

Appendix V
REPORT ON CORPORATE GOVERNANCE
(Promulgated with the Circular No 96/2020/TT-BTC on November 16, 2020, of the Minister of Finance)

SONADEZI CORPORATION
SONADEZI CHAU DUC
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 1008 .2025/BC-SZC-KHTH

Dong Nai, July 24, 2025

REPORT ON CORPORATE GOVERNANCE
(First 6 months of 2025)

To: - The State Securities Commission;
- The Stock Exchange.

- Name of company: SONADEZI CHAU DUC SHAREHOLDING COMPANY
- Address of head office: 9th Floor, Sonadezi Building, No. 01, Street 01, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, Vietnam
- Telephone: 0251 8860 788 Fax: 0251 8860 783
- Email: chauduc@sonadezichauduc.com.vn
- Charter capital: 1,799,858,630,000 VND
- Stock symbol: SZC
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors and General Director.
- The implementation of internal audit: Implemented.

I. Activities of the General Meeting of Shareholders

Information on meetings, resolutions, and decisions of the General Meeting of Shareholders (including the resolutions of the General Meeting of Shareholders approved in the form of written comments):

No.	Resolution/Decision No.	Date	Content
1	06.2025/NQ-SZC-DHDCD	11/04/2025	Resolution of the 2025 Annual General Shareholders' Meeting
2		11/04/2025	Minutes of the 2025 Annual General Shareholders' Meeting

II. Board of Directors (Semi-annual report)

1. Information about the members of the Board of Directors:

No.	Board of Directors' members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Mr. Dinh Ngoc Thuan	Chairman of the Board of Directors	29/03/2022	
2	Mr. Nguyen Van Tuan	Member of the Board of Directors	29/03/2022	
3	Mr. Phan Dinh Tham	Non-Executive member of the Board of Directors	29/03/2022	
4	Mr. Pham Anh Tuan	Non-Executive member of the Board of Directors	29/03/2022	
5	Mr. Nguyen Van Luong	Independent member of the Board of Directors	29/03/2022	
6	Mr. Tran Hao Hiep	Independent member of the Board of Directors	29/03/2022	
7	Ms. Nguyen Phuong Hang	Non-Executive Member of the Board of Directors	18/04/2023	

2. Meetings of the Board of Directors:

No.	Board of Directors' members	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Mr. Dinh Ngoc Thuan	2/2	100%	
2	Mr. Nguyen Van Tuan	2/2	100%	
3	Mr. Phan Dinh Tham	2/2	100%	
4	Mr. Pham Anh Tuan	2/2	100%	
5	Mr. Nguyen Van Luong	2/2	100%	

No.	Board of Directors' members	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
6	Mr. Tran Hao Hiep	2/2	100%	
7	Ms. Nguyen Phuong Hang	2/2	100%	

3. Supervising the Board of Management by the Board of Directors:

– The Board of Directors directly manages, directs, assigns tasks to, and supervises the General Director in implementing the Resolutions/Decisions of the Board of Directors.

– All activities of the General Director comply with legal regulations and the Company's Charter.

– Meetings and written consultations are organized to promptly address difficulties and obstacles in the Company's production and business activities, and in accordance with regulations.

– The General Director regularly reports to the Board of Directors participates in meetings to provide updates, and seeks guidance for matters beyond the scope of authority.

– In the first six months of 2025, the Board of Directors supervised the General Director in implementing the following activities:

+ Successfully organized the 2025 Annual General Shareholders' Meeting for the year 2025 on April 11, 2025;

+ Continued implementation of the Chau Duc Industrial Park - Urban Area Project and the Chau Duc Golf Course Project following the plan approved by the General Meeting of Shareholders;

+ Completion of the establishment of the Project Enterprise – BOT 768 One Member Limited Liability Company with enterprise code 3604002037 to operate and manage the BOT 768 Road project in Dong Nai province. After more than 4 years of suspension, on April 5, 2025, the toll stations of the BOT 786 Road project officially resumed toll collection;

+ Completion of the adjustment of several business lines of the Company in accordance with the Resolution of the Annual General Shareholders' Meeting for the year 2025;

+ Completion of the selection of an Audit Firm to perform the review and audit of financial statements in 2025 for Sonadezi Chau Duc Shareholding Company.

+ Conducting consultations with the Board of Directors to approve land lease agreements, construction contracts, investment cooperation contracts, security service agreements, and other transactions with related parties in compliance with regulations.

4. Activities of the Board of Directors' subcommittees (If any): None.

5. Resolutions/Decisions of the Board of Directors (Semi-annual report):

No.	Resolution/Decision No.	Date	Content	Approval rate
1	01.2025/NQ-SZC-HDQT	06/01/2025	Resolution on the approval of the report of the Capital Representative of SZC at Sonadezi Services Joint - Stock Company	100%
2	02.2025/QD-SZC-HDQT	06/01/2025	Decision on assigning the 2025 plan tasks to the Board of Management	100%
3	13.2025/QD-SZC-HDQT	09/01/2025	Decision on financial support for organizing Lunar New Year 2025 (Year of the Snake) celebrations in Chau Duc district	100%
4	14.2025/QD-SZC-HDQT	13/01/2025	Decision on adjusting the investment project of Chau Duc Urban Area	100%
5	15.2025/QD-SZC-ĐT	13/01/2025	Decision on approving the result of contractor selection for the package: Lighting decoration for the median strip and Southern Frontage Road	100%
6	02.2025/NQ-SZC-HDQT	16/01/2025	Resolution on the establishment of BOT 768 One Member Limited Liability Company, approval of Charter, Charter Capital, appointment of Capital Representative, and nomination of members of the Members' Council of BOT 768 LLC	100%
7	17.2025/QD-SZC-HDQT	16/01/2025	Decision on appointing a representative of capital contribution of Sonadezi Chau Duc Shareholding Company at BOT 768 LLC	100%
8	21.2025/QD-SZC-HDQT	24/01/2025	Decision on promulgating the Regulation on Information Disclosure (1 st amendment and supplementation) of Sonadezi Chau Duc Shareholding Company	100%

No.	Resolution/Decision No.	Date	Content	Approval rate
9	03.2025/NQ-SZC-HDQT	14/02/2025	Resolution on finalizing the record date and confirming the list of shareholders to attend the Annual General Shareholders' Meeting for the year 2025	100%
10	39.2025/QD-SZC-HDQT	05/03/2025	Decision on approval to sign a contract for preparing an environmental protection report with Sonadezi Services JSC	100%
11	47.2025/QD-SZC-HDQT	14/03/2025	Decision on terminating operations of the BOT Enterprise – Branch of Sonadezi Chau Duc Shareholding Company	100%
12	48.2025/QD-SZC-HDQT	14/03/2025	Decision on adjusting the organizational chart of Sonadezi Chau Duc Shareholding Company	100%
13	04.2025/NQ-SZC-HDQT	18/03/2025	Resolution on the approval of the 2025 labor and salary fund plan	100%
14	83.2025/QD-SZC-HDQT	27/03/2025	Decision on approving the policy to sign water supply and wastewater treatment contracts with Sonadezi Long Thanh Shareholding Company	100%
15	90.2025/QD-SZC-HDQT	31/03/2025	Decision on financial support for fireworks display on the occasion of the 50 th anniversary of the Liberation of the South and National Reunification in Ba Ria – Vung Tau province	100%
16	05.2025/NQ-SZC-HDQT	02/04/2025	Resolution on the approval of reports regarding the 2025 AGM of enterprises with capital contribution from the Company	100%
17	98.2025/QD-SZC-HDQT	11/04/2025	Decision on promulgating the Operating Regulations of the BOD (1 st amendment and supplementation)	100%
18	99.2025/QD-SZC-HDQT	11/04/2025	Decision on promulgating the Internal Corporate Governance Regulations (1 st amendment and supplementation)	100%

