

SONADEZI CORPORATION  
SONADEZI LONG BÌNH SHARE  
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM  
Independence - Freedom - Happiness

No: 47./SZB-KD

Dong Nai, January 24<sup>th</sup>..... 2025

**INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION  
PORTAL OF THE STATE SECURITIES COMMISSION OF VIETNAM AND  
THE HANOI STOCK EXCHANGE**

To:

- State Securities Commission of Vietnam;
- Ha Noi Stock Exchange.

- Organization name: Sonadezi Long Binh Share Holding Company
- Stock code: SZB
- Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Binh Tan Ward, Bien Hoa City, Dong Nai Province.
- Tel: 0251 3834 700 Fax: 0251 3835 164
- E-mail: [marketing@szb.com.vn](mailto:marketing@szb.com.vn)
- Information Discloser: Mr. Nguyen Ba Chuyen – General Director
- Type of information disclosure:  
 Periodic       Extraordinary       24h       Upon request

**Content of the information disclosure:** Report On Corporate Governance 2024.

This information has been disclosed on the company website on January 24<sup>th</sup> 2025 at the following link: [www.szb.com.vn](http://www.szb.com.vn)

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

**\* Enclosed document:**

- Report on Corporate Governance 2024 No 9./BC-SZB dated January 24<sup>th</sup>, 2025 of Sonadezi Long Binh Shareholding Company.
- Appendix 01: The list of internal persons and affiliated persons (individuals, organizations) of internal persons.

**Recipients:**

- As above;
- Archived: Administrative Office, Secretary of BOD, Business Department.

**REPRESENTATIVE OF THE  
ORGANIZATION**



General Director

Nguyen Ba Chuyen

No.: 9.../BC-SZB

Dong Nai, January 24<sup>th</sup> 2025

## REPORT ON CORPORATE GOVERNANCE 2024

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

- Name of company: Sonadezi Long Binh Shareholding Company
- Address of head office: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Binh Tan Ward, Bien Hoa City, Dong Nai Province
- Tel: 02513 834 700 Fax: 02513 835 164  
Email: marketing@szb.com.vn
- Charter capital: VND 300,000,000,000
- Stock symbol: SZB
- 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	Annual General Meeting of Shareholders resolution no. 66/NQ-DHDCD-SZB	28/03/2024	Approving the contents of 2024 Annual General Meeting of Shareholders: <ul style="list-style-type: none"><li>- Report of the General Director on business results in 2023 and business plan for 2024.</li><li>- Audited financial statements in 2023.</li><li>- Report on the Board of Directors activities in 2023 – plan for 2024; Operational directions for Term IV (2024-2029).</li><li>- Evaluation report of the independent member of the Board of Directors in 2023.</li><li>- Report on supervising business activities in 2023 and evaluating activities of Board of Supervisors in Term III (2019 – 2024).</li><li>- Selecting audit firm as the auditor for the financial statements in 2024.</li><li>- Business results and profit distribution in</li></ul>



No.	Resolution/Decision No.	Date	Content
			2023; business plan and profit distribution plan for 2024. - Salary of the Head of the Board of Supervisors, remuneration for members of the Board of Directors and Board of Supervisors in 2023, and the plan for 2024. - Election for the Board of Directors and the Board of Supervisors in Term IV (2024 - 2029).

## II. Board of Directors (2024 Report):

### 1. Information about the members of the Board of Directors (BOD):

No.	Board of Directors' members	Position	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Ms. Luong Minh Hien	Chairman of the Board of Directors	28/03/2024	
2	Mr. Tran Thanh Hai	Non-executive Member of the Board of Directors		28/03/2024
3	Mr. Nguyen Ba Chuyen	Member of the Board of Directors cum General Director	28/03/2024	
4	Mr. Pham Anh Tuan	Non-executive Member of the Board of Directors		28/03/2024
5	Mr. Tran Anh Tuan	Non-executive Member of the Board of Directors	28/03/2024	
6	Mr. Nguyen Ngoc Dai	Non-executive Member of the Board of Directors	28/03/2024	
7	Mr. Pham Van Tinh	Independent Member of the Board of Directors	28/03/2024	

### 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	Ms. Luong Minh Hien	5/5	100%	
2	Mr. Tran Thanh Hai	1/5	20%	End of term on 28/03/2024
3	Mr. Nguyen Ba Chuyen	4/5	80%	Elected on 28/03/2024
4	Mr. Pham Anh Tuan	1/5	20%	End of term on 28/03/2024
5	Mr. Tran Anh Tuan	4/5	80%	Elected on 28/03/2024
6	Mr. Nguyen Ngoc Dai	5/5	100%	
7	Mr. Pham Van Tinh	5/5	100%	

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

- The Board of Directors carefully considers, provides recommendations and directives to the Board of Management to manage the company effectively. The BOD strictly supervises the compliance with legal regulations related to corporate governance and the business operations of the Company.
- The Board of Management has implemented business solutions in alignment with policies of the Board of Directors and issued decisions and resolutions, complying with regulations of laws and the Company's Charter.
- The Board of Management has proactively and diligently carried out the tasks and targets approved by the GMS, consistently demonstrating a high sense of responsibility in management.
- On a quarterly basis, the Board of Management reports on the production and business activities to the Board of Directors for timely directions and solutions of any difficulties and obstacles.

