SONADEZI CORPORATION
SONADEZI CHAU DUC SHAREHOLDING COMPANY
No: …/SZC-BKS

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Chau Duc, ..., 2025

DRAFT

REPORT

Supervision of Production and Business Activities in 2024
at Sonadezi Chau Duc Shareholding Company

To: The General Meeting of Shareholders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 and the Law on Securities No. 54/2019/QH14 dated 26/11/2019;
- Pursuant to the amended and supplemented Charter of Sonadezi Chau Duc Shareholding Company, as approved by the General Meeting of Shareholders;
- Pursuant to the functions, duties, and operating regulations of the Board of Supervisors.

The Board of Supervisors of Sonadezi Chau Duc Shareholding Company was appointed by the General Meeting of Shareholders on 29/03/2022, consisting of the following members:

- Ms. Pham Thi Kim Hoa	Head of the Board
- Ms. Trinh Thi Hoa	Member
- Mr. Le Duc Thuan	Member

The Board of Supervisors has conducted inspections and evaluations of the production and business results, and the management and administration of the Board of Directors and the General Directorate in implementing the production and business tasks as per the Resolution of the General Meeting of Shareholders for 2024. The Board of Supervisors respectfully reports to the General Meeting of Shareholders the following contents:

PART I

ASSESSMENT OF THE COMPANY'S BUSINESS PERFORMANCE AND THE BOARD OF MANAGEMENT' PERFORMANCE IN 2024

I. Assessment of the company's business performance in 2024

1. Financial statements for 2024

Based on the Audited Financial statements for 2024 conducted by RSM Vietnam Auditing & Consulting Co., Ltd., the Board of Supervisors conducted sample checks, data comparisons, and agreed on the following opinions:

- The 2024 Financial statements of Sonadezi Chau Duc Shareholding Company fairly and reasonably reflect all material aspects of the financial position, asset structure, and capital resources of the Company for the fiscal year ending on 31/12/2024.

- The Company's Operating results and Cash Flow for the year 2024 ending on 31/12/2024 are in accordance with Vietnamese Accounting Standards and the current Vietnamese enterprise accounting system for the preparation and presentation of financial statements.

- The Board of Supervisors agrees with the opinion of RSM Vietnam Auditing & Consulting Co., Ltd. That there are no issues or other situations arising since 31/12/2024 until the date of this report that materially affect the Company’s business operations in the next fiscal year.

1.1 The Company’s asset and capital structure in 2024

Unit: million VND

NO.	ITEMS	31/12/2024	31/12/2023	Increase/ Decrease
A	**TOTAL ASSETS**	**8,225,800**	**6,961,129**	**1,264,671**
I	**Current Assets**	**3,066,828**	**2,064,409**	**1,002,419**
1	Cash and cash equivalents	705,293	222,415	482,878
2	Current financial investments	334,785	30,000	304,785
3	Current account receivables	149,767	67,310	82,457
4	Inventories	1,743,116	1,621,216	121,900
5	Other current assets	133,867	123,468	10,399
II	**Non-current Assets**	**5,158,972**	**4,896,720**	**262,252**
1	Non-current account receivables	324	324	0
2	Fixed Assets	755,646	791,030	(35,385)
3	Investment property	1,119,972	1,054,819	65,153
4	Non-current assets in process	3,148,112	2,943,325	204,787
5	Non-current financial investments	52,818	52,818	0
6	Other Non-current Assets	82,101	54,404	27,697
B	**TOTAL RESOURCES**	**8,225,800**	**6,961,129**	**1,264,671**
I	**Liabilities**	**5,120,249**	**5,223,813**	(103,564)
1	Current liabilities	1,911,546	1,789,360	122,186
2	Non-current liabilities	3,208,703	3,434,453	(225,750)
II	**Owner's Equity**	**3,105,551**	**1,737,316**	**1,368,235**
1	Equity	1,799,859	1,200,000	599,859
2	Other capital sources	1,305,693	537,316	768,377

Source: Audited Financial Statements 2024

- The Company's asset structure as of 31/12/2024 mainly consists of Non-current Assets, accounting for 62.72%, including: Fixed assets; Investment property and Non-current assets in process… Of which, Non-current assets in process is 3,148,112 million VND, accounting for 38.27% of total assets and increasing by 204,787 million VND compared to the beginning of 2024, mainly due to the increase in investment costs for construction of projects. Current assets include: Cash and cash equivalents; Current financial investments; Inventories… Of which, inventories are 1,743,116 million VND, accounting for 21.19% of total assets and increasing by 121,900 million VND compared to the beginning of the year (Investment costs for Chau Duc Urban Area); Cash and cash equivalents increased by 482,878 million VND; Current financial investments increased by 304,785 million VND due to the Company receiving funds from the issuance of shares to increase charter capital in 2024.

