

Sonadezi Chau Duc Joint Stock Company

[Vietnam / Industrial real estate]

Bloomberg Ticker (SZC VN) | | Reuters Ticker (SZC.HM)

BUY

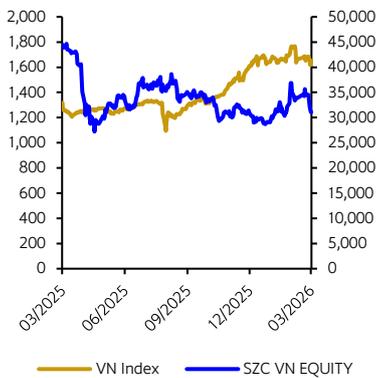
Update Report

Target price (12 months) **VND 42,900**
 Current price (12/03/2026) **VND 29,800**
Upside/downside **44%**

VNINDEX	1,709
Market P/E	247
Market Cap (bn VND)	5,363
Outstanding shares (mn)	76
Free-Floating (mn)	42.2
52-Wk High/Low (VND)	46,800/27,700
90-day avg trading volume (mn)	0.91
90-day avg turnover (bn VND)	36

Major shareholders (%)	Industrial Park Development Corporation	46.84%
	Sonadezi Long Thanh JSC	10.08%

Performance	3M	6M	12M
Absolute (%)	0.2	-11.7	-32.2
Relative to VN-Index (%)	-2.9	-19.3	-68.4



Source: Bloomberg

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Holding steady through the storm

Update coverage with BUY call and target price of VND 42,900

Sonadezi Chau Duc JSC (SZC) is among the enterprises developing industrial park and real estate projects in Chau Duc District, Ba Ria – Vung Tau. Sonadezi Chau Duc owns a large land bank with a total area of 2,287 ha for the development of industrial parks (IP), urban areas, and a golf course. Sonadezi Chau Duc recorded a recovery in business performance in Q4/2025 as tariff conditions gradually stabilized. Entering 2026, we expect the IP land leasing area to be comparable to 2025, reflecting a balance between supportive drivers and potential risks facing the company. The completion of Long Thanh International Airport is expected to create a spillover effect, thereby increasing the attractiveness in the region. However, tariff uncertainties and geopolitical risks will remain obstacles for SZC. Based on the RNAV method, we value SZC at VND 42,900.

Positive Q4/2025 business results helped the company achieve growth and exceed its 2025 targets

SZC's Q4/2025 revenue reached VND 379 billion (+64% YoY), and net profit reached VND 103 billion (+43% YoY). SZC's business results show a positive recovery compared to Q2-Q3/2025. Therefore, for the whole year 2025, SZC recorded net revenue of VND 1,097 billion (+26% YoY) and net profit of VND 345 billion (+15% YoY), exceeding the revenue plan by 117% and the after-tax profit plan by 114%.

Disbursed FDI capital remained strong while registered FDI capital declined amid global instability

According to the GSO, disbursed FDI in 2025 reached USD 27.6 billion (+9% YoY), marking the highest level in the past five years, while registered FDI exceeded USD 38.4 billion (+0.5% YoY). As of February 2026, disbursed FDI continued to show positive momentum, reaching USD 3.2 billion (+8.8% YoY), while registered capital only reached USD 6.0 billion (-12.6% YoY). Registered FDI inflows began to decline year-on-year from the second half of 2025 and continued into the early months of 2026, indicating a slowdown in investment activities by foreign investors.

Unstable tariff conditions and escalating geopolitical tensions are creating increasing obstacles, causing global investors to remain cautious in expanding their investments. We believe these developments may affect short-term demand for industrial land leasing. However, from a long-term perspective, Vietnam continues to maintain competitive advantages in attracting foreign direct investment (FDI) inflows.

Stronger IP and residential real estate appeal driven by Long Thanh Airport.

We forecast 2026 revenue to reach VND 1,228 billion (+12% YoY), with net profit at VND 401 billion (+16% YoY). With the prospect of Long Thanh International Airport being completed before June 2026, we expect SZC's IP land leasing and residential real estate segments to become more attractive. Accordingly, we anticipate IP land leasing area to remain stable at 45 ha despite global uncertainties. Revenue from the residential real estate segment is expected to grow, supported by the continued transfer of remaining inventory from the Sonadezi Huu Phuoc Residential Area project into 2026, along with the launch of 105 units and the leasing of 105 social housing units.

Risks: (1) Risk of weakening FDI capital flows; (2) Risk of real estate market decline; (3) Risk of slow project implementation; (4) Legal risks.

Year to Dec.	2025	2026F	2027F	2028F	2029F
Revenue (bn VND)	1,098	1,228	1,315	1,424	1,514
OP (bn VND)	474	511	549	604	647
NP (bn VND)	345	401	429	471	503
EPS (VND)	1,766	2,226	2,385	2,617	2,793
BPS (VND)	17,797	19,523	21,408	23,524	25,817
OPM (%)	43%	42%	42%	42%	43%
NPM (%)	31%	33%	33%	33%	33%
ROE (%)	11%	12%	12%	12%	11%
PER (x)	15.20	14.45	13.48	12.29	11.51
PBR(x)	1.64	1.65	1.50	1.37	1.25
EV/EBITDA (x)	15.53	7.35	7.88	6.90	6.33

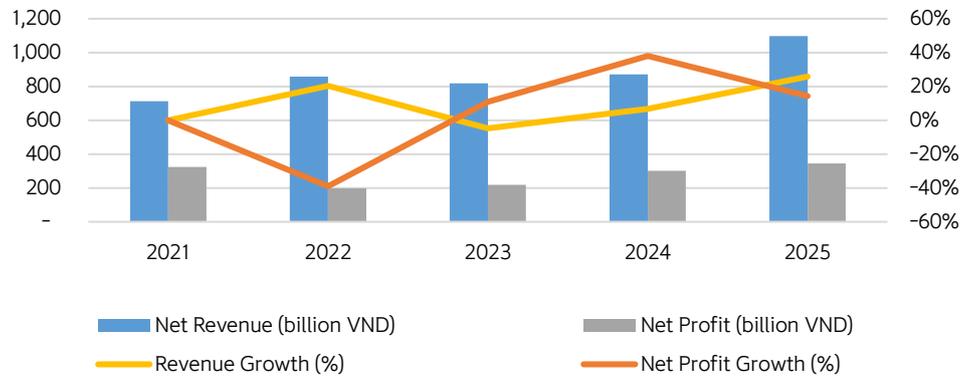
Source: Company data, Shinhan Securities Vietnam

