



**SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 198/2025/SCG-CBTT

Hanoi, April..2., 2025

**To: Hanoi Stock Exchange
Shareholders**

Name of organization: SCG Construction Group Joint Stock Company

Stock code: SCG

Head office address: 8th Floor, Sunshine Center Building, No. 16, Pham Hung Street,
My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam

Tel.: 0247 305 9979

Website: <https://scgr.vn>

The person responsible for information disclosure: Mr. Nguyen Dinh Duc – Authorized
disclosure of information

Type of information disclosure: ☐ Periodic ☒ Extraordinary ☐ 24h ☐ Other

Contents of information disclosure:

On April..2., 2025, the Company's Board of Directors held a meeting and approved the update and amendment of documents for the 2025 Annual General Meeting of Shareholders, as well as the nomination of candidates for the Board of Directors and the Supervisory Board. Details of the meeting documents and the candidates' information can be found at: <https://scgr.vn/dai-hoi-dong-co-dong/>.

This information has been published on the Company's website on April..2., 2025, at the link <https://scgr.vn/dai-hoi-dong-co-dong/>.

We hereby certify that the above information is accurate, and assume full legal responsibility for its disclosure.

Receiving places:

- As above.

**AUTHORIZED PERSON
DISCLOSURE OF INFORMATION**



Nguyen Dinh Duc



**SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 06./2025/SCG/NQ-HĐQT

Hanoi, April 2., 2025

**RESOLUTION OF THE BOARD OF DIRECTORS
SCG CONSTRUCTION GROUP JOINT STOCK COMPANY**

(Re: Approval of updates and amendments to the 2025 Annual General Meeting of Shareholders documents and nomination of candidates for the Board of Directors, the Supervisory Board)

BOARD OF DIRECTORS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter on organization and operation of SCG Construction Group Joint Stock Company ("Company");
- Pursuant to the Minutes of the Meeting of the Board of Directors No: 06./2025/SCG/BBH-HĐQT dated April 2., 2025.

RESOLUTION

Article 1. Approval of the update and amendment of the 2025 Annual General Meeting of Shareholders ("AGM") documents. Based on the audited financial statements for 2024 of the Company, which were disclosed on the Company's website on March 31, 2025, the following AGM documents have been updated and amended accordingly:

- Report on the activities of the Board of Directors;
- Report from the Executive Board on the business results of 2024 and the business plan for 2025;
- Report on the activities of the Supervisory Board;
- Proposal for approval of the audited financial statements for 2024 and the profit distribution plan for 2024;

Article 2. Nomination of one (01) candidate for the position of Board of Directors member and one (01) candidate for the position of Supervisory Board member for election at the 2025 Annual General Meeting of Shareholders on April 13, 2025, as the Company has not received any nominations or applications from shareholders as of now. The list of candidates is as follows:

❖ **Candidate for Board of Directors member:**

1. Full name: **Do Anh Tuan**

(The candidate's curriculum vitae for the Board of Directors member position is attached to these Meeting Minutes).

❖ **Candidate for Supervisory Board member:**

1. Full name: **Nguyen Van Khoi**



(The candidate's curriculum vitae for the Supervisory Board member position is attached to these Meeting Minutes).

Article 3. This Resolution takes effect from the date of signing. Members of the Board of Directors, members of the Supervisory Board, the Board of Managements, and relevant departments and individuals are responsible for implementing this Resolution. *V. Van*

Receiving places:

- As Article 3;
- Hanoi Stock Exchange.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



DO VAN TRUONG



SCG



**SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No. 01/SCG/BC-HĐQT

Hanoi, April 2., 2025



REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS
SCG CONSTRUCTION GROUP JOINT STOCK COMPANY

Dear Shareholders,

On behalf of the Board of Directors ("BOD"), I would like to present the Report on the Activities of the Board of Directors in 2024 and the Operational Plan in 2025 of SCG Construction Group Joint Stock Company ("Company") as follows:

I. Activities of The Board of Directors in 2024

1. Business Performance of the Company in 2024

The global context in 2024 continued to be complicated with numerous risks and uncertainties. The global economy faced a series of challenges, including prolonged geopolitical tensions, intensifying strategic competition among major powers, a rising trend of trade protectionism, and mounting public debt and budget deficits in many countries. Additionally, the downturn of certain major economies and disruptions in global supply chains negatively impacted overall economic growth.

In Vietnam, the economy also experienced multiple pressures. On one hand, long-standing internal issues in the real estate and construction sectors remained unresolved and required further policy interventions. On the other hand, unexpected factors were discovered, especially the consequences of Typhoon Yagi, which put additional pressure on production and business activities. Under these challenging circumstances, many construction enterprises, including SCG Construction Group Joint Stock Company, encountered significant difficulties.

In the above context, the Board of Directors, the Executive Board, and all employees of SCG remained committed to pursuing long-term strategies while flexibly adjusting to adapt market fluctuations and overcoming obstacles. Thanks to firm determination and an innovative approach to governance and management, SCG achieved the following notable results:

No.	Indicator	2024 Target (billion VND)	2024 Performance (billion VND)	Completion Rate (%)
1	Total Revenue	5,000	3,086.85	61.74%
2	Net Profit After Tax	100	198.32	198.32%

In 2024, SCG's total revenue reached 3,086.85 billion VND, equivalent to 61.74% of the target. Meanwhile, net profit after tax amounted to 198.32 billion VND, exceeding the plan by

198.32%. Although the revenue did not meet expectations, the outperformance in net profit demonstrates effective financial management, cost optimization, and operational efficiency enhancement. These results reflect the strong commitment of the Board of Directors and the Executive Board, along with the collective efforts of all SCG employees in overcoming market challenges.

2. Activities of the Board of Directors

2.1. General Activities

In 2024, facing complex fluctuations of the global economy, the BOD proactively adapted and implemented flexible governance measures to respond effectively to challenges. Throughout the year, the BOD convened 29 meetings to make key decisions, ensuring the Company's business operations remained efficient and within its authority. The BOD focused on addressing the following core issues:

- Appointment and enhancement of the senior management team;
- Approval of transactions with related parties;
- Approval of major contracts and transactions;
- Approval of investment activities under authority;
- Other activities under authority.

The full list of the BOD's Resolutions/Decisions in 2024 has been detailed in the Corporate Governance Report 2024. This information has been publicly disclosed on the Company's official website at the following link: <https://scgr.vn/bao-cau-quan-tri-cong-ty/>.

2.2. Activities of the Independent BOD Member and Evaluation Results on the BOD's Performance

a. Activities of the Independent BOD Member

The Company has one independent Board member, Mr. Nguyen Ngoc Son. In 2024, Mr. Nguyen Ngoc Son effectively fulfilled his independent supervisory role, contributing to enhanced governance and operational oversight while ensuring the protection of shareholders' rights.

The independent BOD member actively participated in all BOD meetings, providing advisory opinions on matters within the BOD's jurisdiction. His contributions consistently aimed at ensuring transparency, objectivity, and alignment with the Company's long-term development strategy.

b. Evaluation Results of the Independent BOD Member on the BOD's Performance

- The BOD conducted thorough discussions and careful evaluations before making key decisions, including related-party transactions, capital mobilization, strategic development, governance policies, and system management.
- The BOD has closely supervised, supported and facilitated the Executive Board to organize the implementation of the Resolutions of the General Meeting of Shareholders,

promoted production and business activities, and contributed significantly to helping the Company exceed the profit plan for 2024.