- The Company's capital structure as of 31/12/2024 consists of Liabilities and Owner's equity. Of which, Current liabilities is 1,911,546 million VND, accounting for 23.24% of total resources and increasing by 122,186 million VND, mainly due to the increase in Advances from customers (Industrial park land lease); Non-current liabilities is 3,208,703 million VND, accounting for 39.01% of total resources and decreasing by 225,750 million VND compared to the beginning of the year, mainly due to a decrease in bank loans as the Company used funds raised from the issuance of shares to restructure debts. Owner's equity is 3,105,551 million VND, accounting for 37.75% of total resources and increasing by 1,368,235 million VND compared to the beginning of the year due to the Company issuing shares to increase Charter capital. Non-current loans decreased by 10.33% compared to the beginning of the year and accounted for 39.01% of the capital structure, showing that the company has been active in repaying a portion of its bank loans. Accrued expenses account for 15.1% of total capital resources, due to the company temporarily allocating the cost of industrial park land lease contracts to correspond with the land lease revenue recognized at once.

1.2 Financial Ratios

No.	Indicators	Unit	31/12/2024	31/12/2023	Increase/ Decrease
1	**Capital structure Ratio**				
	- Debt/Total resources ratio	%	54.49%	68.27%	(13.78)
	- Debt/Owner's Equity ratio	Times	0.96	1.63	(0.67)
2	**Solvency ratio**				-
	- Current ratio	Times	2.48	1.46	1.02
	- Quick ratio	Times	1.07	0.31	0.76
3	**Profitability**				-
	- Profit after tax/Total assets ratio (ROA)	%	3.98%	3.29%	0.01
	- Profit after tax /Owner's Equity ratio (ROE)	%	12.48%	13.38%	(0.01)
	- Profit after tax /Net revenue ratio	%	34.70%	26.76%	0.08

- The percentage of Debt/Total resources ratio decreased 13.78%; Debt/ the average Owner's Equity ratio decreased 0.67 times compared to the beginning of the year, from 1.63 to 0.96. This ratio significantly decreased mainly due to the "*Non-current loans*" item on the Balance Sheet decreasing considerably, by more than 400,000 million VND, while the owner's equity increased 1,368,235 million VND due to the increase in owner's contributed capital of nearly 600,000 million VND (Share issuance to increase charter capital) and other capital sources increasing 768,377 million VND due to share premium and profit after tax in 2024.
- The Current ratio increased 1.02 times, reaching 2.48, showing that the Company's short-term payment situation improved, largely due to the increase in current assets by 1,002,419 million VND mainly from share issuance proceeds, while the short-term debt only increased by 122,186 million VND. This ratio being greater than 2 reflects the Company's better short-term solvency than the previous year; however, it is necessary to consider the liquidity of inventories to ensure short-term solvency. The quick ratio is also greater than 1, ensuring the ability to pay due debts of the Company. The company needs to continue building financial plans to ensure financial safety for production and business activities.
- The financial ratios demonstrating profitability did not fluctuate significantly compared to the previous year, indicating the stable business condition of the projects.

Note: When analyzing the Company's debt and liquidity ratios, the Board of Supervisors has assessed and excluded the "Short-term and long-term unearned revenue" items on the Balance Sheet due to the relatively certain nature of the occurrence of economic transactions (industrial park land lease).