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Update business results

Update business results 2025

Revenue and profit of Sonadezi Chau Duc Joint Stock Company 2021 – 2025 (billion VND)



Source: Company report, Shinhan Securities Vietnam

Sonadezi Chau Duc Shareholding Company (SZC) recorded Q4/2025 revenue of VND 379 billion (+64% YoY), with net profit reaching VND 103 billion (+43% YoY). For FY2025, SZC reported net revenue of VND 1,097 billion (+26% YoY) and net profit of VND 345 billion (+15% YoY), thereby exceeding its annual plan with 117% of revenue target and 114% of net profit target achieved, including:

IP land leasing revenue: reached VND 908 billion (+63% YoY), with leasing area estimated at around 45 ha. Leasing revenue grew strongly in Q1/2025 before declining in Q2–Q3/2025 due to uncertainties related to tariff conditions. Leasing revenue recovered in Q4/2025, reaching VND 319 billion, up 63% YoY and eight times higher than Q3/2025 after the United States announced tariff policies for individual countries and global trade tensions gradually eased.

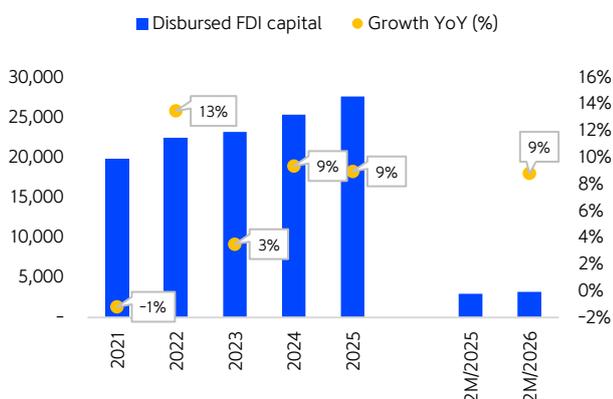
Residential real estate revenue: The Sonadezi Huu Phuoc Residential Area Phase 2 project recorded revenue of VND 7.2 billion (-60% YoY), reflecting a significant decline compared to the same period. This was mainly due to slower sales progress at the project, which weighed on residential real estate revenue during the period. We expect this segment's revenue to improve in 2026 as the remaining inventory at Sonadezi Huu Phuoc Residential Area Phase 2 continues to be handed over. In addition, SZC officially began accepting applications for the social housing project within the Sonadezi Huu Phuoc Residential Area in late December 2025. The project is expected to launch sales of 105 units and lease 105 units starting from 18 January 2026, providing additional growth momentum for the residential real estate segment in the coming period.

BOT segment revenue: The BOT 768 Project resumed toll collection from 05 April 2025, generating VND 101 billion in BOT revenue.

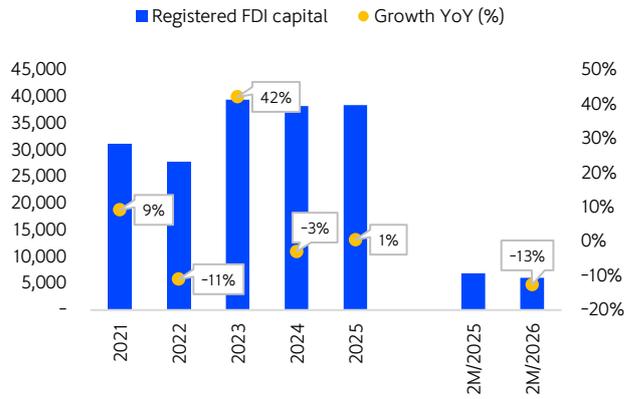
Golf segment revenue: Revenue from the golf segment reached VND 50 billion (-8% YoY), slightly lower than the same period last year. Entering 2026, SZC terminated the operations of its Chau Duc Golf Enterprise branch and simultaneously established Chau Duc Golf Services One Member Company Limited with a charter capital of VND 10 billion. Mr. Tran Trung Chien, Deputy CEO of SZC, serves as Chairman and General Director of the new entity. This move is viewed as part of a restructuring effort to develop SZC's golf business segment further.

FDI is expected to grow slightly amid uncertainty over tariffs and geopolitics.

FDI capital disbursed in 2021 - 02/2026 (million USD)



Registered FDI capital 2021 - 02/2026 (million USD)



Source: General Statistics Office, Ministry of Finance

According to the General Statistics Office of Vietnam, disbursed foreign direct investment (FDI) in 2025 reached USD 27.6 billion, up 9% YoY and marking the highest level in the past five years. Disbursement activities in 2025 recorded steady growth throughout the months, indicating the commitment of foreign investors to their registered capital. However, total newly registered, adjusted, and contributed capital for share purchases reached more than USD 38.4 billion, increasing only slightly by 0.5% YoY. Notably, registered FDI inflows recorded strong growth in the first six months of 2025, reaching USD 21.5 billion (+42% YoY). Nevertheless, amid tariff uncertainties, FDI inflows in the second half of 2025 declined sharply to USD 16.9 billion (-27% YoY). This is considered a sign of caution among investors in response to global uncertainties.

One positive aspect of the registered FDI structure is the increasing inflow from China, which reached USD 5.6 billion (+20.4% YoY), surpassing South Korea to become the second-largest source of registered FDI. This reflects the continuation of the China+1 strategy as Vietnam is subject to lower tariffs from the United States compared to China, while also maintaining advantages in attracting FDI inflows.