4. Activities of the Board of Directors' subcommittees: **None**

5. Resolutions/Decisions of the Board of Directors (2024 Annual report):

No.	Resolution/Decision No.	Date	Content	Approval rate
<b>A. Decision</b>				
1	93/QĐ-SZB-NS	24/01/2024	Decision on approving the staff's tourist trip to Thailand	100%
2	94/QĐ-SZB-KT	18/03/2024	Decision on adding personnel to the "Contractor selection and payment and settlement investment capital project supervision appraisal team"	100%
3	1/QĐ-SZB-NS	28/03/2024	Decision on reappointing the General Director	100%



No.	Resolution/Decision No.	Date	Content	Approval rate
4	2/QĐ-SZB-NS	28/03/2024	Decision on reappointing the Vice General Director	100%
5	3/QĐ-SZB-NS	28/03/2024	Decision on reappointing the Chief Accountant	100%
6	4/QĐ-SZB-NS	28/03/2024	Decision on reappointing the Head of the Internal Audit Department	100%
7	5/QĐ-SZB-NS	28/03/2024	Decision on assigning the Person in charge of Corporate Governance	100%
8	6/QĐ-SZB-HĐQT	4/4/2024	Decision on paying the remaining remuneration for the Board of Directors and the Board of Supervisors in 2023	100%
9	7/QĐ-SZB-HĐQT	20/06/2024	Decision on awarding bonuses to the Company managers up to December, 2023	100%
10	8/QĐ-SZB-KT	26/06/2024	Decision on issuing the Regulation on contractor selection at Sonadezi Long Binh Shareholding Company	100%
11	9/QĐ-SZB-HĐQT	27/12/2024	Decision on additional remuneration payment for the BOD and the BOS in 2024	100%
12	10/QĐ-SZB-HĐQT	27/12/2024	Decision on bonus payment for company managers until December, 2024	100%
13	11/QĐ-SZB-HĐQT	30/12/2024	Decision on adjusting of the Regulations on Information Disclosure (2 <sup>nd</sup> time)	100%
14	12/QĐ-SZB-NS	30/12/2024	Decision on awarding achievement titles in 2024 for company line managers	100%
<b>B. Resolution</b>				
15	64/NQ-HĐQT-SZB	31/01/2024	Resolution on approving the Record Day to determine the list of securities holders eligible to attend the 2024 Annual General Meeting of Shareholders.	100%
16	65/NQ-HĐQT-SZB	11/03/2024	Resolution on updating information in the Investment Registration Certificate for the Project of investment construction and business infrastructure in Thanh Phu Industrial Zone	100%



No.	Resolution/Decision No.	Date	Content	Approval rate
17	66NQ-ĐHĐCĐ-SZB	28/03/2024	Resolution of 2024 Annual General Meeting of Shareholders	100%
18	1/NQ-HĐQT-SZB	26/04/2024	Resolution on transactions with the affiliated persons, Sonadezi Security Services Co.,Ltd on purchasing asset protection services at Thanh Phu and Chau Duc Industrial Zone	100%
19	2/NQ-HĐQT-SZB	06/05/2024	Resolution on transactions with the related party, Sonadezi Binh Thuan Shareholding Company.	100%
20	3/NQ-HĐQT-SZB	20/06/2024	Resolution on selecting audit firm as the auditor for the 2024 financial statement	100%
21	4/NQ-HĐQT-SZB	20/06/2024	Resolution on paying the remaining 2023 dividends to shareholders	100%
22	5/NQ-HĐQT-SZB	20/06/2024	Resolution on transactions with the affiliated parties, Sonadezi Security Services Co.,Ltd on purchasing asset protection services at Company office's building	100%
23	6/NQ-HĐQT-SZB	22/07/2024	Resolution on transactions with the affiliated parties Sonadezi Security Services Co.,Ltd on purchasing asset protection services for factories at Thanh Phu and Chau Duc Industrial Zone	100%
24	7/NQ-HĐQT-SZB	30/09/2024	Resolution on transactions with the affiliated parties Sonadezi Security Services Co.,Ltd on purchasing asset protection services for factories at Thanh Phu Industrial Zone	100%
25	8/NQ-HĐQT-SZB	11/11/2024	Resolution on transactions with the affiliated parties Sonadezi Security Services Co.,Ltd on purchasing asset protection services at Company office's building	100%
26	9/NQ-HĐQT-SZB	11/11/2024	Resolution on dividend advance payment in 2024 (phase 1) to shareholders	100%
27	10/NQ-HĐQT-SZB	26/11/2024	Resolution on transactions with the affiliated parties Sonadezi Security Services Co.,Ltd on purchasing asset protection services for industrial zone projects	100%



No.	Resolution/Decision No.	Date	Content	Approval rate
28	11/NQ-HĐQT-SZB	27/12/2024	Resolution on signing the Contract for land sublease (phase 1) with the affiliated parties, Sonadezi Binh Thuan Shareholding Company.	100%
29	12/NQ-HĐQT-SZB	27/12/2024	Resolution on approving the policy to sign contracts and conduct transactions with affiliated parties in 2025.	100%