2. Implementation status of the Resolution of the General Meeting of Shareholders

2.1 Operating results statement for 2024

Unit: Million VND

No.	Indicators	2024 GMS Resolution	2024 Actual	2024 Actual / Plan (%)
1	Total revenue	881,088	910,893	103.38%
2	Profit after tax	228,154	302,127	132.42%
3	Total amount payable to the State Budget	137,905	148,035	107.35%
4	Investment in construction	1,539,321	506,957	32.93%
5	Average number of employees (people)	290	261	90.00%
6	Total salary fund	48,224	53,940	111.85%
	- *Management salary fund*	7,224	5,940	82.23%

No.	Indicators	2024 GMS Resolution	2024 Actual	2024 Actual / Plan (%)
	- *Employee salary fund*	41,000	48,000	117.07%
7	Deduction to funds (Profit after tax 2023)	53,900	75,740	140.52%
8	Dividend Percentage	10%	10%	100.00%

Source: 2024 Audited Financial Statements

Based on the 2024 implementation data, the total revenue reached 103.38% and profit after tax reached 132.42% compared to the plan of the Resolution of the General Meeting of Shareholders. The state budget contribution reached 107.35%; Investment expenditure on construction reached 32.93% compared to the annual plan due to the slow progress of site clearance compensation payment by the locality. Total salary fund in 2024 reached 111.85%, in which employee salary fund increased 117.07%; The management salary fund reached 82.23% of the plan. The average number of employees in 2024 was 261 people, a decrease of 10% compared to the plan due to the recruitment of personnel for toll collection business activities not being implemented within the year. Percentage deducted from profit after tax for funds in 2023 reached 140.52%. The company has distributed dividends for the year 2023 with a percentage of 10% in cash.

2.2 Detailed evaluation of the Company's business segments

No.	Operating activities	2024 Implementation status			
		Revenue	Cost of Goods Sold	Gross Profit	Profit/Revenue Percentage
1	Business from land lease, Industrial Park infrastructure	763,023.97	298,599.85	464,424	61%
2	Workshop rental operations	5,009.75	1,499.31	3,510	70%
3	Business from transfer of residential real estate	31,280.00	9,675.75	21,604	69%
4	Industrial Park water supply business operations (for Industrial Park infrastructure companies)	10,755.60	9,705.21	1,050	10%
5	Industrial Park wastewater treatment	4,185.27	3,598.49	587	14%
6	Golf course business	55,019.86	104,189.88	(49,170)	(89%)
7	BOT 768 road toll collection		12,385.37	(12,385)	0%
8	Industrial Park electricity supply; other	1,408.00	198.72	1,209	86%
9	Financial activities	40,014.48	34,643.22	5,371	13%
10	Other income	196.80	380.50	(184)	-93%
Total		**910,893.73**	**474,876**	**436,017**	**48%**

- Among the above business segments, the industrial park land and infrastructure leasing activities account for the largest percentage, 83.77%, of the Company's total revenue. The Golf Course business accounts for 6.04%; Commercial real estate trading activities account for 3.43% of total revenue. Other services such as electricity and water supply, wastewater treatment, workshop leasing, financial activities... contribute the remaining 6.76% of revenue in 2024. The BOT Route 768 project has not yet been put into operation to collect tolls, so there was no revenue generated in the period.

- The cost of goods sold of the business activities is as follows: Industrial park land and infrastructure leasing activities account for 62.88% of the total cost of goods sold; Golf course business accounts for 21.94%; Commercial real estate trading activities account for 2.04% of total cost of goods sold. The remaining business activities account for 13.14% of the total cost of goods sold; among them, the toll road segment incurred interest expenses and maintenance expenses for toll booths of the project.

- In 2024, the company's profit margin reached 48%, 9% higher than the previous year. Among business activities, the Golf business remains unprofitable due to high depreciation costs and a lack of revenue from fees.