- The Board of Directors (BOD) has focused on implementing the resolutions of the General Meeting of Shareholders (GMS) in accordance with its authority, strictly complying with the provisions of the Law on Enterprises, the Company's Charter, and Internal Governance Regulations to ensure transparency and efficiency in corporate governance.
- The BOD has fulfilled its role and responsibilities in directing, supporting, and overseeing the Executive Board in implementing the matters approved by the GMS and the BOD, ensuring compliance with legal regulations while protecting the interests of the Company and its shareholders.

2.3. Supervisory activities of the Board of Directors over the General Director

In 2024, the BOD directed the Chief Executive Officer (CEO) to implement the operational plan and strategic objectives to ensure the fulfillment of the Company's set targets. The BOD monitored and supervised the CEO's activities through the following actions:

- Supervising executive management and operations, ensuring that the CEO adhered to the committed business targets as planned.
- Requiring the CEO to report on business performance and operational status, allowing timely adjustments when necessary.
- Overseeing human resource development, evaluating organizational efficiency to optimize operations and enhance competitiveness.
- Coordinating with the Internal Audit Committee to closely monitor the Company's operations and propose practical recommendations to assist the CEO in effectively fulfilling the responsibilities assigned by the GMS and BOD.

The BOD highly appreciates the CEO's proactive leadership in business management and the efforts made to optimize operational efficiency. Throughout the year, the CEO has complied with the Law, the Company's Charter, the resolutions of the GMS, and the resolutions of the BOD.

2.4. Supervisory activities of the Board of Directors towards other Executives

To ensure effective executive management aligned with the Company's actual situation, the BOD has appointed additional personnel to the Executive Board, ensuring that the team meets the required expertise and management capabilities in accordance with the Company's development strategy.

In compliance with the Company's Charter, Internal Governance Regulations, and applicable Laws, the BOD has conducted strict oversight of other executives through the following actions:

- Requiring the BOD to submit periodic reports on the implementation of key targets committed in the approved business plan;

- Maintaining regular meetings to summarize, evaluate, review experiences, and promptly adjust management strategies to enhance operational efficiency.
- Supervising and directing the disclosure of information, ensuring transparency, accuracy, and compliance with current regulations.
- Closely monitoring and inspecting the implementation of quarterly, semi-annual, annual financial reports, and annual reports in accordance with legal requirements.

During its operations, the Executive Board has strictly complied with the laws, the Company's Charter, Resolutions of the General Meeting of Shareholders, and Resolutions of the Board of Directors.

2.5. Remuneration, operating expenses and other benefits of the Board of Directors

Based on the remuneration scheme approved by the GMS, the BOD has proceeded with the payment of remuneration to each member (detailed in the Proposal on the Remuneration and Bonus Plan for the Board of Directors and the Supervisory Board, which was approved by the 2024 GMS). Specifically:

The remuneration and bonus payments for the Board of Directors in 2024 (from January 1 to December 31) are as follows:

No.	Name	Position	Remuneration (VND)	Period
1	Do Van Truong	Chairman of the BOD	240,000,000	From January 1 to December 31
2	Nguyen Ngoc Son	Independent BOD Member	120,000,000	From January 1 to December 31
3	Nguyen Quoc Oanh	BOD Member	120,000,000	From January 1 to December 31
4	Ho Duc Viet	BOD Member	120,000,000	From January 1 to December 31
5	Bui Van Tu	BOD Member	120,000,000	From January 1 to December 31

3. Transactions Between the Company and Related Parties

Transactions between the Company and its subsidiaries with members of the Board of Directors (BOD) and their related persons, as well as transactions between the Company and companies where a BOD member has been a founding member or a corporate executive within the past three years prior to the transaction, have been disclosed in Section VII of the Company's 2024 Corporate Governance Report.

The approval process and procedures for transactions between the Company and related



parties are strictly carried out in accordance with the provisions of the Law on Enterprises, the Law on Securities, and the Company's Internal Governance Regulations.

II. Business production plan and operating direction of the Board of Directors in 2025

1. Business production plan

Entering 2025, the real estate market has begun to show positive signs of recovery after a period of stagnation. Government support policies, the gradual unblocking of investment capital, and the increasing demand for housing and infrastructure development, especially in major cities like Hanoi and Ho Chi Minh City, are creating favorable conditions for real estate enterprises to grow. This trend also presents significant growth potential for the construction industry, driving increased demand for project execution.

Recognizing this trend, SCG has been expanding its collaborations with strategic partners to implement key projects. Notably, SCG has secured commitments from partners and clients regarding the awarding of contracts for several large-scale projects, providing crucial opportunities to expand its project portfolio and construction operations.

Based on this foundation, the BOD has identified 2025 as a pivotal year, seizing the golden opportunity to expand market share and solidify its position in the construction industry. Accordingly, the 2025 business plan is set with the following specific targets:

Indicator	2025 Target (billion VND)
Total Revenue	12,000
Profit Before Tax	700

2. Board of Directors' operating direction in 2025

In 2025, as Vietnam's economy and real estate market experience a strong recovery, SCG enters a crucial phase - an opportunity to establish a solid foundation for future growth. With a long-term vision, the BOD has outlined a development strategy focused on core objectives, ensuring not only sustainable growth but also enhancing competitiveness and optimizing operational efficiency. In particular, applying advanced technology to the process of building, restructuring the business, and standardizing internal processes will be the foundation for SCG to move forward more strongly. Additionally, the expansion into industrial infrastructure construction will be a key strategic move, unlocking new opportunities both in the present and for the future. These strategic directions will serve as a guiding principle, leading SCG toward a successful and sustainable future, reinforcing its position in the industry, and expanding its market influence.

a. The Company Becomes a Subsidiary of Sunshine Group Joint Stock Company ("Sunshine Group"):

- Based on the proposal from Sunshine Group and certain shareholders regarding the approval for Sunshine Group to acquire a controlling stake in the Company through share transfers/purchases from existing shareholders, thereby making SCG a subsidiary of Sunshine Group, the Board of Directors recognizes this as a groundbreaking milestone in the Company's restructuring process. This strategic move presents a valuable opportunity to establish a deep partnership with Sunshine Group, unlocking new growth prospects and reinforcing SCG's market position.
 - Sunshine Group is a pioneering and powerful group in the field of technology real estate, standing out with its ability to invest and develop large-scale real estate projects, applying advanced technology to optimize efficiency. The partnership between SCG and Sunshine Group will not only provide opportunities for sustainable growth but also create breakthroughs in project development, construction, and implementation. SCG will benefit from access to cutting-edge technology, innovative project management and operational solutions, as well as the adoption of smart construction technologies to streamline processes, reduce costs, and enhance overall efficiency.
 - Specifically, SCG will have the opportunity to access Sunshine Group's abundant and solid financial resources. With a strong financial foundation, flexible capital mobilization capabilities, and an extensive network of strategic partners, Sunshine Group will provide SCG with the necessary resources to execute key projects. This will drive significant growth in revenue and profitability, enabling SCG to not only sustain and expand its market presence but also strengthen its competitive position in the industry, solidifying its brand in the real estate sector.
 - Additionally, SCG, with its experience and stable development in recent years, will become an essential part of Sunshine Group's robust ecosystem. This collaboration will not only allow SCG to expand its customer network, partnerships, and project portfolio but also create new opportunities to enhance brand value and reaffirm its strength in the construction and real estate industry. With a sustainable development strategy and its ability to integrate technology, SCG is well-positioned to leverage these opportunities to achieve remarkable success in the future.
 - With strong expectations for the real estate market's recovery, SCG's Board of Directors is fully prepared to enter a new phase - one marked by breakthroughs in revenue, profitability, and construction execution capabilities.
- b. Application of Advanced Technology in the Company's Operations:**
- SCG considers technology a core foundation, with innovation and digital transformation serving as the guiding principles across all activities. It plays a key role in the company's long-term development strategy. In the context of a rapidly evolving construction industry, leveraging technology not only enhances operational efficiency and cost optimization but is also a decisive factor in elevating SCG's market position. Step by step, this will enable

