

**SONADEZI CORPORATION
INDUSTRIAL URBAN DEVELOPMENT
JOINT - STOCK COMPANY NO. 2**

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Liberty - Happiness**

Dong Nai Province, 10.. March 2025

No: 6.6./D2D-TCKT
*Explanation of profit changes
in 2024 financial statements*

**To: - State Securities Commission of Vietnam
- Ho Chi Minh Stock Exchange**

Industrial Urban Development Joint Stock Company No. 2 (D2D) explained that the profit after income tax in the financial statements for the financial year 2024 compared to the financial year 2023 as follows:

- The financial year 2024's profit: VND 88,209,222,744
- The financial year 2023's profit: VND 25,753,192,699
- Profit increase difference of financial year 2024 compared to the financial year 2023: VND 62,456,030,045, equivalent to an increase of 242.52% (excess 10% over last year).

Cause:

- Revenue in the financial year 2024 is higher than in the financial year 2023: VND 151,488,191,641, equivalent to an increase of 77.75%, mainly from revenue from selling houses in Loc An project and revenue from transferring land in Chau Duc Industrial Park.
- Cost of sales in the financial year 2024 was higher than in the financial year 2023, but increased more slowly than revenue growth: increased by VND 41,906,888,070, equivalent to an increase of 28.03% .

So, Industrial Urban Development Joint Stock Company No. 2 would like to explain so that your agency and investors can understand clearly.

Recipients:

- As above;
- Administrative Dept (save).

GENERAL DIRECTOR 

Hồ Đức Thành