### III. Board of Supervisors (2024 Report):

#### 1. Information about members of Board of Supervisors:

No.	Members of Board of Supervisors	Position	The date becoming to be the member of the Board of Supervisors	The date ceasing to be the member of the Board of Supervisors	Qualification
1	Ms. Luu Thi Thuy Van	Head of the Board of Supervisors	28/03/2024		Master of Finance and Banking Bachelor of Corporate Finance
2	Mr. Nguyen Cong Hieu	Member	28/03/2024		MBA Bachelor of Accounting
3	Ms. Nguyen Kha Phuong Thu	Member	28/03/2024		Master of Finance

#### 2. Meetings of Board of Supervisors:

No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Luu Thi Thuy Van	3/3	100%	100%	
2	Mr. Nguyen Cong Hieu	3/3	100%	100%	
3	Ms. Nguyen Kha Phuong Thu	3/3	100%	100%	

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

In 2024, the Board of Supervisors monitored the Board of Directors' activities, the Board of Management in managing and operating in business activities as follows:

- Supervising the implementation of the resolutions of the General Meeting of Shareholders. Review the legality and procedures for issuing resolutions and decisions of the Board of Directors and the Board of General Directors in management activities.
  - Monitor the Company's financial situation, check the reasonableness, honesty and consistency of accounting work in preparing financial statements and conducting transactions with affiliated persons. Perform other supervisory tasks according to the provisions of the Enterprise Law, the Charter, the Operating Regulations of the Company's Board of Supervisors and the Regulations of Sonadezi Corporation.
  - For shareholders, in the past year, the Company has fully disclosed information as prescribed. The Board of Supervisors has not received any requests or complaints from shareholders or groups of shareholders requesting review of the Company's production and business activities or the management of the Board of Directors and the Board of General Directors.
4. The coordination among the Board of Supervisors, Board of Directors and General Director.
- Board of Supervisors has coordinated with members of the Board of Directors and the General Director in performing tasks in accordance with the provisions of law and the company's Charter. Board of Supervisors has fully attended the Board of Directors meetings, briefings, other meetings and has participated in contributing opinions on contents related to the Company's governance and business activities.
  - The Board of Directors, General Director, and other managers have coordinated to promptly provide information and documents on the management and operation of the Company's business activities as requested by the Board of Supervisors to conduct inspection and supervision.
  - In addition, the Board of Supervisors has coordinated with specialized departments to adjust a number of internal management regulations according to their functions and tasks, and periodically coordinated with departments to review and prepare reports according to the regulations of Sonadezi Corporation to promptly grasp the business situation of the Company.
5. Other activities of the Board of Supervisors: **None**

#### IV. Board of Management:

No.	Members of Board of Management	Position	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
1	Nguyen Ba Chuyen	General Director	02/03/1976	Master of Civil and Industrial Construction Engineering Construction Engineer	Reappointment in 28/03/2024



No.	Members of Board of Management	Position	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
2	Ms. Le Thi Kim Tuyen	Vice General Director	25/03/1977	Doctor of Finance and Banking Bachelor of Finance and Banking Bachelor of English	Reappointment in 28/03/2024

#### V. Chief Accountant:

Name	Date of birth	Qualification	Date of appointment/ dismissal
Mr. Dang Hai Bang	05/12/1986	Master of Business Administration Bachelor of Accounting	Reappointment in 28/03/2024

#### VI. Training courses on corporate governance:

Recently, the members of the Board of Directors, the Board of Supervisors, and the Board of Management have participated in corporate governance courses and have been receiving certificates. The members attending the courses include:

No.	Name	Position
1	Ms. Luong Minh Hien	Chairman of the BOD
2	Mr. Nguyen Ba Chuyen	Member of the BOD cum General Director
3	Mr. Tran Anh Tuan	Non-executive member of the BOD
4	Mr. Pham Van Tinh	Independent member of the BOD
5	Mr. Nguyen Ngoc Dai	Non-executive member of the BOD
6	Ms. Luu Thi Thuy Van	Head of the Board of Supervisors
7	Ms. Le Thi Kim Tuyen	Vice General Director
8	Mr. Dang Hai Bang	Chief Accountant
9	Ms. Huynh Ngoc Dan Vy	Person in charge of Corporate Governance

#### VII. The list of affiliated persons of the public company (2024 Annual report) and transactions of affiliated persons of the Company):

##### 1. The list of affiliated persons of the Company:

- a. The list of internal persons and affiliated persons: As per section A – Appendix 01
- b. Parent company, managers, legal representatives and persons has authority to

appoint the managers of the parent company: As per Section B – Appendix 01

c. Enterprises and organizations, individuals holding more than 10% of the voting shares or contributed capital of the enterprise: As per Section C – Appendix 01

d. The list of subsidiary companies and affiliated companies of Sonadezi Corporation:

No.	Name of organization	Business registration number
<b>DIRECT SUBSIDIARY COMPANY LIST</b>		
1	Sonadezi Environment Joint Stock Company	3600274914
2	Dong Nai Water Joint Stock Company	3600259296
3	Industrial Urban Development Joint Stock Company No. 2	3600259560
4	Sonadezi Long Thanh Shareholding Company	3600649539
5	Dong Nai Port Joint Stock Company	3600334112
<b>INDIRECT SUBSIDIARY COMPANY LIST</b>		
6	Sonadezi Chau Duc Shareholding Company	3600899948
7	Sonadezi Binh Thuan Shareholding Company	3401205899
8	Sonadezi An Binh Joint Stock Company	3600449307
9	Dong Nai Material & Building Investment Joint Stock Company	3600259352
10	Sonadezi Services Joint Stock Company	3600890938
<b>AFFILIATED COMPANY LIST</b>		
11	Sonadezi Giang Dien Shareholding Company	3603474037
12	Dong Nai Construction Joint Stock Company	3600510590
13	Sonadezi College of Technology and Management	3600788797
14	Quoc lo 91 Can Tho – An Giang Investment Joint Stock Company	3603181739
15	Dong Nai Housing Joint Stock Company	3600322445
16	Dong Nai Paint Corporation	3600451024



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	ID No., date of issue, place of issue	Address of head office/Contact address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors	Content, quantity, total value of transaction	Note
1	Sonadezi Services Joint Stock Company	Affiliated persons of members of BOD	3600890938 15/5/2007 Dong Nai Department of Planning and Investment	8 <sup>th</sup> Floor – Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Zone, An Binh Ward, Bien Hoa, Dong Nai	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023  Resolution no. 61/NQ-SZB- HDQT on 29/12/2023	Selling clean water, leasing wastewater treatment plant and collecting infrastructure usage fee. Value: 6.45 billion VND  Buying environmental consulting services, environmental monitoring; preparing environmental monitoring reports consulting costs; collecting and treating hazardous waste; industrial cleaning services; costs of operating and maintaining equipment. Value: 1.94 billion VND	

No.	Name of organization/ individual	Relationship with the Company	ID No., date of issue, place of issue	Address of head office/Contact address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors	Content, quantity, total value of transaction	Note
2	Sonadezi Security Services Co.,Ltd	Affiliated organization (subsidiary company of Sonadezi Services JSC.)	3601635899 29/4/2009 Dong Nai Department of Planning and Investment	No. 22B, Road 3A, Bien Hoa 2 Industrial Zone, Bien Hoa, Dong Nai	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023  Resolution no. 1/NQ-HDQT-SZB on 26/04/2024  Resolution no. 5/NQ-HDQT-SZB on 20/06/2024  Resolution no. 6/NQ-HDQT-SZB on 22/07/2024  Resolution no. 7/NQ-HDQT-SZB on 30/09/2024	Buying asset and infrastructure security services at industrial Zones. Value: 7.70 billion VND	
3	Sonadezi Binh Thuan Shareholding Company	Affiliated persons of members of BOD and members of BOS	3401205899 05/06/2020 Binh Thuan Department of Planning and Investment	443, Quarter 1, Tan Minh Town, Ham Tan District, Binh Thuan Province	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023  Resolution no. 2/NQ-SZB-HDQT on 06/05/2024	Paying office rental fees. Value: 423.20 million VND  Negotiated transaction regarding land sublease at Tan Duc Industrial Zone. Value: 47.15 billion VND	



No.	Name of organization/ individual	Relationship with the Company	ID No., date of issue, place of issue	Address of head office/Contact address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors	Content, quantity, total value of transaction	Note
4	Sonadezi College of Technology and Management	Affiliated persons of internal persons	3600788797 01/03/2006 Dong Nai Department of Taxation	No. 1, Road 6A, Bien Hoa 2 Industrial Zone, Bien Hoa, Dong Nai	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023	Selling clean water. Value: 464.43 million VND  Paying educational fees. Value: 18.45 million VND	
5	Dong Nai Water Joint Stock Company.	Affiliated persons of members of BOS	3600259296 08/10/1998 Dong Nai Department of Planning and Investment	48 Cach Mang Thang 8 – Quyet Thang Ward, Bien Hoa, Dong Nai	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023	Purchasing clean water, drinking water, and installing water meters for facilities in projects. Value: 56.64 million VND	
6	Sonadezi Chau Duc Shareholding Company	Member of the Sonadezi Corporation	3600899948 18/05/2018 Dong Nai Department of Planning and Investment	9 <sup>th</sup> Floor – Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Zone, An Binh Ward, Bien Hoa, Dong Nai	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023	Paying administration fees of Chau Duc Industrial Zone and clean water fee in 2024. Value: 723.71 million VND  Dividend payment: 4.16 billion VND	
7	Sonadezi Environment Joint Stock Company	Member of the Sonadezi Corporation	3600274914 07/08/2008 Dong Nai Department of Planning and Investment	No. 12 Huynh Van Nghe Street, Quarter 2, Buu Long Ward, Bien Hoa, Dong Nai	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023	Buying household waste collection services. Value: 79.80 million VND	