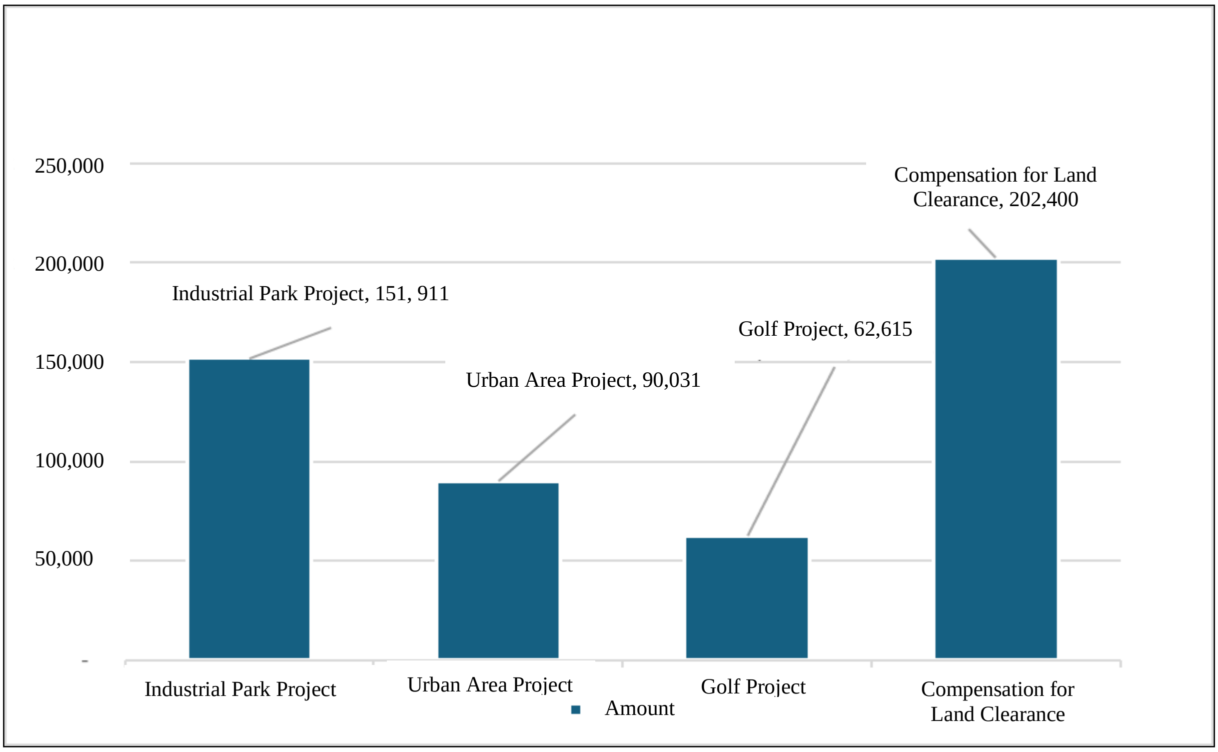
2.3 State Budget Payment Status

In 2024, the Company diligently complied with tax declaration and payment regulations to the State Budget, adhering to prescribed deadlines and avoiding administrative penalties. The total State Budget payment during the period amounted to 148,035 million VND, achieving 107.35% of the plan. This year, the Company continues to benefit from corporate income tax incentives, with a 50% reduction in the corporate income tax rate for the Chau Duc Industrial Park investment project and the Route 768 BOT project.

2.4 Investment Activities in Construction and Asset Acquisition

- Construction investment activities proceeded as planned, with construction investment costs reaching 506,957 million VND, or 32.93% of the plan.
- In 2024, the Company transferred 154,453 million VND in construction in progress costs to fixed assets (Golf Course and auxiliary items); increased asset purchases by 5,321 million VND; and increased costs in progress (Chau Duc Urban Area costs) by 408,770 million VND.
- In 2024, the Company disposed of a 7-seater vehicle and ERP software through auction, generating proceeds of 1,854.1 million VND.

Project Implementation Status According to the 2024 Plan



- **Chau Duc Industrial Park Project implementation:** Investment implementation costs (consulting fees, capitalized interest, construction costs, etc.)

amounted to 151,911 million VND, achieving 63.51% of the plan due to site clearance issues hindering construction progress. In 2025, the Company will continue constructing technical infrastructure, including roads, rainwater drainage, wastewater systems, and lighting, while also maintaining existing infrastructure and providing customer service to land lessees in the Industrial Park.