SCG to become a leading construction corporation in Vietnam, pioneering the integration of modern technology.

- Accelerating digital transformation in corporate governance by integrating new technology platforms such as BIM (Building Information Modeling), AI (Artificial Intelligence), and IoT (Internet of Things) into project management and construction processes. Implementing technology across all stages - from design, progress monitoring, quality control, to final inspection and handover - optimizes costs, minimizes errors, and enhances construction precision.
- Researching and applying cutting-edge construction technologies to develop green building models, smart infrastructure, and energy-saving projects. SCG will invest in new materials and environmentally friendly technologies to align with sustainable development trends and meet international standards.
- Proactively keeping pace with technological advancements and continuously innovating to enhance competitive advantages. This will be achieved through strategic partnerships with technology firms, expanding research efforts, and applying advanced technical solutions. SCG consistently seeks modern construction models that improve project quality and deliver exceptional value to customers.

c. Standardizing Governance Processes and Optimizing the Operational Model:

- The company will continue to review, refine, and enhance its governance system in accordance with advanced management standards, adopting modern administrative methods to improve flexibility in corporate operations. Strict control over financial, human resources, and operational processes will ensure stability, minimize risks, and maximize resource efficiency for sustainable growth.
- Alongside standardizing processes, the company will further streamline its organizational structure, ensure optimal resource allocation, and enhance operational efficiency. SCG is committed to fostering a professional corporate culture, emphasizing innovation, accountability, and effectiveness at every stage of development.
- The company will proactively implement digital transformation solutions, build a centralized data system, and apply automation technologies to optimize workflows. This initiative will not only improve work efficiency and reduce errors but also create a robust foundation for a flexible management model, cost optimization, and enhanced service quality.

d. Development of infrastructure and industrial zones:

- With the goal of establishing infrastructure and industrial development as a core strategic focus, the company has clearly defined its expansion roadmap by forming strategic partnerships with major industry investors. Leveraging its strong construction capabilities and extensive experience, the company's expansion into infrastructure and industrial zones

not only diversifies its business activities but also enhances its market position and strengthens brand reputation.

- Leveraging its extensive experience, at the beginning of 2025, the Company commenced construction of the road connecting the extended Hoang Quoc Viet Street. This project is being executed under a public-private partnership model with 100% socialized capital, totaling VND 200 billion. The Company aims to complete nearly half of the route within three months after land clearance and initial construction. Additionally, the Company is actively expanding collaborations with industrial zone developers, focusing on projects in strategic locations that have the potential to attract major domestic and international enterprises.
- The Company prioritizes partnerships with financially strong investors, technologically advanced firms, and experienced infrastructure developers to enhance its competitiveness, ensure high-quality construction, and optimize operational efficiency. Simultaneously, the Company is committed to implementing modern industrial zone development models, aiming to build sustainable ecosystems that meet international standards and future growth demands.

e. Business Solutions:

- Develop and implement operational plans in accordance with the 2025 Annual General Meeting of Shareholders (AGM) Resolutions, ensuring the successful achievement of set targets. Additionally, apply management solutions, performance monitoring, and evaluation frameworks to promptly adjust business strategies, ensuring stability and sustainable growth.
- Strictly oversee and monitor the quality and progress of construction projects, adhering to high standards to guarantee on-time completion with superior quality. This commitment enhances customer trust, strengthens the Company's brand reputation and its market credibility.
- Enhance risk management and optimize costs to improve operational efficiency, ensuring sustainable growth and exceptional business performance.

f. Financial work:

- Strictly control capital sources, enhance financial management capabilities, ensure financial security, and optimize capital utilization for maximum efficiency.
- Strengthen cost control, streamline operations, and improve cash flow efficiency. Develop risk mitigation strategies to minimize losses and maximize profitability.
- Promote acceptance and settlement work, especially focus on debt collection to maintain a stable and healthy cash flow.

g. Human Resources and Shareholder Relations:

- Build a strong leadership team with expertise in management and operations, recruit and develop top talents to ensure adequate workforce capacity and quality to support the company's growth at each stage.
- Build a strong leadership team with expertise in management and operations, recruit and develop top talents to ensure adequate workforce capacity and quality to support the company's growth at each stage.
- Maintain transparent and timely information disclosure to ensure shareholders stay informed about the company's operations.
- Fully comply with regulations for public companies, strengthen investor confidence, and foster stronger engagement with shareholders.

h. Other work:

- Ensure strict implementation of BOD and GMS Resolutions by directing the Executive Board to adhere to the company's strategic direction and successfully achieve key objectives.
- Strengthen SCG's brand reputation as a professional, high-quality, and safety-oriented general contractor in the construction industry.
- Enhance oversight and provide strategic direction for comprehensive business development while improving risk management to ensure the company's long-term stability and growth.

This report presents the Board of Directors' activities in 2024 and outlines the 2025 operational plan for SCG Construction Group Joint Stock Company. The Board of Directors welcomes shareholder feedback to refine strategies and support the Executive Leadership Team in achieving the company's goals.

Respectfully submitted for approval by the General Meeting of Shareholders.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**

(signed)

DO VAN TRUONG



SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 03/SCG/BC-BĐH

Hanoi, April 2., 2025



**REPORT FROM THE EXECUTIVE BOARD ON THE
BUSINESS RESULTS OF 2024 AND THE BUSINESS PLAN FOR 2025**

- Dear General Meeting of Shareholder,*
- *Dear Chairman of the Board of Directors,*
- *Dear Distinguished Guests and Esteemed Shareholders.*

On behalf of the Executive Board of SCG Construction Group Joint Stock Company, I would like to present to the General Meeting of Shareholders the business results of 2024 and the business plan for 2025 as follows:

1. Evaluation of business results in 2024

The year 2024 continues to be a volatile year for the Vietnamese economy in general and the construction market in particular. The real estate market has not shown clear signs of recovery, low liquidity has caused many projects to stall, directly impacting construction businesses. At the same time, rising material costs, along with extended payment periods from investors have created significant financial pressure on companies in the construction industry.