Entering 2026, as of February 2026, disbursed FDI continued to show positive momentum, reaching USD 3.2 billion (+8.8% YoY), while registered capital only reached USD 6.0 billion (-12.6% YoY). This indicates that the cautious stance of international investors has continued into 2026. However, in terms of the composition of registered FDI, while adjusted capital and capital contributions through share purchases declined by -52.3% and -5.7%, respectively, newly registered capital increased by more than 61.5%. This suggests that the expansion activities of existing enterprises are being constrained under the impact of tariff-related developments. Nevertheless, Vietnam continues to attract interest from new investors.

Expectations are high for a reduction in global tariffs

On 20 February 2026, the Supreme Court of the United States, in a 6–3 ruling delivered by Chief Justice John G. Roberts Jr., declared that the tariffs imposed by Donald Trump under the International Emergency Economic Powers Act were unlawful. As a result, all reciprocal tariffs implemented in 2025 were officially invalidated. During a press conference immediately following the ruling, President Trump announced that the administration had already taken steps to impose new tariffs under alternative authorities. President Trump subsequently issued a proclamation under Section 122 of the Trade Act of 1974 imposing a 10% tariff on products from all countries, effective from 24 February for a period of 150 days, unless modified, terminated, or extended by the United States Congress.

Under Section 122, the U.S. President is authorized to impose tariffs of up to 15% for a period of 150 days in the event of a balance of payments crisis. Accordingly, from 24 February, the United States abolished the previous reciprocal tariffs (ranging from 10% to over 50% depending on the country) and replaced them with a uniform global import tariff of 15%.

The Office of the United States Trade Representative also announced that the administration would initiate new investigations into unfair trade practices by other countries under Section 301 of the Trade Act of 1974, which could potentially lead to additional tariffs. The administration

may also use other legal tools, including Section 232 of the Trade Expansion Act of 1962 and Section 338 of the Tariff Act of 1930, to impose further tariffs. However, these actions could trigger additional legal challenges.

We believe the tariff outlook will remain volatile in the near term. However, the Court's decision also suggests that the implementation of tariff measures by President Trump may face greater constraints going forward. This development is expected to improve global investor sentiment and support foreign direct investment (FDI) inflows.

Over the next 150 days, the baseline import tariff is expected to remain at 15% for most countries. Accordingly, several countries that previously faced reciprocal tariffs above 15%, such as Vietnam, China, and India, could benefit relatively from the reduction in tariff levels compared with the previous period.

The imposition of a fixed 15% tariff across all countries may reduce Vietnam's relative competitive advantage, as it will no longer benefit from lower tariffs compared with countries such as India and China. Nevertheless, with several key competitive advantages—including strategic geographic location, political stability, multiple trade agreements, and competitive labor and land costs—we believe Vietnam will remain an attractive destination for global investors.

Geopolitical tensions and oil price shocks put pressure on economic growth and investment decisions

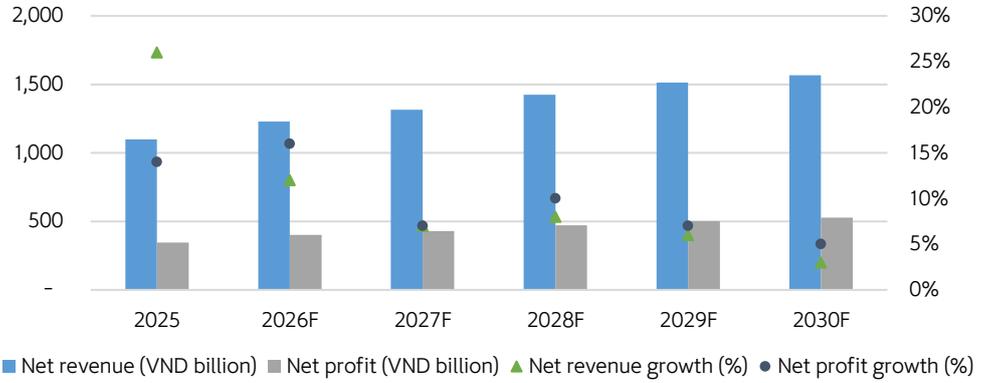
The conflict between the United States and Israel with Iran in the Middle East, along with geopolitical instability in other regions such as Russia – Ukraine, continues to put pressure on global energy prices and logistics costs. These developments could fuel inflation in many major economies, while also making it difficult for global interest rates to decline in the short term. In this context, the outlook for global economic growth may face increasing pressure, leading businesses and investors to become more cautious regarding investment plans and business expansion.

In summary, amid tariff developments and rising geopolitical uncertainties, we expect FDI inflows to record modest growth compared with the previous year, supported by Vietnam's structural advantages. As a result, FDI inflows are likely to remain concentrated in key economic hubs such as Ho Chi Minh City, Hanoi, Bac Ninh, and Hai Phong, with a focus on industrial manufacturing and high-technology sectors.

Earnings estimates

Revenue increased slightly while leased land area remained stable

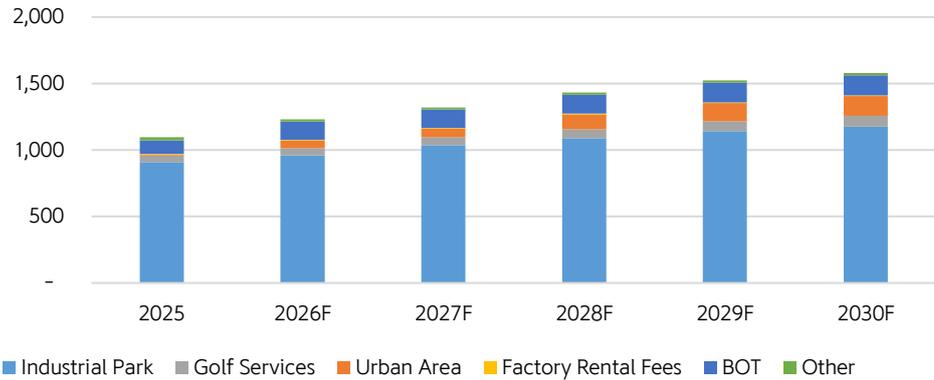
Net revenue and net profit forecast of Sonadezi Chau Duc Joint Stock Company 2025 – 2030F



Source: Company report, Shinhan Securities Vietnam

We forecast net revenue of Sonadezi Chau Duc Shareholding Company to reach approximately VND 1,228 billion (+12% YoY) in 2026 and VND 1,315 billion (+7% YoY) in 2027. Net profit is projected to reach VND 401 billion (+16% YoY) in 2026 and VND 429 billion (+7% YoY) in 2027.