- **Chau Duc Urban Area Project implementation:** Investment implementation costs (consulting fees, capitalized interest, construction costs, etc.) totaled 90,031 million VND, reaching only 44.9% of the plan. The Company completed the dossier adjusting the investment policy for the North Urban Area project and submitted it as requested by the Ministry of Planning and Investment; The Sonadezi Huu Phuoc Residential Area has completed the investment policy and received approval under Decision No. 1447/QD/UBND of the Ba Ria - Vung Tau Provincial People's Committee. The Company also continues the construction of the social housing project phase 1 (210 apartments) and collaborates in investing and constructing townhouse projects in phase 2 of the Sonadezi Huu Phuoc Residential Area. Concurrently, the Company is constructing social infrastructure works, including a cultural center, commercial center, and kindergarten, to supplement the existing urban area infrastructure. Investment activities for the north parallel route connecting intersections 1 and 2 and green areas are also underway.
- **Chau Duc Golf Course Project implementation:** Investment costs reached 62,615 million VND, achieving 685.66% of the plan, primarily due to the completion of projects carried over from the previous year. The Company obtained the Certificate of Ownership for the golf resort, clubhouse, and auxiliary items. The company is proceeding with operationalizing the Golf course and establishing a joint-stock company to manage the existing golf course.
- **Route 768 BOT Project implementation:** The Company finalized the adjusted investment policy, approved under Decision No. 1756/QD-UBND of Dong Nai province; constructed a new toll station No. 4 (Provincial Road 768), and repaired Thien Tan road, proposing to transfer it to the state management. The Company has established BOT 768 One Member Limited Liability Company and received a business registration certificate on 12/02/2025.
- **Site Clearance and Compensation for projects:** Total site clearance and compensation costs only reached 202,400 million VND, equivalent to 18.57% of the plan, due to dependence on the local inventory and compensation decision process. In 2025, the Company will continue the inventory process, establish and approve compensation plans, and disburse site clearance and compensation costs. The Company also continues legal procedures related to land lease for the projects.

2.5 Payroll Status

The actual payroll fund for employees and managers was 53,940 million VND, reaching 111.85% of the annual plan. Monthly/quarterly, the Company pays salaries and remuneration to the Board of Directors and the Board of Supervisors according to the resolutions approved by the General Meeting of Shareholders (GMS). The payroll fund is calculated based on profit results and labor productivity as prescribed in Circular 28 of the Ministry of Labour, Invalids and Social Affairs.

2.6 Status of Fund Appropriation

- After the 2024 General Meeting of Shareholders (GMS) approved the appropriation of funds, the Company allocated 19.5% of the 2023 after-tax profit to the funds with a total amount of 42,680 million VND, of which the Development Investment Fund was 30,000 million VND.
- Regarding the plan to distribute 2024 after-tax profit to funds according to the Resolution of 53,900 million VND (23.6% of after-tax profit), the Company has not yet implemented it and proposes to submit to this year's General Meeting of Shareholders (GMS) a planned distribution of 75,740 million VND, equivalent to 25.07% of after-tax profit. In which, the Development Investment Fund is 50,000 million VND, accounting for 66% of the total profit distributed to the funds.

2.7 Dividend Payment Status to Shareholders

The Company's Board of Directors has approved the Resolution to pay a 10% cash dividend for 2023 to shareholders, and the Company completed the procedures for shareholders in Quarter 4/2024. As of 31/12/2024, the remaining unpaid dividends from previous years were 3,079 million VND.

2.8 Status of Bond Proceeds Utilization

On 08/11/2023, the Company disbursed all bond proceeds to invest in the Chau Duc Urban Area project according to the intended purpose, amounting to 500,000 million VND. In 2024, the Company paid interest and principal to investors in full and on time, and disclosed information in accordance with regulations. By 08/01/2025, the Company had repurchased all outstanding bonds with a value of 200,000 million VND and completed related procedures with the Hanoi Stock Exchange.

2.9 Status of Capital Use from the Issuance of Additional Shares to Existing Shareholders

Details of the issuance plan and capital utilization are as follows:

No.	**Content of capital usage**	**Capital usage plan**		**Amount used**	**Implementation percentage**	**Remaining amount not yet used**
		Amount of capital usage	**Capital usage progress**			
1.	Supplement capital investment, construction of Chau Duc Industrial Park project	399,999.6	Expected Quarter IV/2023 – Quarter I/2025	267,004	66.75%	132,995.6

2.	Restructure the Company's loan debts	800,000		343,245.3	42.91%	456,753.8
2.1	*Pay principal and interest on the Company's bonds*	*210,000*	*Expected Quarter IV/2023 – Quarter I/2025*	*6,698.3*	*3.19%*	*203,301.7*
2.2	*Principal and interest payments on loans at Vietnam Joint Stock Commercial Bank for Industry and Trade*	*490,000*	*Expected Quarter IV/2023 – Quarter I/2025*	*246,926.9*	*50.39%*	*243,073.1*
2.3	*Principal and interest payments on loans at Investment and Development Banking Joint Stock Commercial Bank*	*100,000*	*Expected Quarter IV/2023 – Quarter I/2025*	*89,620.1*	*89.62%*	*10,379*
	TOTAL	**1,199,999.6**		**610,250.2**	**50.9%**	**589,749.4**

II.Results of Supervision of the Board of Directors, Board of Management, and Other Executives of the Company