No.	Resolution/Decision No.	Date	Content	Approval rate
19	07.2025/NQ-SZC-HDQT	12/05/2025	Resolution on approving the policy of transactions and contracts with related parties of BOT 768 LLC	100%
20	129.2025/QD-SZC-HDQT	23/05/2025	Decision on selecting the audit firm to conduct the review and audit of the 2025 financial statements of SZC	100%
21	09.2025/NQ-SZC-HDQT	03/06/2025	Resolution on approving the selection of RSM Vietnam Auditing & Consulting Co., Ltd. to review the semi-annual financial statements, audit the 2025 annual financial statements, and audit investment capital of BOT 768 LLC	100%
22	145.2025/QD-SZC-HDQT	16/06/2025	Decision on continuing the sales policy for shophouses in Phase 2 – Sonadezi Huu Phuoc Residential Area Project (3 rd time)	100%
23	149.2025/QD-SZC-HDQT	19/06/2025	Decision on adjusting the sales policy for 54 townhouses in Phase 2 (under 1st batch of 128 units) – Sonadezi Huu Phuoc Residential Area Project	100%
24	154.2025/QD-SZC-HDQT	23/06/2025	Decision on signing an appendix to extend the operation lease of the Centralized Wastewater Treatment Plant in Chau Duc Industrial Park from 01/07/2025 to 30/09/2025 with Sonadezi Services JSC	100%
25	155.2025/QD-SZC-HDQT	23/06/2025	Decision on granting bonuses to non-executive members of the BOD and BOS on the occasion of the 18 th anniversary of the Company's establishment (26/06/2007 – 26/06/2025)	100%
26	156.2025/QD-SZC-HDQT	23/06/2025	Decision on adjusting the investment policy of the Sonadezi Huu Phuoc Residential Area Project	100%



No.	Resolution/Decision No.	Date	Content	Approval rate
27	160.2025/QD-SZC-HDQT	30/06/2025	Decision on adjusting investment registration content for Chau Duc Industrial Park Project	100%

III. Board of Supervisors (Semi-annual report)

1. Information about members of Board of Supervisors:

No.	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
1	Ms. Pham Thi Kim Hoa	Head of Board of Supervisors	Elected as Member of the Board of Supervisors since 29/03/2022	Master of Finance, Bachelor of Accounting
2	Ms. Trinh Thi Hoa	Member	Dismissed since 11/04/2025	Master of Accounting, Bachelor of Accounting
3	Mr. Le Duc Thuan	Member	Elected as Member of the Board of Supervisors since 29/03/2022	Bachelor of Economics (major in accounting)
4	Ms. Nguyen Thanh Huong	Member	Elected as Member of the Board of Supervisors since 11/04/2025	Master of Accounting, Bachelor of Accounting

2. Meetings of Board of Supervisors:

No.	Members of Board of Supervisors/ Audit Committee	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Pham Thi Kim Hoa	2/2	100%	100%	
2	Ms. Trinh Thi Hoa	1/1	100%	100%	Dismissed since 11/04/2025

No.	Members of Board of Supervisors/ Audit Committee	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
3	Mr. Le Duc Thuan	2/2	100%	100%	
4	Ms. Nguyen Thanh Huong	1/1	100%	100%	Elected as Member of the Board of Supervisors since 11/04/2025

3. Supervising Board of Directors, Board of Management and shareholders by Board of Supervisors:

- Supervising the legality, systematic approach, and accuracy in accounting practices, bookkeeping, financial statement content, appendices, and related documents.

- Attending regular meetings of the General Meeting of Shareholders and the Company's Board of Directors.

- Providing opinions on matters related to the Company's operations.

- Preparing and submit evaluation reports and recommendations to the General Meeting of Shareholders.

4. The coordination among the Board of Supervisors, the Board of Management, Board of Directors and other managers

- Attending Company meetings and presenting the Board of Supervisors' opinions on relevant matters.

- Coordinating with departments and subsidiaries of the Company to prepare reports as required.

- Periodically collaborate on the review of quarterly, semi-annual financial statements and provide opinions to finalize the Company's financial statements.

- The Head of the Board of Supervisors participates in the Board of Directors' regular quarterly/Extraordinary meetings.

5. Other activities of the Board of Supervisors (if any): None.

IV. Board of Management

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
1	Mr. Nguyen Van Tuan	23/12/1970	Master of Business Administration (MBA), Bachelor of Finance	Reappointed on 29/03/2022

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
2	Mr. Tran Trung Chien	25/06/1975	Master of Business Administration (MBA), Bachelor of Law	Reappointed on 27/04/2022
3	Mr. Nguyen Minh Tan	20/10/1982	Master of Business Administration (MBA), Electrical Engineer, Civil Engineer	Appointed on 30/05/2022
4	Mr. Hoang Van Chi	10/10/1974	Master of Civil and Industrial Construction Engineering	Appointed on 01/07/2024

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Mr. Tran Ngoc Tong	14/09/1986	Master of Accounting	Appointed on 29/03/2022

VI. Training courses on corporate governance

Training courses on corporate governance were involved by members of the Board of Directors, the Board of Supervisors, Director (General Director), other managers, and secretaries in accordance with regulations on corporate governance:

Member of the Board of Directors, Member of the Board of Supervisors, Executive Board, and Corporate Governance Officer/Company Secretary have participated in corporate governance training as required.

VII. The list of affiliated persons of the public company (Semi-annual report) and transactions of affiliated persons of the Company

1. The list of affiliated persons of the Company

As per the attached detailed list.

Note: NSH No.: ID card No./Passport No. (As for individuals) or Business Registration Certificate No., License on Operations, or equivalent legal documents (As for organisations).

2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons.