In that context, SCG has proactively adjusted its strategy to adapt to the challenging market conditions. Although revenue did not reach the planned target, SCG still recorded growth compared to 2023, reflecting its continuous efforts in improving business operations and optimizing costs. The business results of SCG in 2024 are as follow:

No.	Indicator	2024 Target (billion VND)	2024 Performance (billion VND)	2023 Performance (billion VND)	2024 Performance /Target	2024 Performance increase/ decrease compared to 2023 Performance
		(1)	(2)	(3)	(4) = (2)/(1)	(5) = [(2)- (3)]/(3)
1	Total assets	-	8,501.55	6,799.01	-	25.04%

2	Total revenue	5,000	3,086.85	1,271.99	61.74%	142.68%
3	Net profit after tax	100	198.32	21.11	198.32%	839.32%

SCG achieved a revenue of 3,086.85 billion VND. Although it did not meet the planned target, it has still increased by 142.68% compared to 2023. The net profit after tax exceeded the plan, reaching 198.32 billion VND, a significant increase of 839.32% compared to 2023. This result demonstrates SCG's quick adaptability to the fluctuations of the economy and the construction industry.

In 2024, SCG launched a series of large-scale projects such as: the groundbreaking of the Noble Palace Tay Thang Long project, the Noble Palace Garden project, the Noble Palace Long Bien project, the Noble Crystal Long Bien project, the inter-level school project and the Noble Palace Tay Ho – Boutique Mansion subdivision. Additionally, SCG topped out the Noble Palace Tây Hồ – The Golf Mansion subdivision and completed the handover of the Sunshine Green Iconic project. Especially, on October 5, 2024, at the Vietnam Construction Awards 2024 ceremony, SCG Group was honored to receive a double awards, including: *"Top-Quality and Reputable Construction Contractor in Vietnam 2024"* and *"Construction Company of the year 2024"*. These awards are a testament to SCG's determination and relentless efforts, further strengthening the trust of its partners and customers.

Right at the beginning of 2025, SCG had a strong start with remarkable milestones such as the groundbreaking of the Hoang Quoc Viet extended road project and the topping out of the Noble Palace Tay Thang Long project. Continuing this momentum, in 2025, the Company will continue to accelerate the construction of key projects such as Noble Crystal Tay Ho, Noble Empire, Sunshine Sky City, Sunshine Marina Phu Yen... along with a series of potential projects that partners and clients are preparing to launch and considering awarding to SCG.

With a strategy of simultaneously implementing multiple projects, SCG is not only speeding up the construction progress but also aiming to enhance its business and production capacity. From there, the Company expects to achieve outstanding growth in revenue and profit in the coming years, while further solidifying its strong position in the construction market.

2. Organizational structure, management and policy mechanisms in 2024

In 2024, amid a highly volatile market, SCG continued to improve its organizational structure, enhance management and operational capacity and ensure effective production and business operations. The Company focuses on the following key factors:

2.1 On organizational structure and management

- Restructuring the management system: SCG conducts a thorough review to streamline its organizational structure, optimize human resources, eliminate overlapping and ineffective processes to ensure flexibility and maximize operational efficiency.
- Enhancing management capacity: Accelerating the application of digital technology in management and operations to enhance project progress tracking and cost control.
- Enhancing the leadership team's capabilities: Appointing and rotating key personnel to meet development demands and adapt to changing market conditions.

2.2 On policy mechanisms

- Financial policies: Strictly controlling costs, optimizing cash flow, and balancing capital sources to ensure financial stability during challenging periods.
- Project development policies: Focusing on key projects with high liquidity and closely monitoring the construction execution process.
- Human resources policies: Maintaining a competitive compensation policy, inspiring motivation and fostering long-term commitment among highly skilled personnel.
- Collaboration and development policies: Expanding relationships with strategic partners, suppliers and subcontractors, strengthening collaboration to enhance competitiveness and drive sustainable growth.

3. Business plan for 2025

3.1 Business performance targets for 2025

Amid positive economic signals and the strong recovery of the real estate market, SCG is embracing new opportunities. Along with that, partners and clients have committed to awarding SCG several large-scale projects, opening up many growth prospects for the future.

With a strong resource foundation and the ability to seize market opportunities, SCG's Executive Board has set strategic business objectives for 2025, to maximize development potential and achieve outstanding accomplishments amid an ever-evolving market, specifically as follows:

Criteria	2025 Target (billion VND)
Total revenue	12,000
Net profit before tax	700

3.2 Operational Directions for 2025

Entering 2025, as Vietnam's economy in general and the real estate market in particular are forecasted to strongly recover and grow, relying on monetary policies from the State Bank and Government's policies to ease difficulties. Amid these positive



signals, SCG has developed a business strategy for 2025, with key strategic directions to promptly adapt to the economic landscape, maximize growth opportunities, expand the market and enhance its competitive positioning.

- ***Becoming a member company of Sunshine Group Joint Stock Company ("Sunshine Group"):***

- Based on Sunshine Group's proposal and the shareholders' desire to approve Sunshine Group's acquisition/purchase of a controlling percentage of shares from current shareholders, resulting in SCG becoming a subsidiary of Sunshine Group. Implementing the strategy set forth by the Board of Directors, the Executive Board considers this a major breakthrough in the Company's restructuring process. This will create a strategic opportunity to build a sustainable partnership with Sunshine Group, make SCG fully capitalize on growth opportunities and firmly establish its position in the market.
- Upon joining Sunshine Group, SCG will adjust its development strategy to align with the overall direction, while leveraging financial, technological and advanced management resources from Sunshine Group to expand its operational scale and enhance market competitiveness.
- Especially, as the key construction contractor for Sunshine Group's projects, SCG is expected to achieve breakthrough growth in revenue and profit, solidifying its crucial role in executing the development strategy as Sunshine Group accelerates its restructuring efforts and implements large-scale projects.
- In the coming time, SCG will focus on implementing financial optimization solutions, enhancing construction efficiency, controlling costs and applying modern technology to improve operational effectiveness. Becoming a member company of Sunshine Group will enable SCG to optimize resources, reduce costs and proactively adhere project schedules, creating momentum for sustainable and long-term growth.

- ***Brand development and market expansion:***

- Strengthening communication strategies to establish SCG's image as a professional construction contractor, gradually affirming its position in the domestic market while expanding its influence to international markets.
- Expanding construction activities in major cities such as Hanoi, Ho Chi Minh City, and potential areas, promoting the implementation of key projects to increase market share and enhance brand value.
- At the same time, seeking opportunities and strengthening cooperation with major investors, reputable real estate corporations to ensure a stable workload, improve competitiveness and create sustainable value through long-term projects.