No.	Name of organization/ individual	Relationship with the Company	ID No., date of issue, place of issue	Address of head office/Contact address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors	Content, quantity, total value of transaction	Note
8	Dong Nai Port Joint Stock Company	Member of the Sonadezi Corporation	3600334112 19/03/2016 Dong Nai Department of Planning and Investment	1B-D3, Quarter Binh Duong, Long Binh Tan Ward, Bien Hoa, Dong Nai	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023	Selling clean water. Value: 2.1 billion VND	
9	Sonadezi Giang Dien Shareholding Company	Affiliated company of Sonadezi Corporation	3603474037 01/07/2017 and the third amendment registered on 22/12/2023 Dong Nai Department of Planning and Investment	Floor 1, No. 1, Road 1, Bien Hoa 1 Industrial Zone, An Binh Ward, Bien Hoa City, Dong Nai Province	2024	Resolution no. 61/NQ-SZB- HDQT on 29/12/2023	Advertising on the art lighting system at the building. Value: 210 million VND	
10	Dong Nai Housing Joint Stock Company	Affiliated company of Sonadezi Corporation	3600322445 01/11/2005 and the 8 <sup>th</sup> amendment on 24/7/2023 Dong Nai Department of Planning and Investment	No. 121 Phan Chu Trinh Street, Quang Vinh Ward, Bien Hoa City, Dong Nai Province	2024	Resolution no. 4/ NQ-SZB-HDQT on 20/06/2024  Resolution no. 9/ NQ-SZB-HDQT on 11/11/2024	Dividend payment: 138.67 million VND	



No.	Name of organization/ individual	Relationship with the Company	ID No., date of issue, place of issue	Address of head office/Contact address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors	Content, quantity, total value of transaction	Note
11	Sonadezi An Binh Joint Stock Company	Member of the Sonadezi Corporation	3600449307 12/01/2000 and the 16 <sup>th</sup> amendment on 17/4/2023 Dong Nai Department of Planning and Investment	No. 113–116, Lot C2, Road 9, An Binh Residential Area, Bien Hoa City, Dong Nai Province.	2024	Resolution no. 4/ NQ-SZB-HDQT on 20/06/2024  Resolution no. 9/ NQ-SZB-HDQT on 11/11/2024	Dividend payment: 1.66 billion VND	
12	Sonadezi Long Thanh Shareholding Company	Member of the Sonadezi Corporation	3600649539 18/08/2003 and the 16 <sup>th</sup> amendment on 13/12/2023 Dong Nai Department of Planning and Investment	Road 5, Long Thanh Industrial Zone, Tam An Commune, Long Thanh District, Dong Nai Province.	2024	Resolution no. 4/ NQ-SZB-HDQT on 20/06/2024  Resolution no. 9/ NQ-SZB-HDQT on 11/11/2024	Dividend payment: 8.32 billion VND	
13	Sonadezi Corporation	Parent company	3600335363 01/02/2016 Dong Nai Department of Planning and Investment	Sonadezi Building, No. 1, Street 1, Bien Hoa Industrial Zone 1, Bien Hoa City, Dong Nai	2024	Resolution no. 4/ NQ-SZB-HDQT on 20/06/2024  Resolution no. 9/ NQ-SZB-HDQT on 11/11/2024	Dividend payment: 45.76 billion VND	

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: **None**

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):

No.	Name of organization	Relationship with internal persons	Content, total value of transaction excluding VAT
1	Sonadezi Services JSC.	Ms. Luong Minh Hien – Chairman of the BOD of SZB is currently Chairman of the BOD of Sonadezi Services JSC.	<p>Selling clean water, leasing wastewater treatment plant and collecting infrastructure usage fee. Value: 6.45 billion VND</p> <p>Buying environmental consulting services, environmental monitoring; preparing environmental monitoring reports consulting costs; operating a wastewater treatment plant; collecting and treating hazardous waste; industrial cleaning services; costs of operating and maintaining equipment. Value: 1.94 billion VND</p>
2	Dong Nai Water JSC.	<p>Mr. Pham Anh Tuan - Member of the BOD of SZB (Dismissal on 28/03/2024) is currently Member of the BOD of Dong Nai Water Supply JSC.</p> <p>Mr. Nguyen Cong Hieu - Member of the BOS of SZB is currently Member of the BOD of Dong Nai Water Supply JSC.</p>	Purchasing clean water, drinking water, and installing water meters for facilities in projects. Value: 56.64 billion VND
3	Dong Nai Port JSC.	Mr. Tran Thanh Hai - Member of the BOD of SZB (Dismissal on 28/03/2024) is currently Member of the BOD of Dong Nai Port JSC.	Selling clean water. Value: 2.1 billion VND
4	Sonadezi Chau Duc Shareholding Company	Mr. Pham Anh Tuan - Member of the BOD of SZB (Dismissal on 28/03/2024) is currently Member of the BOD of Sonadezi Chau Duc Shareholding Company.	<p>Paying administration fees of Chau Duc Industrial Zone and clean water fee in 2024. Value: 723.71 million VND</p> <p>Dividend payment: 4.16 billion VND</p>