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Sonadezi Giang Dien Shareholding Company	Associate with 46.45% Capital Contribution held by Sonadezi Corporation	Business Registration Certificate No.: 3603474037 Date of Issue: 22/12/2023 (3 rd amended), Place of Issue: Department of Planning and Investment of Dong Nai Province	1st Floor, No. 1, Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	- Conducting office lease transactions and related addenda for office space on the 9th Floor, Sonadezi Building. - Pay office space rental fees; management fees; parking fees; electricity charges, etc.	
2	Sonadezi Services Joint - Stock Company	Indirect Subsidiary with 20% Capital Contribution held by Sonadezi Corporation	Business Registration Certificate No.: 3600890938 Date of Issue: 26/06/2024 (14 th amended), Place of Issue: Department of Planning and Investment of Dong Nai Province	8 th Floor, Sonadezi Building, No. 1, Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024; Decision No. 39.2025/QD-SZC-HDQT date 05/03/2025; Decision No. 154.2025/QD-SZC-HDQT date 23/06/2025	- Sign a lease and operation contract for the centralized wastewater treatment plant in Chau Duc Industrial Park, along with related addenda; - Sign a contract to prepare environmental monitoring reports and environmental protection activities for Chau Duc Industrial Park, along with related addenda; - Sign a contract to prepare environmental protection reports for Chau Duc Urban Area (including Chau Duc Golf), along with related addenda; - Receive dividends.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
3	Sonadezi An Binh Shareholding Company	Indirect Subsidiary with 37.95% Capital Contribution held by Sonadezi Corporation	Business Registration Certificate No.: 3600449307 Date of Issue: 17/04/2023 (16 th amended), Place of Issue: Department of Planning and Investment of Dong Nai Province	No. 113-116, Lot C2, Street No. 9, An Binh Residential Area, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	<ul style="list-style-type: none"> - Collecting wastewater treatment fees, water usage fees, management fees, etc., as per contracts signed in previous years. - Sign addenda, minutes, and related documents for land lease contracts (if applicable). - Executing the investment cooperation contract for Shophouses - Sonadezi Huu Phuoc Residential Area Project. - Conducting transactions arising from construction contracts at Chau Duc Golf Course. 	
4	Sonadezi Long Binh Shareholding Company	Indirect Subsidiary with 46.22% Capital Contribution held by Sonadezi Corporation	Business Registration Certificate No.: 3601867699 Date of Issue: 06/05/2022 (5 th amended) Place of Issue: Department of Planning and Investment of Dong Nai Province	No 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	<ul style="list-style-type: none"> - Collecting management fees, water usage fees, etc., as per signed contracts. - Sign addenda, minutes, and related documents for investment cooperation contracts (if applicable). - Receive dividends. 	
5	Dong Nai Water Supply Joint Stock Company	Related Organization of Mr. Pham Anh Tuan- Member of BOD; Direct Subsidiary with 63.99% Capital Contribution held by Sonadezi Corporation	Business Registration Certificate No.: 3600259296 Date of Issue: 07/03/2025 (11 th amended) Place of Issue: Department of Planning and Investment of Dong Nai Province	No. 48 Cach Mang Thang 8 Street, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	<ul style="list-style-type: none"> - Pay water usage fees as per the signed water usage contract. - Purchasing bottled drinking water; - Pay Dividends 	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
6	Sonadezi Corporation	Major Shareholder; Related Organization of Mr. Dinh Ngoc Thuan - Chairman of the Board of Directors; Mr. Nguyen Van Tuan - Member of BOD, General Director; Mr. Tran Ngoc Tong - Chief Accountant	Business Registration Certificate No.: 3600335363 Date of Issue: 06/05/2021 (the 5 th amended) Place of Issue: Department of Planning and Investment of Dong Nai Province	Sonadezi Building, No. 1, Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	- Collecting management fees, water usage fees, waste water treatment as per signed land lease contracts; - Sign addenda, minutes, and related documents for land lease contracts (if applicable); - Pay Dividends	
7	Dong Nai Construction Joint Stock Company	Related Organization of Mr. Hoang Van Chi - Deputy General Director; Direct Associate Company of Sonadezi Corporation with a 40% Capital Contribution Ratio	Business Registration Certificate No.: 3600510590 Date of Issue: 10/06/2022 (8 th amended) Place of Issue: Department of Planning and Investment of Dong Nai Province	No 09, Huynh Van Nghe Street, Quarter 4, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	- Executing the investment cooperation contract for Social Housing - Sonadezi Huu Phuoc Residential Area. - Pay Dividends	
8	No. 2 Industrial Urban Development Shareholding Company	Related Organization of Mr. Nguyen Van Luong - Member of the Board of Directors; Subsidiary of Sonadezi Corporation with a 57.86% Capital Contribution Ratio	Business Registration Certificate No.: 3600259560 Date of Issue: 19/06/2023 (14 th amended) Place of Issue: Department of Planning and Investment of Dong Nai Province	No.47 Road D9, Vo Thi Sau Street Residential Area, Quarter 7, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	- Collecting management fees, water usage fees, and land lease payments as per signed contracts. - Sign addenda, minutes, and related documents for land lease contract (if applicable). - Executing the investment cooperation contract for Shophouses, Townhouses, and Social Housing - Sonadezi Huu Phuoc Residential Area.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
9	Sonadezi College Of Technology And Management	Direct Associate of Sonadezi Corporation with a 40% Capital Contribution Ratio	Registration Certificate No.: 135/2017/GCN ĐKKHĐ-TCDNGCNĐK Date of Issue: 14/06/2017 Place of Issue: General Department of Vocational Education	No 1 Street 6A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province	Year 2025	Decision No. 339.2024/QĐ-SZC-HDQT date 20/12/2024;	Costs for participating in short-term training courses.	
10	Sonadezi Long Thanh Shareholding Company	- Major Shareholder; - Direct Subsidiary of the Corporation with a 52.75% Capital Contribution Ratio - Related Organization of Mr. Dinh Ngoc Thuan - Chairman of BOD; Mr. Nguyen Van Tuan - Member of BOD, General Director; Mr. Pham Anh Tuan - Member of BOD	Business Registration Certificate No.: 3600649539 Date of Issue: 13/12/2023 (16 th amended) Place of Issue: Department of Planning and Investment of Dong Nai Province	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai	Year 2025	Decision No. 339.2024/QĐ-SZC-HDQT date 20/12/2024; Decision No. 83.2025/QĐ-SZC-HDQT date 27/3/2025	- Collecting management fees, water usage fees, etc., as per signed contracts. - Sign addenda, minutes, and related documents for land lease contracts (if applicable). - Purchase fuel. - Pay dividends; - Signing water usage and supply contract, waste water treatment contract.	
11	Chau Duc Water Supply Joint Stock Company	Related Organization of Mr. Nguyen Minh Tan - Deputy General Director, Authorized Information Disclosure Officer	Business Registration Certificate No.: 3500823617 Date of Issue: 03/06/2021 (16 th change) Place of Issue: Department of Planning and Investment of Ba Ria - Vung Tau Province	Chau Duc Industrial Park, Ngai Giao Commune, HCMC	Year 2025	Decision No. 339.2024/QĐ-SZC-HDQT date 20/12/2024	- Collecting management fees as per signed land lease contract. - Sign addenda, minutes, and related documents for land lease contract (if applicable). - Pay water usage fees as per the water supply contract at Chau Duc Urban Industrial Park. - Receive dividends.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
12	Sonadezi Security Services Co.,Ltd	Subsidiary with 100% Capital Contribution held by SDV	Business Registration Certificate No.: 3601635899 Date of Issue: 29/04/2009 Place of Issue: Department of Planning and Investment of Dong Nai Province	No. 22B, Street 3A, Bien Hoa 2 Industrial Park, Tran Bien Ward, Dong Nai Province	Year 2025	Decision No. 331.2024/QD-SZC-HDQT date 16/12/2024; Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024; Decision No. 345.2024/QD-SZC-HDQT date 23/12/2024	Sign the Contract/Contract Appendix for Asset Protection and Security Services at the Toll Stations under the BOT 768 Road Project and the Office in Chau Duc Industrial Park.	
13	Mr. Pham Anh Tuan	Member of BOD			Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	Conduct arising transactions under the Capital Contribution Contract for the townhouse project – Sonadezi Huu Phuoc Residential Area.	
14	Ms. Do Tran Chau Nhi	Related Person of Mr. Dinh Ngoc Thuan - Chairman of BOD						
15	Mr. Nguyen Van Luong	Independent Member of BOD						
16	Ms. Nguyen Phuong Hang	Member of BOD						
17	Ms. Pham Thi Anh Thi	Sister of Mr. Pham Anh Tuan- Member of BOD						
18	Ms. Nguyen Thi Ngoc Mai	Company Secretary, Corporate Governance Officer						
19	Mr. Phan Hoang Nam Anh	Son of Mr. Phan Dinh Tham - Member of BOD						
20	Ms. Pham Thi Kim Hoa	Head of the Board of Supervisors, Head of the Internal Audit Committee of the Company			Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	Conduct arising transactions under the Contract for the Sale of Future-Formed Housing – Sonadezi Huu Phuoc Residential Area	
21	Ms. Le Thi Giang	Wife of Mr. Nguyen Van Luong - Independent Member of BOD						
22	Mr. Phan Hoang Nam	Son of Mr. Phan Dinh Tham - Member of BOD						

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
23	Mr. Nguyen Minh Tan	Deputy General Director, Authorized Information Disclosure Officer			Year 2025	Decision No. 339.2024/QD-SZC-HDQT date 20/12/2024	Conduct arising transactions under the Contract for the Sale of Future-Formed Housing and the Capital Contribution Contract for the townhouse project – Sonadezi Huu Phuoc Residential Area.	

