the accompanying financial statements are not intended to present the financial position, financial performance, and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

SONADEZI LONG BÌNH SHAREHOLDING COMPANY

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

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Expressed in VND

ASSETS	Code	Notes	As at 31 Dec. 2025	As at 01 Jan. 2025
A. CURRENT ASSETS	100		494,406,873,133	448,015,505,307
I. Cash and cash equivalents	110	4.1	215,422,115,125	254,975,301,936
1. Cash	111		30,422,115,125	20,975,301,936
2. Cash equivalents	112		185,000,000,000	234,000,000,000
II. Current financial investments	120	4.2	187,500,000,000	93,500,000,000
1. Held to maturity investments	123		187,500,000,000	93,500,000,000
III. Current account receivables	130		55,814,986,711	87,657,893,462
1. Trade receivables	131	4.3	21,389,681,990	19,460,146,035
2. Advances to suppliers	132	4.4	31,131,922,651	31,676,254,094
3. Other current receivables	136	4.5	3,930,025,468	37,235,388,076
4. Provision for doubtful debts	137		(636,643,398)	(713,894,743)
IV. Inventories	140		6,277,953,245	6,159,286,635
1. Inventories	141	4.6	6,277,953,245	6,159,286,635
V. Other current assets	150		29,391,818,052	5,723,023,274
1. Value added tax deductible	152	4.14	18,398,300,883	5,723,023,274
2. Tax and other receivables from the state bud	153	4.14	10,993,517,169	-
B. NON-CURRENT ASSETS	200		1,359,596,469,637	1,130,060,915,883
I. Non-current account receivables	210		88,346,383,480	89,623,016,855
1. Other non-current receivables	216	4.5	88,346,383,480	89,623,016,855
II. Fixed assets	220		387,201,841,093	402,303,590,999
1. Tangible fixed assets	221	4.7	357,892,126,243	371,995,894,712
Cost	222		1,014,922,902,408	992,238,143,646
Accumulated depreciation	223		(657,030,776,165)	(620,242,248,934)
2. Intangible fixed assets	227	4.8	29,309,714,850	30,307,696,287
Cost	228		94,561,110,266	94,561,110,266
Accumulated amortisation	229		(65,251,395,416)	(64,253,413,979)
III. Investment property	230	4.9	181,200,800,707	108,255,209,335
1. Cost	231		240,913,385,636	159,316,812,513
2. Accumulated depreciation	232		(59,712,584,929)	(51,061,603,178)
IV. Non-current assets in process	240		54,583,199,973	15,458,627,104
1. Construction in progress	242	4.10	54,583,199,973	15,458,627,104
V. Non-current financial investments	250		40,000,000,000	40,000,000,000
1. Investment in other entities	253	4.2	40,000,000,000	40,000,000,000
VI. Other non-current assets	260		608,264,244,384	474,420,471,590
1. Non-current prepayments	261	4.11	605,223,553,640	471,379,780,846
2. Deferred income tax assets	262		3,040,690,744	3,040,690,744
TOTAL ASSETS (270 = 100 + 200)	270		1,854,003,342,770	1,578,076,421,190

SONADEZI LONG BÌNH SHAREHOLDING COMPANY

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

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31 December 2025

Expressed in VND

RESOURCES	Code	Notes	As at 31 Dec. 2025	As at 01 Jan. 2025
C. LIABILITIES	300		1,073,902,764,327	899,460,371,384
I. Current liabilities	310		224,147,654,049	186,629,042,973
1. Trade payables	311	4.12	74,268,438,680	52,347,932,160
2. Advances from customers	312	4.13	16,466,709,598	14,023,333,594
3. Taxes and amounts payable to the state budget	313	4.14	21,967,198,864	7,156,754,410
4. Payables to employees	314	4.15	14,193,313,146	17,897,873,147
5. Accrued expenses	315	4.16	15,257,453,720	15,266,453,720
6. Current unearned revenue	318	4.17	34,142,598,536	30,759,891,720
7. Other current payables	319	4.18	11,342,199,195	21,196,824,809
8. Current loans	320	4.19	19,673,493,924	11,798,838,380
9. Bonus and welfare fund	322	4.20	16,836,248,386	16,181,141,033
II. Non-current liabilities	330		849,755,110,278	712,831,328,411
1. Non-current unearned revenue	336	4.17	733,306,664,911	658,893,156,602
2. Other non-current payables	337	4.18	22,318,471,732	15,699,768,182
3. Non-current loans	338	4.19	94,129,973,635	38,238,403,627
D. OWNER'S EQUITY	400		780,100,578,443	678,616,049,806
I. Equity	410	4.21	780,100,578,443	678,616,049,806
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		184,919,978,991	125,925,319,757
4. Retained earnings	421		289,567,967,546	247,078,098,143
Beginning accumulated retained earnings	421a		87,853,438,909	80,429,234,029
Retained earnings of the current year	421b		201,714,528,637	166,648,864,114
TOTAL RESOURCES (440 = 300 + 400)	440		1,854,003,342,770	1,578,076,421,190



Nguyen Ba Chuyen
 General Director

Dang Hai Bang
 Chief Accountant

Hoang Thi Thanh Lien
 Preparer

Dong Nai, 25 February 2026

SONADEZI LONG BÌNH SHAREHOLDING COMPANY

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

Form B 02 - DN

INCOME STATEMENT

For the financial year ended 31 December 2025

Expressed in VND

ITEMS	Code	Notes	Year 2025	Year 2024
1. Revenue	1	5.1	522,087,650,732	526,843,642,104
2. Net revenue	10		522,087,650,732	526,843,642,104
3. Cost of sales	11	5.2	256,635,074,459	262,020,745,902
4. Gross profit	20		265,452,576,273	264,822,896,202
5. Finance income	21	5.3	18,081,458,661	13,235,480,377
6. Finance expense	22		3,123,176,212	3,527,918,479
<i>Of which, interest expense</i>	23		3,123,176,212	3,527,918,479
7. Selling expense	25		3,296,041,750	4,267,743,892
8. General and administrative expense	26	5.4	30,095,516,154	29,486,314,708
9. Operating profit	30		247,019,300,818	240,776,399,500
10. Other income	31		1,907,984,738	1,823,434,161
11. Other expense	32		10,556,482	15,716
12. Net other income	40		1,897,428,256	1,823,418,445
13. Accounting profit before tax	50		248,916,729,074	242,599,817,945
14. Current corporate income tax expense	51	5.6	47,202,200,437	45,950,953,831
15. Net profit after tax	60		201,714,528,637	196,648,864,114
16. Basic earnings per share	70	4.21.4	6,416	6,214
17. Diluted earnings per share	71	4.21.4	6,416	6,214



Nguyen Ba Chuyen
 General Director

Dang Hai Bang
 Chief Accountant

Hoang Thi Thanh Lien
 Preparer

Dong Nai, 25 February 2026

CASH FLOW STATEMENT**(Indirect method)**

For the financial year ended 31 December 2025

Expressed in VND

ITEMS	Code	Notes	Year 2025	Year 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxation	01		248,916,729,074	242,599,817,945
2. Adjustment for:				
Depreciation and amortisation	02	5.5	46,437,490,419	42,474,108,617
Provisions	03	5.5	(77,251,345)	(351,809,173)
Gains/losses from investment	05		(18,081,458,661)	(13,235,480,377)
Interest expense	06		3,123,176,212	3,527,918,479
3. Operating profit /(loss) before adjustments to working capital	08		280,318,685,699	275,014,555,491
Increase or decrease in accounts receivable	09		11,863,853,165	(41,954,096,579)
Increase or decrease in inventories	10		(118,666,610)	1,150,123,315
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		94,076,880,357	2,385,137,592
Increase or decrease prepaid expenses	12		(118,866,790,510)	(33,817,800,593)
Interest paid	14		(3,054,766,966)	(3,568,992,397)
Corporate income tax paid	15	4.14	(31,788,283,593)	(41,129,753,063)
Other cash inflows from operating activities	16		10,530,000	2,700,000
Other cash outflows from operating activities	17		(9,585,422,647)	(9,791,734,070)
Net cash from operating activities	20		222,856,018,895	148,290,139,696
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other non-current assets	21		(157,943,202,247)	(69,184,460,761)
2. Loans to other entities and payments for purchase of debt instruments of other entities	23		(404,000,000,000)	(241,500,000,000)
3. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		310,000,000,000	239,300,000,000
4. Interest and dividends received	27		15,767,770,989	13,877,216,541
Net cash from investing activities	30		(236,175,431,258)	(57,507,244,220)

(See the next page)

SONADEZI LONG BÌNH SHAREHOLDING COMPANY

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

Form B 03 - DN

CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the financial year ended 31 December 2025

Expressed in VND

ITEMS	Code	Notes	Year 2025	Year 2024
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	6.1	83,381,534,432	2,777,518,000
2. Repayment of borrowings	34	6.2	(19,615,308,880)	(11,798,838,380)
3. Dividends paid	36	4.21.5	(90,000,000,000)	(99,000,000,000)
Net cash from financing activities	40		(26,233,774,448)	(108,021,320,380)
NET INCREASE/(DECREASE) IN CASH				
(50 = 20+30+40)	50		(39,553,186,811)	(17,238,424,904)
Cash and cash equivalents at beginning of year	60		254,975,301,936	272,213,726,840
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS				
AT END OF YEAR (70 = 50+60+61)	70	4.1	215,422,115,125	254,975,301,936



Nguyen Ba Chuyen
 General Director

Dang Hai Bang
 Chief Accountant

Hoang Thi Thanh Lien
 Preparer

Dong Nai, 25 February 2026

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 Planning and Investment Department of Dong Nai Province and other amended certificates thereafter with the latest one dated 23 September 2025 to change the Company's 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 31 Dec. 2025		As at 01 Jan. 2025	
	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 Park, Long Hung Ward, Dong Nai Province, Vietnam.

The number of employees as at 31 December 2025 was 95 (31 December 2024: 95).

1.2. Business field

Infrastructure business.

1.3. Operating industry and principal activities

The Company is principally engaged in:

- Industrial cleaning and specialized constructions: House, construction and landscape cleaning services;
- 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;

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- 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);
- Landscape care and maintenance services;
- 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);
- Management consulting activities (except legal, financial, accounting, auditing, design, survey, and construction supervision consulting; only operate when meeting the prescribed business conditions);
- 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;

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Construction of other public utility projects;
- Construction of hydraulic projects;
- Construction of mining projects;
- Construction of processing and manufacturing projects;
- Construction of other civil engineering projects;
- Residential cleaning.

1.4. Normal operating cycle

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

2. BASIS OF PREPARATION

2.1. 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 No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 by Ministry of Finance, and prevailing accounting regulations in Vietnam

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

2.2. Forms of accounting records

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

2.3. Financial year

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

2.4. Reporting and functional currency

The Company maintains its accounting records in VND.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1. Use of estimates

The preparation of the financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets as at 31 December 2025 and liabilities reported in the notes as well as revenues and expenses for the financial year ended 31 December 2025. Although these estimates are based on management's best knowledge of all relevant information available at the date when the financial statements are prepared, this does not prevent actual figures differing from estimates.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.2. 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.

Cash equivalents are defined the same as those under Accounting Standard "Statement of cash flows."

3.3. 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.

3.4. 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.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.5. 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.

3.6. 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).

Tangible fixed asset after initial recognition

The costs incurred after the initial recognition of tangible fixed assets shall be recorded as increase in their historical cost if these costs are certain to improve future economic benefits obtained from the use of these assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.7. 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.

Tangible fixed asset after initial recognition

Costs related to intangible fixed assets incurred after initial recognition shall be expensed in the period as production and business costs, except when these costs are directly attributable to a specific intangible fixed asset and enhance the future economic benefits of that asset.

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 - 04 years).

3.8. 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.

3.9. 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.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.10. 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 after initial recognition

Costs related to investment properties incurred after initial recognition shall be expensed in the period, unless it is certain that such costs will enhance the future economic benefits of the investment property beyond the originally assessed level of performance. In such cases, the costs shall be capitalized as an addition to the property's historical cost

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.

3.11. 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.

Under the current regulations on investment and construction management, subject to management decentralisation, construction finalisation value shall be approved by competent agencies. The final construction finalisation value could be different from the aforementioned original cost subject to the finalisation approved by competent agencies.

3.12. Business cooperation contract (BCC)

Capital contribution recognition in jointly controlled operations

The contributing venturer recognizes assets contributed to BCC's operations as other receivables; The acquiring venturer recognizes assets contributed by the parties to BCC's activities as other payables.

Sharing of revenues, expenses, products

The contributing venturer is allocated profits or losses based on the percentage of capital contribution as stipulated in the contract.

3.13. 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.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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.

3.14. 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.

3.15. 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.

3.16. 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.

3.17. 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.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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.

3.18. 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.

Revenue from land lease and infrastructure business

Revenue from land lease and infrastructure business is recognized for each lease contract.

Revenue from operating asset leases

Revenue from operating asset leases as presented in Note 3.8.

Revenue from trading clean water

Revenue from trading clean water is recorded in each period (each month) based on the volume of water (m3) consumed by customers (water meter index at the end of the period minus water meter index at the beginning of the period) multiplied by the production water unit price and the service unit price fixed as specified in the contract.

Revenue from BCC

Revenue from BCC as presented in Note 3.12.

Interest income

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**3.19. 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.

3.20. 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.

3.21. 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%.

Deferred corporate income tax expense

Deferred corporate income tax expense is determined on the basis of the deductible temporary differences, taxable temporary differences and the estimated CIT rate that will be applied for the years that assets and liabilities will be recovered. The tax rates used will be the tax rates (and tax laws) that are in effect at the financial year end.

Value added tax

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

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

In accordance with Decree No. 180/2024/ND-CP dated 31 December 2024 and Decree No. 174/2025/ND-CP dated 30 June 2025 by the Government, the VAT rate of 8% is applicable to certain goods and services from 01 January 2025 to 31 December 2026.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**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.

3.22. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders after adjusted for bonus and welfare funds, by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Company and held as treasury shares.

3.23. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders after adjusted for bonus and welfare funds, by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Company and held as treasury shares.

3.24. Segment reporting

A segment is a distinguishable component of the Company that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

3.25. 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.

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION**4.1. Cash and cash equivalents**

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Cash in hand	34,842,481	84,919,704
Cash at bank	30,387,272,644	20,890,382,232
Cash equivalents (*)	185,000,000,000	234,000,000,000
Total	215,422,115,125	254,975,301,936

(*) Representing time deposits with an original term less than 03 months as at 31 December 2025, interest rate from 4.6% to 4.75% per year.

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

Current held to maturity investments represent time deposits with an original term from 06 to 12 months as at 31 December 2025, interest rate from 5.0% to 5.5% per year. In 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 4.19.

Investment in other entities represents the investment in Sonadezi Binh Thuan Shareholding Company, analysed as follows:

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Carrying amount	40,000,000,000	40,000,000,000
Fair value	(*)	(*)
Provision	-	-

(*) At the reporting date, the Company did not determine fair values of this investment for disclosure in the separate financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Corporate Accounting System. The fair values of this investment may differ from their carrying amounts.

4.3. Current trade receivables

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Trade receivables from related parties - Refer to Note 8	256,327,575	229,188,540
Trade receivables from customers:		
Pancera International Joint Stock Company	6,199,631,980	4,825,807,250
Nova Buildings Vietnam Company Limited	2,437,892,016	953,767,736
Other customers (*)	12,495,830,419	13,451,382,509
Total	21,389,681,990	19,460,146,035

(*) As at 31 December 2025, any component of trade receivables from other customers was less than 10% total current trade receivables.

4.4. Current advances to suppliers

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Land Fund Development Center of Vinh Cuu District (*)	30,219,243,194	24,912,723,694
Other suppliers	912,679,457	6,763,530,400
Total	31,131,922,651	31,676,254,094

(*) Representing prepayments for compensation for site clearance for the Thanh Phu industrial park project.