Revenue structure of Sonadezi Chau Duc Joint Stock Company 2025 – 2030F (billion VND)

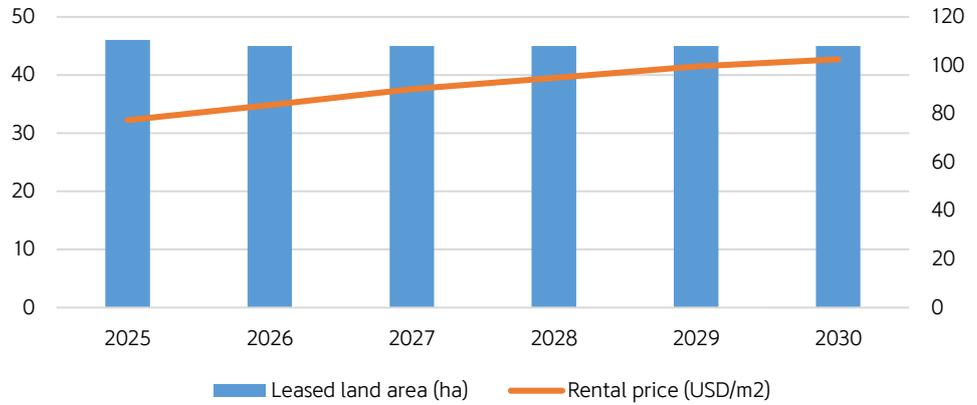


Source: Company report, Shinhan Securities Vietnam

Revenue and profit of Sonadezi Chau Duc Shareholding Company (SZC) are primarily driven by the industrial park land leasing segment, which accounts for 78% of total revenue. Entering 2026, SZC’s business performance is expected to maintain stable growth, supported by several key factors: sustainable revenue from IP land leasing activities, increasing contribution from the Sonadezi Huu Phuoc Residential Area project, along with the restructuring of golf services and revenue from the BOT 768 Project.

Stable IP leasing area with improving rental rates driven by infrastructure development

Projected industrial park area of Sonadezi Chau Duc JSC 2025 – 2030F



Source: Company report, Shinhan Securities Vietnam

With the prospect of Long Thanh International Airport being completed before June 2026, together with the expansion of Cai Mep Port, we believe the Ba Ria–Vung Tau area will remain an attractive destination for FDI inflows. In addition, land rental rates at Chau Duc Industrial Park are projected to grow by around 5%–8% during the 2025–2028 period. However, factors such as tariff uncertainties and geopolitical tensions will continue to pose risks to future land leasing demand. Accordingly, we estimate the company’s newly leased land area in 2026 will reach around 45 ha, broadly in line with the previous year.

Urban real estate revenue grows thanks to the Sonadezi Huu Phuoc Residential Area project

Projected revenue from the transfer of Sonadezi Huu Phuoc Residential Area project 2025 – 2030F (billion VND)



Source: Company report, Shinhan Securities Vietnam

The Sonadezi Huu Phuoc Residential Area project is expected to contribute to the future revenue potential of Sonadezi Chau Duc Shareholding Company as remaining inventory continues to be carried forward and additional units are launched for sale in the coming years. We believe the completion of Long Thanh International Airport will act as a catalyst for the real estate market in the Ba Ria–Vung Tau area, thereby supporting sales at the Sonadezi Huu Phuoc project. In addition, the launch of 105 units for sale and the leasing of 105 social housing units in early 2026 will further contribute to SZC’s residential real estate revenue.

Valuation and Recommendation

Update valuation with BUY recommendation, target price VND 42,900

We offer an updated valuation of SONADEZI Chau Duc Shareholding Company (SZC) with a buy recommendation and a target price of VND 42,900, representing a 50% increase from the current price. With a strong outlook from both the industrial park and real estate business segments, we expect growth for SZC with the following views:

- 1) Stable FDI inflows support the industrial park real estate segment.
- 2) Large amount of land available for lease, with steadily rising prices
- 3) Rising revenue from urban areas, golf courses, and the BOT 768 projects

Valuation method

We apply the revalued net asset value (RNAV) method to value SONADEZI Chau Duc Shareholding Company (SZC). Based on the RNAV method, we estimate the value of SZC shares at VND 42,900.

The RNAV method

Project Name	Valuation Method	Value (billion VND)
Chau Duc Industrial Park	DCF	6,052
Chau Duc Urban Area	BV	1,579
Huu Phuoc Urban Area	DCF	231
Golf Course Project	DCF	182
Factory Project	DCF	31
BOT 768 Project	DCF	226
Total		8,301
+ Cash and Short-term Investments		417
+ Long-term Investments, Fixed Assets		1,482
- Debt		2,476
Equity Value		7,723
Number of Shares		179,985,863
Target Price (VND)		42,900
Current Price (VND)		29,800
Upside (%)		44%

Variable	Value
D/E	0.43
Beta	1.3
Risk-free rate	4.3%
Cost of equity	17.8%
Cost of debt	8.8%
WACC	14.6%

For the Weighted average cost of capital (WACC), we use the 10-year Vietnamese government bond yield at 4.3% as the risk-free rate. Beta is calculated based on historical data of the last 5 years of SZC and VNINDEX.



