

SONADEZI CORPORATION
SONADEZI LONG BÌNH SHARE
HOLDING COMPANY

SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 338./SZB

Dong Nai, July 29th 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 Bình Share Holding Company
- Stock code: SZB
- Address: No. 1, Road 3A, Bien Hoa 2 Industrial Zone, Long Hung Ward, Dong Nai Province.
- Tel: 0251 3834 700 Fax: 0251 3835 164
- E-mail: 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 for the first 6 months of 2025.

This information has been disclosed on the company website on July 29th 2025 at the following link: 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 for the first 6 months of 2025 No 21/BC-SZB dated July 29th, 2025 of Sonadezi Long Bình Shareholding Company.
- The list of internal persons and affiliated persons (individuals, organizations) of internal persons.

Recipients:

- As above;
- Archived: Administrative Office,
Company Secretary.

REPRESENTATIVE OF THE
ORGANIZATION
General Director



Nguyen Ba Chuyen



SONADEZI CORPORATION
SONADEZI LONG BÌNH
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No. 2.1../BC-SZB

Dong Nai, July 29th, 2025

**REPORT ON
CORPORATE GOVERNANCE FOR THE FIRST 6 MONTHS OF 2025**

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 Park, Long Hung Ward, 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. 15/NQ-DHD CD-SZB	10/04/2025	Approving the contents of 2025 Annual General Meeting of Shareholders: <ul style="list-style-type: none">- Report of the General Director on business results in 2024 and business plan for 2025.- Audited financial statements in 2024.- Report on the Board of Directors activities in 2024 – plan for 2025.- Assessment report of the independent member of the Board of Directors in 2024.- Report on supervising business activities in 2024 of Board of Supervisors.

No.	Resolution/Decision No.	Date	Content
			<ul style="list-style-type: none"> - Selecting audit firm as the auditor for the financial statements in 2025. - Business results and profit distribution in 2024; business plan and profit distribution plan for 2025. - Salary of the Head of the Board of Supervisors, remuneration for members of the Board of Directors and Board of Supervisors in 2024, and the plan for 2025. - Amendments and supplements the Company Charter. - Amendments and supplements the Internal Regulations on Corporate Governance. - Amendments and supplements the Regulations on Operations of the Board of Directors

II. Board of Directors (2025 report for the first 06 months):

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. Nguyen Ba Chuyen	Member of the Board of Directors cum General Director	28/03/2024	
3	Mr. Tran Anh Tuan	Non-executive Member of the Board of Directors	28/03/2024	
4	Mr. Nguyen Ngoc Dai	Non-executive Member of the Board of Directors	28/03/2024	
5	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	3/3	100%	
2	Mr. Nguyen Ba Chuyen	3/3	100%	
3	Mr. Tran Anh Tuan	3/3	100%	
4	Mr. Nguyen Ngoc Dai	3/3	100%	
5	Mr. Pham Van Tinh	3/3	100%	

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

- The Board of Directors carefully considers, provides recommendations, directives to ensure the General Director operates the company most efficiently. Concurrently, it closely monitors strict compliance with legal regulations pertaining to corporate governance and the Company's business responsibilities.
- The General Director has implemented business solutions aligned with the Board of Directors' policies and the issued decisions, resolutions. Compliance with the law regulations and the Company 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. In addition, the Board of Directors supervises the activities of the Board of Management through the Internal Audit Committee.

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

5. Resolutions/Decisions of the Board of Directors (2025 report for the first 06 months):

No.	Resolution/Decision No.	Date	Content	Approval rate
I. Decision				
1	13/QĐ-SZB-HĐQT	10/02/2025	Decision on assigning 2025 tasks to the Company's General Director	100%
2	14/QĐ-SZB-KT	24/02/2025	Decision on approving the maintenance budget for Biên Hòa 2 Industrial Park infrastructure	100%
3	15/QĐ-SZB-KT	27/03/2025	Decision on establishing a Civil group/Cluster to appraise the project "Investment in Workshop No. 4 at Road No. 7" Thạnh Phú Industrial Park, Vĩnh Cửu District, Đồng Nai Province	100%