- ***Enhancing management efficiency and optimizing costs:***

- Implementing cost control measures for materials, labor, optimizing operations and negotiating with suppliers to minimize input costs, enhancing resource utilization efficiency.
- Applying technology to financial management and accounting to ensure transparency in financial reporting and effective cash flow control. Along with that, standardizing internal control processes to optimize business operations.
- Streamlining workflows, eliminating unnecessary intermediary steps, accelerating task processing and improving processes to ensure flexibility and operational efficiency.
- Strengthening the documentation system and internal processes according to listed company standards, complying with legal regulations to enhance transparency and management efficiency.
- ***Application of technology and production innovation:***
 - Enhancing the application of modern technological solutions in design, management and construction to improve project quality, optimize labor productivity and ensure project timelines.
 - Applying AI technology and data analytics to support design automation, precise project planning, progress monitoring, quality control, risk minimization, and resource optimization.
 - Developing green and smart buildings by utilizing environmentally friendly materials and modernizing production processes to create high-quality products that meet market demands, reduce costs, and enhance value for customers.
- ***Human resource development:***
 - Restructuring the workforce towards a leaner model while ensuring efficiency and flexibility, promoting close coordination between departments to optimize labor productivity.
 - Adjusting salary, bonus and benefits policies in line with economic conditions and labor market trends to attract and retain talent, fostering long-term motivation for employees.
 - Strengthening professional and technical training for engineers and specialists while enhancing management capabilities for leadership teams.
 - Building a professional corporate culture that encourages creativity, innovation, and a strong sense of responsibility to foster the comprehensive development of employees and the company.
- ***Financial Management***
 - Implementing cost-saving measures, balancing capital sources, and strictly controlling expenses to enhance financial efficiency and maximize profits.



- Actively seeking flexible capital mobilization channels, from bank credit to investment cooperation, ensuring a stable cash flow to support business operations.
- Developing a strict risk control strategy, ensuring timely project settlement to maintain high liquidity and ensure financial efficiency.

The above is the report on the business performance of 2024 and the operational plan for 2025 of SCG. With determination and responsibility, the Executive Board, along with all SCG employees, will continuously strive to achieve the set goals, drive sustainable development, enhance the company's market position, and create tangible value in the coming time.

On behalf of the Company's Executive Board, we wish our esteemed delegates and shareholders health, happiness, and success.

Sincerely.

**ON BEHALF OF THE EXECUTIVE BOARD
CHIEF EXECUTIVE OFFICER
(signed)**

BUI VAN TU





**SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: 04/SCG/BC-BKS

Hanoi, April 2... 2025



REPORT

THE ACTIVITIES OF THE SUPERVISORY BOARD SCG CONSTRUCTION GROUP JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14, promulgated on June 17, 2020, by the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021 and its guiding documents;
- Pursuant to the Law on Securities No. 54/2019/QH14, promulgated on November 26, 2019, by the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021 and its guiding documents;
- Pursuant to Decree No. 155/2020/ND-CP dated December 21, 2019;
- Pursuant to Circular No. 116/2020/TT-BTC guiding corporate governance regulations applicable to public companies under Decree No. 155/2020/ND-CP;
- Pursuant to the Resolution of the 2024 Annual General Meeting of Shareholders of SCG Construction Group Joint Stock Company (the "Company");
- Pursuant to the audited financial statements for 2024 and the Company's actual business operations.

The Supervisory Board hereby reports on its activities for the fiscal year 2024 and provides an assessment of the corporate governance and management of the Board of Directors and the Executive Board before the General Meeting of Shareholders ("GMS") as follows:

I. Organization and Activities of the Supervisory Board

1. Organization of the Supervisory Board

In 2024, the Supervisory Board has three (03) members as follows:

- | | |
|-----------------------------|---------------------------------|
| - Ms Nguyen Thi Thanh Huyen | Head of the Supervisory Board |
| - Ms Tran Thi Hang | Member of the Supervisory Board |
| - Mr Ha Huu Thanh | Member of the Supervisory Board |

2. Activities of the Supervisory Board

The Supervisory Board strictly adhered to its operational regulations and carried out independent oversight in compliance with legal provisions and the Company's Charter, focusing on the following key aspects:

- Monitoring the implementation of Resolutions and Decisions of the GMS and the Board of Directors ("BOD") to ensure compliance with regulations and the Company's development direction.
- Participating in BOD meetings and working with the Executive Board to provide input on strategic, financial, and risk management issues.
- Reviewing and monitoring internal transactions between the parent company and subsidiaries to ensure transparency and prevent conflicts of interest.

- Examining quarterly, semi-annual, and annual financial statements to assess the accuracy and reasonableness of financial data, ensuring compliance with Vietnamese Accounting Standards and applicable legal regulations.
- In 2024, the Supervisory Board held three (03) meetings to summarize and assess the Company's operations, including: (1) Evaluation of 2023 business performance and preparation for the 2024 GMS; (2) Assessment of first-half 2024 business performance and planning for the upcoming quarter; (3) Review of third-quarter 2024 activities and planning for the next quarter, with full participation from all Supervisory Board members.
- Ensuring the Company's compliance with information disclosure regulations.
- The Supervisory Board, representing shareholders, received full support from the BOD and the Executive Board, with no obstacles affecting its oversight duties.

3. Remuneration, Operating Expenses, and Other Benefits of the Supervisory Board and Its Members

The remuneration of the Supervisory Board members was disbursed in accordance with the level approved by the 2024 GMS (as detailed in the Resolution on remuneration and bonuses for the Board of Directors and the Supervisory Board for 2024). The specific details are as follows:

No.	Full of name	Position	Remuneration (VND)	Period
1	Nguyen Thi Thanh Huyen	Head of the Supervisory Board	120,000,000	Full year
2	Tran Thi Hang	Member	60,000,000	Full year
3	Ha Huu Thanh	Member	60,000,000	Full year

Operating expenses: None

II. Coordination Between the Supervisory Board, Board of Directors, Executive Board, and Shareholders

Over the past year, the Supervisory Board closely coordinated with the Board of Directors, Executive Board, and shareholders to fulfill its assigned functions and responsibilities. The Board of Directors and the Executive Board facilitated the Supervisory Board's participation in Board of Directors and the briefing meetings with the Executive Board and shareholders. Specifically:

- The Supervisory Board was invited to Board of Directors meetings to provide opinions on matters related to the management and operation of the Company's production and business activities.
- The Supervisory Board received necessary documents such as meeting minutes, resolutions, reports, and proposals from the Executive Board.

- The Supervisory Board actively contributed opinions to the Board of Directors and the Executive Board in the management process to ensure the achievement of the Company's business objectives.
- Regarding requests from major shareholders and controlling shareholders, the Supervisory Board has complied fully with the content, deadlines, and resolutions of the General Meeting of Shareholders.
- In 2024, the Supervisory Board did not receive any complaints from shareholders regarding violations by the Board of Directors, the Executive Board, the Supervisory Board, or the Company's management in the performance of their duties.

III. Oversight of the Board of Directors

In 2024, the BOD carried out corporate governance in accordance with the Company's Charter, the Organizational and Operational Regulations of the BOD. Regular and extraordinary meetings were held in full compliance with procedures, authority, and legal bases as required by law and the Company.

Throughout 2024, the BOD convened 29 meetings to review and decide on critical matters related to the Company's operations, including:

- Canceling and approving certain debt offset plans with related parties;
- Approving the plan for organizing the 2024 GMS, including the schedule, agenda, meeting documents, and matters under the Board's approval authority;
- Approving the policy for signing contracts and contract addendums with multiple partners in service provision, goods trading, and construction execution;
- Appointing Mr. Vu Anh Phuong as the Company's Deputy General Director;
- Considering debt restructuring plans and receiving credit from commercial banks;
- Adjusting and supplementing contractual terms and transactions with strategic partners.