Source: Bloomberg data, Shinhan Securities Vietnam

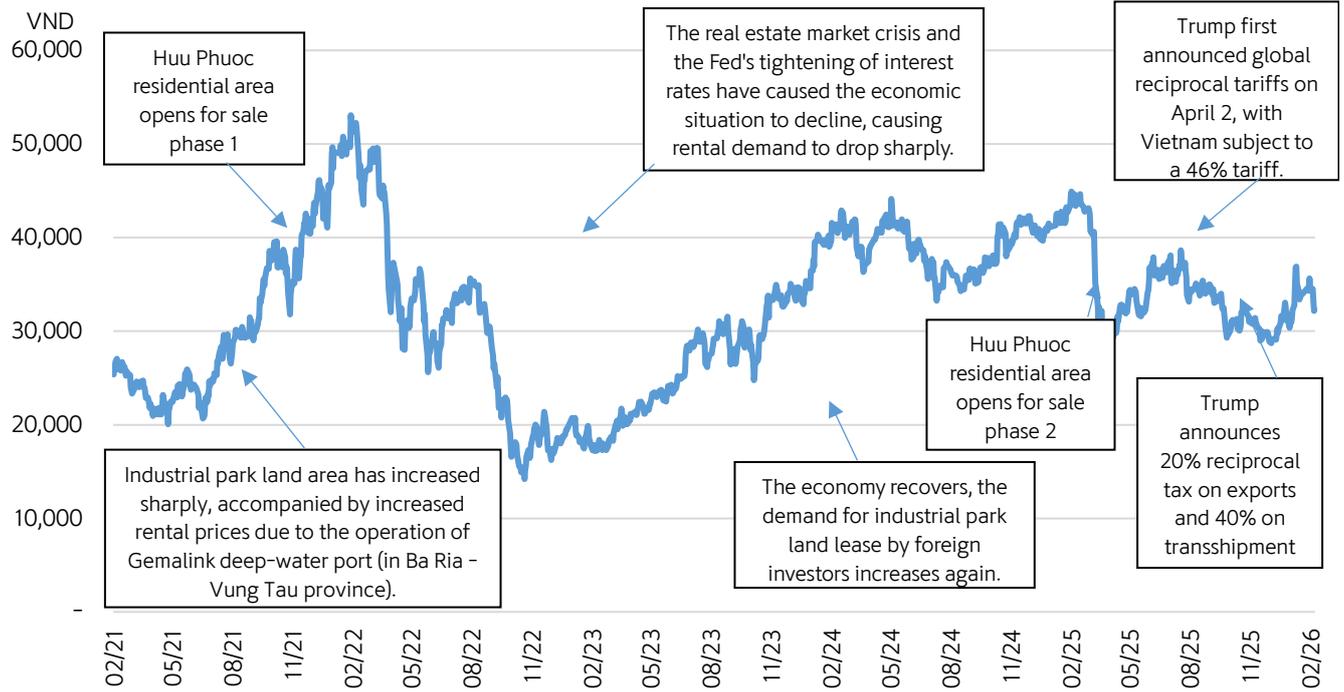


Source: Bloomberg data, Shinhan Securities Vietnam



Source: Bloomberg data, Shinhan Securities Vietnam

Key event chart of SZC



Source: Bloomberg, Company data, Shinhan Securities Vietnam

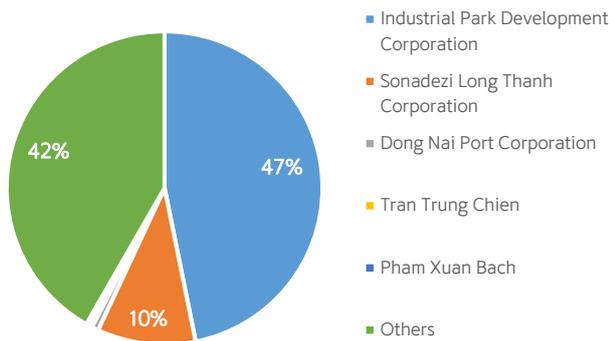
Company background

Company history

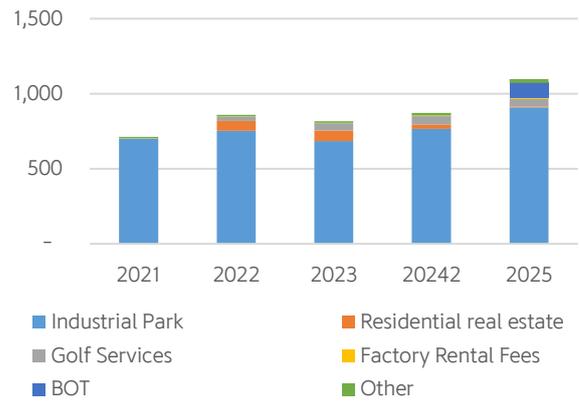
Sonadezi Chau Duc Joint Stock Company (HoSE: SZC), established in 2007 and listed on the Ho Chi Minh City Stock Exchange in late 2018, is a key player in Vietnam's industrial real estate investment and development sector.

Headquartered in Chau Duc Industrial Park, SZC manages a 2,287-hectare estate in Ba Ria - Vung Tau province, comprising an integrated industrial, urban, and golf course complex. The company also operates the BOT 768 project, which provides a consistent revenue stream.