1. Supervision Results for the Company's Board of Directors (term 2022-2027)

- The Board of Directors consists of 07 members appointed by the General Meeting of Shareholders (GMS) in 2022, with 01 member concurrently holding a position in the Board of Management.
- In 2024, the Board of Directors convened 04 meetings to implement and vote on matters within its authority as prescribed by law and the General Meeting of Shareholders (GMS) Resolution. In addition to face-to-face meetings, the Board of Directors also obtained written opinions to make decisions, promptly meeting the requirements of production and business activities. Each meeting and consultation was fully documented and archived at the Company.
- The members of the Board of Directors have duly performed their functions and responsibilities in accordance with the provisions of the Law, the Company's Charter, and the Regulations on Operation of the Board of Directors.

2. Supervision results for the Board of Management and other executives of the Company

- The Board of Management consists of 04 members; on 01/07/2024, the Board of Management appointed Mr. Hoang Van Chi as Deputy General Director and dismissed Mr. Dinh Ngoc Thuan. The Board of Management has assigned tasks to each member to implement the Resolutions and Decisions of the Board of Directors and to disclose information as regulated.

- Based on the Resolution of the Board of Directors, the Board of Management organized, implemented, and managed business operations, closely adhering to the guidelines set forth by the General Meeting of Shareholders and the Board of Directors. The Board of Management held regular and irregular meetings to review plans and resolve difficulties and obstacles for the Company's Departments/Divisions/Enterprises.

3. Evaluation of the coordination of activities between the Board of Supervisors, the Board of Directors, and the Board of Management

- The Board of Supervisors, the Board of Directors, and the Board of Management have coordinated based on the principle of the common interests of the Company and its shareholders, complying with the provisions of the Law, Charter, and Regulations of the Company.
- The Board of Supervisors is invited to attend meetings of the Board of Directors and is provided with the requested contents during inspections to timely grasp the Company's operational status according to the production and business plan approved by the General Meeting of Shareholders.

4. Evaluation of transactions between the Company and Members of the Board of Directors, Company Executives and related persons

- Transactions arising during the period related to the Company and members of the Board of Directors, Company Executives and related persons are conducted by the Company in compliance with corporate governance regulations. When transactions arise, the Company seeks the opinions of the members of the Board of Directors through policy approvals, discloses information, and explains all arising transactions in the Financial Statements as regulated.
- The 2024, Corporate Governance Report fully disclosed all transactions, and was also published on the website on 21/01/2025 and reported to the State Securities Commission and the Ho Chi Minh City Stock Exchange, explaining all transactions with related parties on the financial statements according to current regulations.

PART 2

REPORT ON THE RESULTS OF THE SELF-ASSESSMENT OF THE BOARD OF SUPERVISORS' ACTIVITIES IN 2024 AND CONCLUSIONS AND RECOMMENDATIONS

I. Results of the self-assessment of the Board of Supervisors' activities

1. Operational status of the Board of Supervisors and Supervisors

The Board of Supervisors (2022-2027) comprises 03 members, with the Head of the Board of Supervisors working full-time at the Company.

- In 2024, the Board of Supervisors held meetings with the full participation of its members to assign tasks, develop plans and content for supervising production and business activities, and hold meetings to evaluate the results of the assigned tasks of each member.
- The Board of Supervisors did not assign members to witness the inventory of assets, materials, and finished goods at the time of inspection; Did not verify and cross-check vouchers and input goods declared for tax deduction and accounting in the period; Did not reconcile and confirm all receivables and payables.
- During the year, the Supervisors monitored production and business activities according to their assigned tasks to oversee the management and administration of business operations by the Board of Management, reviewed the legality, procedures, and order of issuance of Resolutions of the Board of Directors in executive management. They monitored compliance with the Charter, Resolutions of the General Meeting of Shareholders and the Board of Directors; profit distribution, dividend payment, and information disclosure of the Company... to ensure transparency in information disclosure according to legal regulations.
- Furthermore, the Board of Supervisors did not receive any written requests or complaints from shareholders requesting an inspection of the management of the Board of Directors and the Board of Management regarding the company's business operations.