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

	As at 31 Dec. 2025 VND		As at 01 Jan. 2025 VND	
	Amount	Provisions	Amount	Provisions
Current:				
Deposit for related parties - Refer to Note 8	-	-	35,638,857,925	
Interest receivables	3,709,145,206	-	1,395,457,534	
Provisional CIT on real estate business	162,402,137	-	140,233,337	-
Other receivables	58,478,125	-	60,839,280	-
Total	3,930,025,468	-	37,235,388,076	-
Non-current:				
ICD Tan Cang - Long Binh Joint Stock Company (*)	88,346,383,480	-	89,623,016,855	-

(*) 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 31 December 2025, the investment capital of the project was recovered at VND 3,123,616,520, corresponding to the Company's capital contribution ratio.

4.6. Inventories

	As at 31 Dec. 2025 VND		As at 01 Jan. 2025 VND	
	Cost	Provisions	Cost	Provisions
Tools and supplies	221,922,667	-	476,716,667	-
Work in progress	6,056,030,578	-	5,682,569,968	-
Land use fees for Trang Bom residential area	5,022,450,000	-	5,022,450,000	-
Infrastructure costs for Trang Bom residential area	367,610,525	-	367,610,525	-
Compensation costs for Trang Bom residential area	261,107,516	-	261,107,516	-
Other costs	404,862,537	-	31,401,927	-
Total	6,277,953,245	-	6,159,286,635	-

SONADEZI LONG BINH SHARE HOLDING COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.7. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment and devices VND	Total VND
Cost:					
As at 01 Jan. 2025	655,534,969,426	29,435,669,962	301,097,957,554	6,169,546,704	992,238,143,646
Purchase	-	-	5,734,543,273	63,840,000	5,798,383,273
Self-construction	6,011,245,607	4,700,138,643	5,757,247,239	417,744,000	16,886,375,489
As at 31 Dec. 2025	661,546,215,033	34,135,808,605	312,589,748,066	6,651,130,704	1,014,922,902,408
Accumulated depreciation:					
As at 01 Jan. 2025	408,698,554,485	9,193,692,593	196,438,078,596	5,911,923,260	620,242,248,934
Depreciation	22,712,147,743	3,430,570,072	10,432,221,598	213,587,818	36,788,527,231
As at 31 Dec. 2025	431,410,702,228	12,624,262,665	206,870,300,194	6,125,511,078	657,030,776,165
Net book value:					
As at 01 Jan. 2025	246,836,414,941	20,241,977,369	104,659,878,958	257,623,444	371,995,894,712
As at 31 Dec. 2025	230,135,512,805	21,511,545,940	105,719,447,872	525,619,626	357,892,126,243

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

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.8. Intangible fixed assets

Items	Land use rights VND	Software VND	Total VND
Cost:			
As at 01 Jan. 2025	94,378,489,156	182,621,110	94,561,110,266
As at 31 Dec. 2025	94,378,489,156	182,621,110	94,561,110,266
Accumulated amortisation:			
As at 01 Jan. 2025	64,070,792,869	182,621,110	64,253,413,979
Amortisation	997,981,437	-	997,981,437
As at 31 Dec. 2025	65,068,774,306	182,621,110	65,251,395,416
Net book value:			
As at 01 Jan. 2025	30,307,696,287	-	30,307,696,287
As at 31 Dec. 2025	29,309,714,850	-	29,309,714,850

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

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.9. Investment property

Investment property held for lease	As at 31 Dec. 2025 VND	Additions VND	As at 01 Jan. 2025 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	98,167,359,389	50,821,702,962	47,345,656,427
Factory at Chau Duc Industrial Park	63,791,909,512	30,774,870,161	33,017,039,351
Total	240,913,385,636	81,596,573,123	159,316,812,513
Accumulated depreciation:			
Factory and office building at Bien Hoa 2 Industrial Park	46,092,687,834	3,756,299,131	42,336,388,703
Factory at Thanh Phu Industrial Park	9,508,195,980	2,802,794,943	6,705,401,037
Factory at Chau Duc Industrial Park	4,111,701,115	2,091,887,677	2,019,813,438
Total	59,712,584,929	8,650,981,751	51,061,603,178
Net book value:			
Factory and office building at Bien Hoa 2 Industrial Park	32,861,428,901		36,617,728,032
Factory at Thanh Phu Industrial Park	88,659,163,409		40,640,255,390
Factory at Chau Duc Industrial Park	59,680,208,397		30,997,225,913
Total	181,200,800,707		108,255,209,335

The year-end net book value of investment property totalling VND 181,200,800,707 was pledged as loan security - Refer to Note 4.19.

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

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.10. Construction in progress

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Construction in progress:	54,583,199,973	11,769,027,104
<i>Thanh Phu Industrial Park Project</i>	41,680,048,488	2,599,517,361
<i>Go Dau Industrial Park Project</i>	12,270,809,234	8,599,750,008
<i>Xuan Loc Industrial Park Project</i>	341,313,431	-
<i>Chau Duc Industrial Park Project</i>	275,488,304	554,219,219
<i>Bien Hoa 2 Industrial Park Project</i>	15,540,516	15,540,516
Fixed assets acquisition	-	3,689,600,000
Total	54,583,199,973	15,458,627,104

4.11. Non-current prepayments

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Compensation costs for site clearance for the Thanh Phu industrial park project	348,618,881,826	351,387,655,995
Land rental prepayment at Tan Duc industrial park	173,407,471,881	47,137,048,546
One-time land rental prepayment at Go Dau industrial park	20,857,314,386	13,270,501,004
One-time land rental prepayment at Bien Hoa 2 industrial park	13,756,294,853	14,443,242,677
Land rental prepayment at Chau Duc industrial park (*)	10,806,052,891	16,792,313,986
Costs for receiving handover of Xuan Loc industrial park Equitization	3,395,860,605	3,507,200,297
Tools and consumable expenditure	360,089,364	732,795,007
Others	34,021,587,834	24,109,023,334
Total	605,223,553,640	471,379,780,846

(*) 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 4.19.

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.12. Current trade payables

	As at 31 Dec. 2025 VND		As at 01 Jan. 2025 VND	
	Amount	Payable amount	Amount	Payable amount
Trade payables to related parties - Refer to Note 8	24,113,110,904	24,113,110,904	1,324,565,399	1,324,565,399
Trade payables:				
Seen Technologies Corporation	7,973,649,601	7,973,649,601	5,452,771,259	5,452,771,259
Dong Thuan Construction Services Company Limited	7,254,130,455	7,254,130,455	-	-
Other suppliers (*)	34,927,547,720	34,927,547,720	45,570,595,502	45,570,595,502
Total	74,268,438,680	74,268,438,680	52,347,932,160	52,347,932,160

(*) As at 31 December 2025, any component of trade payables from other suppliers was less than 10% of the total current trade payables.

4.13. Current advances from customers

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Mr. Mach Duc Dinh (*)	16,240,213,634	14,023,333,594
Other customers	226,495,964	-
Total	16,466,709,598	14,023,333,594

(*) Representing advanced payments for the transferring a plot of land at Trang Bom residential area which is in the process of completing legal procedures for handover.



SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.14. Tax and amounts payable to, receivable from the State budget

	As at 31 Dec. 2025 VND	Incurred VND	Deductible VND	As at 01 Jan. 2025 VND
Value added tax deductible	18,398,300,883	36,640,736,149	(23,965,458,540)	5,723,023,274
	Movements in the year VND			As at 01 Jan. 2025 VND
	Receivable	Payable	Deducted	Payable
Value added tax	-	42,575,758,127	(18,610,299,587)	-
Corporate income tax	-	47,224,369,237	(31,788,283,593)	6,096,810,220
Personal income tax	-	4,591,363,094	(5,217,004,284)	1,059,944,190
Land, housing tax and land rental charges	10,993,517,169	20,060,903,524	(31,054,420,693)	-
Fees, charges and other payables	-	157,246,254	(157,246,254)	-
Total	10,993,517,169	114,609,640,236	(86,827,254,411)	7,156,754,410

4.15. Payables to employees

Representing the salary funds payable to employees as at 31 December 2025.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.16. Current accrued expenses

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Accrued land rental at Go Dau industrial park	15,203,453,720	15,203,453,720
Accrued other expenses	54,000,000	63,000,000
Total	15,257,453,720	15,266,453,720

4.17. Unearned revenue

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Unearned revenue from land leasing and premises usage fees:		
Bien Hoa 2 industrial park	14,413,545,872	12,972,563,738
Thanh Phu industrial park	10,563,929,972	8,627,758,790
Go Dau industrial park	8,382,142,722	8,382,142,722
Xuan Loc industrial park	782,979,970	777,426,470
Total	34,142,598,536	30,759,891,720
Non-current:		
Unearned revenue from land leasing and premises usage fees:		
Bien Hoa 2 industrial park	228,153,814,880	202,177,336,442
Thanh Phu industrial park	302,002,684,280	244,394,978,222
Go Dau industrial park	180,117,972,522	188,500,115,242
Xuan Loc industrial park	23,032,193,229	23,820,726,696
Total	733,306,664,911	658,893,156,602

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.18. Other payables**

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Deposits for land lease	5,046,611,800	17,046,611,800
Deposits for factory lease	4,300,000,000	2,963,000,000
Deposits for suppliers	491,602,948	372,361,033
Deposits for office lease	85,000,000	282,703,550
Other payables	1,418,984,447	532,148,426
Total	<u>11,342,199,195</u>	<u>21,196,824,809</u>
Non-current:		
Deposits from related parties - Refer to Note 8	95,000,000	95,000,000
Deposits for factory lease	20,949,518,182	14,586,518,182
Deposits for office lease	773,953,550	518,250,000
Deposits for land lease	500,000,000	500,000,000
Total	<u>22,318,471,732</u>	<u>15,699,768,182</u>

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.19. Loans**

Loans are analysed as follows:

Current:

	As at 31 Dec. 2025 VND		Movements in the year VND		As at 01 Jan. 2025 VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Dong Nai Province Development Investment Fund (a)	5,772,000,000	5,772,000,000	5,772,000,000	4,062,000,000	4,062,000,000	4,062,000,000
Shinhan Bank Vietnam Limited - Bien Hoa Branch (b)	5,622,446,852	5,622,446,852	5,622,446,852	3,212,838,380	3,212,838,380	3,212,838,380
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bien Hoa Branch (c)	5,184,000,000	5,184,000,000	5,184,000,000	-	-	-
Dong Nai Province Environmental Protection Fund (d)	2,617,322,500	2,617,322,500	2,617,322,500	4,524,000,000	4,524,000,000	4,524,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch (e)	477,724,572	477,724,572	477,724,572	-	-	-
Total	19,673,493,924	19,673,493,924	19,673,493,924	11,798,838,380	11,798,838,380	11,798,838,380

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SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.19. Loans (continued)**

	As at 31 Dec. 2025 VND		Movements in the year VND		As at 01 Jan. 2025 VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Non-current:						
Dong Nai Province Development Investment Fund (a)	44,033,000,000	44,033,000,000	30,616,000,000	5,772,000,000	19,189,000,000	19,189,000,000
Shinhan Bank Vietnam Limited - Bien Hoa Branch (b)	28,915,389,689	28,915,389,689	25,922,225,914	13,438,917,352	16,432,081,127	16,432,081,127
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bien Hoa Branch (c)	18,315,236,518	18,315,236,518	23,499,236,518	5,184,000,000	-	-
Dong Nai Province Environmental Protection Fund (d)	-	-	-	2,617,322,500	2,617,322,500	2,617,322,500
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch (e)	2,866,347,428	2,866,347,428	3,344,072,000	477,724,572	-	-
Total	94,129,973,635	94,129,973,635	83,381,534,432	27,489,964,424	38,238,403,627	38,238,403,627

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SONADEZI LONG BINH SHARE HOLDING COMPANY

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

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 31 Dec. 2025: VND 1,635,000,000.
Loan term: 90 months starting from the loan disbursement date of August 2019.
Interest rate: 7.5%/year.
Purpose: Investment in the expansion of factory rental on 19A Street - Phase 2.
Mortgage: Phillips factory, factory on 19A Road - phase 1 and factory on 19A Road - phase 2 - Refer to Note 4.9.
- (ii) Credit line: VND 25,000,000,000.
Balance as at 31 Dec. 2025: VND 17,554,000,000.
Loan term: 120 months starting from the loan disbursement date of August 2022.
Interest rate: 7.5%/year.
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 4.9.
- (iii) Credit line: VND 19,000,000,000.
Balance as at 31 Dec. 2025: VND 14,270,000,000.
Loan term: 120 months starting from the loan disbursement date of October 2025.
Interest rate: 7.5%/year.
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 4.9.
- (iv) Credit line: VND 19,000,000,000.
Balance as at 31 Dec. 2025: VND 16,346,000,000.
Loan term: 120 months starting from the loan disbursement date of October 2025.
Interest rate: 7.5%/year.
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 4.9.

SONADEZI LONG BINH SHARE HOLDING COMPANY

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

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 31 Dec. 2025:	VND 13,654,563,127.
	Loan term:	84 months from the date of the first loan disbursement.
	Interest rate:	6.68%/year fixed for 12 months from the date of the first loan disbursement, the interest rate will be adjusted thereafter corresponding to each loan disbursement and determined by reference interest rate plus a margin of 2.0%/year, adjusted every 6 months until the end of the loan term.
	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 m ² - Refer to Note 4.9 and 4.11.

(ii)	Credit line:	VND 24,000,000,000.
	Balance as at 31 Dec. 2025:	VND 20,883,273,414.
	Loan term:	84 months from the date of the first loan disbursement.
	Interest rate:	7.6%/year, the interest rate will be adjusted every 3 months and determined by the reference interest rate plus a margin of 2.2%year throughout the loan term.
	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 4.9 and 4.11; - 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 4.11.

(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 31 Dec. 2025:	VND 23,499,236,518.
	Loan term:	60 months from the date of the first loan disbursement.
	Interest rate:	5.1%/year fixed for 12 months from the date of the first loan disbursement; thereafter, the interest rate will be adjusted based on the Bank's listed 12-month personal deposit interest rate plus a margin of 2.2%/year, adjusted every 3 months until the end of the loan term.
	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 4.9.

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

Credit line: VND 20,338,000,000.

Balance as at 31 Dec. 2025: VND 2,617 322,500.

Loan term: 60 months from the date of the first loan disbursement.

Interest rate: 2.6%/year.

Purpose: Investment in the wastewater treatment plant at Xuan Loc Industrial Park.

Guarantee from the Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Dong Nai Branch.

(e) 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 31 Dec. 2025: VND 3,344,072,000.

Loan term: 84 months from the date of the first loan disbursement

Interest rate: 6.8%/year fixed for 12 months from the date of the first disbursement; thereafter, the interest rate will be adjusted and determined based on the Lender's 12-month VND savings deposit interest rate (interest paid at maturity) plus a fixed margin of 2.5%/year until the end of the loan term.

Purpose: Investment in the construction and operation of infrastructure of Thanh Phu Industrial Park.

- 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 4.2.

4.20. Bonus and welfare fund

	Year 2025 VND	Year 2024 VND
Beginning balance	16,181,141,033	15,981,020,493
Distribution in year	10,230,000,000	9,989,154,610
Other increase	10,530,000	83,488,236
Using in year	(9,585,422,647)	(9,872,522,306)
Ending balance	16,836,248,386	16,181,141,033

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**4.21. Owners' equity****4.21.1. Changes in owners' equity**

	Owners' contributed capital VND	Items of owner's equity			Retained earnings VND	Total VND
		Capital surplus VND	Development investment fund VND			
As at 01 Jan. 2024	300,000,000,000	5,612,631,906	114,288,701,318		171,055,007,078	590,956,340,302
Previous year's profits	-	-	-		196,648,864,114	196,648,864,114
Distribution capital funds	-	-	11,636,618,439		(11,636,618,439)	-
Distribution bonus and welfare fund	-	-	-		(9,989,154,610)	(9,989,154,610)
Dividends	-	-	-		(99,000,000,000)	(99,000,000,000)
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
Current year's profits	-	-	-		201,714,528,637	201,714,528,637
Distribution capital funds	-	-	58,994,659,234		(58,994,659,234)	-
Distribution bonus and welfare fund	-	-	-		(10,230,000,000)	(10,230,000,000)
Dividends	-	-	-		(90,000,000,000)	(90,000,000,000)
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

The distribution of profits in 2025 was carried out according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 15/NQ-DHDCD-SZB dated 10 April 2025.