No.	Name of organization	Relationship with internal persons	Content, total value of transaction excluding VAT
5	Sonadezi College of Technology and Management	Ms. Le Thi Kim Tuyen – Vice General Director of SZB is currently Chairman of the BOD of Sonadezi College of Technology and Management	Selling clean water. Value: 464.43 million VND  Paying educational fees. Value: 18.45 million VND
6	Sonadezi Binh Thuan Shareholding Company	Mr. Nguyen Ba Chuyen - Member of the BOD cum General Director of SZB is currently Member of the BOD of Sonadezi Binh Thuan Shareholding Company.	Paying office rental fees. Value: 423.20 million VND  Negotiated transaction regarding land sublease at Tan Duc Industrial Zone. Value: 47.15 billion VND
7	Sonadezi An Binh Joint Stock Company	Mr. Tran Anh Tuan – Member of the BOD at SZB is currently a BOD member at Sonadezi An Binh Joint Stock Company.	Dividend payment: 1.66 billion VND
8	Sonadezi Long Thanh Shareholding Company	Mr. Tran Anh Tuan – Member of the BOD at SZB is currently a member of the BOD and Vice General Director at Sonadezi Long Thanh Joint Stock Company.	Dividend payment: 8.32 billion VND
9	Sonadezi Corporation	Ms. Luong Minh Hien – Chairman of the BOD at SZB is currently a member of the BOD and Vice General Director at Sonadezi Corporation.	Dividend payment: 45.76 billion VND

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): **None**

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 (2024 Annual report):**

1. The list of internal persons and their Affiliated persons: As per the attached 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 (07/2024)		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	Updated date	
1	Mr. Nguyen Manh Thang	Brother-in-law of Ms. Luong Minh Hien - Chairman of the BOD	3,000	0.01%	500	0.0017%	26/11/2024	Sell
2	Mr. Dang Hai Bang	Chief Accountant	10,000	0.03%	6,000	0.02%		Sell
3	Ms. Luu Thi Thuy Van	Head of BOS	6,300	0.02%	8,600	0.029%		Buy
4	Mr. Nguyen Van Hoan	Father-in-law of Mr. Dang Hai Bang - Chief Accountant	26,700	0.089%	18,000	0.06%		Sell

**IX. Other significant issues: None**

**Recipients:**

- SSC, HNX;
- Archived: Secretary of Company

**CHAIRMAN OF  
THE BOARD OF DIRECTORS**



**Luong Minh Hien**



**APPENDIX 01: THE LIST OF INTERNAL PERSONS AND AFFILIATED PERSON (INDIVIDUALS, ORGGANIZATIONS) OF  
INTERNAL PERSONS**

Stock symbol: SZB

Name of company: Sonadezi Long Binh Shareholding Company

No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/B business registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
1	2	3	5	6	7	8	9	14	15
<b>A. The list of internal persons and Affiliated parties of internal persons</b>									
<b>I. Board of Directors</b>									
1	SZB	Luong Minh Hien	Chairman of the BOD					28/03/2024	
1.01	SZB	Luong Viet Hung		Father					
1.02	SZB	Pham Minh Ha		Mother					
1.03	SZB	Tran Trung Chien		Husband					
1.04	SZB	Tran Thu Thuy		Child					
1.05	SZB	Tran Thi Gia An		Child					
1.06	SZB	Luong Thi Thuy Hoa		Younger sister					
1.07	SZB	Nguyen Manh Thang		Younger sibling-in-law (husband's side)					
1.08	SZB	Tran Manh Tuong		Father-in-law (husband's side)					
1.09	SZB	Pham Thi Phuc		Mother-in-law (husband's side)					
1.10	SZB	Sonadezi Corporation		Member of the BOD, Vice General Director				Member of the BOD 28/04/2021; Vice General Director 01/05/2021	
1.11	SZB	Sonadezi Service Joint Stock Company		Chairman of the BOD				31/03/2022	



No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/Business registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
1.12	SZB	Sonadezi Security Services Co., Ltd.		Indirect Affiliated organization (Subsidiary of Sonadezi Services Joint Stock Company)					
2	SZB	Nguyen Ba Chuyen	Member of the BOD cum General Director, Legal representative					28/03/2024	
2.01	SZB	Nguyen Ba Quyen		Child					
2.02	SZB	Nguyen Ba Kim Thanh		Child					Minor
2.03	SZB	Nguyen Thi Trinh		Older sister					
2.04	SZB	Nguyen Ba Tuan		Older brother					
2.05	SZB	Nguyen Ba Hung		Younger sibling					
2.06	SZB	Nguyen Ba Dung		Younger sibling					
2.07	SZB	Nguyen Canh Chau		Older brother-in-law (husband's side)					
2.08	SZB	Nguyen Thi Nguyet		Older sister-in-law (wife's side)					
2.09	SZB	Pham Thi Van		Younger sibling-in-law (wife's side)					
2.10	SZB	Nguyen Thi Hong Suong		Younger sibling-in-law (wife's side)					
2.11	SZB	Sonadezi Binh Thuan Shareholding Company		Member of the BOD				09/07/2020	
2.12	SZB	Dong Thanh Building Investment Joint Stock Company		Chairman of the BOD cum General Director					
2.13	SZB	Sonadezi Corporation		Affiliated organization					
3	SZB	Nguyen Ngoc Dai	Member of the BOD					28/03/2024	
3.01	SZB	Nguyen Thi Minh Nguyet		Mother					
3.02	SZB	Hoang Duyen Anh		Wife					
3.03	SZB	Nguyen Ngoc Tung		Son					Minor