Note: NSH No.: ID card No./Passport No. (As for individuals) or Business Registration Certificate No., License on operations or equivalent legal documents (As for organisations).

3. Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power.

- Parking fee transaction at Sonadezi Building between BOT 768 One Member Limited Liability Company and Sonadezi Giang Dien Shareholding Company.

- Transaction related to the execution of the signed construction contract between BOT 768 One Member Limited Liability Company and Sonadezi An Binh Shareholding Company.

- Water usage and drinking water purchase transaction under the water supply contract between BOT 768 One Member Limited Liability Company and Dong Nai Water Supply Joint Stock Company.

- Household waste collection and transportation transaction under the signed contract between BOT 768 One Member Limited Liability Company and Sonadezi Environment Joint Stock Company.

- Short-term training course transactions between BOT 768 One Member Limited Liability Company and Sonadezi College of Technology and Management.

4. Transactions between the Company and other objects

4.1. Transactions between the Company and the company that its members of Board of Management, the Board of Supervisors, Director (General Director) have been founding members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting).

- Management fees, water usage fees, etc., as per signed contracts; signing addenda, minutes, and related documents for land lease contracts (if applicable);

receiving dividends - Sonadezi Long Binh Joint Stock Company (Mr. Pham Anh Tuan is a Member of the Board of Directors of Sonadezi Long Binh Shareholding Company until March 2024);

- Payment of water usage fees as per the signed water supply contract; purchase of bottled drinking water; receiving dividends - Dong Nai Water Supply Joint Stock Company (Mr. Tran Trung Chien was a Member of the Board of Directors of Dong Nai Water Supply Joint Stock Company until April 2023; Mr. Pham Anh Tuan is a Member of the Board of Directors of Dong Nai Water Supply Joint Stock Company);

- Collecting management fees, water usage fees, waste water treatment as per signed land lease contracts; signing addenda, minutes, and related documents for land lease contracts (if applicable); receiving dividends - Industrial Park Development Corporation (Mr. Dinh Ngoc Thuan is a Member of the Board of Directors and Deputy General Director; Mr. Nguyen Van Tuan is a Member of the Board of Directors of Sonadezi Corporation);

- Management fees, water usage fees, etc., as per signed contracts; signing addenda, minutes, and related documents for land lease contracts (if applicable); purchase of fuel; receiving dividends - Sonadezi Long Thanh Shareholding Company (Mr. Nguyen Van Tuan - Chairman of the Board of Directors; Mr. Pham Anh Tuan - Member of the Board of Directors and General Director; Mr. Dinh Ngoc Thuan - Member of the Board of Directors of Sonadezi Long Thanh Shareholding Company);

- Management fees, water usage fees, land lease payments, etc., as per signed contracts; signing addenda, minutes, and related documents for investment cooperation contracts (if applicable); executing investment cooperation contracts for Shophouses, Townhouses, and Social Housing - Sonadezi Huu Phuoc Residential Area Project - No. 2 Industrial Urban Development Joint Stock Company (Mr. Nguyen Van Luong is a Member of the Board of Directors of D2D);

- Management fees as per signed land lease contracts; signing addenda, minutes, and related documents for investment cooperation contracts (if applicable); payment of water usage fees as per the signed water supply contract at Chau Duc Urban Industrial Park; receiving dividends - Chau Duc Water Supply Joint Stock Company (Mr. Nguyen Minh Tan is a Member of the Board of Directors of Chau Duc Water Supply Joint Stock Company).

4.2. Transactions between the Company and the company that its affiliated persons with members of Board of Directors, Board of Supervisors, Director (General Director) and other managers as a member of Board of Directors, Director (General Director or CEO).

- Management fees, water usage fees, etc., as per signed contracts; signing addenda, minutes, and related documents for investment cooperation contracts (if applicable); receiving dividends - Sonadezi Long Binh Shareholding Company (Ms. Luong Minh Hien - Chairman of the Board of Directors of SZB is a Related Person to Mr. Tran Trung Chien - Deputy General Director of SZC);

- Signing a contract to prepare environmental monitoring reports and environmental protection activities at Chau Duc Industrial Park; signing a contract to prepare environmental protection reports for Chau Duc Golf Course; signing a contract to lease and operate the centralized wastewater treatment plant at Chau Duc Industrial Park along with addenda; receiving dividends - Sonadezi Services Joint

Stock Company (Ms. Luong Minh Hien - Chairman of the Board of Directors of SDV is a Related Person to Mr. Tran Trung Chien - Deputy General Director of SZC).

4.3. Other transactions of the Company (if any) may bring material or non-material benefits for members of Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers.

None.

VIII. Share transactions of internal persons and their affiliated persons (Semi-annual report)

1. The list of internal persons and their affiliated persons

As per the attached detailed list.

2. Transactions of internal persons and affiliated persons with shares of the company

No.	Transaction executor	Relationship with internal persons	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percentage	Number of shares	Percentage	
1	Ms. Nguyen Thi Thanh Hang	Internal person (Member of the Internal Audit Committee)	15,000	0.0083%	2,000	0.0011%	Sell
2	Mr. Tran Ngoc Tong	Internal person (Chief Accountant)	0	0%	5,000	0.0028%	Buy
3	Mr. Nguyen Minh Tan	Internal person (Deputy General Director, Authorized Information Disclosure Officer)	74,915	0.0416%	79,415	0.0441%	Buy
4	Mr. Nguyen Van Tuan	Internal person (Member of the Board of Directors - General Director)	14,400	0.008%	17,400	0.0097%	Buy
5	Mr. Tran Trung Chien	Internal person (Deputy General Director)	3,600	0.002%	12,800	0.0071%	Buy
6	Ms. Nguyen Thi Ngoc Mai	Internal Person (Company Secretary, Corporate Governance Officer)	38,660	0.0215%	22,660	0.0126%	Sell

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No.	Transaction executor	Relationship with internal persons	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percentage	Number of shares	Percentage	
7	Ms. Hoang Thi Quy	Capital representative of SZC at BOT 768 One Member Limited Liability Company	36,000	0.02%	33,300	0.0185%	Sell
8	Ms. Nguyen Thi Quynh Hoa	Capital representative of SZC at BOT 768 One Member Limited Liability Company	30,580	0.017%	30,480	0.0169%	Sell

Transactions of SZC shares are carried out in accordance with the information disclosure regulations for insiders and related persons of insiders under Article 33 of Circular 96/2020/TT-BTC dated 16/11/2020.

IX. Other significant issues: None.

Recipients:

- Same as above;
- Archived: VT, KHTH.

AUTHORIZED BY CHAIRMAN OF BOD

MEMBER OF BOD



Phan Đình Tham

LIST OF INSIDERS AND THEIR RELATED PERSONS OF SONADEZI CHAU DUC SHAREHOLDING COMPANY

Information closing date: 01/07/2025

1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amended arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1		Sonadezi Corporation		Parent Company	Major shareholder, owning over 10% of shares	Business Registration Certificate	3600335363	06/05/2021 (5th amended)	Department of Planning & Investment of Dong Nai province	Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai	84.312.000	46,84%	2007			
1.01		Truong Dinh Hiep											16/04/2024			Truong Dinh Hiep is Chairman of BOD of Sonadezi Corporation.
1.02		Tran Thanh Hai											25/01/2016			Tran Thanh Hai is a member of BOD and General Director of Sonadezi Corporation.
1.03		Nguyen Thi Hanh											25/01/2016			Nguyen Thi Hanh is a member of BOD and Deputy General Director of Sonadezi Corporation.
1.04		Nguyen Van Tuan		Member of BOD, General Director	Insider						17.400	0,010%	25/01/2016			Nguyen Van Tuan is a member of BOD of Sonadezi Corporation.
1.05		Dinh Ngoc Thuan		Chairman of BOD	Insider								25/01/2016			Dinh Ngoc Thuan is a member of BOD and Deputy General Director of Sonadezi Corporation.
1.06		Pham Quoc Chi									1.434.080	0,80%	25/01/2016			Pham Quoc Chi is a member of BOD of Sonadezi Corporation.
1.07		Luong Minh Hien			Related person of Mr. Tran Trung Chien - Deputy General Director						19.800	0,011%	28/04/2021			Luong Minh Hien is a member of BOD and Deputy General Director of Sonadezi Corporation.



Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amended arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
1.08		Le Thi Bich Loan											29/04/2021			Le Thi Bich Loan is Chief Accountant, Head of the General Accounting Department of Sonadezi Corporation.
1.09		Dong Nai Water Supply Joint Stock Company			- Related organizations of Mr. Pham Anh Tuan - member of BOD; - Subsidiary of Sonadezi Corporation with direct capital contribution ratio of 63.99%	Business Registration Certificate	3600259296	07/03/2025 (11th amended)	Dong Nai Provincial Department of Finance	48 Cach Mang Thang 8, Tran Bien Ward, Dong Nai Province	171.018	0,095%				
1.10		Sonadezi Environment Joint Stock Company			Direct subsidiary of Sonadezi Corporation with direct capital contribution ratio of 64.04%	Business Registration Certificate	3600274914	06/05/2025 (13th amended)	Dong Nai Provincial Department of Finance	No. 12, Huynh Van Nghe Street, Tran Bien Ward, Dong Nai Province						
1.11		Dong Nai Port Joint Stock Company			Direct subsidiary of Sonadezi Corporation with direct capital contribution ratio of 51%	Business Registration Certificate	3600334112	17/07/2023 (9th amended)	Department of Planning and Investment of Dong Nai province	Binh Duong Quarter, Long Hung Ward, Dong Nai Province	1.260.000	0,700%				
1.12		No. 2 Industrial Urban Development Shareholding Company			- Related organization of Mr. Nguyen Van Luong - Member of BOD; - Direct subsidiary of Sonadezi Corporation with direct capital contribution ratio of 57.86%	Business Registration Certificate	3600259560	19/06/2023 (14th amended)	Department of Planning and Investment of Dong Nai province	No. 47, D9 Street, Vo Thi Sau Residential Area, Quarter 7, Tran Bien Ward, Dong Nai Province						

1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amendeds arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1.13		Sonadezi Long Thanh Shareholding Company			- Major shareholder, owning over 10% of shares; - Related organizations of Nguyen Van Tuan - Member of BOD, General Director, Dinh Ngoc Thuan - Chairman of BOD; Pham Anh Tuan - Member of BOD; - Direct subsidiary of Sonadezi Corporation with direct capital contribution ratio of 52.746%	Business Registration Certificate	3600649539	13/12/2023 (16th amended)	Department of Planning & Investment of Dong Nai province	Road 5, Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province	18,144,000	10,08%				
1.14		Sonadezi Long Binh Shareholding Company			Indirect subsidiary of Sonadezi Corporation with capital contribution ratio of 46.22%	Business Registration Certificate	3601867699	06/05/2022 (5th amended)	Department of Planning & Investment of Dong Nai province	No. 1, Road 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province						
1.15		Sonadezi Service Joint Stock Company			Indirect subsidiary of Sonadezi Corporation with 20% capital contribution	Business Registration Certificate	3600890938	26/06/2024 (14th amended)	Department of Planning & Investment of Dong Nai province	8th Floor, Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province						
1.16		Sonadezi An Binh Shareholding Company			Indirect subsidiary of Sonadezi Corporation with capital contribution ratio of 37.95%	Business Registration Certificate	3600449307	17/04/2023 (16th amended)	Department of Planning & Investment of Dong Nai province	No. 113-116 Lot C2, Road 9, An Binh Residential Area, Tran Bien Ward, Dong Nai Province						

Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amended arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
1.17		Sonadezi Binh Thuan Shareholding Company			- Related organizations of Mr. Dinh Ngoc Thuan - Chairman of BOD; Mr. Phan Dinh Tham - member of BOD; Mr. Pham Anh Tuan - member of BOD; Mr. Tran Ngoc Tong - Chief Accountant; - Indirect subsidiary of Sonadezi Corporation with a capital contribution ratio of 42%	Business Registration Certificate	3401205899	03/12/2021 (2nd amended)	Department of Planning and Investment of Binh Thuan province	443 Quarter 1, Tan Minh Commune, Lam Dong Province						
1.18		Sonadezi Giang Dien Shareholding Company			Affiliate of Sonadezi Corporation with capital contribution ratio of 46.45%	Business Registration Certificate	3603474037	22/12/2023 (3rd amended)	Department of Planning & Investment of Dong Nai province	1st Floor, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province						
1.19		Dong Nai Construction Joint Stock Company			- Related organization of Mr. Hoang Van Chi - Deputy General Director; - Associated company of Sonadezi Corporation with capital contribution ratio of 40%	Business Registration Certificate	3600510590	10/06/2022 (8th amended)	Department of Planning & Investment of Dong Nai province	No. 09, Huynh Van Nghe Street, Quarter 4, Tran Bien Ward, Dong Nai Province	375.000	0,21%				
1.20		Dong Nai Construction Investment and Materials Joint Stock Company			Affiliate of Sonadezi Corporation with direct capital contribution ratio of 35.99%	Business Registration Certificate	3600259352	16/12/2024 (8th amended)	Department of Planning and Investment of Dong Nai province	138, Quarter 1, Nguyen Ai Quoc Street, Trang Dai Ward, Dong Nai Province						
1.21		Sonadezi College of Technology and Management			Affiliated organization of Sonadezi Corporation with capital contribution ratio of 40%	Certificate of Registration	135/2017/GCNĐK KHĐ-TCĐNGCĐK	14/06/2017	General Department of Vocational Education	No. 1, Road 6A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai Province						
1.22		QL 91 Can Tho - An Giang Investment Joint Stock Company			Affiliate of Sonadezi Corporation with capital contribution ratio of 39.72%	Business Registration Certificate	3603181739	30/12/2019 (5th amended)	Department of Planning & Investment of Dong Nai province	No. 315, Vo Nguyen Giap, Phuoc Tan Ward, Dong Nai Province						

Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amendeds arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
1.23		Dong Nai Paint Joint Stock Company			Affiliate of Sonadezi Corporation with capital contribution ratio of 30.01%	Business Registration Certificate	3600451024	23/10/2023 (11th amended)	Department of Planning & Investment of Dong Nai province	Bien Hoa 1 Industrial Park, Road No. 7, Tran Bien Ward, Dong Nai Province						
1.24		Dong Nai Housing Trading Joint Stock Company			- Related organizations of Mr. Hoang Van Chi - Deputy General Director; - Associated companies in which Sonadezi Corporation holds 36% of contributed capital	Business Registration Certificate	3600322445	11/04/2024 (9th amended)	Department of Planning & Investment of Dong Nai province	No. 121, Phan Chu Trinh, Tran Bien Ward, Dong Nai Province	810.000	0,45%				
2		Sonadezi Long Thanh Shareholding Company			- Major shareholder, owning over 10% of shares; - Related organizations of Nguyen Van Tuan - Member of BOD, General Director; Dinh Ngoc Thuan - Chairman of BOD; Pham Anh Tuan - Member of BOD; - Direct subsidiary of Sonadezi Corporation with direct capital contribution ratio of 52.746%	Business Registration Certificate	3600649539	13/12/2023 (16th amended)	Department of Planning & Investment of Dong Nai province	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province	18.144.000	10,08%				
2.01		Pham Anh Tuan		Member of BOD	Insider, SZL capital representative at SZC								12/05/2016			Pham Anh Tuan is a member of BOD and General Director of SZL.
3		Dinh Ngoc Thuan		Chairman of BOD - Sonadezi Corporation capital representative at SZC	Insider								12/05/2016			
3.01		Dinh Thi Dung			Mother								12/05/2016			
3.02		Tran Thi Nhu Hau			Mother in law								12/05/2016			
3.03		Do Tran Chan Nhi			Wife								12/05/2016			
3.04		Dinh Ngoc Gia Han			Daughter								12/05/2016			
3.05		Dinh Gia Phat			Son								12/05/2016			
3.06		Dinh Ngoc Son			brother								12/05/2016			
3.07		Pham Thi Thieng			Sister in law								12/05/2016			