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.21.2. Details of owners' equity

	Year 2025 VND	Year 2024 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

4.21.3. Shares

	As at 31 Dec. 2025	As at 01 Jan. 2025
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.

4.21.4. Basic earnings per share and diluted earnings per share

	Year 2025 VND	Year 2024 VND
Profit after tax attributable to ordinary shareholders	201,714,528,637	196,648,864,114
Adjusted for distribution to Bonus and Welfare Fund (*)	(9,238,525,412)	(10,225,740,934)
Earnings for the purpose of calculating basic earnings per share and diluted earnings per share	192,476,003,225	186,423,123,180
Weighted average number of ordinary shares outstanding during the year	30,000,000	30,000,000
Basic earnings per share and diluted earnings per share	6,416	6,214

(*) At the date of the financial statements, Bonus and Welfare Fund estimated based on the expected distribution rate of profit after-tax in 2025 was 4.58% according to Resolution of the 2025 Annual General Meeting of Shareholders No. 66/NQ-DHDCD-SZB dated 10 April 2025.

4.21.5. Dividends

	Year 2025 VND	Year 2024 VND
The second dividends of 2024 (30%)	90,000,000,000	-
The first dividends of 2024 (10%)	-	30,000,000,000
The second dividends of 2023 (23%)	-	69,000,000,000
Total	90,000,000,000	99,000,000,000

Pursuant to the 2025 Annual General Meeting of Shareholders No. 66/NQ-DHDCD-SZB dated 10 April 2025, the dividend for 2024 was declared at the rate of 40% of the charter capital.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT****5.1. Revenue from selling goods and rendering services**

	Year 2025 VND	Year 2024 VND
Revenue from land leasing, infrastructure business	314,033,023,632	279,973,689,186
Revenue from transferring land lease rights at Chau Duc industrial park	58,129,263,150	108,391,432,320
Revenue from trading clean water	79,000,476,600	79,921,937,800
Revenue from leasing office, factory, and wastewater treatment plant	55,843,815,111	44,273,845,036
Revenue from BCC - ICD warehouse	15,081,072,239	14,282,737,762
Total	<u>522,087,650,732</u>	<u>526,843,642,104</u>

Of which, revenue from selling goods and rendering services to related parties - Refer to Note 8

9,718,818,704 9,441,194,730

5.2. Cost of sales

	Year 2025 VND	Year 2024 VND
Cost of leasing land, infrastructure business	146,138,719,268	142,572,143,099
Cost of transferring land lease rights at Chau Duc industrial park	9,787,945,862	24,678,901,587
Cost of trading clean water	77,638,801,293	76,677,248,051
Cost of leasing offices, factories, and wastewater treatment plant	23,069,608,036	18,092,453,165
Total	<u>256,635,074,459</u>	<u>262,020,745,902</u>

5.3. Finance income

	Year 2025 VND	Year 2024 VND
Deposit income	18,081,458,661	13,235,480,377

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.4. General and administrative expense

	Year 2025 VND	Year 2024 VND
Employee expense	5,710,801,828	4,612,028,880
Stationery expense	710,215,603	856,414,199
Depreciation expense	3,355,873,754	3,073,767,389
Taxes, charges, and fees	4,000,000	4,000,000
Expenses/(Reversal) of provision for doubtful receivables	(77,251,345)	(351,809,173)
Service expense	17,234,516,934	18,521,851,376
Sundry expenses	3,157,359,380	2,770,062,037
Total	30,095,516,154	29,486,314,708

5.5. Production and business costs by element

	Year 2025 VND	Year 2024 VND
Employee expense	37,026,542,127	46,896,960,058
Depreciation expense	46,437,490,419	42,474,108,617
Reversal of provision for doubtful debts	(77,251,345)	(351,809,173)
Service expense	203,141,736,789	201,650,860,782
Other expenses	3,871,574,983	3,630,476,236
Total	290,400,092,973	294,300,596,520

5.6. Current corporate income tax expense

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

	Year 2025 VND	Year 2024 VND
Accounting profit before tax for the year	248,916,729,074	242,599,817,945
Add: Adjustments according to CIT law	2,175,345,347	1,437,688,971
Taxable income from business activities	251,092,074,421	244,037,506,916
Less: Tax-exempted income (*)	(15,081,072,239)	(14,282,737,762)
Taxable income	236,011,002,182	229,754,769,154
Current CIT rate	20%	20%
Current CIT expense for the year	47,202,200,437	45,950,953,831

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

(*) Tax-exempted income represents the profit distributed from business cooperation contracts.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CASH FLOW STATEMENT****6.1. Cash receipts from loans in the year**

	Year 2025 VND	Year 2024 VND
Cash receipts from loans under normal contracts	83,381,534,432	2,777,518,000

6.2. Cash repayments of principal amounts borrowed

	Year 2025 VND	Year 2024 VND
Cash repayment of principal amounts under normal contracts	(19,615,308,880)	(11,798,838,380)

(See the next page)

SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**7. 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.

For the financial year ended 31 December 2025:

	<u>Real estate business</u>		<u>Trading clean water</u>		<u>Others</u>		<u>Total</u>	
	Year 2025	Year 2024	Year 2025	Year 2024	Year 2025	Year 2024	Year 2025	Year 2024
Revenue from external customers	428,006	432,639	79,001	79,922	15,081	14,283	522,088	526,844
Result								
Segment result								
Unallocated expenses	249,010	247,295	1,362	3,245	15,081	14,283	265,453	264,823
Other unallocated profits							(33,391)	(33,754)
Financial income							1,897	1,823
Financial expense							18,081	13,236
Profit before tax							(3,123)	(3,528)
Income tax expense							248,917	242,600
							(47,202)	(45,951)
Net profit							201,715	196,649

Other information:

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(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**8. RELATED PARTIES****List of related parties****Relationship**

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. The Board of Directors, management, the Supervisory Committee and Chief Accountant	Key management personnel

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

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Current trade receivables:		
Dong Nai Port Joint Stock Company	206,711,400	188,133,540
Sonadezi College of Technology and Management	45,993,675	41,055,000
Dong Nai Paint Corporation	3,622,500	-
Total - Refer to Note 4.3	256,327,575	229,188,540
Current deposit - Refer to Note 4.5:		
Sonadezi Binh Thuan Shareholding Company	-	35,638,857,925
Current trade payables:		
Sonadezi Binh Thuan Shareholding Company	14,053,755,910	-
Sonadezi An Binh Joint Stock Company	8,581,194,440	-
Sonadezi Security Service Company Limited	701,917,480	702,315,688
Sonadezi Services Joint Stock Company	667,248,624	613,868,911
Dong Nai Construction Joint Stock Company	99,922,450	-
Sonadezi Environment Joint Stock Company	9,072,000	8,380,800
Total - Refer to Note 4.12	24,113,110,904	1,324,565,399
Non-current deposit - Refer to Note 4.18:		
Sonadezi Binh Thuan Shareholding Company	95,000,000	95,000,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

	Year 2025 VND	Year 2024 VND
Selling goods and rendering services:		
Sonadezi Service Joint Stock Company	6,434,961,832	6,452,344,756
Dong Nai Port Joint Stock Company	2,366,100,600	2,101,201,000
Sonadezi College of Technology and Management	472,788,000	464,439,000
Sonadezi Binh Thuan Shareholding Company	439,344,772	423,209,974
Dong Nai Paint Corporation	5,623,500	-
Total - Refer to Note 5.1	9,718,818,704	9,441,194,730
Purchase of goods and services:		
Sonadezi Binh Thuan Shareholding Company	127,761,417,360	47,151,038,250
Dong Nai Water Joint Stock Company	54,252,374,823	56,649,276,590
Sonadezi An Binh Joint Stock Company	21,974,890,177	-
Sonadezi Security Service Company Limited	7,725,355,229	7,705,771,094
Sonadezi Services Joint Stock Company	3,346,636,568	1,943,781,698
Dong Nai Construction Joint Stock Company	1,965,337,114	-
Sonadezi Chau Duc Shareholding Company	599,209,795	723,710,340
Sonadezi Environment Joint Stock Company	83,985,000	79,805,000
Sonadezi College of Technology and Management	-	18,450,000
Sonadezi Giang Dien Shareholding Company	-	210,000,000
Total	217,709,206,066	114,481,832,972
Dividends:		
Sonadezi Corporation	41,601,000,000	45,761,100,000
Sonadezi Long Thanh Shareholding Company	7,564,368,000	8,320,804,800
Sonadezi Chau Duc Shareholding Company	3,782,175,000	4,160,392,500
Sonadezi An Binh Joint Stock Company	1,512,870,000	1,664,157,000
Dong Nai Housing Joint Stock Company	126,072,000	138,679,200
Board of Directors and Management	1,791,372,000	1,952,359,200
Total	56,377,857,000	61,997,492,700

(See the next page)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors are as follows:

<u>Name</u>	<u>Position</u>	<u>Year 2025 VND</u>	<u>Year 2024 VND</u>
Ms. Luong Minh Hien	Chairperson of the Board of Directors	190,740,741	314,777,778
Mr. Nguyen Ngoc Dai	Member of the Board of Directors	152,592,593	252,222,222
Mr. Pham Van Tinh	Member of the Board of Directors	152,592,593	252,222,222
Mr. Nguyen Ba Chuyen	Member of the Board of Directors (appointed on 28 March 2024)	138,444,444	118,666,667
Mr. Tran Anh Tuan	Member of the Board of Directors (appointed on 28 March 2024)	138,444,444	118,666,667
Mr. Tran Thanh Hai	Member of the Board of Directors (resigned on 28 March 2024)	14,148,148	133,555,556
Mr. Pham Anh Tuan	Member of the Board of Directors (resigned on 28 March 2024)	14,148,148	133,555,556
Total		801,111,111	1,323,666,668

Salaries of management and other key management personnel are as follows:

<u>Name</u>	<u>Position</u>	<u>Year 2025 VND</u>	<u>Year 2024 VND</u>
Mr. Nguyen Ba Chuyen	General Director	1,535,283,796	1,251,949,431
Ms. Le Thi Kim Tuyen	Vice General Director	1,152,805,947	921,055,480
Mr. Dang Hai Bang	Chief Accountant	1,339,774,841	1,058,438,861
Total		4,027,864,584	3,231,443,772

Remunerations and salaries of the Supervisory Committee are as follows:

<u>Name</u>	<u>Position</u>	<u>Year 2025 VND</u>	<u>Year 2024 VND</u>
Ms. Luu Thi Thuy Van	Head	1,152,135,416	908,556,228
Mr. Nguyen Cong Hieu	Member	76,296,296	125,411,111
Ms. Nguyen Kha Phuong Thu	Member	76,296,296	125,411,111
Total		1,304,728,008	1,159,378,450

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**9. COMPARATIVE FIGURES**

The following comparative figures have been restated:

Income statement (excerpted):


	Year 2024 VND (Reclassified)	Year 2024 VND (As previously reported)
Basic earnings per share and diluted earnings per share	6,214	6,173

The re-statement of the above comparative figures is due to the Company adjusting the welfare bonus fund temporarily deducted in the 2024 financial statements, in accordance with the approved amount in Resolution of the 2025 Annual General Meeting of Shareholders No. 15/NQ-DHDCD-SZB dated 10 April 2025.


10. EVENTS AFTER THE END OF THE REPORTING YEAR

No other matter or circumstance has arisen since 31 December 2025 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.






Nguyen Ba Chuyen
General Director



Dang Hai Bang
Chief Accountant



Hoang Thi Thanh Lien
Preparer

Dong Nai, 25 February 2026



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

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Tel: +84 251 383 4700
E-mail: info@szb.com.vn

-ĐHCD2026/BC-SZB-HĐQT

Dong Nai, April 02, 2026

REPORT

On the operation of the Board of Directors for the 2025 and 2026 plans

To: General Meeting of Shareholders.

I. Report on the operation of the Board of Directors in 2025

1. Meetings and decisions of the Board of Directors:

The Board of Directors always focuses on ensuring that the organizational structure and the number of members are in accordance with the provisions of current law and the Company Charter, thereby maintaining legality, efficiency, and stability in governance activities. The organization and operation of the Board of Directors are carried out in accordance with the principles of compliance, transparency, and in line with corporate governance standards. At the same time, the Board of Directors maintains a flexible and diverse mechanism for exchanging and providing information, including periodic meetings, email exchanges, and other appropriate communication methods to ensure that members of the Board of Directors are fully and promptly updated on the situation of production and business operations, finance, and material issues of the Company, thereby improving the quality of discussion, decision-making, and the performance of supervisory functions.

In 2025, the Board of Directors organized 06 meetings and 08 written consultations on matters within its authority. All meetings of the Board of Directors were attended by the Head of the Board of Supervisors and all members. The Board of Directors issued 33 Resolutions/Decisions (details in the 2025 corporate governance report) to manage production and business operations and implement the plan:

- Personnel work: Through the adjustment and promulgation of regulations under the jurisdiction of the Board of Directors and decisions on human resources such as "Establishment of project appraisal teams"; Appointment and dismissal of the person in charge of corporate governance; Adjustment of the Regulation on information disclosure; ...
- Business projects:
 - ✓ Through investment cooperation within Sonadezi Corporation regarding land lease (phase 2) and transactions with Sonadezi Binh Thuan Share Holding Company at the Tan Duc Industrial Park project, Lam Dong province.

- ✓ Approved and implemented projects for workshops at Thanh Phu Industrial Zone and Chau Duc Industrial Park;
- Internal audit: approved the annual operation plan of the Internal Audit Department.
- Approved the signing of transactions and contracts with related parties.

(In 2025, the Board of Directors approved other contents under its authority as detailed in the 2025 corporate governance report)

2. Summary of the operation of the Board of Directors

In 2025, in accordance with the Resolution of the General Meeting of Shareholders, the Board of Directors provided orientation, direction, and supervision of the implementation by the Board of Management to ensure operations are in line with the Company's regulations and policies. Specifically, the results are as follows:

✚ Regarding business performance in 2025

Unit: Million VND

No.	Target	2025 Plan	2025 Performance	Percentage of 2025 Performance/ 2025 Plan
		(1)	(2)	(3)=(2)/(1)
1	Total revenue	450.403	542.077	120,35%
2	Total expenses	294.600	293.160	99,51%
3	Profit before tax	155.803	248.917	159,76%
4	Corporate income tax	28.527	47.202	165,46%
5	Profit after tax	127.276	201.715	158,49%
6	Construction investment fund	127.681	127.613	99,95%

The Board of Directors set out business strategic orientations and promptly adjusted business directions according to market developments to improve financial efficiency. One of the plans implemented was the transfer of real estate in the Industrial Park, thereby bringing additional revenue to the company of nearly 60 billion VND.

✚ Regarding other targets

No.	Content	Performance results
1	Profit distribution plan for 2025	Based on the business performance in 2025, the Board of Directors proposes the profit distribution plan for 2025 as follows:

No.	Content	Performance results
		<ul style="list-style-type: none"> - Allocation rate for funds: 31.00%, of which the appropriation for development investment funds increased compared to the plan because in the year the Company is expected to need a large amount of capital to implement new projects. - Expected dividend payout ratio: 45% / charter capital increased by 28.5% compared to the plan.
2	Selection of auditing firm for 2025 Financial Statements	Selection of RSM Vietnam Auditing and Consulting Company Limited to audit the 2025 Financial Statements (1 of the 3 auditing firms approved by the General Meeting of Shareholders).
3	Salary of the Head of the Board of Supervisors, remuneration of members of the Board of Directors and Board of Supervisors in 2025	<p>Based on the business performance in 2025, the salary fund and remuneration fund implemented for members of the Board of Directors/Board of Supervisors are as follows:</p> <ul style="list-style-type: none"> - Average salary of the Head of the Board of Supervisors: 96.01 million VND/month, the implemented salary fund is 1.152 billion VND. - Remuneration fund for members of the Board of Directors and Board of Supervisors: 1.81 billion VND.