No.	Resolution/Decision No.	Date	Content	Approval rate
4	16/QĐ-SZB-KT	27/03/2025	Decision on the establishment of the Project Appraisal Civil group/Cluster for "Investment in Workshop No. 12A at Road No. 2" at Thanh Phu Industrial Park, Vinh Cuu District, Dong Nai Province	100%
5	17/QĐ-SZB-HĐQT	10/04/2025	Regarding the appointment of personnel to represent and manage the capital contribution of Sonadezi Long Binh Shareholding Company at Sonadezi Binh Thuan Shareholding Company.	100%
6	18/QĐ-SZB-HĐQT	10/04/2025	Regarding the promulgation of the Internal Regulations on Corporate Governance (4th time)	100%
7	19/QĐ-SZB-HĐQT	10/04/2025	Regarding the promulgation of the Regulations on Operations of the Board of Directors (2nd time)	100%
8	20/QĐ-SZB-HĐQT	26/04/2025	Regarding the dismissal and appointment of the Person in charge of Corporate Governance	100%
9	21/QĐ-SZB-HĐQT	26/04/2025	Approval of the investment project for constructing Workshop No. 4 at Road No. 7, Thanh Phu Industrial Park, Vinh Cuu District, Dong Nai Province	100%
10	22/QĐ-SZB-HĐQT	26/04/2025	Approval of the investment project for constructing Workshop No. 12A at Road No. 2, Thanh Phu Industrial Park, Vinh Cuu District, Dong Nai Province	100%
11	23/QĐ-SZB-HĐQT	26/04/2025	Payment of remaining remuneration to the Board of Directors and the Member of the Board of Supervisors for 2024	100%
12	24/QĐ-SZB-NS	26/04/2025	Decision on the promulgation of the list of cadres not continued in the leadership planning for the 2020-2025 period and 2025-2030 period (year 2025).	100%
13	25/QĐ-SZB-HĐQT	25/06/2025	Regarding the amendment of the information disclosure regulations (3rd time)	100%
14	26/QĐ-SZB-NS	25/06/2025	Regarding the promulgation of the Regulations on organizing the implementation of emulation and	100%

No.	Resolution/Decision No.	Date	Content	Approval rate
			commendation work at Sonadezi Long Binh Shareholding Company	
II. Resolution				
15	13/NQ-HĐQT-SZB	14/02/2025	Resolution approving the record date to determine the list of securities holders eligible to attend the 2025 Annual General Meeting of Shareholders	100%
16	14/NQ-HĐQT-SZB	27/03/2025	Resolution on borrowing capital from Shinhan Bank Vietnam One Member Limited Company - Bien Hoa Branch	100%
17	16/NQ-HĐQT-SZB	26/04/2025	Resolution on approving the selection of an auditing firm for the 2025 financial statements	100%
18	17/NQ-HĐQT-SZB	26/04/2025	Regarding borrowing capital for investment in Workshop No. 4 at Road No. 7, Thanh Phu Industrial Park, Vinh Cuu District, Dong Nai Province	100%
19	18/NQ-HĐQT-SZB	26/04/2025	Regarding borrowing capital for investment in Workshop No. 12A at Road No. 2, Thanh Phu Industrial Park, Vinh Cuu District, Dong Nai Province	100%
20	19/NQ-HĐQT-SZB	25/06/2025	Regarding the amendment of the Chau Duc investment certificate	100%
21	20/NQ-HĐQT-SZB	25/06/2025	Regarding the adjustment of capital borrowing for the wastewater treatment plant project - Thanh Phu Industrial Park Phase 2, with a capacity of 2,000 cubic meters per day and night, and the wastewater treatment plant project - Go Dau Industrial Park Phase 2, with a capacity of 500 cubic meters per day and night	100%
22	21/NQ-HĐQT-SZB	25/06/2025	Regarding the payment of remaining dividends for 2024 to Shareholders	100%
23	22/NQ-HĐQT-SZB	25/06/2025	Regarding related party transactions with Dong Nai Construction Joint Stock Company	100%

No.	Resolution/Decision No.	Date	Content	Approval rate
24	23/NQ-HĐQT-SZB	25/06/2025	Regarding related party transactions with Sonadezi An Binh Joint Stock Company	100%

III. Board of Supervisors (2025 report for the first 06 months):

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	1/1	100%	100%	
2	Mr. Nguyen Cong Hieu	1/1	100%	100%	
3	Ms. Nguyen Kha Phuong Thu	1/1	100%	100%	

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

In the first 6 months of 2025, the Board of Supervisors performed oversight of the Board of Directors' operations, and the management and administration of the General Director in the operating activities, as follows:

- Monitoring the development of implementation of the General Meeting of Shareholders' Resolutions. Reviewing the legality, procedures for issuing resolutions, and decisions of the Board of Directors and the General Director in management

activities.

- Monitoring the implementation of financial statement audits, the financial situation of the Company, verifying the reasonableness, accuracy, and consistency of accounting practices in preparing financial reports and executing transactions with related parties. Performing other supervisory duties as stipulated by the Enterprise Law, the Company Charter, the Regulations on Operations of the Board of Supervisors, and the regulations of Sonadezi Corporation.
 - Regarding shareholders, during the first six months of 2025, the Company has fully disclosed information as stipulated. The Board of Supervisors has not received any requests or complaints from shareholders or groups of shareholders asking for a review of the Company's production and business operations or regarding the administration by the Board of Directors and the General Director.
4. The coordination among the Board of Supervisors with Board of Directors and General Director.
- The Board of Supervisors attended 100% of Board of Directors' meetings, some other Company meetings, coordinated with Board of Directors' members, General Director according to their functions and duties; coordinated with specialized departments to adjust some internal management regulations and prepared reports as stipulated by Sonadezi Corporation....
 - The Board of Directors, General Director, and other managers provided full information and documents regarding the Company's management and operating activities as requested by the Board of Supervisors.
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
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
8	Ms. Le Thi Kim Tuyen	Vice General Director
9	Mr. Dang Hai Bang	Chief Accountant
10	Ms. Dinh Thi Diem Huong	Person in charge of Corporate Governance