No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/Business registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
3.04	SZB	Nguyen Ngoc Bao Chau		Daughter					
3.05	SZB	Nguyen Thi Bich Hang		Younger sibling					
3.06	SZB	Ngo Ngoc Cam		Younger sibling-in-law (husband's side)					
3.07	SZB	Hoang Dang Loc		Father-in-law (wife's side)					
3.08	SZB	Vu Thi Duyen		Mother-in-law (wife's side)					
<b>4</b>	<b>SZB</b>	<b>Pham Van Tinh</b>	<b>Member of the BOD</b>					<b>28/03/2024</b>	
4.01	SZB	Nguyen Thi Huong Thuy		Wife					
4.02	SZB	Pham Nguyen Thien Truc		Child					
4.03	SZB	Pham Nguyen Minh Thien		Child					
4.04	SZB	Pham Van Quang		Older brother					
4.05	SZB	Nguyen Thi Huong		Older sister-in-law (wife's side)					
4.06	SZB	Pham Duc Vinh		Older brother					
4.07	SZB	Do Thi Minh Tuyet		Older sister-in-law (wife's side)					
4.08	SZB	Pham Thi Lanh		Older sister					
4.09	SZB	Luu Da Loc		Older brother-in-law (husband's side)					
4.10	SZB	Pham Thi Ngoc Nga		Older sister					
4.11	SZB	Pham Thi Xuan		Older sister					
4.12	SZB	Pham Van Phong		Older brother					
4.13	SZB	Ha Thi Nguyet		Older sister-in-law (wife's side)					
4.14	SZB	Pham Van Luu		Older brother					
4.15	SZB	Pham Thi Thu Huong		Older sister-in-law (wife's side)					
4.16	SZB	Nguyen Tien Xuong		Father-in-law (wife's side)					Deceased
4.17	SZB	Tran Thi Kim Nhung		Mother-in-law (wife's side)					Deceased

No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/Business registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
5	SZB	Tran Anh Tuan	Member of the BOD					28/03/2024	
5.01	SZB	Tran Van De		Father					
5.02	SZB	Nguyen Thi Luu		Mother					
5.03	SZB	Nguyen Van Dam		Father-in-law (wife's side)					
5.04	SZB	Nguyen Thi Khang		Mother-in-law (wife's side)					
5.05	SZB	Nguyen Van Anh		Wife					
5.06	SZB	Tran Nguyen Khai Nghi		Child					
5.07	SZB	Tran Nguyen Khai Phong		Child					
5.08	SZB	Tran Nguyen Khai Dang		Child					
5.09	SZB	Tran Van Tu		Younger sibling					
5.10	SZB	Nguyen Thi Thanh Loan		Younger sibling-in-law (wife's side)					
5.11	SZB	Tran Thi Ly		Younger sibling					
5.12	SZB	Pham Quang Hao		Younger sibling-in-law (husband's side)					
5.13	SZB	Tran Thi Lieu		Younger sibling					
5.14	SZB	Nguyen Quang Tao		Younger sibling-in-law (husband's side)					
5.15	SZB	Nguyen Anh Tuyet		Younger sibling-in-law (wife's side)					
5.16	SZB	Sonadezi An Binh Joint Stock Company		Member of the BOD					
5.17	SZB	Sonadezi Long Thanh Shareholding Company		Member of the BOD, Vice General Director				01/07/2024	
<b>II. Board of Supervisors</b>									
6	SZB	Luu Thi Thuy Van	Head of the BOS - Head of the Internal Audit Department					28/03/2024	
6.01	SZB	Le Thi Tinh		Mother					
6.02	SZB	Luu Thi Kim Ngan Ha		Younger sibling					



No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/Business registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
6.03	SZB	Liu Zhongcheng		Younger sibling					
6.04	SZB	Nguyen Van Cong		Husband					
6.05	SZB	Nguyen Minh Anh		Child					
6.06	SZB	Nguyen Minh Hien		Child					
6.07	SZB	Pham Quang Trung		Younger sibling-in-law (husband's side)					
6.08	SZB	Sonadezi Corporation		Affiliated organization				26/04/2022	
6.09	SZB	Do Thi Nguyen		Mother-in-law (husband's side)					
7	<b>SZB</b>	<b>Nguyen Cong Hieu</b>	<b>Member of the BOS</b>					<b>28/03/2024</b>	
7.01	SZB	Nguyen Thanh Lan		Father					Deceased
7.02	SZB	Nguyen Thi Na		Mother					
7.03	SZB	Nguyen Thanh Chung		Older sister					
7.04	SZB	Nguyen Ngoc Truong		Older brother-in-law (husband's side)					
7.05	SZB	Ngo Thi Thu Ha		Wife					
7.06	SZB	Nguyen Ha Anh		Child					Minor
7.07	SZB	Nguyen Ha Mi		Child					Minor
7.08	SZB	Nguyen Ha Nhi		Child					Minor
7.09	SZB	Do Thi Hai Yen		Mother-in-law (wife's side)					
7.10	SZB	Ngo Minh Chi		Father-in-law (wife's side)					
7.11	SZB	Sonadezi Binh Thuan Shareholding Company		Chief Accountant				01/05/2022	
7.12	SZB	Dong Nai Water Joint Stock Company		Member of the BOD				19/04/2023	
8	<b>SZB</b>	<b>Nguyen Kha Phuong Thu</b>	<b>Member of the BOS</b>					<b>28/03/2024</b>	
8.01	SZB	Nguyen Thi Le Trinh		Mother					
8.02	SZB	Nguyen Kha Binh		Younger sibling					
8.03	SZB	Nguyen Thai Cat Tuong		Child					Minor