The Board of Directors has closely overseen all aspects of the Company's operations, implementing appropriate solutions in line with actual conditions to ensure the fulfillment of planned objectives while safeguarding the interests of the Company and its shareholders.

The Supervisory Board evaluates the activities of the BOD in 2024 as appropriate, meeting management and governance requirements and ensuring the Company's stable development.

IV. Results of the Executive Board's supervision

In 2024, the Executive Board effectively managed and operated the Company's business activities in compliance with the regulations, policies, and directives approved by the General Meeting of Shareholders and the Board of Directors. Specifically:

- The Executive Board demonstrated a proactive and decisive approach in directing and managing business operations, particularly in the highly competitive construction, civil, industrial, and infrastructure sectors.

- Efficiently organized and regularly maintained both periodic and unscheduled meetings to direct and coordinate the activities of departments, ensuring smooth business operations and promptly addressing arising challenges.
- Focused on restructuring the management system, reallocating personnel, and handling workforce redundancies in accordance with actual business conditions to optimize efficiency and streamline operations.
- Throughout the year, the Supervisory Board did not receive any complaints related to the Executive Board's management activities.

V. Financial Statement Review

1. Preparation and Audit of Financial Statements

The Company's Financial Statements fairly present, in all material respects, its financial position as of December 31, 2024, as well as its business performance and cash flows for the fiscal year then ended, in accordance with Vietnamese Accounting Standards and Regulations and in compliance with applicable laws.

The Company's 2024 Financial Statements have been audited by Deloitte Viet Nam Audit Company Limited with an unqualified opinion. Although an emphasis of matter was included, the Company has made efforts to overcome difficulties, as demonstrated by its full compliance of state budget obligations and the continuity of its production and business activities.

2. Business Performance Results

No.	Indicator	2023 Performance	2024 Target	2024 Performance	2024 Performance vs. Target (%)	2024 Growth vs. 2023 (%)
1	2	3	4	5	$6 = 5/4$	$7 = (5-3)/3$
1	Total Revenue (billion VND)	1,271.99	5,000	3,086.85	61.74%	142.68%
2	Net Profit After Tax (billion VND)	21.11	100	198.32	198.32%	839.32%

The Company recorded a revenue of VND 3,086.85 billion and a net profit after tax of VND 198.32 billion. Although revenue reached only 61.74% of the planned target, it still represented a 142.68% increase compared to 2023. Meanwhile, net profit after tax surpassed the target at 198.32% and experienced a remarkable 839.32% growth compared to the previous year.

3. Financial Situation as of December 31, 2024

No.	Indicator	Unit	2024	2023
1	Total Assets	Billion	8,501.55	6,799.01

		VND		
2	Owners' Equity	Billion VND	1,359.54	1,161.21
3	<i>Asset Structure Target</i>			
3.1	Short-term Assets / Total Assets	%	82.21%	76.55%
3.2	Long-term Assets / Total Assets	%	17.79%	23.45%
4	<i>Capital Structure Target</i>			
4.1	Liabilities / Total Capital	%	84.01%	82.92%
4.2	Owners' Equity / Total Capital	%	15.99%	17.08%
5	<i>Payment Ability</i>			
5.1	Quick Payment Ability = (Cash & Cash Equivalents + Short-term Receivables + Short-term Investments) / Short-term Liabilities)	Times	0.94	1.17
5.2	Current Payment Ability = Short-term Assets / Short-term Liabilities	Times	1.05	1.25
6	<i>Profit rate</i>			
6.1	Pre-tax Profit / Net Revenue	%	8.42%	3.11%
6.2	Pre-tax Profit / Owners' Equity	%	26.79%	2.90%

3.1 Asset Structure

The Company's total assets amounted to VND 8,501.55 billion, reflecting an increase of VND 1,702.54 billion or 25.04% compared to the same period last year.

As of December 31, 2024, SCG's short-term trade receivables stood at VND 6,162.44 billion, an increase of 29.95% compared to the end of 2023. These receivables stem from SCG's completed construction works, which have been approved for payment under progress-based settlement agreements. The outstanding receivables represent invoices currently under the payment process.

By December 31, 2024, SCG's short-term prepayments to suppliers amounted to VND 2,240.90 billion, marking a decrease of 2.05% compared to the end of 2023. These payments were made to contractors and suppliers directly involved in SCG's projects, ensuring material supply and construction progress as committed to investors.

3.2 Capital Structure

The Company's total capital amounted to VND 8,501.55 billion, comprising the following components:

- Total liabilities: VND 7,142.01 billion, accounting for 84.01% of the total capital, reflecting an increase of VND 1,504.21 billion (equivalent to 26.68%) compared to the end of 2023.

- Owner's equity: VND 1,359.54 billion, representing 15.99% of the total capital. The Company's net profit after tax reached VND 198.32 billion, an increase of VND 177.21 billion compared to 2023.

3.3 Payment Ability

As of December 31, 2024, the Company's quick payment ability was 0.94, and the current payment ability was 1.05. This indicates that the Company can meet its short-term liabilities; however, the Executive Board needs to implement business strategies, restructure assets and liabilities, and optimize workforce management to ensure stable operations and maintain employee welfare.

3.4 Transactions with Related Parties

Transactions with related parties that occurred during the fiscal year 2024 are fully disclosed in the audited 2024 Financial Statements. All transactions were reviewed, approved, and executed in strict compliance with legal regulations and the Company's Charter.

VI. Proposals and 2025 Work Plan of the Supervisory Board

1. Proposals of the Supervisory Board

Following the review and evaluation of the Company's operations, the Supervisory Board recommends the following matters:

- 2025 Business Plan: The BOD should maintain stability while implementing innovative and flexible solutions to enhance management efficiency, facilitating the Executive Board in executing a clear and feasible business plan.
- Organizational Development: A long-term strategy is needed to improve workforce quality and refine the organizational structure to better meet the Company's growth needs.
- Financial Management: Strengthen financial capacity by proactively developing a well-structured capital mobilization and utilization plan while enhancing risk management to ensure financial security and maximize operational efficiency.

2. 2025 Work Plan of the Supervisory Board

In 2025, the Supervisory Board will continue to fulfill its oversight function, assess corporate operations, and provide recommendations to enhance the Company's performance. The specific work plan includes:

- Monitoring the Activities of the BOD and Executive Board: Oversee the implementation of resolutions from the GMS and the BOD. Assess the execution of the Company's business plan, development strategy, and financial objectives while ensuring compliance with legal regulations, the Company's Charter, and internal policies in management and operations.
- Financial Review and Evaluation: Regularly review financial reports to ensure transparency. Monitor capital utilization, asset management, and fundraising activities to maintain financial security and operational efficiency.

- Strengthening Internal Control and Risk Management: Assess the internal control system and oversee risk management processes to identify weaknesses and propose timely corrective measures.
 - Monitoring Transactions with Related Parties: Verify the legitimacy and transparency of transactions between the Company and related parties, ensuring compliance with legal regulations, the Company's Charter, and safeguarding shareholders' interests.
 - Reporting and Proposing Solutions: Regularly report oversight results to the GMS and the BOD while contributing recommendations to improve corporate governance, enhance operational efficiency, and strengthen the Company's competitive capacity.
- With this plan, the Supervisory Board commits to fulfilling its oversight role effectively, ensuring transparency, efficiency, and compliance with legal regulations, thereby contributing to the sustainable development of the Company.