Shareholder structure of SZC Q4/2025



SZC's revenue structure from 2021 – 2025 (billion VND)

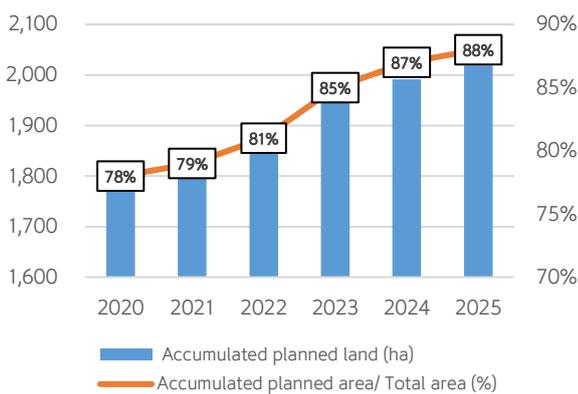


Source: Company report, Shinhan Securities Vietnam

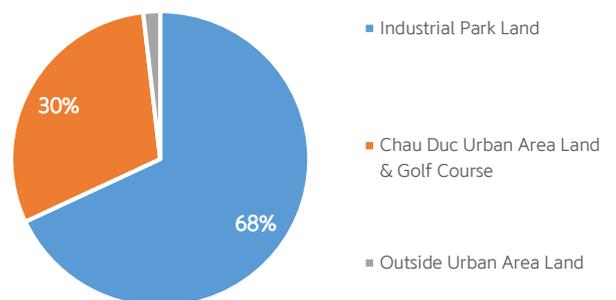
SZC is primarily owned by the Industrial Park Development Corporation, under the Dong Nai Provincial People's Committee, holding a 47% stake.

The company's revenue is largely derived from long-term industrial and residential land leases, which comprise 88% of its revenue structure. Additionally, SZC generates income from ready-built factory leasing services, a golf course, and the BOT 768 road project.

Industrial park land reserve accumulated by SZC for development from 2020 to 2025



SZC's land fund structure (ha)

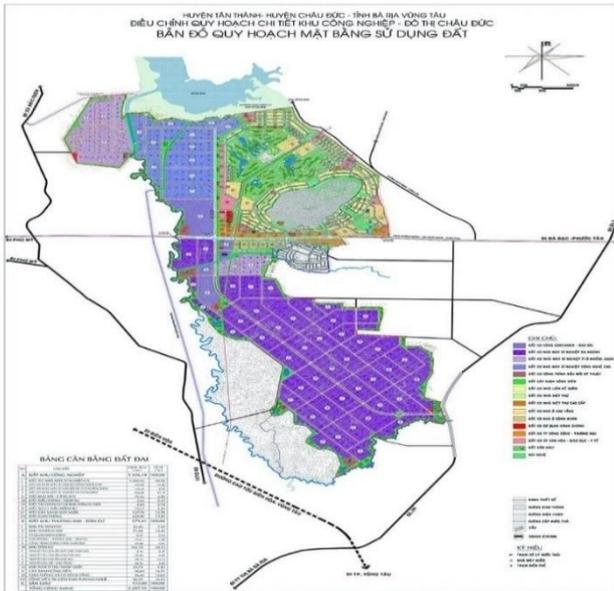


Source: Company report, Shinhan Securities Vietnam

SZC holds 2,287 ha of industrial land in Chau Duc district, with 1,556 ha allocated for residential purposes and 689 ha for a combination of residential and golf course land. As of now, SZC has planned 2,018 ha, representing 88% of the allocated land area. To maximize its leasable land fund, SZC has consistently advanced site clearance and infrastructure development initiatives over the years. Besides, Chau Duc Industrial Park still maintains its attractiveness to businesses by maintaining an occupancy rate of over 60% of the total planned area over the years.

Chau Duc Industrial Park

Chau Duc Industrial Park planned map



Geographical location of Chau Duc Industrial Park



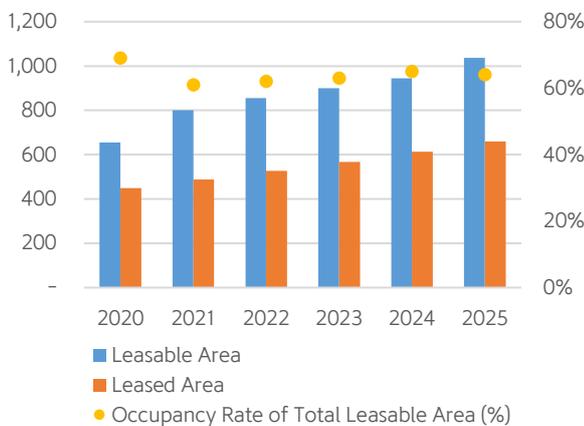
Source: Company report, Shinhan Securities Vietnam

Chau Duc Industrial Park spans 1,556 ha, strategically positioned for optimal connectivity to the city’s key transportation networks:

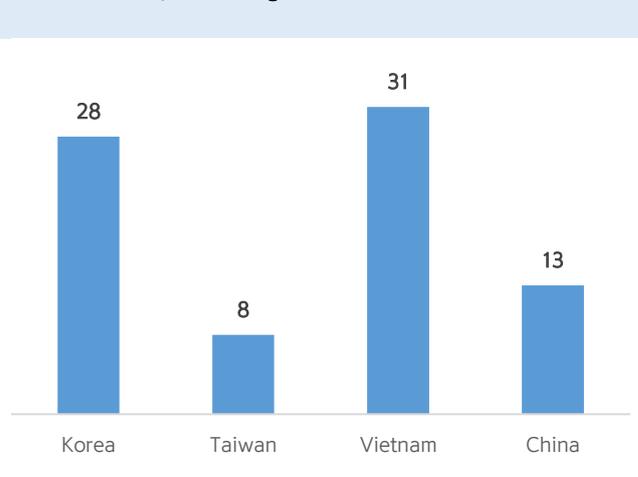
- 9 km from National Highway 51
- 0.5 km from the Bien Hoa - Vung Tau Expressway
- 22 km from the Ben Luc - Long Thanh Expressway
- 34 km from Long Thanh International Airport (projected to open in 2025)
- 12 km from the Cai Mep - Thi Vai International Port Cluster

The proximity to Cai Mep International Port, through which 90% of international goods are shipped, significantly enhances Chau Duc Industrial Park’s appeal to foreign enterprises. The development of major infrastructure projects, such as the Bien Hoa - Vung Tau Expressway, the Ben Luc - Long Thanh Expressway, and Long Thanh International Airport, further strengthens the park’s potential to attract FDI enterprises.