2. Remuneration, Operating Expenses, and Other Benefits of the Board of Supervisors

The Board of Supervisors has performed its functions and duties of inspection and supervision of business operations in accordance with the Charter and the law, and no conflicts of interest have arisen with the Company's interests. In 2024, the salaries and remuneration of the Board of Supervisors were paid monthly by the company in accordance with the Resolution of the General Meeting of Shareholders, as follows:

Unit: million VND

Member of the BOS	Position	Monthly salary/ remuneration	Salary/ remuneration settlement	Number of voting shares owned as of 31/12/2024		Legal violations	Conflicting with Company Interests	Related interests with the Company
				Sonadezi Corporation	Individual			
Pham Thi Kim Hoa	Head of the Board of Supervisors	29.2	837.3	8,208,000	0	No	No	No
Trinh Thi Hoa	Member	4.0	103	0	0	No	No	No
Le Duc Thuan	Member	4.0	103	0	0	No	No	No

Source: Audited Financial Statements and 2024 Salary Settlement

3. Summary of the Board of Supervisors Meetings and the 2025 Plan

3.1 Summary of the Board of Supervisors Meetings

- In the past year, the Members of the Board of Supervisors have evaluated the supervision of the production-business situation and management by the Board of Management based on the Resolution of the General Meeting of Shareholders, the Board of Directors, financial reports, and reports from departments, according to the regulations of the Company and management levels.
- Based on the implementation of control according to the method of sampling data in the financial statements, accounting books, invoices, and documents provided by the Company at the time of inspection, the Board of Supervisors organized 03 meetings and discussions on the following contents after each inspection of the production-business situation at the Company. Some of the main contents discussed are as follows:
  + Assessing the implementation of the Resolution of the General Meeting of Shareholders and the Board of Directors through the effectiveness of the quarterly business performance;
  + Meeting to appraise and evaluate the honesty and reasonableness of the quarterly and annual audited financial statement data according to the assigned tasks of each Member and prepare a report to the Corporation;
  + Reviewing compliance with information disclosure regulations;
  + Contributing opinions to the draft regulations on the operation of the Board of Directors and internal processes…;
  + Reviewing the implementation of obligations to pay to the State Budget, dividend payments to shareholders…;
  + Controlling the capital investment situation; the use of borrowed capital and the disbursement of bonds;
  + Reviewing and evaluating the estimated 2024 production-business performance; preparing the 2025 production-business plan to submit to Sonadezi Corporation.

3.2 The 2025 Operation Plan of the Board of Supervisors

- The Board of Supervisors continues to carry out the inspection and supervision of the Board of Directors' activities and the supervision of the management and administration of the production-business operations of the Board of Management.
- Monitoring the company's production-business performance through financial reports, financial supervisory reports, and other reports as prescribed by law.
- Implementing inspections, coordinating with relevant departments of the company to review compliance with legal regulations, the Charter, resolutions of the General Meeting of Shareholders, and resolutions of the Board of Directors in managing the production-business activities of the Board of Management.
- Appraising quarterly and annual financial statements.

- Inspecting project implementation, construction, financial investment; the use of capital...and other tasks within the authority, functions, and duties according to the Regulations on Operation of the Board of Supervisors of the company.

II. Conclusions and recommendations of the Board of Supervisors on the Company's production-business situation in 2024

The situation of attracting foreign investment in Vietnam has grown positively in 2024, with many customers seeking investment opportunities in the Chau Duc Urban Industrial Park to lease land for factories and workshops. Through monitoring the production and business situation at the Company, the Board of Supervisors noted the following: The Company has promoted land lease marketing in 2024, attracting several interested customers and signing land lease agreements. The Company has continued to closely monitor the disbursement of compensation and site clearance costs for projects. The Company has been implementing investment cooperation and construction of social housing project phase 1, terraced housing project phase 2 in Sonadezi Huu Phuoc Residential Area, social infrastructure, and infrastructure in the northern urban area to gradually complete the urban area infrastructure system and create more products for the Company's business activities. The BOT Road 768 project is temporarily suspending toll collection to complete procedures as required by regulatory authorities. Golf course business operations have been relatively stable with various marketing approaches to customers.