Through supervisory mechanisms from the Board of Supervisors and the Internal Audit Department, the Board of Directors has monitored, inspected, and evaluated the implementation of information disclosure, as well as conducted reviews and assessments of the internal management regulations that the Company is implementing.

3. Activities of the independent member of the Board of Directors

In 2025, the independent member of the Board of Directors, Mr. Pham Van Tinh, in charge of human resources, made significant contributions to the supervision and strategic orientation of the Company's human resource management. This member actively participated in the process of developing and reviewing human resource policies, ensuring transparency, fairness, and alignment with the enterprise's sustainable development strategy.

In addition, the independent member of the Board of Directors played an important role in consulting and supervising recruitment and training, contributing to improving the capacity of the management team.

Furthermore, in an independent capacity, the member of the Board of Directors actively participated in meetings, provided feedback on issues related to the company's operations as well as human resource management, ensuring the interests of employees are linked to the Company's sustainable growth goals. Supervisory activities were carried out on the basis of ensuring independence and no conflict of interest, thereby improving the quality of human resource management and strengthening the trust of shareholders and investors in the Company's management.

In general, in 2025, the independent member of the Board of Directors in charge of human resources successfully completed the assigned tasks, contributing to strengthening the corporate governance foundation, improving the efficiency of resource utilization, and supporting the stable and sustainable development of the Company.

4. Supervisory activities of the Board of Directors over the General Director and other executives

- The Board of Directors regularly provides directions to the General Director to ensure that the Company's operations comply with the strategies and goals approved by the General Meeting of Shareholders, while meeting governance and legal standards.
- The Board of Directors periodically monitors and evaluates the Company's performance through reports, documents, and periodic meetings, thereby promptly making adjustment decisions or improvement measures. At the same time, it strictly supervises the implementation of policies and regulations on finance, human resources, and other important issues to ensure that the General Director's executive activities are always in line with the long-term interests of the Company and its shareholders.
- The General Director manages the Company's operations in accordance with the Resolution of the General Meeting of Shareholders and the Resolutions/Decisions of the Board of Directors, regularly reporting and exchanging with the Board of Directors to make timely adjustments to ensure the assigned goals and efficiency are met.

5. Report on salaries and remuneration of the Board of Directors and the Board of Management

No.	Name	Position	Performance (VND/year)
Remuneration of the Board of Directors (from the 2025 Remuneration Fund)			
1	Luong Minh Hien	Chairman of the Board of Directors	335,185,185
2	Nguyen Ba Chuyen	Board of Directors' members and General Director	268,148,148
3	Nguyen Ngoc Dai	Board of Directors' members	268,148,148
4	Pham Van Tinh	Board of Directors' members	268,148,148

No.	Name	Position	Performance (VND/year)
5	Tran Anh Tuan	Board of Directors' members	268,148,148
Salary of the Board of Management			
1	Nguyen Ba Chuyen	General Director	1,535,283,796
2	Le Thi Kim Tuyen	Deputy General Director	1,152,805,947
3	Dang Hai Bang	Chief Accountant	1,339,774,841

6. Report on transactions between the company and members of the Board of Directors and their related persons, between the company and companies in which the member of the Board of Directors is a founding member or a business manager within the 03 years prior to the time of transaction.

The Company has disclosed information fully and promptly in accordance with the Law. (Details in the 2025 Corporate Governance Report No. 27/BC-SZB dated January 29, 2026, of Sonadezi Long Binh Share Holding Company, which has been disclosed.)

II. Business performance plan for 2026

1. Business performance targets for 2026

Based on the results of 2025, the Board of Directors has agreed to develop the business performance plan for 2026 with the following targets:

Unit: Million VND

No.	Indicator	Performance in 2025	2026 Plan	Percentage 2025 Plan/ 2026 Performance
		(1)	(2)	(3)=(2)/(1)
1	Total revenue	542,077	504,124	93.0%
2	Total expenses	293,160	315,223	107.5%
3	Profit before tax	248,917	188,901	75.9%
4	Corporate Income Tax	47,202	35,150	74.5%
5	Profit after tax	201,715	153,751	76.2%

III. Operational orientations:

With the results achieved in 2025, the Board of Directors of the Company continues to inherit and promote the achievements, focusing resources on sustainable development with the following key goals:

- 1. Regarding corporate governance:** The Company is oriented to proactively review, update, and fully apply current legal regulations to minimize legal risk in production and business activities, especially in the context of the policy system and legal framework being frequently adjusted and supplemented. Compliance with the law needs to be implemented on the basis of establishing an effective internal supervisory mechanism, comprehensive risk control, and standardizing business processes in a way that is consistent with modern governance standards. At the same time, in 2026, the Company aims to build and complete the corporate governance system according to good governance practices, ensuring transparency, accountability, and a clear division of roles and authority between the General Meeting of Shareholders (GMS), the Board of Directors (BoD), the Board of Management, and related parties.
- 2. Regarding investment and project business:**
 - For Industrial Parks that have been filled: focus on improving service quality and customer care to fully meet the requirements of investors. At the same time, upgrade and improve the technical infrastructure system in the Industrial Park with a focus on environmental protection towards green and sustainable development, contributing to increasing the value and operational efficiency of the Industrial Park.
 - Research criteria and roadmap for converting existing Industrial Parks and developing new Industrial Parks according to green and sustainable orientations, applying clean technology towards the Net Zero goal.
 - Regarding land funds managed by the company:
 - ✓ Effectively exploit land funds and workshops in the Industrial Park
 - ✓ Expand and diversify products such as implementing the construction of workshop clusters and service operation centers.
 - ✓ Complete compensation for site clearance and complete procedures for leasing state land to create a clean land fund, with the goal of putting 100% of the industrial land area at Thanh Phu Industrial Zone into operation, ready to meet the needs of investors.
 - Research and propose business models and appropriate investment cooperation methods within the Sonadezi Corporation system, as well as with other potential investors.
- 3. Regarding human resource training:** focus on optimizing human resources while fostering and training personnel according to actual needs and the Company's development orientation.
- 4. Regarding digital transformation:** Strengthen the application and effective exploitation of the Smart Management Reporting software, Base software, and digital platforms implemented according to the general program of Sonadezi Corporation into production and business activities and corporate governance. In

addition, proactively research and apply advanced technologies, especially artificial intelligence (AI) and Big Data analysis, into production and business activities and management.

5. Regarding environmental protection:

- Continue to implement greenhouse gas (GHG) emissions reporting as required for public companies stipulated in Circular 96/2020/TT-BTC dated November 16, 2020.
- Promote research, assessment, and development of renewable energy projects during operations at Industrial Parks based on the integration of advanced technological solutions and green initiatives suitable for practical conditions. The systematic application of clean energy models and environmental management solutions should be oriented towards the goal of greening Industrial Park operations, optimizing resource utilization efficiency, reducing GHG emissions, and enhancing infrastructure exploitation efficiency.

The above is the report of the Board of Directors on activities in 2025 and the plan for 2026. Respectfully submitted to the General Meeting of Shareholders for approval.

Recipients:

- As above;
- Archive: BoD Secretariat.

**ON BEHALF OF THE
BOARD OF DIRECTORS
CHAIRMAN**

(signed)

Luong Minh Hien



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

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No. 03... -ĐHCĐ2026/BC-SZB-HĐQT

Dong Nai, April. 02., 2026

**2025 EVALUATION REPORT
FROM THE INDEPENDENT MEMBER
OF THE BOARD OF DIRECTORS**

To: General Meeting of Shareholders

In the past year, the Board of Directors has fully performed its functions and tasks in accordance with the provisions of law, the company's Charter and internal governance regulations. The activities of the Board of Directors are implemented in a transparent manner, complying with the principles of good corporate governance, ensuring effective supervision of the Board of Directors in the implementation of the company's business strategy and plan.

The Board of Directors held regular and extraordinary meetings in accordance with regulations, discussing and making important decisions related to the company's development orientation, risk management, investment and material issues. Members of the Board of Directors, including independent members, have actively participated, contributed objective and constructive opinions to improve governance efficiency and protect the legitimate interests of shareholders.

In general, the activities of the Board of Directors in the year are considered to be effective, comply with legal regulations and corporate governance standards, making an important contribution to the stability of operations, improving production and business efficiency and sustainable development of the company.

In addition, in the past year, with the task assigned to supervise human resources, I have performed the role of supervisor, participated in independent opinions on issues related to human resources, labor policies, salaries, training and human resource development of the Company. I would like to request an independent evaluation report on the organization of the implementation of the Company's human resource management in 2025.

1. Regarding organizational structure and human resources:

The Company's organizational structure in 2025 was maintained stable, in line with the scale of operations and development orientation. The assignment of functions and tasks between departments is relatively clear, contributing to ensuring efficiency in management and administration.

2. Labor situation:

The total number of employees as of December 31, 2025, was 95, of which: 30 are female.

- 66 Employees with a university degree or higher (69.7%). In which, 01 PhD; 19 Masters; 46 University graduates.

- Employees with college degrees: 2 people; Technical workers, vocational intermediate and trained: 24 people; Unskilled workers: 3 people.

3. Regarding recruitment, training, and personnel development:

Recruitment and training were carried out in accordance with the correct procedures, ensuring compliance with internal regulations and current laws. In 2025, the Company has organized over 80 training and professional development sessions for employees. At the same time, the Company has recruited 03 employees to meet production and business needs and development requirements in the next period. Training and recruitment activities at the Company contribute to improving the quality of human resources, ensuring succession and stability in the organization.

4. Implementation of salaries, bonuses, benefits, and labor policies:

- Policies on salaries, bonuses, and benefits for employees were developed and implemented in accordance with legal regulations, with cohesion with work efficiency and production and business results of the Company. In 2025, thanks to the completion and exceeding of the planned targets, the income of employees will be improved and higher than planned, thereby contributing to the stability of human resources and improving the level of engagement of employees with the Company.

- In 2025, the company's human resources work has achieved many positive results, ensuring stability in the number and quality of labor, and fully complying with regulations on labor contracts, salaries, bonuses and benefits. Professional training and fostering are focused on improving the qualifications and skills of employees, meeting the company's sustainable development requirements. The planning and appointment are carried out strictly and in accordance with the process, ensuring the succession and development of the human resources. In addition, the emulation and reward movement has been promoted, contributing to encouraging working spirit and improving labor efficiency. These results are an important foundation for the company to continue to develop in the coming time, aiming to build a team of high-quality human resources, meeting strategic requirements and sustainable growth goals.

However, in order to continue to promote the potential of the Company's available human resources, it is proposed that the Company's Board of Directors propose appropriate preferential policies on salaries, bonuses, and benefits to encourage employees to constantly improve their qualifications and maximize their existing capacity, especially qualified employees and consider it as a human resource strategy for the Company to grow stronger and stronger.

Above is the 2025 evaluation report of independent members of the Board of Directors. Respectfully submitted to the General Meeting of Shareholders.

**INDEPENDENT MEMBER OF THE
BOARD OF DIRECTORS**

(signed)

Pham Van Tinh



SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY
No. 06/DHCD2026/BC-SZB-BKS

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dong Nai, April. 02, 2026

REPORT

Results of the supervision of business operations in 2025 and the activities of the Board of Supervisors at Sonadezi Long Binh Share Holding Company

To: Annual General Meeting of Shareholders

- Pursuant to the Company Charter of Sonadezi Long Binh Share Holding Company;
- Pursuant to the Regulations on Operation of the Board of Supervisors of Sonadezi Long Binh Share Holding Company;
- Pursuant to the Resolution of the 2025 Annual General Meeting of Shareholders;
- Pursuant to the audited 2025 Financial Statements;

The Board of Supervisors of Sonadezi Long Binh Share Holding Company hereby reports to the 2026 Annual General Meeting of Shareholders on several key points regarding the results of the inspection and supervision of the business operations and the activities of the Company's Board of Supervisors in 2025 as follows:

1. Results of the supervision of the company's business and financial situation

1.1 Situation of capital preservation and development

Based on the 2025 Financial Statements audited on February 25, 2026, by RSM Vietnam Auditing and Consulting Company Limited, the Board of Supervisors notes:

- The Company's Charter capital did not fluctuate during the period.
- The Company's resources were preserved, as the business operations in 2025 were profitable. In addition, as of December 31, 2025, the Company's resources invested in 02 other enterprises with a value of over 128 Billion VND were also preserved (the 2025 financial statements of the 02 capital-invested companies show that their business operations were profitable). Specifically:
 - ✓ Capital contribution for business cooperation with ICD Tân Cảng Long Bình Joint Stock Company is 88.3 Billion VND; during the year, the Company received over 15 Billion VND in profit and recovered 1.27 Billion VND of contributed capital, bringing the accumulated recovered capital contribution to 3.1 Billion VND.
 - ✓ Investment in purchasing shares of Sonadezi Binh Thuan Shareholding Company is 40 Billion VND; no dividends were received during the period.
- Regarding the profitability ratios of business operations, compared to the same

period, the ratio of Profit after tax/total assets (ROA) and the ratio of Profit after tax/Owners's equity (ROE) decreased slightly.

- The profit margin on revenue increased compared to the previous period, in which the ratio of profit after tax to total revenue and Other income reached 37.21%; the ratio of operating profit to net revenue reached 47.31%.

Table 01

No.	Profitability indicator	Unit	2024	2025
1	Profit after tax/Average total assets (ROA)	%	12.83%	11.75%
2	Profit after tax/Average Owner's Equity (ROE) (*) [PAT/ (avg. contributed owner's equity + development investment fund)]	%	46.17%	42.90%
3	Profit after tax/Total Revenue and other income	%	36.29%	37.21%
4	Operating profit/Net revenue	%	45.70%	47.31%

(*) Average Owners' equity is determined according to (form B01-DN) Circular 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance guiding the corporate accounting regime, including contributed Owners' equity (code 411), Investment and development fund (code 418), and Construction investment fund (code 422).

1.2 The Company's financial situation

• **Solvency:** As of December 31, 2025, the current ratio decreased slightly but remained at a safe level of >1, so the Company's financial situation remained stable. In particular, the current ratio for Current liabilities is 2.21 times, and the quick ratio is 2.18 times; therefore, the Company ensures financial resources to pay for all Current liabilities.

• **Regarding asset structure:** The Company has the characteristics of industrial park infrastructure business, so long-term assets account for a large proportion, accounting for 73.3% of the total asset value, mainly Fixed assets, investment property, and prepaid land lease for Industrial Parks.

• **Regarding the structure of Resources:** Owners' equity at the end of the period accounted for 42.08% of total Resources, equivalent to 780.1 Billion VND. Liabilities at the end of the period accounted for 57.9% of total Resources, equivalent to total Liabilities of 1,073.9 Billion VND.

Table 02

No.	Indicator	Unit	Beginning balance (as of January 01, 2025)	Ending balance (as of December 31, 2025)
1	Asset structure			
	+ Long-term assets/Total assets	%	71.61%	73.33%
	+ Current assets/Total assets	%	28.39%	26.67%
2	Capital structure			
	+ LIABILITIES/Total RESOURCES	%	57.00%	57.92%
	+ Owner's equity/Total RESOURCES	%	43.00%	42.08%
3	Current ratio			
	+ Quick ratio (Current Assets/ Current liabilities)	time s	2.40	2.21
	+ Quick ratio (Current Assets - Inventories)/ Current liabilities	time s	2.37	2.18

1.3 Appraisal of Financial Statements

- Based on the Financial Statements audited on February 25, 2026, by RSM Vietnam Auditing and Consulting Company Limited, the Board of Supervisors appraises and agrees with the auditor's conclusion: "The attached financial statements present fairly and reasonably, in all material respects, the Financial situation of Sonadezi Long Binh Share Holding Company as of December 31, 2025, as well as its business results and cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System... and relevant legal regulations related to the preparation and presentation of financial statements."