The Supervisory Board hereby presents this report to the General Meeting of Shareholders for consideration and approval./.

Receiving places:

- *As above;*
- *BOD, Executive Board;*
- *Office, Supervisory Board records.*

**ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD**

(signed)

NGUYEN THI THANH HUYEN





**SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 01/SCG/PT-HDQT

Hanoi, April 2, 2025



PROPOSAL

*(Re: Approval of the audited Financial Statements for 2024
and the profit distribution plan for 2024)*

**To: The General Meeting of Shareholders of SCG Construction Group
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14, promulgated on June 17, 2020, by the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021 and its guiding documents;
- Pursuant to the Law on Securities No. 54/2019/QH14, promulgated on November 26, 2019, by the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021 and its guiding documents;
- Pursuant to the Charter on organization and operation of SCG Construction Group Joint Stock Company ("Company").
- Pursuant to the Company's audited 2024 Separate Financial Statements and Consolidated Financial Statements.



The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of the following matters:

1. Audited Financial Statements for 2024

The Separate Financial Statements for 2024 and the Consolidated Financial Statements for 2024 have been audited by Deloitte Vietnam Audit Company Limited in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and relevant State regulations. The full Financial Statements have been disclosed in accordance with legal requirements and published on the Company's website: <https://scgr.vn/bao-cai-tai-chinh/>.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the audited Separate Financial Statements for 2024 and Consolidated Financial Statements for 2024, with the following key indicators:

No.	Indicator	Separate Financial Statements (billion VND)	Consolidated Financial Statements (billion VND)
1	Total Assets	8,244.34	8,501.55
1.1	Current Assets	6,624.41	6,988.81
1.2	Non – Current Assets	1,619.92	1,512.74
2	Capital	8,244.34	8,501.55

2.1	Liabilities	6,928.65	7,142.01
2.2	Owner's Equity	1,315.68	1,359.54
3	Net Revenue	2,350.74	2,705.06
4	Profit Before Tax	221.02	227.71
5	Profit After Tax	193.54	198.32

(Rounded figures).

2. Profit distribution plan for 2024

No.	Indicator	Amount (billion VND)
I	Undistributed Profit After Corporate Income Tax	496.47
1	Undistributed accumulated profit after tax by the end of 2023	298.65
2	Undistributed profit after tax for 2024	197.82
II	Profit distribution plan for 2024	0
1	Appropriation to Parent Company's Funds	
1.1	Investment and Development Fund	
1.2	Bonus and Welfare Fund	
1.3	Executive Bonus Fund	
1.4	Social Welfare Fund	0
2	Dividend payment for 2024	0
III	Remaining Profit After Tax [(III) = (I) – (II)]	496.47

(Rounded figures).

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN
 (signed)

DO VAN TRUONG



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CURRICULUM VITAE

(For candidates/nominees to the Board of Directors)



1. Full of name: Do Anh Tuan Gender: Male
2. Date of birth: 15/05/1975 Place of birth: Thanh Hoa
3. Nationality: Vietnam
4. ID Card/Citizen ID/Passport Number: 038075000062 Date of issue: 26/04/2022 Place of issue: The police department on administrative management of social order
5. Permanent Address: Block 23, Lot D3A3, Auction Area 18.6 ha Phu Thuong, Tay Ho, Hanoi
6. Phone number:..... Email:
7. Educational Background: University level
8. Professional Qualifications: Bachelor – Information Technology
9. Work Experience:

No.	Time period	Workplace	Position
1	From 2003 to 2005	VietNam Technology and Software Joint Stock Company	Director
2	From November 2005 to August 2011	Central Committee for Emulation and Reward	Officer/ Head of Information Technology Department, Information Technology Center
3	From August 2011 to August 2020	Anh Duong Star Joint Stock Company	Chairman of the Board of Directors
4	From April 2016 to May 25, 2023 and from February 2024 to June 2024	Sunshine Group Development Joint Stock Company	Chairman of the Board of Directors
5	From May 25, 2023 to February 6, 2024		Member of the Board of Directors
6	From July 2016 To September 2021	Bao Tin Son Tung Company Limited	Director/ Chairman of the Members' Council
7	From April 2017 to September 2021	Phu Thuong Education Investment Company Limited	Director



8	From April 2019 to June 25, 2022	SCG Construction Group Joint Stock Company	Chairman of the Board of Directors
9	From May 2019 to present	S-Homes Real Estate Investment and Business Joint Stock Company	Chairman of the Board of Directors
10	From June 2021 to February 25, 2025	Sunshine Homes Development Joint Stock Company	Chairman of the Board of Directors
	From February 25, 2025 to present		Member of the Board of Directors
11	From August 2020 to October 2020	Wonderland Real Estate Joint Stock Company	Chairman of the Board of Directors
12	From August 2018 to May 2020 From August 2020 to March 2021	Saigon Sunshine Group Joint Stock Company	Chairman of the Board of Directors
13	From December 2019 to April 2021	Unicloud Technology Group Joint Stock Company	Chairman of the Board of Directors
14	From October 2021 to May 2023	Unicloud Technology Group Joint Stock Company	Chairman of the Board of Directors
15	From October 2020 To present	Sunshine Group Joint Stock Company	Chairman of the Board of Directors
16	From March 2021 to August 2021	KSFinance Investment Joint Stock Company	Chairman of the Board of Directors

10. Current Position at SCG Construction Group Joint Stock Company (if any): None

11. Other Current Positions in Other Organizations:

- Chairman of the Board of Directors - S-Homes Real Estate Investment and Business Joint Stock Company;
- Chairman of the Board of Directors - Sunshine Group Joint Stock Company;
- Member of the Board of Directors - Sunshine Homes Development Joint Stock Company.

12. Number of Shares Owned: 19,542,500 shares, equivalent to 22.99% of charter capital, including:

+ Representative (name of organization is State/strategic shareholder/other organization) owns: 0 shares

+ Individual owns: 19,542,500 shares, equivalent to 22.99% of charter capital

13. Holding commitments (If any): None



14. List of Related Persons of the Declarant¹:

No.	Name of Individual/ Organization	ID Card/Passport Number (for individuals) or Business Registration Certificate Number, Operating License, or Equivalent Legal Document (for organizations), Date of Issue, Place of Issue	Number of Shares Held in SCG Construction Group Joint Stock Company (if any)	Relationship
1	Ngo Thi Hong Nhan	038151001157 issued by The police department on administrative management of social order on August 11, 2021	None	Mother
2	Nguyen Thi Khanh My	020196008746 issued by The police department on administrative management of social order on December 8, 2021	None	Wife
3	Nguyen The Manh	C8660893 issued by the Immigration Department on January 13, 2019	None	Father-in-law
4	Bui Thi Khanh Hoa	C8667185 issued by the Immigration Department on December 13, 2019	None	Mother-in-law
5	Do Minh Phuong	001303008700 issued by The police department on administrative management of social order on February 15, 2022	None	Daughter
6	Do Anh Duong	C8287482 issued by the Immigration Department on October 18, 2019	None	Daughter
7	Do Anh Thu	Still young	None	Daughter
8	Do Anh Chi	Still young	None	Daughter
9	Do Anh Minh	Still young	None	Son
10	Do Anh Quang	Still young	None	Son
11	Do Van Truong	038079011647 issued by the Ministry of Public Security on October 11, 2024	8,500,000	Younger Brother