Leased area and occupancy rate in Chau Duc Industrial Park from 2020 - 2024 (ha)



Number of enterprises leasing land from Sonadezi Chau Duc JSC



Source: Company report, Shinhan Securities Vietnam

Chau Duc Industrial Park continues to attract land-leasing enterprises, with annual leased areas ranging from 45 to 50 ha from 2020 to 2023. The park maintains a high occupancy rate,

exceeding 60% of its planned area. Notably, foreign enterprises from South Korea, Taiwan, and China represent the majority of its customer base, making up 62% of SZC’s tenant portfolio.

Chau Duc Urban Area Land & Golf Course

Situated within the Chau Duc Industrial and Urban Area, the Chau Duc Urban Area & Golf Course spans 689 ha, allocated across distinct sections: Chau Duc Urban Area (498 ha), Sonadezi Huu Phuoc Residential Area (40 ha), and the Chau Duc Golf Course (152 ha).

The Chau Duc Urban Area involves a total investment of VND 8,117 billion, with its implementation divided into six phases over 10 years from 2022 to 2032. Currently, the project is undergoing investment policy adjustments and executing urban infrastructure investment packages. Additionally, housing initiatives like the Golf Villa Investment and Business Project and the Type 2 Villa Investment and Business Project are in the construction drawing design phase.

Detailed planning map of Sonadezi Huu Phuoc Residential Area



Shophouse Project Sonadezi Huu Phuoc Residential Area



Source: Company report, Shinhan Securities Vietnam

Sonadezi Huu Phuoc Residential Area has a total investment of 652 billion VND with the project implementation period in the period of 2020 – 2023 (phase 1: 25ha 2020 – 2022; phase 2: 16ha 2022 – 2024). Sonadezi Huu Phuoc Residential Area projects include 153 Shophouses (phase 1: 94 units, phase 2: 64 units), 126 Townhouses (phase 1: 72 units, phase 2: 54 units) and 210 social housing units. Phase 1 of the shophouse and townhouse projects completed sales during 2021–2022, with phase 2 sales commencing in 2024. The social housing project began construction in Q3/2024, with sales anticipated to launch in 2025.

Chau Duc Golf Course Project



Source: Company report, Shinhan Securities Vietnam

The Chau Duc Golf Course, spanning 152 ha, completed construction and officially opened in November 2023. This 36-hole course includes an 18-hole Resort course and an 18-hole Tournament course, designed to meet PGA international competition standards, with a total investment exceeding VND 1,800 billion. In 2024, the golf course attracted over 42,000 visitors from Ho Chi Minh City, Binh Duong, Dong Nai, Ba Ria - Vung Tau, and other provinces. Visitor

numbers are growing steadily, with an average monthly increase of 15-20%.

Other projects

The BOT Project 768 spanning over 48 km, connects Bien Hoa City with Vinh Cuu District (Dong Nai) and Binh Duong Province, originally involving six routes with a total investment of over 534 billion VND, excluding site clearance costs. Toll collection began in November 2010, initially planned for a 30-year capital recovery period plus an additional five years for profit generation. Tolling was temporarily suspended on January 1, 2021, to implement a Government-mandated non-stop toll collection system (ETC). By November 2024, the Dong Nai Provincial People's Committee approved adjustments to the project, reducing its scope to three routes with a total length of nearly 24 km and lowering the investment to 425 billion VND. Consequently, the toll collection period was reduced from 35 years to approximately 24 years, with a remaining toll collection period of around 9 years and 3 months. Toll collection is scheduled to resume on December 1, 2024, to facilitate capital recovery for investors.

Factory for lease: SZC continues to maintain the lease of about 5,600 m² of factory space, with a rental rate of VND 80,500/m²/month, providing a stable income stream for the business.

Appendix: Financial Statements

Statement of financial position

Year to Dec. (bn VND)	2025	2026F	2027F	2028F	2029F
Total assets	8,170	9,051	9,879	10,823	11,879
Current assets	2,678	3,305	3,801	4,156	4,636
Cash & equivalents	417	719	924	894	948
Short-term financial asset	35	35	35	35	35
Accounts receivable	334	422	563	711	899
Inventories	1,893	2,130	2,280	2,517	2,754
Non-current assets	5,492	5,746	6,077	6,667	7,243
Net fixed assets	716	812	1,010	1,467	1,911
Investment assets	-	-	-	-	-
Other long-term assets	4,776	4,934	5,067	5,199	5,332
Total liabilities	4,967	5,537	6,026	6,589	7,232
Current liabilities	1,325	1,568	1,676	1,792	1,910
Accounts payable	195	361	385	412	435
Short-term borrowings	377	439	505	576	651
Others	752	769	786	805	824
Non-current liabilities	3,643	3,969	4,350	4,797	5,322
Long-term borrowings	2,099	2,160	2,226	2,297	2,373
Other financial liabilities	1,543	1,808	2,123	2,500	2,949
Total shareholders' equity	3,203	3,514	3,853	4,234	4,647
Charter capital	1,800	1,800	1,800	1,800	1,800
Capital surplus	604	604	604	604	604
Retained earnings	591	902	1,241	1,622	2,035
Other capital	208	208	208	208	208
Non-controlling interest equity	-	-	-	-	-
*Total debt	2,476	2,599	2,731	2,873	3,025
*Net debt (cash)	2,059	1,880	1,807	1,980	2,076

Statement of cash flow

Year to Dec. (bn VND)	2025	2026F	2027F	2028F	2029F
Cash flow from operations	34	727	765	800	892
Net profit	444	500	536	588	628
Depreciation expense	317	203	271	293	323
(Gain) from investing activities	-	-	-	-	-
Interest expense/ income	-	-	-	-	-
Change in working capital	(420)	185	148	143	205
Others	(178)	(162)	(190)	(224)	(265)
Cash flow from investments	(347)	(459)	(601)	(882)	(899)
Change in fixed assets	(644)	(459)	(601)	(882)	(899)
Change in investment assets	-	-	-	-	-
Others	296	-	-	-	-
Cash flow from financing	25	33	42	52	61
Change in equity	-	-	-	-	-
Net borrowing	144	123	132	142	151
Dividends	(119)	(90)	(90)	(90)	(90)
Change in total cash	(288)	302	205	(30)	55
Beginning cash	705	417	719	924	894
Change in FX rates	-	-	-	-	-
Ending cash	417	719	924	894	948