- Total assets and total Resources audited as of December 31, 2025, increased by over 275.9 Billion VND compared to the beginning of the period, in which:

- **Long-term assets:** increased by 20.3% at the end of the period due to the completion of additional investment in workshops at Thanh Phu Industrial Zone and Châu Đức Industrial Park, an increase in construction in progress costs, and payment for land lease for the leased area at Tân Đức Industrial Park.

- **Current assets:** increased by 10.4% compared to the same period, mainly due to a 49.8% increase in financial investments. At the end of the period, the company had made a provision for bad debts of 636.6 Million VND.

- **Liabilities:** increased by 19.4% compared to the same period, due to an increase in accounts payable to suppliers. At the end of the period, total loans amounted to over 113 Billion VND, due to an increase in loans for investment in workshops and wastewater treatment plants; an increase in taxes payable to the State and unearned revenue (customers paid in advance for land/infrastructure lease... so the company allocates revenue according to the contract term).

- **Owners' equity:** increased by 15% due to the appropriation of the Investment and development fund and undistributed profit.

Table 03

Unit: Million VND

No.	Indicator	As of January 01, 2025	As of December 31, 2025	Increase/ Decrease	
				Value	Percentage %
I	Total asset	1,578,076	1,854,003	275,927	17.5%
1	Current Assets	448,015	494,407	46,392	10.4%
2	Non-current assets	1,130,061	1,359,596	229,535	20.3%
II	Total RESOURCES	1,578,076	1,854,003	275,927	17.5%
1	LIABILITIES	899,460	1,073,903	174,443	19.4%
	+ Current liabilities	186,629	224,148	37,519	20.1%
	+Non-current liabilities	712,831	849,755	136,924	19.2%
2	Owner's equity	678,616	780,101	101,485	15.0%

(Source: Financial Statements audited by RSM Company)

1.4 Assessment of business performance in 2025

a. Results of the implementation of the Resolution of the General Meeting of Shareholders

- **Assessment of business activities**

- In 2025, the business results of the sectors maintained stable operations. Total

revenue and Other income reached over 542 Billion VND; specifically, the business operations of the Trảng Bom residential area have not yet met the conditions to be handed over to customers for revenue recognition.

- At the end of the year, the Company's Profit after tax exceeded the plan, reaching 201.7 Billion VND. Regarding the structure of Gross profit from sales and service provision, the company reached 265.4 Billion VND. In which:

+ Business operations of water supply for Industrial Parks, asset leasing, and business cooperation reached 19% of total Gross profit (equivalent to 49.3 Billion VND).

+ Two business activities that brought in about 81% of total Gross profit (equivalent to 216.1 Billion VND) are:

- ✓ Gross profit from the main, stable business activity, which is the leasing of land and Industrial Park infrastructure, reached 167.8 Billion VND.
- ✓ Gross profit from non-recurring activities, which is the transfer of land lease rights at Châu Đức Industrial Park, reached over 48.3 Billion VND.

Table 04

Unit: Million VND

No.	Indicator	Resolution GMS (Plan)	Implemented		Value increase/ decrease compared to the same period	% Implementation/ Plan ratio
			2024	2025		
1	Total revenue and other income	450,403	541,902.6	542,077	174.4	120,4%
2	Profit after tax	127,276	196,648.9	201,715	5,066	158,5%
	<i>In which: Gross profit from sales and service provision includes:</i>	<i>revenue</i>	<i>Cost of Sales</i>	<i>Gross profit(*) (revenue - Cost of Sales)</i>	<i>Percentage Gross profit/ revenue</i>	
	+ Business of leasing land, Industrial Park infrastructure	314,033	146,139	167,894	53.46%	
	+ Industrial Park water supply business	79,000	77,639	1,361	1.72%	
	+ Business from the transfer of land lease rights at Châu Đức Industrial Park	58,129	9,788	48,341	83.16%	
	+ Lease of assets (workshops, wastewater treatment plants, offices...)	55,844	23,069	32,775	58.69%	
	+ Business capital contribution cooperation	15,081	-	15,081	100.00%	
	Total	522,087	256,635	265,452	50.84%	
3	Appropriation of funds from Profit after tax	18,557.6	69,224.7	-	The Company is submitting the 2025 implementation figure to the GMS	
	- Investment and development fund	12,727.6	58,994.7	-		

No.	Indicator	Resolution	Implemented		Value increase/	% Implementation/
	- Bonus & welfare funds	5,290.0	9,720	-		
	- Management bonus fund	540.0	510	-		
4	Profit after appropriation of funds	108,718.4	127,424.2	-	The Company is submitting the 2025 implementation figure to the GMS	
5	Dividend payment	105,000	120,000	-	The Company is submitting the dividend rate to the GMS	

(*Gross profit from business activities does not include financial activities and Other income - Source: Audited Financial Statements)

- **Assessment of profit distribution**

- In the second quarter of 2025, the company complied with the Resolution of the General Meeting of Shareholders dated April 10, 2025, and distributed 35.2% of the Profit after tax to funds, equivalent to an appropriation of 69.2 Billion VND for the funds.

- **Assessment of dividend payment to shareholders**

- On June 25, 2025, the Board of Directors passed a resolution to pay the remaining 30% of dividends for 2024 (phase 2) to shareholders.

- On August 22, 2025, the Company fully paid 90 Billion VND in dividends, ensuring that dividends were paid within 06 months from the date of the Annual General Meeting of Shareholders as prescribed by the Law on Enterprises, in which the total amount paid as dividends to related parties was 56.3 Billion VND.

b. Situation of Capital Construction investment, compensation, and Fixed assets procurement

- **Situation of Fixed assets investment**

- Accumulated to the end of 2025, the total value of tangible Fixed assets and investment property increased by over 104 Billion VND. The Company has tracked and calculated amortisation (depreciation) for each type of Fixed assets; for assets that do not meet the criteria for recognition as Fixed assets or investment property, the company allocates costs according to regulations. In which:

- + Fixed assets purchases: increased by 5.7 Billion VND

- + Formed from Capital Construction investment: increased by 98.4 Billion VND

- **Situation of compensation and site clearance for Thanh Phu Industrial Zone**

- Over the past year, compensation work still faced many obstacles regarding State procedures, so the compensation work for Thanh Phu Industrial Zone has not been completed.

- As of December 31, 2025, the financial statements (section 4.4) show that the amount the Company transferred to the Vĩnh Cửu District Land Fund Development Center to carry out compensation and site clearance for Thanh Phu Industrial Zone, but for which the settlement procedures have not been completed, is 30.2 Billion VND and has been reconciled and signed for confirmation by both parties.

• Situation of Capital Construction Investment

- In 2025, Capital Construction costs incurred included new investment, repair, and maintenance of Industrial Park infrastructure according to the plan and payment for some projects that had been completed in the previous year. The total cost incurred during the year was over 127 Billion VND, in which the proportion of Capital Construction costs for Thanh Phu Industrial Zone accounted for 51.9% (construction costs for 02 workshops and 01 wastewater treatment plant), Châu Đức Industrial Park accounted for 25.8% (construction costs for 01 workshop), and the remaining Industrial Parks accounted for 22.3%.



2. Supervision results for the Board of Directors and the Board of Management of the Company

- In performing the supervisory function, the Head of the Board of Supervisors attended all meetings of the Board of Directors and some briefing meetings of the Board of Management, and also reviewed some reports of the company's departments/divisions.

- Regarding monitoring results, in 2025, the Board of Directors selected the auditing firm for the Financial Statements from the list approved by the General Meeting of Shareholders on April 10, 2025; held 06 periodic meetings and 08 written consultations to timely issue resolutions/decisions directing business activities and adjusting several internal regulations (details of the resolutions/decisions were disclosed in the 2025 Corporate Governance Report). In addition, the Internal Audit Committee under the Board of Directors carried out inspections according to the plan and reported the implementation results to the Board of Directors.

- In terms of management, the Board of Management complied with the policies, resolutions, and decisions of the Board of Directors, and regularly updated and reported on the business situation before Board of Directors meetings and upon request.

3. Evaluation results of the coordination between the Board of Supervisors and the Board of Directors, General Director, and shareholders

- Over the past year, the Board of Supervisors was provided with timely Board of Directors meeting documents, records for inspection purposes, and reports as required by Sonadezi Corporation. The Board of Directors, General Director, and Board of Supervisors coordinated based on the principle of the common interest of the company and shareholders, while complying with legal regulations.

- Regarding shareholders, the company has not violated legal regulations

affecting shareholders' rights and has performed information disclosure promptly as required for listed organizations. Furthermore, the Board of Supervisors has not received any requests or complaints from shareholders or groups of shareholders requesting a review or inspection of management and business activities.

4. Evaluation report on transactions between the company, subsidiaries controlled by the company with 50% or more of charter capital, and members of the Board of Directors, General Director, and other executives of the enterprise and their affiliated persons; transactions between the company and companies in which members of the Board of Directors, members of the Board of Supervisors, and the General Director are founding members or managers within the last 03 years (calculated at the time of the report)

- In 2025, the Company did not establish any subsidiaries and did not hold control over 50% of the charter capital of any other company.

- At the time of the report, the Board of Supervisors has not identified any transactions with related parties that bring benefits to company managers, thereby affecting shareholders' interests. Transactions with related parties have been approved by competent authorities and disclosed before the transactions occurred as required. Transaction data with each related party during the fiscal year has been reconciled and signed for confirmation by the parties (information on transactions with related parties is available in the Corporate Governance Report, posted on the company website on January 29, 2026).

5. Report on the operating budget and other benefits of the Board of Supervisors

- In 2025, there was no change in the personnel of the Board of Supervisors.

- The operating budget of the Board of Supervisors is paid by the company monthly, including salaries and remuneration according to the Resolution of the General Meeting of Shareholders dated April 10, 2025, and operating expenses according to internal regulations. Based on the 2025 business results and current regulations, the actual salary fund for the full-time Head of the BoS and the actual remuneration for 02 members of the Board of Supervisors were finalized within the total company remuneration fund as follows:

Table 05

Member Board of Supervisors	Title	Monthly salary/ remunerat ion according to GMS Resolution (million VND)	Actual salary; remunera tion paid (*) (million VND)	Number of shares owned with voting rights		Violat ion of law	Confl ict of interes t with the Comp any
				Represent ative of the Corporati on (shares)	Indivi dual (shares)		
Ms. Lưu Thị Thúy Vân	Head of the BoS	47.7 million VND/ month	96 million VND/ month	1,500,000	11,200	no	no
Ms. Nguyễn Khả Phương Thu	Member of the Board of Supervis ors	04 million VND/ month	6.4 million VND/ month	-	-	no	no

Mr. Nguyễn Công Hiếu	Member of the Board of Supervisors	04 million VND/month	6.4 million VND/month	-	-	no	no
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(*Remuneration paid to members of the Board of Supervisors includes the remaining remuneration for 2024 and 2025 - Source: Audited Financial Statements)

6. Summary of meetings, operating results, and work plans of the Board of Supervisors

- Meetings of the Board of Supervisors

+ In 2025, the Board of Supervisors held 02 meetings, with full attendance of members. The meetings were recorded in minutes and approved by 3/3 members for all meeting content.

+ The content of the meetings included reviewing proposals to submit to the General Meeting of Shareholders for approval of an independent audit firm to audit the Financial Statements; reviewing and discussing the business plan; and holding meetings to approve the results of business activity monitoring for each member after each inspection period.

- Activities performed by the Board of Supervisors

+ In 2025, the Board of Supervisors monitored the company's compliance with the law, the Charter, Resolutions of the General Meeting of Shareholders, the Board of Directors, and internal regulations.

+ The Board of Supervisors attended all Board of Directors meetings and several company meetings, providing opinions according to its authority and functions. Simultaneously, it monitored the information disclosure regarding contracts and transactions with related parties as required for listed organizations, and monitored the financial situation, external capital investment, profit distribution, and dividend payments to shareholders...

+ The supervisors appraised the reviewed and audited financial statement data, and checked the suitability and consistency of accounting vouchers based on a sample of vouchers provided by the Company at the time of inspection. In addition, the Board of Supervisors coordinated with departments to review 2025 business results, develop the 2026 business plan, adjust several internal management regulations, and participated in seminars, professional training, and other tasks as required by Sonadezi Corporation.

- Work plan and operating budget of the Board of Supervisors

+ Continue to monitor the management and operation of business activities according to the functions, tasks, and powers prescribed by the Law on Enterprises, the Charter, and regulations of Sonadezi Corporation. Attend meetings of the Board of Directors/Board of Management and seminars/training sessions to update relevant legal policies and regulations...

+ Prepare reports as required by Sonadezi Corporation, and coordinate with the Board of Directors and Board of Management in implementing Resolutions of the General Meeting of Shareholders and the Board of Directors.

+ The 2026 operating budget plan includes a monthly salary for the Head of the BoS of 53,350,653 VND/month, remuneration for members of the Board of Supervisors of 4,000,000 VND/person/month, and other operating expenses (travel, training, professional development, etc.) according to the company's internal regulations.

7. Conclusions and recommendations of the Board of Supervisors

Through independent and objective monitoring and inspection of business activities in 2025, the Board of Supervisors notes that the company's capital has been preserved, tax obligations have been fully fulfilled, basic financial indicators reflect a stable and healthy financial situation, and profit after tax ensures the ability to pay dividends at a rate of 45% to shareholders.

Over the past year, changes in the local government organizational model have affected the company during the process of coordinating with State agencies to carry out project legal procedures, site clearance compensation, etc. To ensure the Company's business activities comply with legal regulations, develop sustainably, align with the development orientations of Sonadezi Corporation, and ensure the rights and interests of shareholders, the Board of Supervisors has several recommendations as follows:

❖ Regarding construction investment and site clearance compensation

+ The Board of Management shall proactively coordinate with State agencies and is determined to complete the site clearance compensation for Thanh Phu Industrial Zone according to the policy approved by the Board of Directors, in order to soon create clean land for business exploitation and make the investment project more effective.

+ It is recommended that the company develop an investment and business plan for the land area leased back at Tan Duc Industrial Park, ensuring compliance with relevant legal regulations.

❖ Regarding business activity management

+ It is recommended that the company regularly review and manage long-overdue customer debts and evaluate business investment areas to improve capital efficiency and increase operating profit margins, ensuring financial resources for the goal of developing new projects according to the orientation of the Board of Directors for this term (2024–2029).

+ It is recommended that the company complete legal procedures related to Trang Bom Residential Area to record revenue and profit for the Company.

+ To meet development orientations and improve the company's management capacity in the future, it is proposed that the company develop a training and development roadmap for successor human resources. In addition, Circular 99/2025/TT-BTC on corporate accounting regimes is effective from January 01, 2026; the company needs to review and comply with regulations on accounting vouchers, and the preparation and presentation of Financial Statements this year.

The above is the report on the monitoring of business activities and the activities of the Board of Supervisors at Sonadezi Long Binh Share Holding Company in 2025,

respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely.

Recipients:

- As above;
- Board of Directors;
- Archived: BoS.

**ON BEHALF OF THE BOARD
OF SUPERVISORS
HEAD OF THE BOARD**

(signed)

Luu Thi Thuy Van

PROPOSAL

**On the selection of an audit firm for the 2026 financial statements of
Sonadezi Long Binh Share Holding Company**

To: General Meeting of Shareholders

- Pursuant to the Law on Enterprises dated June 17, 2020; the Law on Securities;
- Pursuant to the Charter of Sonadezi Long Binh Share Holding Company;
- Pursuant to Decision No. 3830/QD-BTC dated November 14, 2025, of the Ministry of Finance on the approval of auditing firms and practicing auditors to perform audits for public interest entities in 2026.

