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ASSESSMENT REPORT OF THE INDEPENDENT BOARD OF DIRECTORS' MEMBERS SONADEZI CHAU DUC SHAREHOLDING COMPANY

To: General Meeting of Shareholders

The independent Board of Directors' members of Sonadezi Chau Duc Shareholding Company for term IV (2022 – 2027) consists of 02 people:

- Mr. Nguyen Van Luong, born on 15/03/1977;
- Mr. Tran Hao Hiep, born on 16/12/1977.

We would like to report to the 2025 Annual General Meeting of Shareholders on the activities of the Board of Directors in 2024 as follows:

1. Regarding Board of Directors' meetings/consultations:

- The Board of Directors has worked with a spirit of responsibility and transparency in corporate governance, complying with regulations for listed companies. Board of Directors' meetings were convened promptly and conducted in accordance with the procedures outlined in the Charter and Internal Regulations on Corporate Governance. Meeting invitations and documents were sent in full to the Board of Directors' members and the Board of Supervisors for review and comment. The contents of the meetings were fully and carefully discussed and evaluated by the Board of Directors' members to provide directions and solutions that bring the highest benefit to the Company.

- The Decisions/Resolutions of the Board of Directors at meetings and written consultations are in accordance with the provisions of law, the Company's Charter, Internal Regulations on Corporate Governance, and Regulations on the Operation of the Board of Directors, and are also fully consistent with the Resolutions of the General Meeting of Shareholders (GMS) and the Company's business strategy and plan. Minutes of the Board of Directors' meetings were prepared with full content discussed in the meeting, with full signatures of the Chairman, Secretary, and attending members, and sent to members in accordance with current regulations.

- In 2024, the Board of Directors conducted 64 consultations to approve contents related to sales policies, approve unit prices, sign contracts with related parties, finalize the list of shareholders, and other matters under the authority of the Board of Directors as prescribed in the Company's Charter, Internal Regulations on Corporate Governance, Regulations on the Operation of the Board of Directors, and current regulations.

2. Regarding the structure of the Board of Directors:

The total number of current Board of Directors' members is 07, including: 02 independent members, 02 executive members, and 03 non-executive members. All Board

of Directors' members fully and actively participate in planning and compliance control activities, ensuring good corporate governance practices as well as assigned tasks within the Board of Directors.

3. Regarding compliance with state regulations and laws:

- Contracts and transactions with related parties are approved by the Board of Directors and fully and promptly disclosed in accordance with regulations. According to the assessment of the independent members of the Board of Directors, the Company has complied very well with the Enterprise Law, the Securities Law, and other regulations related to the Company's operations.

- The selection of contractors to implement the Company's projects is carried out in accordance with regulations. The Board of Directors has authorized the Chairman of the Board of Directors to sign decisions related to contractor selection. In addition, the Company has also amended and supplemented the Contractor Selection Process to apply appropriately to the actual situation at the Company.

4. General assessment of the activities of the Board of Directors and the Board of General Directors:

Throughout 2024, despite encountering numerous challenges in site clearance compensation and project implementation at the Company, compounded by evolving legal policies and regulations, the Board of Directors provided close guidance, facilitating the Board of Management in executing the plan entrusted by the General Meeting of Shareholders. Consequently, 2024 revenue surpassed the plan by 3.38%, and after-tax profit exceeded the plan by 32.42%. The Board of Directors also tasked the Chairman with assisting in resolving difficulties and obstacles related to project deployment, such as the Urban Area, Golf Course, and Highway 768 BOT project, assigning the Chairman the duty of reviewing and deciding on project technical dossiers as a basis for the Board of Management to implement related work.

The Board of Directors also regularly reviewed periodic and ad-hoc reports from the Board of Management, engaging in discussions with them concerning business, financial, accounting, and project information to thoroughly understand the Company's operational status and provide timely guidance to the Board of Management.

The Company's Board of Management successfully accomplished the assigned planned targets, adhered to current regulations, frequently and promptly reported and sought the Board of Directors' opinions on matters within their purview for consideration and decision-making, while also demonstrating consistent concern for charitable social activities and community relations in the two localities where the Company is implementing projects.

This is the report of the independent members of the Board of Directors on the evaluation of the Board's activities in 2024.

Sincerely!

Bien Hoa, ,March 20, 2025

INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS	**INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS**
Tran Hao Hiep	**Nguyen Van Luong**