1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
Status	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amended arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
3.08		Dinh Thi Phuong			Sister								12/05/2016			
3.09		Nguyen Van Sang			brother in law								12/05/2016			
3.10		Dinh Ngoc Hoang			brother								12/05/2016			
3.11		Nguyen Thi Hong Loan			Sister in law								12/05/2016			
3.12		Dinh Thi Nghia			Sister								12/05/2016			
3.13		Nguyen Van The			brother in law								12/05/2016			
3.14		Tran Quoc Tuan			brother in law								12/05/2016			
3.15		Dinh Ngoc Ut			younger brother								12/05/2016			
3.16		Hoang Thanh Van			sister in law								12/05/2016			
3.17		Dinh Ngoc Phuoc			younger brother								12/05/2016			
3.18		Bui Tuyen To Quyen			sister in law											
3.19		Nguyen Thi My Dung			Sister in law								12/05/2016			
3.20		Sonadezi Corporation			Related organizations	Business Registration Certificate	3600335363	06/05/2021 (5th amended)	Department of Planning & Investment of Dong Nai province	Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province	84.312.000	46,84%				Dinh Ngoc Thuan is a member of BOD, Deputy General Director of Sonadezi Corporation.
3.21		Sonadezi Long Thanh Shareholding Company			Related organizations	Business Registration Certificate	3600649539	13/12/2023 (16th amended)	Department of Planning & Investment of Dong Nai province	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province	18.144.000	10,08%				Dinh Ngoc Thuan is a member of BOD of Sonadezi Long Thanh Shareholding Company.
3.22		Sonadezi Binh Thuan Shareholding Company			Related organizations	Business Registration Certificate	3401205899	03/12/2021 (2nd amended)	Department of Planning and Investment of Binh Thuan province	443 Quarter 1, Tan Minh Commune, Lam Dong Province						Dinh Ngoc Thuan is a member of BOD and General Director of Sonadezi Binh Thuan Shareholding Company.
4		Nguyen Van Tuan		Member of BOD - General Director - Sonadezi Corporation capital representative at SZC	Insider						17.400	0,010%	28/04/2009			
4.01		Le Thi Minh			Mother in law								28/04/2009			
4.02		Nguyen Manh Van			brother								28/04/2009			
4.03		Hoang Thi Hanh			Wife								28/04/2009			
4.04		Nguyen Hoang Ha Thu			Daughter								28/04/2009			
4.05		Nguyen Hoang Bach			Son								28/04/2009			
4.06		Vu Thi Thanh Hai			Sister in law								28/04/2009			
4.07		Sonadezi Corporation			Related organizations	Business Registration Certificate	3600335363	06/05/2021 (5th amended)	Department of Planning & Investment of Dong Nai province	Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province	84.312.000	46,84%				Nguyen Van Tuan is a member of BOD of Sonadezi Corporation.

* M.S.D.N.V. *

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Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amendeds arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
4.08		Sonadezi Long Thanh Shareholding Company			Related organizations	Business Registration Certificate	3600649539	13/12/2023 (16th amended)	Department of Planning & Investment of Dong Nai province	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province	18.144.000	10,08%				Nguyen Van Tuan is Chairman of BOD of Sonadezi Long Thanh Shareholding Company.
5		Pham Anh Tuan		Member of BOD	Insider								12/05/2016			
5.01		Pham Trong Lap			Father						81.000	0,045%	12/05/2016			
5.02		Vu Thi Duc Thanh			Mother								12/05/2016			
5.03		Dinh Cong Huan			father in law								12/05/2016			
5.04		Pham Thi Anh Thi			younger sister						12.000	0,007%	12/05/2016			
5.05		Dinh Thi Lan Huong			Wife								12/05/2016			
5.06		Pham Manh Duc			Son								12/05/2016			
5.07		Pham Ngoc Lan Anh			Daughter								12/05/2016			
5.08		Nouven Hai Long			brother in law								12/05/2016			
5.09		Sonadezi Long Thanh Shareholding Company			Related organizations	Business Registration Certificate	3600649539	13/12/2023 (16th amended)	Department of Planning & Investment of Dong Nai province	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai Province	18.144.000	10,08%				Pham Anh Tuan is a member of BOD and General Director of Sonadezi Long Thanh Shareholding Company.
5.10		Dong Nai Water Supply Joint Stock Company			Related organizations	Business Registration Certificate	3600259296	07/03/2025 (11th amended)	Department of Planning and Investment of Dong Nai province	48 CMT8, Tran Bien Ward, Dong Nai Province	171.018	0,095%				Pham Anh Tuan is a member of BOD of Dong Nai Water Supply Joint Stock Company.
5.11		Sonadezi Binh Thuan Shareholding Company			Related organizations	Business Registration Certificate	3401205899	03/12/2021 (2nd amended)	Department of Planning and Investment of Binh Thuan province	443 Quarter 1, Tan Minh Commune, Lam Dong Province						Pham Anh Tuan is a member of BOD of Sonadezi Binh Thuan Shareholding Company.
6		Nguyen Van Luong		Independent Member of BOD	Insider								12/04/2019			
6.01		Nguyen Hieu			Father								12/04/2019			
6.02		Nguyen Thi Hoa			Mother								12/04/2019			
6.03		Nguyen Thi Dao			Mother in law								12/04/2019			
6.04		Le Thi Giang			Wife								12/04/2019			
6.05		Nguyen Le Tuong Vy			Daughter								12/04/2019			
6.06		Nguyen Le Thao Nhi			Daughter								12/04/2019			
6.07		Nguyen Van Tuan			younger brother								12/04/2019			
6.08		Nguyen Thi Van			younger sister								12/04/2019			
6.09		Nguyen Huv			younger brother								12/04/2019			
6.10		Pham Thi Minh Ha			sister in law								12/04/2019			

Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amendeds arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
6.11		Hoang Thi Minh Thu			sister in law								12/04/2019			
6.12		Bui Van Toan			brother in law								12/04/2019			
6.13		Hoa An Joint Stock Company			Related organizations	Business Registration Certificate	3600464464	08/06/2000	Dong Nai Department of Planning and Investment	Cau Hang Hamlet, Bien Hoa Ward, Dong Nai Province			12/04/2019			Nguyen Van Luong is Director of Hoa An Joint Stock Company.
6.14		Phuoc Hoa FICO Joint Stock Company			Related organizations	Business Registration Certificate	3500102894	21/01/2005	Department of Planning and Investment of Ba Ria - Vung Tau Province	Km 50, National Highway 51, Tan Phuoc Ward, Ho Chi Minh City			12/04/2019			Nguyen Van Luong is a member of BOD of Phuoc Hoa FICO Joint Stock Company.
6.15		No. 2 Industrial Urban Development Shareholding Company			Related organizations	Business Registration Certificate	3600259560	19/06/2023 (14th amended)	Department of Planning and Investment of Dong Nai province	No. 47, D9 Street, Vo Thi Sau Residential Area, Quarter 7, Tran Bien Ward, Dong Nai Province			27/04/2021			Nguyen Van Luong is a member of BOD of No. 2 Industrial Urban Development Shareholding Company.
7		Tran Hao Hiep		Independent Member of BOD	Insider								12/04/2019			
7.01		Tran Duc An			Father								12/04/2019			
7.02		Nguyen Thi Su			Mother								12/04/2019			
7.03		Nguyen Dinh Thang			father in law								12/04/2019			
7.04		Pham Thi Thuy			Mother in law								12/04/2019			
7.05		Tran Thi Kim Thoa			Sister								12/04/2019			
7.06		Tran Duc Nghia			brother								12/04/2019			
7.07		Tran Ngoc Son			brother in law								12/04/2019			
7.08		Pham Thi Phuong Lan			Sister in law								12/04/2019			
7.09		Nguyen Thi Thanh Nga			Wife								12/04/2019			
7.10		Tran Tuan Kiet			Son								12/04/2019			
7.11		Tran Khanh Doan			Daughter								12/04/2019			
7.12		Thuan Hiep Phat Joint Stock Company			Related organizations	Business Registration Certificate	3602263192	25/03/2010	Dong Nai Department of Planning and Investment	No. 79, Nguyen Van Troi Street, Quarter 4, Tran Bien Ward, Dong Nai Province			12/04/2019			Tran Hao Hiep is Deputy General Director of Thuan Hiep Phat Joint Stock Company.
8		Phan Dinh Tham		Member of BOD	Insider								29/03/2022			
8.01		Dang Thi Sen			mother								29/03/2022			
8.02		Ngô Thi Hang			Wife								29/03/2022			
8.03		Phan Hoang Nam			Son						360	0,0002%	29/03/2022			
8.04		Phan Hoang Nam Anh			Son								29/03/2022			
8.05		Nguyen Thuy Hang			daughter in law								29/03/2022			
8.06		Sonadezi Binh Thuan Shareholding Company			Related organizations	Business Registration Certificate	3401205899	03/12/2021 (2nd amended)	Department of Planning and Investment of Binh Thuan province	443 Quarter 1, Tan Minh Commune, Lam Dong Province			29/03/2022			Phan Dinh Tham is Chairman of BOD of Sonadezi Binh Thuan Shareholding Company.

Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amendeds arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
9		Nguyen Phuong Hang		Member of BOD	Insider								18/04/2023			
9.01		Nguyen Van Hung	326217		Father								18/04/2023			
9.02		Pham Thi Phuong Ha			Mother								18/04/2023			
9.03		Nguyen Hong Anh			Husband								18/04/2023			
9.04		Nguyen Gia Nhi			Daughter								18/04/2023			
9.05		Nguyen Gia Hung			Son								18/04/2023			
9.06		Nguyen Gia Huy			Son								18/04/2023			
9.07		Nguyen Huy Thanh			father in law								18/04/2023			
9.08		Le Thi Nguyet			Mother in law								18/04/2023			
10		Pham Thi Kim Hoa		Head of Supervisory Board, Head of Internal Audit Department	Insider								01/07/2018			
10.01		Nguyen Duy Hoang			Husband								01/07/2018			
10.02		Nguyen Hoang Bao Chau			Daughter								01/07/2018			
10.03		Nguyen Hoang Bach			Son								01/07/2018			
10.04		Tran Thi Ngo			Mother								01/07/2018			
10.05		Nguyen Thi Cuc			Mother in law								01/07/2018			
10.06		Pham Minh Thanh			brother						8.400	0,0047%	01/07/2018			
10.07		Pham Thi Kim Huven			Sister								01/07/2018			
10.08		Pham Minh Duong			brother								01/07/2018			
10.09		Nguyen Dang Nha			brother in law								01/07/2018			
10.10		Nguyen Thi Hang			Sister in law								01/07/2018			
10.11		Nguyen Thi Bong			sister in law								01/07/2018			
11		Trinh Thi Hoa		Member of Supervisory Board									31/03/2020	11/04/2025	Dismissal according to the resolution of the annual general shareholders' meeting	
12		Le Duc Thuan		Member of Supervisory Board	Insider								29/03/2022			
12.01		Le Nhat Dinh			Father								29/03/2022			
12.02		Ngo Thi Hang			Mother								29/03/2022			
12.03		Le Uyen Thao			Sister								29/03/2022			
12.04		Le Thanh Thuy			Sister								29/03/2022			
12.05		Tram Thien An			brother in law								29/03/2022			
12.06		Le Anh Thu			Sister								29/03/2022			
12.07		Tran Nien Thuan			brother in law								29/03/2022			
12.08		Le Thi Minh Duyen			Wife								29/03/2022			
12.09		Le Duc Thong			Son								29/03/2022			
12.10		Le Anh Thi			Daughter								29/03/2022			
12.11		Nguyen Thi Nay			Mother in law								29/03/2022			
13		Tran Trung Chien		Deputy General Director	Insider						12.800	0,011%	31/03/2017			
13.01		Tran Manh Tuong			Father								31/03/2017			
13.02		Pham Thi Phuc			Mother								31/03/2017			
13.03		Luong Viet Hung			father in law								31/03/2017			
13.04		Pham Minh Ha			Mother in law								31/03/2017			
13.05		Luong Minh Hien			Wife						19.800	0,011%	31/03/2017			
13.06		Tran Thu Thuy			Daughter								31/03/2017			

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1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
13.07		Tran Thi Gia An			Daughter								31/03/2017			
13.08		Tran Thi Nhung			Sister								31/03/2017			
13.09		Bui Ngoc Duong			brother in law								31/03/2017			
14		Nguyen Minh Tan		Deputy General Director, Authorized Person for Information Disclosure	Insider						79.415	0,044%	01/06/2022			
14.01		Nguyen Ngoc Tuan			Father								01/06/2022			
14.02		Nguyen Thi Nhanh			Mother								01/06/2022			
14.03		Nguyen Thi Nu			Mother in law								01/06/2022			
14.04		Do Thanh Truc			Wife						13.500	0,0075%	01/06/2022			
14.05		Nguyen Ngoc Thanh Ha			Daughter								01/06/2022			
14.06		Nguyen Minh Quan			Son								01/06/2022			
14.07		Nguyen Thi Hong Tien			sister								01/06/2022			
14.08		Pham Y Thuy			brother in law								01/06/2022			
14.09		Chau Duc Water Supply Joint Stock Company			Related organizations	Business Registration Certificate	3500823617	03/06/2021	Department of Planning and Investment of Ba Ria Vung Tau province	Chau Duc Industrial Park, Ngai Giao Commune, Ho Chi Minh City			01/06/2022			Nguyen Minh Tan is a member of BOD of Chau Duc Water Supply Joint Stock Company.
15		Nguyen Thi Ngoc Mai		Company Secretary, Corporate Governance Officer	Insider						22.660	0,0126%	25/05/2018			
15.01		Nguyen Hong Quang			Father								25/05/2018			
15.02		Le Thi Dung			Mother								25/05/2018			
15.03		Nguyen Thi Anh Tuyet			younger sister								25/05/2018			
15.04		Tran Van Dang			brother in law								01/04/2023			
15.05		Nguyen Hong Minh Quan			younger brother								25/05/2018			
15.06		Le Thi Thanh Truc			sister in law								01/06/2023			
16		Tran Ngoc Tong		Chief Accountant	Insider						5.000	0,0028%	29/03/2022			
16.01		Ha Thi Thu Thuy			Wife								29/03/2022			
16.02		Tran Ha Hung Thinh			Son								29/03/2022			
16.03		Tran Ha Anh Thu			Daughter								29/03/2022			
16.04		Tran Ngoc Son			Father								29/03/2022			
16.05		Nguyen Thi Thao			Mother								29/03/2022			
16.06		Ha Cong Thu			father in law								29/03/2022			
16.07		Neuyen Thi Tuyen			Mother in law								29/03/2022			
16.08		Sonadezi Corporation			Related organizations	Business Registration Certificate	3600335363	06/05/2021 (5th amended)	Department of Planning & Investment of Dong Nai province	Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province	84.312.000	46,84%	29/03/2022			Tran Ngoc Tong is a member of the Board of Supervisors of Sonadezi Corporation.