12	Do Thi Hong Nhung	038187051952 issued by The police department on administrative management of social order on November 24, 2023	None	Younger Sister
13	Le Thi Tuyet	038189052534 issued by the Ministry of Public Security on October 11, 2024	None	Sister-in-law
14	Sunshine Group Joint Stock Company	0106771556 issued by the Hanoi Department of Planning and Investment on February 9, 2015	None	Chairman of the BOD / Major Shareholder / Legal Representative
15	Sunshine Group Development Joint Stock Company	0107397372 issued by the Hanoi Department of Planning and Investment on April 13, 2016	None	Major Shareholder
16	S-Homes Real Estate Investment and Business Joint Stock Company	0107069847 issued by the Hanoi Department of Planning and Investment on October 28, 2015	None	Chairman of the BOD / Major Shareholder
17	Sunshine Nhat Tan Joint Stock Company	0108317193 issued by the Hanoi Department of Planning and Investment on June 08, 2018	None	Major Shareholder
18	S"School Joint Stock Company	0108522883 issued by the Hanoi Department of Planning and Investment on November 22, 2018	None	Major Shareholder
19	Anh Duong Entertainment Joint Stock Company	4201397634 issued by the Khanh Hoa Department of Planning and Investment on December 12, 2011	None	Major Shareholder
20	Phu Thuong Education Investment Company Limited	0107520675 issued by the Hanoi Department of Planning and Investment on July 28, 2016	None	Capital Contributor (48%)
21	KS Group Joint Stock Company	0109432720 issued by the Hanoi Department of Planning and Investment on November 25, 2020	None	Indirect Controller



22	Sunshine Homes Development Joint Stock Company	0106784499 issued by Hanoi City Department of Finance, registered for the 16th change, March 19, 2025	None	Member of the Board of Directors
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14. Related Interests with SCG Construction Group Joint Stock Company (if any): None.


15. Conflicting Interests with SCG Construction Group Joint Stock Company (if any): None.

I hereby certify that all the above statements are true and correct. I take full responsibility before the law for any inaccuracies.

Hanoi, April 2, 2025

Declarant

(Signature and Full Name)


Đỗ Anh Tuấn

¹ "Related persons" are defined under Clause 46, Article 4 of the 2019 Securities Law and Clause 23, Article 4 of the 2020 Law on Enterprises.





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CURRICULUM VITAE

(For candidates/nominees to the Supervisory Board)



1. Full of name: NGUYEN VAN KHOI Gender: Male
2. Date of birth: 09/04/1984 Place of birth: Thanh Hai Commune – Thanh Ha District – Hai Duong Province
3. Nationality: Vietnam
4. ID Card/Citizen ID/Passport Number: 030084023416 Date of issue: 28/03/2024 Place of issue: The police department on administrative management of social order
5. Permanent Address: CC 16b Nguyen Thai Hoc, Yet Kieu, Ha Dong, Hanoi
6. Phone number: 0988 046 848 Email: khoinv@sunshinegroup.vn
7. Educational Background: University level
8. Professional Qualifications: Bachelor of Accounting - Academy of Finance
9. Work Experience:

No.	Time period	Workplace	Position
1	From 2007 to 2010	Viettel Commerce and Import – Export Limited Company	Accountant
2	From 2010 to 2015	ECO Viet Nam Joint Stock Company	Chief Accountant/Head of Finance
3	From 2015 to 2023	Viet Tin Pharmaceuticals Trading Investment Company Limited	Head of Finance
4	From 2023 to present	Long Bien Construction Investment Joint Stock Company	Chief Accountant
5	From April 2024 to present	Sunshine AM Joint Stock Company	Chief Accountant
6	From September 2023 to present	Ngoc Sao Thuy Company Limited	Chief Accountant
7	From September 2023 to present	Quang Phu Real Estate Joint Stock Company	Chief Accountant

10. Current Position at SCG Construction Group Joint Stock Company (if any): None

11. Other Current Positions in Other Organizations:

- Chief Accountant - Sunshine AM Joint Stock Company
- Chief Accountant - Quang Phu Real Estate Joint Stock Company
- Chief Accountant - Ngoc Sao Thuy Company Limited
- Chief Accountant - Long Bien Construction Investment Joint Stock Company



12. Number of Shares Owned: 0, equivalent to 0% of charter capital, including:

+ Representative (name of organization is State/strategic shareholder/other organization) owns: 0 shares

+ Individual owns: 0

13. Holding commitments (If any): None

14. List of Related Persons of the Declarant¹:

No.	Name of Individual/ Organization	ID Card/Passport Number (for individuals) or Business Registration Certificate Number, Operating License, or Equivalent Legal Document (for organizations), Date of Issue, Place of Issue	Number of Shares Held in SCG Construction Group Joint Stock Company (if any)	Relationship
1.	Nguyen Van Tham	030049001046 issued by The police department on administrative management of social order on June 28, 2021	None	Father
2.	Nguyen Thi Nhai	030147002070 issued by The police department on administrative management of social order on May 15, 2022	None	Mother
3.	Nguyen The Tuan	040046003444 issued by The police department on administrative management of social order on September 19, 2024	None	Father-in-law
4.	Nguyen Thi Tung	040145004642 issued by The police department on administrative management of social order on September 1, 2024	None	Mother-in-law
5.	Nguyen Thi Nguyen	040184002708 issued by the Ministry of Public Security on October 28, 2024	None	Wife
6.	Nguyen Thi Khanh Thuy	Still young	None	Child
7.	Nguyen Huy Hoang	Still young	None	Child

8.	Nguyen Van Hung	030081006531 issued by The police department on administrative management of social order on November 22, 2021	None	Older Brother
9.	Nguyen Thi Vinh	030175022598 issued by The police department on administrative management of social order on August 9, 2021	None	Older Sister
10.	Sunshine AM Joint Stock Company	0108440863, first issued by the Hanoi Department of Planning and Investment on September 20, 2018	None	Chief Accountant
11.	Ngoc Sao Thuy Company Limited	2802659697, first issued by the Thanh Hoa Department of Planning and Investment on April 18, 2019	None	Chief Accountant
12.	Quang Phu Real Estate Joint Stock Company	2803001903, first issued by the Thanh Hoa Department of Planning and Investment on December 16, 2021	None	Chief Accountant
13.	Long Bien Construction Investment Joint Stock Company	0108715437, first issued by the Hanoi Department of Planning and Investment on April 24, 2019	None	Chief Accountant

14. Related Interests with SCG Construction Group Joint Stock Company (if any): None.

15. Conflicting Interests with SCG Construction Group Joint Stock Company (if any): None.

I hereby certify that all the above statements are true and correct. I take full responsibility before the law for any inaccuracies.

Hanoi, April 22, 2025

Declarant

(Signature and Full Name)


Nguyen Van Khai

¹“Related persons” are defined under Clause 46, Article 4 of the 2019 Securities Law and Clause 23, Article 4 of the 2020 Law on Enterprises.