Board of Supervisors respectfully submits to the General Meeting of Shareholders on the implementation of the audit of the 2026 Financial Statements of Sonadezi Long Binh Shareholding Company as follows:

1. Approval of the list of independent auditing firms

Board of Supervisors respectfully submits to the General Meeting of Shareholders for approval 03 auditing organizations on the list approved by the Ministry of Finance under Decision No. 3830/QD-BTC dated November 14, 2025 of the Ministry of Finance on the approval for auditing firms and practicing auditors to be audited for units with public interests in 2026, including:

No.	Name of auditing firm	Head office address
1	Ernst & Young Vietnam Limited	No. 02, Hai Trieu Street, Sai Gon Ward, HCMC.
2	A&C Auditing and Consulting Co., Ltd.	No. 02, Truong Son Street, Tan Son Hoa Ward, HCMC.
3	RSM Vietnam Auditing & Consulting Co., Ltd.	No. 147 – 147 Bis Hai Ba Trung Street, Xuan Hoa Ward, HCMC.

2. Authorize the Board of Directors to select an audit organization

On the basis of the above list of auditing organizations, we respectfully submit to the General Meeting of Shareholders to authorize the Board of Directors of the Company to select 01 audit organization that meets the criteria of ensuring independence and objectivity; have experience in the field of operation of the Company; review, audit, and issue financial statements on time and have appropriate service costs to audit the Company's 2026 Financial Statements.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely!

Recipients:

- As above;
- Board of Directors;
- Archive: Board of Supervisors.

**ON BEHALF OF THE BOARD OF
SUPERVISORS
HEAD OF THE B.O.S**

(signed)

Luu Thi Thuy Van



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

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-DHCD2026//TTr-SZB-HĐQT

Dong Nai, April 02., 2026

PROPOSAL

On the approval of the production-business performance and profit distribution plan for 2025, production-business performance plan and profit distribution plan for 2026

To: General Meeting of Shareholders.

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 as amended and supplemented by Law No. 03/2022/QH15 dated 11/01/2022 and Law No. 76/2025/QH15 dated 17/06/2025;
- Pursuant to the Company Charter of Sonadezi Long Binh Share Holding Company.

The Board of Directors of Sonadezi Long Binh Share Holding Company hereby submits to the 2026 Annual General Meeting of Shareholders for consideration and approval:

1. Production-business performance and profit distribution plan for 2025:

Unit: VND

No.	Content	2025 Plan (GMS)		2025 Actual	
		Percentage	Amount	Percentage	Amount
1	Total revenue		450,403,000,000		542,077,094,131
2	Total expenses		294,600,000,000		293,160,365,057
3	Profit before tax		155,803,000,000		248,916,729,074
4	Corporate Income Tax		28,527,000,000		47,202,200,437
5	Profit after tax		127,276,000,000		201,714,528,637
6	Appropriation of funds	14.58%	18,557,600,000	31.00%	62,532,000,000
-	Investment and development fund	10.00%	12,727,600,000	25.00%	50,429,000,000
-	Bonus and welfare fund *	4.58%	5,830,000,000	6.00%	12,103,000,000
-	Community social work fund	-	-	-	-
-	Stakeholder bonus fund	-	-	-	-
7	Profit after appropriation of funds		108,718,400,000		139,182,528,637
8	Dividends	35.0%	105,000,000,000	45.00%	135,000,000,000
9	Profit after dividends (7-8)		3,718,400,000		4,182,528,637

No.	Content	2025 Plan (GMS)		2025 Actual	
		Percentage	Amount	Percentage	Amount
10	Remaining profit from previous years		87,853,438,909		87,853,438,909
11	Remaining profit carried forward to next year (9+10)		91,571,838,909		92,035,967,546

(* Combining the employee welfare reward fund and the manager's reward fund)

2. Production-business performance plan and profit distribution plan for 2026

Based on the 2026 business performance plan, the allocation for the employee bonus and welfare fund and the manager bonus fund is expected as follows:

Unit: VND

No.	Content	2026 Plan	
		Percentage	Amount
1	Total revenue		504,124,000,000
2	Total expenses		315,223,000,000
3	Profit before tax		188,901,000,000
4	Corporate Income Tax		35,150,000,000
5	Profit after tax		153,751,000,000
6	Appropriation of funds	31.69%	48,724,015,000
-	Investment and development fund	25.00%	38,437,750,000
-	Bonus and welfare fund	4.54%	6,980,000,000
-	Community social work fund	1.50%	2,306,265,000
-	Stakeholder bonus fund	0.65%	1,000,000,000
7	Profit after appropriation of funds		105,026,985,000
8	Dividends	35.0%	105,000,000,000
9	Profit after dividends (7-8)		26,985,000
10	Remaining profit from previous years		92,035,967,546
11	Remaining profit carried forward to next year		92,062,952,546

Respectfully submitted to the General Meeting of Shareholders for approval.

Recipients:

- As above;
- Archive: BOD Secretariat.

ON BEHALF OF
THE BOARD OF DIRECTORS
CHAIRMAN

(signed)

Luong Minh Hien



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

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No. 03-DHCD/2026/TT-SZB-HĐQT

Dong Nai, April 02, 2026

PROPOSAL

On the approval of salary for the Head of the Board of Supervisors, and remuneration for members of the Board of Directors and the Board of Supervisors for the year 2025 and the plan for 2026

To: General Meeting of Shareholders.

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;
- Pursuant to the Company Charter of Sonadezi Long Binh Share Holding Company.

The Board of Directors of Sonadezi Long Binh Share Holding Company respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration and approval of the salary for the Head of the Board of Supervisors, and remuneration for members of the Board of Directors and the Board of Supervisors for the year 2025 and the plan for 2026 as follows:

1. Salary and remuneration implemented in 2025

- The salary for the full-time Head of the Board of Supervisors implemented in 2025 is: VND 1,152,135,416.
- The remuneration fund implemented for members of the Board of Supervisors and members of the Board of Directors in 2025 is VND 1,810,000,000.

2. Salary and remuneration plan for 2026

- The salary level for the full-time Head of the Board of Supervisors in 2026 is: VND 53,350,653/month.
- The remuneration fund for members of the Board of Supervisors and members of the Board of Directors for the 2026 plan is: VND 1,200,000,000.
- Temporary remuneration level:
 - ✓ Chairman of the Board of Directors: 10,000,000 VND/month

- ✓ Member of the Board of Directors: 8,000,000 VND/person/month
- ✓ Member of the Board of Supervisors, Company Secretary: 4,000,000 VND/person/month

Respectfully submit to the General Meeting of Shareholders for voting and approval, and authorize the Board of Directors to make adjustments (If any). The Board of Directors will report on the adjusted contents at the nearest General Meeting of Shareholders.

Recipients:

- As above;
- Archive: BOD Secretariat.

**ON BEHALF OF THE
BOARD OF DIRECTORS
CHAIRMAN**

(signed)

Luong Minh Hien



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No. 08-DHCD2026/TTr-SZB-HĐQT

Dong Nai, April..02..., 2026

PROPOSAL
On updating the Company's business lines

To: General Meeting of Shareholders.

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 amended and supplemented by Law No. 03/2022/QH15 dated 11/01/2022 and Law No. 76/2025/QH15 dated 17/06/2025;
- Pursuant to the Law on Securities No. 54/2019/QH14 approved by the National Assembly on November 26, 2019, amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024.;
- Pursuant to Decree 155/2020/ND-CP passed on 31/12/2020 detailing the implementation of a number of articles of the Law on Securities amended and supplemented by Decree 245/2025/ND-CP dated 11/09/2025;
- Pursuant to Circular No. 116/2020/TT-BTC dated 31/12/2020 guiding a number of articles on corporate governance applicable to public companies;
- Pursuant to the Prime Minister's Decision No. 36/2025/QĐ-TTg dated 29/09/2025 promulgating the System of Vietnam's economic sectors;
- Pursuant to the Charter of Sonadezi Long Binh Share Holding Company.

The Board of Directors of Sonadezi Long Binh Share Holding Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the updated list of Sonadezi Long Binh Share Holding Company's business lines in accordance with current legal regulations (Contents of adjustment attached).

Respectfully submit to the General Meeting of Shareholders for approval.

Recipients:

- As above;
- Archive: BOD Secretariat.

**ON BEHALF OF THE
BOARD OF DIRECTORS
CHAIRMAN**

(signed)

Luong Minh Hien



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CONTENTS OF ADJUSTMENT OF BUSINESS LINES
SONADEZI LONG BINH SHAREHOLDING COMPANY
(Attached to the Report No. Q.8.-DHCD2026/TTr-SZB-HDQT dated 02/4/2026)

No.	Industry code	Adjusted business name	Notes
1	6810 (main)	Trading in real estate, land use rights belonging to owners, users or tenants	
2	4211	Railway construction	
3	4212	Construction of road works	
4	4101	Building houses for living	
5	4102	Building houses that are not for living	
6	4229	Construction of other public-utility works	
7	4221	Construction of electrical works	
8	4222	Construction of water supply and drainage works	
9	4223	Construction of telecommunications and communication works	
10	4291	Construction of water works	
11	4292	Construction of mining works	
12	4293	Construction of processing and manufacturing works	
13	4299	Construction of other civil engineering works	
14	4311	Demolition	
15	4312	Site preparation	
16	4321	Electrical System Installation	
17	4322	Installation of water supply, drainage, heating and air conditioning systems	
18	4329	Installation of other construction systems	
19	4330	Completion of construction works	
20	4390	Other Specialized Construction Activities	
21	3600	Water extraction, treatment and supply	
22	8129	Other cleaning services	Update the name of the industry
23	3811	Non-toxic waste collection	
24	3900	Pollution treatment and other waste management activities	
25	7710	Motor Car Rental	
26	8130	Landscaping Services	Update the name of the industry
27	7730	Rental of machinery, equipment and other tangible utensils without an operator	
28	4933	Freight transport by road	
29	3700	Drainage and wastewater treatment	
30	3821	Treatment and disposal of non-toxic waste	
31	7020	Business management consultancy activities and other management consultancy activities	Update the name of the industry
32	7110	Architectural activities and related technical consultancy	
33	8121	General cleaning of the house	

Note: Details and interpretations for industries under the level 4 industry code will comply with the regulations of the business registration license-granting agency.



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No: 03-DHCD2026/TTr-SZB-HĐQT

Dong Nai, April 02, 2026

PROPOSAL

On amending and supplementing the Company Charter

To: General Meeting of Shareholders.

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;
- Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024;
- Pursuant to Decree 155/2020/NĐ-CP passed on December 31, 2020, detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree 245/2025/NĐ-CP dated September 11, 2025;
- Pursuant to Circular No. 116/2020/TT-BTC dated December 31, 2020, guiding a number of articles on corporate governance applicable to public companies;
- Pursuant to the Company Charter of Sonadezi Long Binh Share Holding Company.

The Board of Directors of Sonadezi Long Binh Share Holding Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the amendments and supplements to the Charter of Sonadezi Long Binh Share Holding Company in accordance with current legal regulations (Draft of the adjustment contents attached).

Respectfully submit to the General Meeting of Shareholders for voting and approval.

Recipients:

- As above;
- Archive: BOD Secretariat.

**ON BEHALF OF THE
BOARD OF DIRECTORS
CHAIRMAN**

(signed)

Luong Minh Hien



PROPOSED CONTENT FOR CHARTER AMENDMENT

No.	Current content	Amended content
1	<p>Point b, Clause 1, Article 1</p> <p>b. “Enterprise Law” means the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020, as amended and supplemented by Law No. 03/2022/QH15 dated 11/01/2022</p>	<p>Point b, Clause 1, Article 1</p> <p>b. “Enterprise Law” means the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020, as amended and supplemented by Law No. 03/2022/QH15 dated 11/01/2022 and Law No. 76/2025/QH15 dated 17/06/2025</p>
2	<p>Clause 3, Article 2: - Address: No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Binh Tan Ward, Bien Hoa City, Dong Nai Province.</p>	<p>Clause 3, Article 2: - Address: No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province.</p>
3	<p>Article 13 General Meeting of Shareholders</p> <p>3. The Board of Directors must convene an extraordinary General Meeting of Shareholders in the following cases:</p> <p>c. At the request of a shareholder or a group of shareholders as prescribed in Clause 2, Article 11 of this Charter; the request to convene a General Meeting of Shareholders must be made in writing, clearly stating the reasons and purpose of the meeting, with sufficient signatures of the relevant shareholders, or the written request may be made in multiple copies and collected with sufficient signatures of the relevant shareholders; the request to convene the meeting must be accompanied by documents and evidence of violations by the Board of Directors, the extent of the violations, or decisions exceeding authority. The shareholder or group of shareholders shall be fully responsible before the law for the accuracy and honesty of the documents and evidence provided to the competent authority when requesting to convene the General Meeting of Shareholders.</p>	<p>Article 13 General Meeting of Shareholders</p> <p>Article ... General Meeting of Shareholders</p> <p>3. The Board of Directors must convene an extraordinary General Meeting of Shareholders in the following cases:</p> <p>c. At the request of a shareholder or a group of shareholders as prescribed in Clause 2, Article 11 of this Charter; the request to convene a General Meeting of Shareholders must be made in writing, clearly stating the reasons and purpose of the meeting, with sufficient signatures of the relevant shareholders, or the written request may be made in multiple copies and collected with sufficient signatures of the relevant shareholders; the request to convene the meeting must be accompanied by documents and evidence of violations by the Board of Directors, the extent of the violations, or decisions exceeding authority. The shareholder or group of shareholders shall be fully responsible before the law for the accuracy and honesty of the documents and evidence provided to the competent authority when requesting to convene the General Meeting of Shareholders.</p>

No.	Current content	Amended content
4	<p>Article 24. Candidacy and nomination of members of the Board of Directors</p> <p>1. In case a candidate for the Board of Directors has been identified, the company must disclose information related to the candidates at least 10 days before the opening date of the General Meeting of Shareholders on the company's website so that shareholders can learn about these candidates before voting. The candidate for the Board of Directors must provide a written commitment regarding the honesty and accuracy of the disclosed personal information and must commit to performing duties honestly, carefully, and in the best interest of the company if elected as a member of the Board of Directors. Information related to the candidate for the Board of Directors to be disclosed includes:</p> <ol style="list-style-type: none"> Full name, date of birth; Qualification; Work history; Other management positions (including positions on the Board of Directors of other companies); Interests related to the company and related parties of the company; Information regarding companies where the candidate currently holds the position of member of the Board of Directors, other management positions, and interests related to the company of the candidate for the Board of Directors (if any). <p>4. Members of the Board of Directors must meet the following standards and conditions:</p> <ol style="list-style-type: none"> May only concurrently serve as a member of the Board of Directors at a maximum of 05 other companies; 	<p>Article 24. Candidacy and nomination of members of the Board of Directors</p> <p>1. In case candidates for the Board of Directors have been identified, the company must disclose information related to the candidates at least 10 days before the opening date of the General Meeting of Shareholders on the company's website so that shareholders can learn about these candidates before voting. Candidates for the Board of Directors must provide a written commitment regarding the truthfulness and accuracy of the disclosed personal information and family relationships as stipulated in Clause 22, Article 4 of the Law on Enterprises, and must commit to performing their duties honestly, carefully, and in the best interests of the company if elected as a member of the Board of Directors. Information related to candidates for the Board of Directors to be disclosed includes:</p> <ol style="list-style-type: none"> Full name, date of birth; Qualification; Work history; Other management positions (including positions on the Board of Directors/Members' Council of other companies); Interests related to the company and Related parties of the company; Information about companies where the candidate is currently holding the position of member of the Board of Directors/Members' Council, other management positions, and interests related to the company of the candidate for the Board of Directors (If any). <p>4. Members of the Board of Directors must meet the following standards and conditions:</p> <ol style="list-style-type: none"> May only concurrently serve as a member of the Board of Directors/Members' Council at a maximum of 05 other companies;
5	<p>Article 25. Composition and term of members of the Board of Directors</p> <p>3. The structure of the Board of Directors of the company must ensure that at least one-third (1/3) of the total number of members of the Board of Directors are non-executive members and must ensure there is at least 01 independent member. The company shall minimize the number of members concurrently holding executive positions in the company to ensure the independence of the Board of Directors.</p>	<p>Article 25. Composition and term of members of the Board of Directors</p> <p>3. The structure of the Board of Directors of the company must ensure that at least 1 member of the Board of Directors is a non-executive member and must ensure there is at least 01 independent member. The company shall minimize the number of members of the Board of Directors concurrently holding executive positions in the company to ensure the independence of the Board of Directors.</p>