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Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amended arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
16.09		Sonadezi Binh Thuan Shareholding Company			Related organizations	Business Registration Certificate	3401205899	03/12/2021 (2nd amended)	Department of Planning and Investment of Binh Thuan province	443 Quarter 1, Tan Minh Commune, Lam Dong Province			29/03/2022			Tran Ngoc Tong is Head of the Board of Supervisors of Sonadezi Binh Thuan Shareholding Company.
17		Nguyen Thi Thanh Hang		Internal Audit Specialist	Insider						2.000	0,0011%	05/05/2022			
17.01		Nguyen Thi Hoa			mother								05/05/2022			
17.02		Nguyen Tung Lam			Son								05/05/2022			
17.03		Nguyen Tuan Anh			brother								05/05/2022			
17.04		Huynh Thi Hoang Oanh			Sister in law								05/05/2022			
17.05		Nguyen Thi Thanh Nga			Sister								05/05/2022			
17.06		Le Xuan Dong			brother in law						10.200	0,0057%	05/05/2022			
18		Hoang Van Chi		Deputy General Director, Representative of the Company's capital at BOT 768 LLC, Chairman of BOD of BOT 768 LLC	Insider								01/07/2024			
18.01		Do Thi My Uyen			Wife								01/07/2024			
18.02		Do Xuan Xanh			father in law								01/07/2024			
18.03		Hoang Gia Han			Daughter								01/07/2024			
18.04		Hoang Gia Nhu			Daughter								01/07/2024			
18.05		Hoang Van Kha			brother								01/07/2024			
18.06		Hoang Van Quang			brother								01/07/2024			
18.07		Hoang Thi Khanh			Sister								01/07/2024			
18.08		Hoang Thi Tuyet			Sister								01/07/2024			
18.09		Hoang Van Hieu			younger brother								01/07/2024			
18.10		Hoang Thi Nhung			younger sister								01/07/2024			
18.11		Hoang Quoc Viet			younger brother								01/07/2024			
18.12		Tran Thi Phuong Kieu			Sister in law								01/07/2024			
18.13		Le Thi Thu Hien			Sister in law								01/07/2024			
18.14		Bui Tan Hoang			brother in law								01/07/2024			
18.17		Lam Thien Tu			brother in law								01/07/2024			
18.18		Le Nhat Phuong Trang			sister in law								01/07/2024			
18.19		Phan Chau Du			brother in law								01/07/2024			
18.20		Ha Nguyen Y Khe			sister in law								01/07/2024			
18.21		Dong Nai Housing Trading Joint Stock Company			Related organizations	Business Registration Certificate	3600322445	11/04/2024 (9th amended)	Department of Planning & Investment of Dong Nai province	No. 121, Phan Chu Trinh, Tran Bien Ward, Dong Nai Province	810.000	0,450%	01/07/2024			Mr. Hoang Van Chi is Chairman of BOD of DHC
18.22		Dong Nai Construction Joint Stock Company			Related organizations	Business Registration Certificate	3600510590	10/06/2022 (8th amended)	Department of Planning & Investment of Dong Nai province	No. 09, Huynh Van Nghe Street, Quarter 4, Tran Bien Ward, Dong Nai Province	375.000	0,208%	01/07/2024			Mr. Hoang Van Chi is a member of BOD of Dong Nai Construction Joint Stock Company.



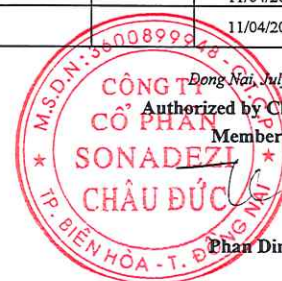
Statu s	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amendeds arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
19		Hoang Thi Quy		Representative of the Company's capital at BOT 768 LLC, member of BOD, Director of BOT 768 LLC	Insider						33.500	0,019%	16/01/2025		Appointed according to BOD Resolution	
19.01		Nguyen Tung Anh			Husband								16/01/2025			
19.02		Nguyen Hoang Ngoc Tram			Daughter								16/01/2025			
19.03		Nguyen Ngoc Bao Tran			Daughter								16/01/2025			
19.04		Nguyen Dang Khoa			Son								16/01/2025			
19.05		Hoang Minh Chau			Sister								16/01/2025			
19.06		Hoang Thuy My			Sister								16/01/2025			
19.07		Hoang Nam Binh			brother								16/01/2025			
19.08		Hoang Nam Phong			brother						8.000	0,0044%	16/01/2025			
19.09		Nguyen Thi Thanh Huong			Sister-in-law								16/01/2025			
19.10		Ngo Thi Thanh			Sister-in-law								16/01/2025			
19.11		Huynh Thanh Nghia			Brother-in-law								16/01/2025			
19.12		Nguyen Van Binh			Brother-in-law								16/01/2025			
19.13		Ngo Thanh Minh Nhat			Son-in-law								16/01/2025			
20		Nguyen Thi Quynh Hoa		Assistant of General Director, Representative of the Company's capital at BOT 768 LLC, member of BOD of BOT 768 LLC	Insider						30.480	0,0169%	16/01/2025		Appointed according to BOD Resolution	
20.01		Nguyen Trong Dinh			Father								16/01/2025			
20.02		Vuong Quynh Nhu			Mother								16/01/2025			
20.03		Nguyen Anh Hao			younger brother								16/01/2025			
20.04		Nguyen Trong Tuan			younger brother								16/01/2025			
20.05		Dao Ngoc Quang			Husband								16/01/2025			
20.06		Dao Ngoc Anh			Daughter								16/01/2025			
20.07		Vo Thi Huynh Mai			sister in law								16/01/2025			
21		Nguyen Thanh Huong		Member of Supervisory Board	Insider								11/04/2025		Elected as a member of the Board of Supervisors according to the Resolution of the 2025 Annual General Shareholders' Meeting	

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1	2	3	4	5	6	7	8 (*)	9	10	11	12	13	14	15	16	17
Status	Stock code	Full name	Securities trading account (if any)	Position in the company (if any)	Relationship with company/insider	Type of certificate (*) (ID Card/ Passport/Business registration certificate)	Certificate No. (*)	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Starting point is company related person/insider	Time of no longer being a related person of the company/insider	Reason (when amendeds arise related to items 14 and 15)	Notes (regarding the absence of the NSH Certificate and other notes)
21.01		Nguyen Duong Hoang			Father								11/04/2025			
21.02		Nguyen Thi Tuyet Nga			Mother								11/04/2025			
21.03		Pham Van Nhung			father in law								11/04/2025	29/05/2025	Divorced	
21.04		Do Thi Vien Hong			Mother in law								11/04/2025	29/05/2025	Divorced	
21.05		Pham Van Du			Husband								11/04/2025	29/05/2025	Divorced	
21.06		Pham Nguyen Hoang Ngan			Daughter								11/04/2025			
21.07		Pham Nguyen Hoang Kim			Daughter								11/04/2025			
21.08		Nguyen Dinh Huy			brother								11/04/2025			
21.09		Nguyen Kim Huyen			sister								11/04/2025			
21.10		Doan Nu Hoang Nhi			Sister in law								11/04/2025			

Recipient:

- HOSE;
- State Securities Commission;
- Save: VT, KHTH.

Dong Nai, July 24, 2025

Authorized by Chairman of BOD
Member of BOD

Phan Dinh Tham