Given the current situation of production and business activities in 2024, the Board of Supervisors has the following comments and recommendations:

1. Comments and recommendations on the production and business situation in 2024:

- In 2024, the Company exceeded its targets for revenue, profit, and budget contributions compared to the General Meeting of Shareholders' plan. Total investment costs for construction and investment only reached 32.93%, of which construction and investment costs reached 67.76% and site clearance and compensation costs only reached 18.57% due to dependence on local inventory and compensation decisions.
- Among the main business segments, industrial park land and infrastructure leasing accounts for a very large proportion of total revenue (83.77%). This is currently the most important business activity, bringing in the main profit for the Company. Last year, the Golf Course operation and the civil real estate business also generated revenue. Although the above two business segments only accounted for 9.47% of the total revenue in 2024, a decrease of 4.93% compared to the previous year, and the Golf business has not yet been profitable, in the future, these are the Company's main business activities, contributing to the Company's growth later on.
- Some legal procedures for the projects have been approved: Completion of investment policy for Sonadezi Huu Phuoc Industrial Park (Decision No. 1447/QD/UBND of the People's Committee of Ba Ria - Vung Tau province); Certificate of ownership of works for the Golf resort, clubhouse, and ancillary items;

Completion of the adjustment of the investment policy for the BOT Route 768 project (Decision No. 1756/QD-UBND of Dong Nai province) and approval to resume toll collection (Decision No. 2021/UBND-KTN dated 04/03/2025 of Dong Nai province).

Based on the investment and business activities in 2024, the Board of Supervisors recommends that the Board of Management continue to assess, analyze, and issue policies to remove difficulties and obstacles in site clearance and compensation and land lease for projects; Continue to closely follow the adjustment of the investment policy for the North Urban Area until there is an approval decision from the competent authority; Research and issue sales policies, promote marketing of civil real estate products; Complete the apparatus of BOT 768 Co., Ltd. to manage toll collection and settle investment costs for the project; Improve the management and operation of the Golf course to increase revenue, reduce costs, and improve the efficiency of the Golf business. Regularly update the status of collection, debt recovery, and assess solvency, optimize the cost of raising and using capital to proactively manage capital and pay due debts. In addition, the Board of Management continues to direct Heads of Departments/Divisions/Enterprises to supervise the work of the departments in charge, ensuring that the work is completed on schedule as planned.

2. **Some other comments and recommendations**

- *Regarding investment capital and capital for investment and production and business activities:* In 2024, the successful issuance of shares to increase capital helped the Company proactively manage cash flow in investing in the construction of Chau Duc Industrial Park and restructuring loans at credit institutions. The increase in revenue helped improve the capital structure positively, the solvency ratios increased, and the Company's financial situation improved. According to the 2025 cash flow plan, revenue from production and business activities mainly relies on the main activity from industrial real estate, which is not enough to cover operating expenses, including principal and interest. The capital shortfall is mobilized from credit institutions, the Company plans to borrow more than 2,300 billion VND to pay for site clearance costs for Industrial Parks and Urban Areas; Basic construction costs, etc. The Board of Supervisors recommends that the Board of Management regularly assess and analyze the Company's financial situation and have solutions to proactively supply capital for investment and production and business activities, and improve financial indicators to ensure financial safety for the Company.

- *Regarding human resources:* In 2024, the Company recruited senior personnel in charge of the civil real estate investment and business segment, enhancing human resources for the Urban Area project. The Board of Management continues to consider appropriate personnel utilization and plan professional and technical training for employees to meet the needs of investment and operation of the projects.

- *Regarding the internal control system:* The Company needs to periodically assess and adjust the system of regulations, processes, and internal regulations of the Company to align with practical situations, ensuring effective risk review throughout the Company to enhance the role of the internal control system. Furthermore, the Board of Management, along with the Company's employees, continues to adhere to regulations and processes to minimize risks, manage costs effectively in management, construction investment, goods and services procurement, and project operations, thereby contributing to increased profits for the Company.

- *Regarding planning:* The Board of Management continues to improve the quality of the Company's annual business planning, financial planning, and financial management. The Board of Management needs to anticipate objective risks, continually update market information and changes in State policies...to develop plans consistent with the Company's actual situation. The Board of Directors, leadership, and Board of Management implement plans to meet and exceed annual revenue and profit targets and to orient the Company toward stable and long-term development.

This is the Report of the Member of the Board of Supervisors about Production and Business Activities in 2024 of Sonadezi Chau Duc Shareholding Company, respectfully submitted to the General Meeting of Shareholders at the 2025 AGM.

Respectfully./.

Recipients:
- As above;
- Archive: Secretariat, BOS.

ON BEHALF OF THE BOARD OF SUPERVISORS
HEAD OF THE BOARD

Pham Thi Kim Hoa