No.	Current content	Amended content
6	<p>Clause 2 - Article 26. Powers and obligations of the Board of Directors 2. The powers and obligations of the Board of Directors are stipulated by law, this Charter, and the General Meeting of Shareholders. Specifically, the Board of Directors has the following powers and obligations:</p> <p>...</p> <p>q. Decide on the issuance of the Regulation on the operation of the Board of Directors, the Internal Regulations on Corporate Governance after being approved by the General Meeting of Shareholders; the Regulation on information disclosure of the Company;</p> <p>r. Organize training and coaching on corporate governance and necessary skills for members of the Board of Directors, the General Director, the Person in charge of Corporate Governance, and other managers of the company.</p> <p>s. Execute the payment of dividends to shareholders in accordance with the law after being approved by the Annual General Meeting of Shareholders.</p> <p>t. Other powers and obligations as prescribed by law and this Charter.</p>	<p>Clause 2 - Article 26. Powers and obligations of the Board of Directors 2. The powers and obligations of the Board of Directors are stipulated by law, this Charter, and the General Meeting of Shareholders. Specifically, the Board of Directors has the following powers and obligations:</p> <p>...</p> <p>q. Decide on the issuance of the Regulation on the operation of the Board of Directors, the Internal Regulations on Corporate Governance after being approved by the General Meeting of Shareholders; the Regulation on information disclosure of the Company;</p> <p>r. Organize training and coaching on corporate governance and necessary skills for members of the Board of Directors, the General Director, the Person in charge of Corporate Governance, and other managers of the company.</p> <p>s. Execute the payment of dividends to shareholders in accordance with the law after being approved by the Annual General Meeting of Shareholders.</p> <p>t. Other powers and obligations as prescribed by law and this Charter.</p>
7	<p>Article 27. Remuneration, salary, and other benefits of members of the Board of Directors Members of the Board of Directors shall receive bonuses from the manager bonus fund as decided by the General Meeting of Shareholders based on business performance results. The bonus level for the Chairman and each member shall be decided by the Board of Directors.</p>	<p>Article 27. Remuneration, salary, and other benefits of members of the Board of Directors 4. Members of the Board of Directors shall receive bonuses according to the Company's Bonus Regulation. The bonus amount for the Chairman and each member of the Board of Directors temporarily paid during the year shall be approved by the Board of Directors and submitted to the nearest Annual General Meeting of Shareholders for approval.</p>
8	<p>Article 39. Salary, remuneration, bonuses, and other benefits of members of the Board of Supervisors 3. Members of the Board of Supervisors shall receive bonuses from the manager bonus fund as decided by the General Meeting of Shareholders based on business performance results; The bonus level for the Head of the Board and each member shall be decided by the Board of Directors.</p>	<p>Article 39. Salary, remuneration, bonuses, and other benefits of members of the Board of Supervisors 3. Members of the Board of Supervisors shall receive bonuses according to the Company's Bonus Regulation. The bonus amount for the Head of the Board and each member of the Board of Supervisors temporarily paid during the year shall be approved by the Board of Directors and submitted to the nearest Annual General Meeting of Shareholders for approval.</p>

No.	Current content	Amended content
9	<p>Article 48 Profit distribution</p> <p>1. The company shall set up funds from annual Profit after tax after offsetting losses of previous years (If any), including: Investment and development fund, employee-welfare and bonus fund, manager-bonus fund, community social work fund, bonus fund for relevant individuals and units, and other funds if approved by the General Meeting of Shareholders.</p>	<p>Article 48 Profit distribution</p> <p>1. The company shall set up funds from annual Profit after tax after offsetting losses of previous years (If any), including: Investment and development fund, Welfare and bonus fund, Bonus fund for relevant parties, Community social work fund.</p>
10	Updating Appendix No. 1 according to Decision 36/2025/QĐ-TTg dated 29/09/2025 on the promulgation of Vietnam's economic sector system (According to the attached table)	



SONADEZI CORPORATION
SONADEZI LONG BINH SHAREHOLDING COMPANY

Address: No. 1, Road 3A, Bien Hoa IZ2, Long Hung
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Tel: +84 251 383 4700
 E-mail: info@szb.com.vn

CONTENTS OF ADJUSTMENT OF BUSINESS LINES
SONADEZI LONG BINH SHAREHOLDING COMPANY

No.	Industry code	Adjusted business name	Notes
1	6810 (main)	Trading in real estate, land use rights belonging to owners, users or tenants	
2	4211	Railway construction	
3	4212	Construction of road works	
4	4101	Building houses for living	
5	4102	Building houses that are not for living	
6	4229	Construction of other public-utility works	
7	4221	Construction of electrical works	
8	4222	Construction of water supply and drainage works	
9	4223	Construction of telecommunications and communication works	
10	4291	Construction of water works	
11	4292	Construction of mining works	
12	4293	Construction of processing and manufacturing works	
13	4299	Construction of other civil engineering works	
14	4311	Demolition	
15	4312	Site preparation	
16	4321	Electrical System Installation	
17	4322	Installation of water supply, drainage, heating and air conditioning systems	
18	4329	Installation of other construction systems	
19	4330	Completion of construction works	
20	4390	Other Specialized Construction Activities	
21	3600	Water extraction, treatment and supply	
22	8129	Other cleaning services	Update the name of the industry
23	3811	Non-toxic waste collection	
24	3900	Pollution treatment and other waste management activities	
25	7710	Motor Car Rental	
26	8130	Landscaping Services	Update the name of the industry
27	7730	Rental of machinery, equipment and other tangible utensils without an operator	
28	4933	Freight transport by road	
29	3700	Drainage and wastewater treatment	
30	3821	Treatment and disposal of non-toxic waste	
31	7020	Business management consultancy activities and other management consultancy activities	Update the name of the industry
32	7110	Architectural activities and related technical consultancy	
33	8121	General cleaning of the house	

Note: Details and interpretations for industries under the level 4 industry code will comply with the regulations of the business registration license-granting agency.



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No.: 10-BHCD2026/TTr-SZB-HĐQT

Dong Nai, April. 02, 2026

PROPOSAL
On amending and supplementing
the Internal Regulations on Corporate Governance

To: General Meeting of Shareholders.

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;
- Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024;
- Pursuant to Decree 155/2020/NĐ-CP passed on December 31, 2020, detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree 245/2025/NĐ-CP dated September 11, 2025;
- Pursuant to Circular No. 116/2020/TT-BTC dated December 31, 2020, guiding a number of articles on corporate governance applicable to public companies;
- Pursuant to the Company Charter of Sonadezi Long Binh Share Holding Company.

The Board of Directors of Sonadezi Long Binh Share Holding Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the amendments and supplements to the Internal Regulation on corporate governance of Sonadezi Long Binh Share Holding Company in accordance with current legal regulations (Draft of the adjustment content attached).

Respectfully submit to the General Meeting of Shareholders for voting and approval.

Recipients:

- As above;
- Archive: BOD Secretariat.

ON BEHALF OF THE
BOARD OF DIRECTORS
CHAIRMAN

(signed)

Luong Minh Hien



EXPECTED CONTENT FOR ADJUSTMENT OF THE INTERNAL REGULATIONS ON CORPORATE GOVERNANCE

No.	Current content	Adjusted content
1	<p>Pursuant to the Law on Enterprises dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022</p> <p>.....</p> <p>Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020 of the government detailing the implementation of a number of articles of the Law on Securities</p>	<p>Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025</p> <p>.....</p> <p>Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020 of the government detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/ND-CP dated September 11, 2025;</p>
2	<p>Article 3. Board of Directors</p> <p>2. Nomination, self-nomination, election, dismissal, and removal of member the Board of Directors.</p> <p>b. Standards and conditions structure of member the Board of Directors</p> <p>The structure of the Board of Directors of the company must ensure that at least 1/3 of the total number of members of the Board of Directors are non-executive members and must ensure there is at least 01 independent member. The company shall minimize the number of members of the Board of Directors concurrently holding executive positions in the company to ensure the independence of the Board of Directors.</p>	<p>Article 3. Board of Directors</p> <p>2. Nomination, self-nomination, election, dismissal, and removal of member the Board of Directors.</p> <p>b. Standards and conditions structure of member the Board of Directors</p> <p>The structure of the Board of Directors of the company is implemented according to Clause 3, Article 25 of the Company Charter.</p>

No.	Current content	Adjusted content
3	<p>Article 6. Other activities:</p> <p>2. Regulations on annual assessment of reward and discipline activities for members of the Board of Directors, members of the Board of Supervisors, the General Director, and other business managers:</p> <p>....</p> <p>Bonus:</p> <p>- Based on business performance, the Board of Directors submits to the annual General Meeting of Shareholders to decide on the allocation of the bonus fund for the Board of Directors, the General Director, managers, and the Board of Supervisors:</p> <p>- Based on the annual assessment results, the Board of Directors decides on the payment of bonuses to members of the Board of Directors; Supervisors; the General Director, and other managers.</p>	<p>Article 6 Other activities:</p> <p>2. Regulations on annual assessment of reward and discipline activities for members of the Board of Directors, members of the Board of Supervisors, the General Director, and other business managers:</p> <p>....</p> <p>Bonus:</p> <p>- Based on business performance and annual assessment results, members of the Board of Directors, the Board of Supervisors, the General Director, and other managers shall receive bonuses according to the Company's bonus regulations.</p>



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No. 131-DHCD2026/TTr-SZB-BKS

Dong Nai, April 02., 2026

PROPOSAL
On amending and supplementing
the Regulations on Operation of the Board of Supervisors

To: General Meeting of Shareholders.

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;
- Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024;
- Pursuant to Decree 155/2020/NĐ-CP passed on December 31, 2020, detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree 245/2025/NĐ-CP dated September 11, 2025;
- Pursuant to Circular No. 116/2020/TT-BTC dated December 31, 2020, guiding a number of articles on corporate governance applicable to public companies;
- Pursuant to the Company Charter of Sonadezi Long Binh Share Holding Company.

The Board of Supervisors of Sonadezi Long Binh Share Holding Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the amendment and supplementation of the Regulations on Operation of the Board of Supervisors of Sonadezi Long Binh Share Holding Company to ensure compliance with current legal regulations (Draft of the adjustment contents attached).

Respectfully submitted to the General Meeting of Shareholders for voting and approval.

Recipients:

- As above;
- Archive: BOD Secretariat.

ON BEHALF OF THE
BOARD OF SUPERVISORS
HEAD OF THE BOS

(signed)

Luu Thi Thuy Van

CONTENT PROPOSED FOR ADJUSTMENT TO THE REGULATION ON OPERATION OF THE BOARD OF SUPERVISORS

No.	Current content	Adjusted content
1	<p>- Pursuant to the Law on Securities dated 26/11/2019;</p> <p>- Pursuant to the Law on Enterprises dated 17/06/2020;</p> <p>- Pursuant to Decree No. 155/2020/ND-CP dated 31/12/2020 of the government detailing the implementation of a number of articles of the Law on Securities;</p> <p>....</p>	<p>- Pursuant to the Law on Securities No. 54/2019/QH dated 26/11/2019, as amended and supplemented by Law No. 56/2024/QH dated 29/11/2024;</p> <p>- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020, as amended and supplemented by Law No. 03/2022/QH15 dated 11/01/2022 and Law No. 76/2025/QH15 dated 17/06/2026;</p> <p>- Pursuant to Decree No. 155/2020/ND-CP dated 31/12/2020 of the government detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree 245/2025/ND-CP dated 11/09/2025;</p> <p>...</p>
2	<p>Article 17. Salary and other benefits</p> <p>3. Members of the Board of Supervisors are entitled to receive bonuses from the manager's Bonus fund as decided by the General Meeting of Shareholders based on business performance; The bonus level for the Head and each member shall be decided by the Board of Directors.</p>	<p>Article 17. Salary and other benefits</p> <p>3. Based on business performance, members of the Board of Supervisors are entitled to receive bonuses according to the company's bonus regulation.</p>



2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
SONADEZI LONG BINH SHARE HOLDING COMPANY

April 07, 2026

VOTING BALLOT NO. 1

Shareholder name:

Shareholder representative (If any):«Người đại diện cổ đông»

ID card/Citizen ID/Business Registration Certificate: date of issue

Number of shares owned/represented: shares

No.	CONTENT	Approve	Disapprove	Abstain
1	Report on 2025 production-business performance and 2026 operational plan.			
2	The 2025 audited financial statements.			
3	Report on the operation of the Board of Directors for the 2025 and 2026 plans.			
4	The 2025 evaluation report of the independent member of the Board of Directors			
5	The 2025 production-business performance supervision report of the Board of Supervisors.			
6	Proposal on the selection of an audit firm for the 2026 financial statements.			
7	Proposal on the approval of the production-business performance and profit distribution plan for 2025, production-business performance plan and profit distribution plan for 2026.			
8	Proposal on salary for the Head of the Board of Supervisors, remuneration for Members of the Board of Directors and Board of Supervisors for the year 2025 and the plan for 2026.			
9	Proposal on updating Company's business lines			
10	Proposal on amending and supplementing the Company Charter			
11	Proposal on amending and supplementing the Internal Regulations on Corporate Governance			
12	Proposal on amending and supplementing the Regulations on Operation of the Board of Supervisors			

Voting instructions:

- ✓ Shareholders mark X in the chosen box
- ✓ To re-select: shareholders mark X in the new box, circle the old box⊗

Shareholder/Shareholder representative
(Signature and full name)

Code-...

.....



**2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
SONADEZI LONG BÌNH SHARE HOLDING COMPANY**

April 07, 2026

VOTING BALLOT NO. 2

Shareholder name:

Shareholder representative (If any):

ID card/Citizen ID/Business Registration: Date of issue

Number of shares owned/represented: shares

No.	CONTENT	Approve	Disapprove	Abstain
1	Approve the Minutes of the 2026 Annual General Meeting of Shareholders			
2	Approve the Resolution of the 2026 Annual General Meeting of Shareholders			

Shareholder/Shareholder representative
(Sign and write full name)

.....

Voting instructions:

- ✓ Shareholders mark an X in the chosen box
- ✓ To re-select: shareholders mark an X in the new box and circle the old box (X)

Code-....



2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
SONADEZI LONG BÌNH SHARE HOLDING COMPANY

April 07, 2026

VOTING CARD

Shareholder Code:

Shareholder/Shareholder representative Name:

.....

Number of shares owned/represented: **shares**



**SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dong Nai, 07 April 2026

MINUTES OF MEETING

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS SONADEZI LONG BÌNH SHARE HOLDING COMPANY

Name of company: SONADEZI LONG BÌNH SHARE HOLDING COMPANY

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

Business Registration Certificate of Joint Stock Company No. 3601867699 dated 01 July 2009, 6th amendment dated 23 September 2025, issued by the Department of Finance of Dong Nai Province.

I. TIME AND VENUE

- Time: 08:30 AM on 07 April, 2026.
- Venue: Company office at: No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province.

II. OPENING OF THE MEETING

1. Participants and legality of the meeting.

- The total number of shareholders and authorized representatives attending the meeting is shareholders, representing shares with voting rights, accounting for% of the total shares with voting rights of the Company.
- The meeting is eligible to proceed in accordance with regulations.