No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/Business registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
<b>III. Board of Management</b>									
9	SZB	Le Thi Kim Tuyen	Vice General Director					28/03/2024	
9.01	SZB	Le Duy Trat		Father					
9.02	SZB	Vo Thi Thu Ba		Mother					
9.03	SZB	Nguyen Tan Dung		Husband					
9.04	SZB	Nguyen Le Minh Anh		Daughter					
9.05	SZB	Nguyen Le Quynh Anh		Daughter					
9.06	SZB	Nguyen Le Tuan Anh		Son					
9.07	SZB	Le Duy Anh Khoa		Younger brother					
9.08	SZB	Tran Ngoc Khanh Vy		Younger sibling-in-law (wife's side)					
9.09	SZB	Nguyen Thi Nam		Mother-in-law (husband's side)					
9.10	SZB	Sonadezi College of Technology and Management		Chairman of the BOD					
<b>IV. Chief Accountant</b>									
10	SZB	Dang Hai Bang	Chief Accountant					28/03/2024	
10.01	SZB	Dang Van Trai		Father					
10.02	SZB	Le Thi Thu		Mother					
10.03	SZB	Dang Trung Hieu		Older brother					
10.04	SZB	Dang Thi Kieu Hanh		Older sister					
10.05	SZB	Nguyen Viet Vi		Older brother-in-law (husband's side)					
10.06	SZB	Nguyen Thi Thu Hang		Wife					
10.07	SZB	Dang Hai Minh		Child					Minor
10.08	SZB	Dang Hai An		Child					Minor
10.09	SZB	Nguyen Van Hoan		Father-in-law (wife's side)					
10.10	SZB	Tran Thi Kim Dung		Mother-in-law (wife's side)					



No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/B usiness registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
<b>V. Authorized person for information disclosure</b>									
11	SZB	Nguyen Minh Duy	Authorize person for information disclosure					26/04/2022	
11.01	SZB	Pham Ngoc Van Anh		Wife					
11.02	SZB	Nguyen Pham Diep An		Child					Minor
11.03	SZB	Nguyen Pham Chau An		Child					Minor
11.04	SZB	Nguyen Van Duong		Father					
11.05	SZB	Tran Thi Anh Thuy		Mother					
11.06	SZB	Nguyen Thi Minh Diem		Younger sibling					
11.07	SZB	Ha Ngoc Hanh		Younger sibling-in-law (husband's side)					
11.08	SZB	Nguyen Minh Danh		Younger sibling					
11.09	SZB	Nguyen Thi Diem Thuy		Younger sibling					
11.10	SZB	Pham Chi Truong		Father-in-law (wife's side)					
11.11	SZB	Nguyen Thi Kim Loan		Mother-in-law (wife's side)					
<b>VI. Person in charge of corporate finance</b>									
12	SZB	Huynh Ngoc Dan Vy	Person in charge of corporate governance					28/03/2024	
12.01	SZB	Huynh Quang Hoa		Father					
12.02	SZB	Tran Minh Phuong		Mother					
12.03	SZB	Le Si Lam		Father-in-law (husband's side)					
12.04	SZB	Le Thi Huong		Mother-in-law (husband's side)					
12.05	SZB	Le Si Phuong Nam		Husband					
12.06	SZB	Huynh Quang Thai Huy		Younger sibling					
<b>B. Parent company, managers, legal representatives and person has authority for appointing the managers of the Parent company</b>									

No.	Stock Symbol	Name	Position at the Company	Relationship with internal persons	Identification certificate (ID card/Passport/Business registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Note
<b>I. Parent company</b>									
1	SZB	Sonadezi Corporation		Affiliated organization					
<b>II. Managers of Sonadezi Corporation</b>									
1		Mr. Truong Dinh Hiep	Chairman of the BOD					16/04/2024	
2		Mr. Tran Thanh Hai	Member of the BOD, General Director					28/04/2021	
3		Mr. Dinh Ngoc Thuan	Member of the BOD, Vice General Director					28/04/2021	
4		Mrs. Nguyen Thi Hanh	Member of the BOD, Vice General Director					28/04/2021	
5		Mrs. Luong Minh Hien	Member of the BOD, Vice General Director					28/04/2021	
6		Mr. Nguyen Van Tuan	Non-executive member of the BOD					28/04/2021	
7		Mr. Pham Quoc Chi	Non-executive member of the BOD					28/04/2021	
8		Ms. Le Thi Bich Loan	Chief Accountant					29/04/2021	
<b>C. Companies and organizations, individuals owning more than 10% of the voting shares or contributed capital in the Company.</b>									
1		Sonadezi Corporation		Affiliated organization					

COMPANY SECRETARY



Huynh Ngoc Dan Vy

Dong Nai, January 24<sup>th</sup>, 2025  
 CHAIRMAN OF BOARD OF DIRECTORS



Luong Minh Hien