Statement of comprehensive income

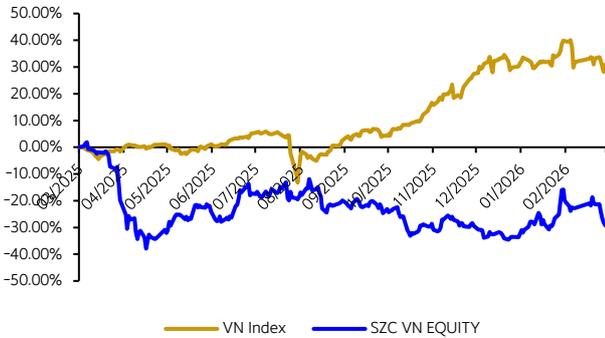
Year to Dec. (bn VND)	2025	2026F	2027F	2028F	2029F
Revenue	1,098	1,228	1,315	1,424	1,514
Growth (%)	26%	12%	7%	8%	6%
COGS	(537)	(624)	(667)	(712)	(753)
Gross profit	561	604	649	712	761
GPM (%)	51%	49%	49%	50%	50%
SG&A	(87)	(93)	(100)	(108)	(115)
Operating profit	474	511	549	604	647
Growth (%)	28%	8%	8%	10%	7%
OPM (%)	43%	42%	42%	42%	43%
Non-operating profit	(30)	(10)	(13)	(16)	(18)
Financial income	34	34	34	34	34
Financial expense	(27)	(30)	(32)	(34)	(35)
In which: interest expenses	(27)	(30)	(32)	(34)	(35)
Net other non-operating profit	(38)	(14)	(15)	(16)	(17)
Pre-tax profit	444	500	536	588	628
Income tax	(99)	(100)	(107)	(117)	(125)
Net profit	345	401	429	471	503
Growth (%)	14%	16%	7%	10%	7%
NPM (%)	31%	33%	33%	33%	33%
Controlling interest	345	401	429	471	503
Non-controlling interest	-	-	-	-	-
EBIT	470	531	568	622	664
Growth (%)	16%	13%	7%	9%	7%
EBIT Margin (%)	43%	43%	43%	44%	44%
EBITDA	788	734	839	915	986
Growth (%)	9%	-7%	14%	9%	8%
EBITDA margin (%)	72%	60%	64%	64%	65%

Key ratios

Year to Dec.	2025	2026F	2027F	2028F	2029F
EPS (VND)	1,766	2,226	2,385	2,617	2,793
BPS (VND)	17,797	19,523	21,408	23,524	25,817
DPS (VND)	662	500	500	500	500
PER (x)	22.91	14.45	13.48	12.29	11.51
PBR (x)	2.46	1.65	1.50	1.37	1.25
EV/EBITDA (x)	17.92	7.35	7.88	6.90	6.33
Dividend payout ratio (%)	37%	22%	21%	19%	18%
Dividend yield (%)	2%	2%	2%	2%	2%
Profitability					
EBITDA margin (%)	72%	60%	64%	64%	65%
OPM (%)	43%	42%	42%	42%	43%
NPM (%)	31%	33%	33%	33%	33%
ROA (%)	4.2%	4.7%	4.5%	4.5%	4.4%
ROE (%)	10.9%	11.9%	11.7%	11.6%	11.3%
Stability					
Debt to equity ratio (%)	77%	74%	71%	68%	65%
Net debt ratio (%)	261%	256%	215%	216%	210%
Cash ratio (%)	31%	46%	55%	50%	50%
Interest coverage ratio (x)	17.55	17.42	17.76	18.49	18.74
Activity (%)					
Inventory turnover (days)	604	598	612	615	635
Accounts receivable turnover (days)	45	40	49	58	66
Accounts payable turnover (days)	127	163	204	204	205

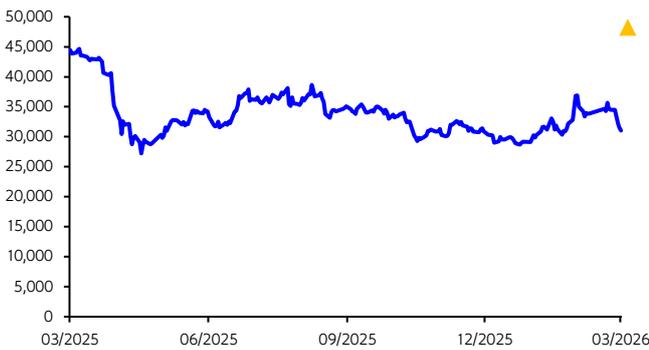
Sonadezi Chau Duc Joint Stock Company (SZC)

Stock price



Date	Rating	TP (VND)	TP gap (%)	
			TB	TB
28/11/2024 (Initiate)	BUY	49,800	34	7/79
28/02/2025 (Update)	BUY	48,100	19	3/41
05/09/2025 (Update)	BUY	45,400	25	-1/59
11/11/2025 (Update)	BUY	45,400	23	-2/66
12/03/2026 (Update)	BUY	42,900	15	-8/55

Target price



Note: Calculation of target price gap based on past 12 months

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Stocks	Sector
<ul style="list-style-type: none"> ◆ BUY: Expected 12-month gain of 15% or more ◆ HOLD: Expected 12-month loss of 15% to gain of 15% ◆ SELL: Expected 12-month loss of 15% or more 	<ul style="list-style-type: none"> ◆ OVERWEIGHT: Based on market cap, largest share of sector stocks under coverage is rated BUY ◆ NEUTRAL: Based on market cap, largest share of sector stocks under coverage is rated HOLD ◆ UNDERWEIGHT: Based on market cap, largest share of sector stocks under coverage is rated SELL

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