2. Chairperson:

- Ms. Luong Minh Hien - Chairman of the Board of Directors – Chairperson
- Mr. Nguyen Ba Chuyen - Member of the Board of Directors, General Director

III. THE PRESIDIUM OF THE MEETING

1. Nomination of the Secretariat and Vote Counting Committee

- The Presidium nominates the Secretariat and Vote Counting Committee:
 - ✓ Secretariat: Ms. Dinh Thi Diem Huong and Mr. Le Si Phuong Nam
 - ✓ Vote Counting Committee: Mr. Nguyen Huy Hoang – Head of Committee, Ms. Nguyen Ngoc Bao Tran – Member and Mr. Dinh Nguyen Hoang Thien – Member.
- The meeting votes by raising voting cards, with the following results:

	Percentage
Percentage of shareholders Approve%
Percentage of shareholders Disapprove%
Percentage of shareholders Abstain%

2. Approval of the meeting agenda and the meeting's working regulations

2.1. Ms. Luong Minh Hien presents and seeks opinions on the meeting agenda.

- The meeting votes by raising voting cards, with the following results:

	Percentage
Percentage of shareholders Approve%
Percentage of shareholders Disapprove%
Percentage of shareholders Abstain%

2.2. Ms. Luong Minh Hien presents and seeks opinions from the meeting on the working regulations.

- The meeting votes by raising voting cards, with the following results:

	Percentage
Percentage of shareholders Approve%
Percentage of shareholders Disapprove%
Percentage of shareholders Abstain%

3. Reports and proposals at the meeting are as follows:

- 3.1. Mr. Nguyen Ba Chuyen – Member of the Board of Directors, General Director, presents the report No.-ĐHCĐ2026/BC-SZB-TGD dated .../.../2026 on the 2025 business performance and 2026 production-business plan;
- 3.2. Mr. Dang Hai Bang – Chief Accountant presented the audited financial statements for 2025;

- 3.3. Ms. Luong Minh Hien – Chairperson of the Board of Directors presents report No.-ĐHCĐ2026/BC-SZB-HĐQT dated .../.../2026 on the operation of the Board of Directors for the 2025 and 2026 plans.
- 3.4. Mr. Pham Van Tinh – Independent member of the Board of Directors presents report No.-ĐHCĐ2026/BC-SZB-HĐQT dated .../.../2026 on the evaluation of 2025 operations.
- 3.5. Ms. Luu Thi Thuy Van – Head of the Board of Supervisors presents the Report No.-ĐHCĐ2026/BC-SZB-BKS on the results of production-business performance supervision in 2025; proposal No.-ĐHCĐ2026/TTr-SZB-BKS dated .../.../2026 on the selection of an auditing firm for the 2026 financial statements.
- 3.6. Mr. – Member of the Board of Directors presents proposal No.-ĐHCĐ2026/TTr-SZB-HĐQT dated .../.../2026 on production-business performance and profit distribution plan for 2025, production-business performance plan and profit distribution plan for 2026 & Proposal No.-ĐHCĐ2026/TTr-SZB-HĐQT dated .../.../2026 on remuneration of the Board of Directors, salary – remuneration of the Board of Supervisors for 2025 and plan for 2026
- 3.7. Mr. - Member of the Board of Directors presents proposal No.-ĐHCĐ2026/TTr-SZB-HĐQT dated .../.../2026 on updating Company's business lines, No.-ĐHCĐ2026/TTr-SZB-HĐQT dated .../.../2026 on amending and supplementing the Company Charter; proposal No.-ĐHCĐ2026/TTr-SZB-HĐQT dated .../.../2026 on amending and supplementing the Internal Regulations on Corporate Governance.
- 3.8. Ms. Luu Thi Thuy Van – Head of the Board of Supervisors presents proposal No.-ĐHCĐ2026/TTr-SZB-BKS dated .../.../2026 on amending and supplementing the Regulations on Operation of the Board of Supervisors.

IV. VOTING RESULTS FOR MEETING CONTENTS

- Ms. Luong Minh Hien organizes the General Meeting of Shareholders to vote on the Reports and Proposals by raising voting cards and filling out the voting ballot.
- Mr. Nguyen Huy Hoang – Head of the Vote Counting Committee announces the vote counting results as follows:

	Vote	Corresponding number of shares
Number of votes issued
Number of votes received Reached% of total votes issued

- The voting results for the contents of the General Meeting of Shareholders are as follows:

1. Approval of the General Director's report on 2025 production-business performance and 2026 production-business plan

✓ *Voting results:*

	Vote	Corresponding number of shares	Percentage of total voting shares present
Number of invalid votes	----	----	----
Number of valid votes	----	----	----
- Number of votes Approve	----	----	----
- Number of votes Disapprove	----	----	----
- Number of votes Abstain	----	----	----

2. Approval of the 2025 audited financial statements

✓ *Voting results:*

	Vote	Corresponding number of shares	Percentage of total voting shares present
Number of invalid votes	----	----	----
Number of valid votes	----	----	----
- Number of votes Approve	----	----	----
- Number of votes Disapprove	----	----	----
- Number of votes Abstain	----	----	----

3. Approval of the report on the operation of the Board of Directors for the 2025 and 2026 plans

✓ *Voting results:*

	Vote	Corresponding number of shares	Percentage of total voting shares present
Number of invalid votes	----	----	----
Number of valid votes	----	----	----
- Number of votes Approve	----	----	----
- Number of votes Disapprove	----	----	----
- Number of votes Abstain	----	----	----

4. Approval of the 2025 performance evaluation report of the independent member of the Board of Directors

✓ *Voting results:*

	Vote	Corresponding number of shares	Percentage of total voting shares present
Number of invalid votes	----	----	----
Number of valid votes	----	----	----
- Number of votes Approve	----	----	----
- Number of votes Disapprove	----	----	----

	Vote	Corresponding number of shares	Percentage of total voting shares present
- Number of votes Abstain	----	----	----

5. Approval of the 2025 business performance supervision report of the Board of Supervisors

✓ *Voting results:*

	Vote	Corresponding number of shares	Percentage of total voting shares present
Number of invalid votes	----	----	----
Number of valid votes	----	----	----
- Number of votes Approve	----	----	----
- Number of votes Disapprove	----	----	----
- Number of votes Abstain	----	----	----

6. Approval of the selection of an auditing firm for the 2026 financial statements

The General Meeting of Shareholders authorizes the Board of Directors to select one of the following three auditing firms to audit the 2026 financial statements for Sonadezi Long Binh Share Holding Company:

- + RSM Vietnam Auditing and Consulting Co., Ltd.
- + Ernst & Young Vietnam Co., Ltd.
- + A&C Auditing and Consulting Co., Ltd.

✓ *Voting results:*

	Vote	Corresponding number of shares	Percentage of total voting shares present
Number of invalid votes	----	----	----
Valid votes	----	----	----
- Votes Approve	----	----	----
- Votes Disapprove	----	----	----
- Abstain	----	----	----

7. Approval of proposal No.-ĐHCD2026/TTr-SZB-HĐQT dated .../.../2026 on production-business performance and profit distribution plan for 2025, production-business performance plan and profit distribution plan for 2026:

Unit: VND

No.	Content	Performance in 2025		Plan for 2026	
		Percentage	Amount	Percentage	Amount

No.	Content	Performance in 2025		Plan for 2026	
		Percentage	Amount	Percentage	Amount
1	Total revenue		542,077,094,131		504,124,000,000
2	Profit after tax		201,714,528,637		153,751,000,000
3	Appropriation of funds	31.00%	62,532,000,000	31.69%	48,724,015,000
-	<i>Investment and development fund</i>	25.00%	50,429,000,000	25.00%	38,437,750,000
-	<i>Reward and welfare fund</i>	6.00%	12,103,000,000	4.54%	6,980,000,000
-	<i>Community social responsibility fund</i>	-	-	1.50%	2,306,265,000
-	<i>Stakeholder bonus fund</i>	-	-	0.65%	1,000,000,000
4	Profit after appropriation of funds		139,182,528,637		105,026,985,000
5	Dividend payment	45.0%	135,000,000,000	35.0%	105,000,000,000
6	Profit after dividend payment		4,182,528,637		26,985,000
7	Remaining profit from previous years		87,853,438,909		92,035,967,546
8	Remaining profit carried forward to the next year		92,035,967,546		92,062,952,546

✓ **Voting results:**

	Votes	Corresponding number of shares	Percentage (%) of total voting shares present
Invalid votes	----	----	----
Valid votes	----	----	----
- Votes Approve	----	----	----
- Votes Disapprove	----	----	----
- Abstain	----	----	----

8. Approval of Proposal No.-DHCD2026/TTr-SZB-HĐQT dated/..../2026 regarding the salary and remuneration of the Board of Directors and the Board of Supervisors for 2025 and the plan for 2026

▪ **Salary - remuneration implemented in 2025**

- Salary of the full-time Head of the Board of Supervisors implemented in 2025, finalized in the manager salary fund, is: 1,152,135,416 VND.
- The remuneration fund for members of the Board of Supervisors and members of the Board of Directors implemented in 2025 is 1,810,000,000 VND.

▪ **Salary and remuneration plan for 2026**

- The salary level of the full-time Head of the Board of Supervisors in 2026 is: 53,350,653 VND/month.
- The remuneration fund for members of the Board of Supervisors and members of the Board of Directors for the 2026 plan is: 1,200,000,000 VND.
- The temporary remuneration levels are as follows:
 - + Chairperson of the Board of Directors: 10,000,000 VND/month
 - + Member of the Board of Directors: 8,000,000 VND/person/month
 - + Member of the Board of Supervisors, Company Secretary: 4,000,000 VND/person/month

✓ ***Voting results:***

	Votes	Corresponding number of shares	Percentage (%) of total voting shares present
Invalid votes	----	----	----
Valid votes	----	----	----
- Votes Approve	----	----	----
- Votes Disapprove	----	----	----
- Abstain	----	----	----

9. Approval of proposal No.-ĐHCD2026/TTr-SZB-HĐQT dated .../.../2026 on updating Company's business lines

✓ ***Voting results:***

	Votes	Corresponding number of shares	Percentage (%) of total voting shares present
Invalid votes	----	----	----
Valid votes	----	----	----
- Votes Approve	----	----	----
- Votes Disapprove	----	----	----
- Abstain	----	----	----

10. Approval of proposal No.-ĐHCD2026/TTr-SZB-HĐQT dated .../.../2026 on amending and supplementing the Company Charter

✓ ***Voting results:***

	Votes	Corresponding number of shares	Percentage (%) of total voting shares present
Invalid votes	----	----	----
Valid votes	----	----	----
- Votes Approve	----	----	----
- Votes Disapprove	----	----	----

	Votes	Corresponding number of shares	Percentage (%) of total voting shares present
- Abstain	----	----	----

11. Approval of proposal No.-ĐHCĐ2026/TTr-SZB-HĐQT dated .../.../2026 on amending and supplementing the Internal Regulations on Corporate Governance

✓ *Voting results:*

	Votes	Corresponding number of shares	Percentage (%) of total voting shares present
Invalid votes	----	----	----
Valid votes	----	----	----
- Votes Approve	----	----	----
- Votes Disapprove	----	----	----
- Abstain	----	----	----

12. Approval of proposal No.-ĐHCĐ2026/TTr-SZB-BKS dated .../.../2026 on amending and supplementing the Regulations on Operation of the Board of Supervisors

✓ *Voting results:*

	Votes	Corresponding number of shares	Percentage (%) of total voting shares present
Invalid votes	----	----	----
Valid votes	----	----	----
- Votes Approve	----	----	----
- Votes Disapprove	----	----	----
- Number of abstentions	----	----	----

V. APPROVAL OF THE MINUTES OF MEETING AND RESOLUTION OF THE MEETING

- Ms. Dinh Thi Diem Huong presents the Minutes of Meeting and Resolution of the 2026 Annual General Meeting of Shareholders.
- Ms. Luong Minh Hien – Chairwoman of the Board of Directors organizes the General Meeting of Shareholders to vote by raising voting cards and filling out the voting ballot.
- Mr. Nguyen Huy Hoang – Head of the Vote Counting Committee announces the vote counting results as follows:

	Votes	Corresponding number of shares	Percentage of total voting ballots at the meeting
Number of invalid votes	----	----	----
Number of valid votes	----	----	----
- Number of votes Approve	----	----	----
- Number of votes Disapprove	----	----	----
- Number of abstentions	----	----	----

The 2026 Annual General Meeting of Shareholders of Sonadezi Long Binh Share Holding Company concluded at hours minutes on the same day.

MEETING SECRETARY

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRPERSON OF THE MEETING**

Dinh Thi Diem Huong

Luong Minh Hien

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dong Nai, April 07, 2026

RESOLUTION

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS SONADEZI LONG BÌNH SHARE HOLDING COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;
- Pursuant to the Company Charter of Sonadezi Long Bình Share Holding Company;
- Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders dated April 07, 2026.

RESOLVED:

Article 1: Approve the General Director's report on the 2025 production-business performance and the 2026 production-business plan.

Article 2: Approve the 2025 audited financial statements.

Article 3: Approve the report on the operation of the Board of Directors for 2025 and the plan for 2026.

Article 4: Approve the 2025 evaluation report of the independent member of the Board of Directors.

Article 5: Approve the 2025 business operation supervision report of the Board of Supervisors.

Article 6: Approve the proposal on the selection of an auditing firm for the 2026 financial statements as follows:

The General Meeting of Shareholders authorizes the Board of Directors to select one of the following three auditing firms to audit the 2026 financial statements for Sonadezi Long Bình Share Holding Company:

- + RSM Vietnam Auditing and Consulting Co., Ltd.
- + Ernst & Young Vietnam Co., Ltd.
- + A&C Auditing and Consulting Co., Ltd.

Article 7: Approve the proposal on the 2025 production-business performance and profit distribution plan; and the 2026 production-business and profit distribution plan:

No.	Content	Implemented in 2025		2026 Plan	
		Percentage	Amount	Percentage	Amount
1	Total revenue		542,077,094,131		504,124,000,000
2	Profit after tax		201,714,528,637		153,751,000,000
3	Appropriation of funds	31.00%	62,532,000,000	31.69%	48,724,015,000
-	<i>Investment and development fund</i>	25.00%	50,429,000,000	25.00%	38,437,750,000
-	<i>Bonus and welfare fund</i>	6.00%	12,103,000,000	4.54%	6,980,000,000
-	<i>Social and community fund</i>	-	-	1.50%	2,306,265,000
-	<i>Stakeholder bonus fund</i>	-	-	0.65%	1,000,000,000
4	Profit after appropriation of funds		139,182,528,637		105,026,985,000
5	Dividends	45.0%	135,000,000,000	35.0%	105,000,000,000
6	Profit after dividends		4,182,528,637		26,985,000
7	Remaining profit from previous years		87,853,438,909		92,035,967,546
8	Remaining profit carried forward to next year		92,035,967,546		92,062,952,546

Article 8: Approve the salary of the Head of the Board of Supervisors, and the remuneration for members of the Board of Directors and the Board of Supervisors for 2025 and the plan for 2026 as follows:

▪ **Salary and remuneration implemented in 2025**

- The salary of the full-time Head of the Board of Supervisors implemented in 2025, finalized within the manager salary fund, is: 1,152,135,416 VND.
- The remuneration fund for members of the Board of Supervisors and members of the Board of Directors implemented in 2025 is 1,810,000,000 VND.

▪ **Salary and remuneration plan for 2026**

- The salary level for the full-time Head of the Board of Supervisors in 2026 is: 53,350,653 VND/month.
- The remuneration fund for members of the Board of Supervisors and members of the Board of Directors planned for 2026 is: 1,200,000,000 VND.
- The temporary remuneration levels are as follows:
 - + Chairperson of the Board of Directors: 10,000,000 VND/month
 - + Member of the Board of Directors: 8,000,000 VND/person/month

- + Member of the Board of Supervisors, Company Secretary: 4,000,000 VND/person/month

Article 9: Approve the update of Company's business lines.

Article 10: Approve the amendments and supplements to the Company Charter.

Article 11: Approve the amendments and supplements to the Internal Regulations on Corporate Governance.

Article 12: Approve the amendments and supplements to the Regulations on Operation of the Board of Supervisors.

The Resolution of the 2026 Annual General Meeting of Shareholders of Sonadezi Long Binh Share Holding Company was unanimously approved by all shareholders present at the meeting and takes effect from the date of signing.

Recipients:

- Shareholders;
- Members of the Board of Directors, Head of the Board of Supervisors;
- SSC, HNX;
- Archived: BOD Secretariat.

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRPERSON**

Luong Minh Hien