VII. The list of affiliated persons of the public company (6 months) and transactions of affiliated persons of the Company):

1. The list of affiliated persons of the Company:

- The list of internal persons and affiliated persons: As per section A – Appendix 01
- Parent company, managers, legal representatives, and persons has authority to appoint the managers of the parent company: As per Section B – Appendix 01
- Enterprises and organizations, individuals holding more than 10% of the voting shares or contributed capital of the enterprise: As per Section C – Appendix 01
- The list of subsidiary companies and affiliated companies of Sonadezi Corporation:

No.	Name of organization	Business registration number
DIRECT SUBSIDIARY COMPANY LIST		
1	Sonadezi Environment Joint Stock Company	3600274914

No.	Name of organization	Business registration number
DIRECT SUBSIDIARY COMPANY LIST		
2	Dong Nai Water Supply 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
INDIRECT SUBSIDIARY COMPANY LIST		
6	Sonadezi Chau Duc Shareholding Company	3600899948
7	Sonadezi Binh Thuan Shareholding Company	3401205899
8	Sonadezi An Binh Shareholding Company	3600449307
9	Sonadezi Services Joint Stock Company	3600890938
AFFILIATED COMPANY LIST		
10	Sonadezi Giang Dien Joint Stock Company	3603474037
11	Dong Nai Material & Building Investment Joint Stock Company	3600259352
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	NSH No.*, date of issue, place of issue	Address/Contact Address	Time of transactions with the Company	Resolution/Decision Number of the General Meeting of Shareholders/Board of Directors	Content, quantity, total value of transaction excluding VAT	Note
1	Sonadezi Services Joint Stock Company	Related persons of Board of Directors Member	3600890938 May 15, 2007 Dong Nai Authority for Planning and Investment	8th Floor - Sonadezi Building, No. 1 Street 1, Bien Hoa 1 Industrial Park, An Binh Ward, Bien Hoa, Dong Nai	First six months of 2025	Resolution No. 12/NQ-HDQT-SZB Date December 27, 2024	Selling clean water, leasing wastewater treatment plant, and collecting infrastructure usage fees. Value VND 3.304 billion Purchasing environmental consulting services, environmental monitoring; consulting fees for preparing environmental monitoring reports; operating wastewater treatment plant for hazardous waste collection and treatment; industrial hygiene services; equipment operation and maintenance costs. Value VND 640.7 million	

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address/Contact Address	Time of transactions with the Company	Resolution/Decision Number of the General Meeting of Shareholders/Board of Directors	Content, quantity, total value of transaction excluding VAT	Note
2	Sonadezi Security Services CO.,LTD	Affiliated organization (Company's subsidiary of Sonadezi Services Company)	3601635899 April 29, 2009 Dong Nai Authority for Planning and Investment	No. 22B, Road 3A, Bien Hoa 2 Industrial Park, Bien Hoa, Dong Nai	First six months of 2025	Resolution No. 12/NQ-HĐQT-SZB Date December 27, 2024	Purchasing asset and infrastructure security services at industrial parks and office buildings. Value VND 3.96 billion	
3	Sonadezi Binh Thuan Joint Stock Company	Related persons of Board of Directors Member and Member of the Board of Supervisors	3401205899 June 05, 2020 Binh Thuan Authority for Planning and Investment	443 Quarter 1, Tan Minh Town, Ham Tan District, Binh Thuan Province	First six months of 2025	Resolution No. 12/NQ-HĐQT-SZB Date 27/12/2024	Collect office rental fees. Value VND 220.9 million	
4	Sonadezi College of Technology and Management	Related persons of Internal persons	3600788797 01/03/2006 Dong Nai Tax Department	No. 1, Road 6A, Bien Hoa 2 Industrial Park, Bien Hoa, Dong Nai	First 6 months of 2025	Resolution No. 12/NQ-HĐQT-SZB Date 27/12/2024	Sale of clean water. Value VND 227.1 million	

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address/Contact Address	Time of transactions with the Company	Resolution/Decision Number of the General Meeting of Shareholders/Board of Directors	Content, quantity, total value of transaction excluding VAT	Note
5	Dong Nai Water Supply Joint Stock Company	Related persons of Member of the Board of Supervisors	3600259296 08/10/1998 Dong Nai Authority for Planning & Investment	48 Cach Mang Thang 8 Street – Quyet Thang Ward, Bien Hoa City, Dong Nai	First 6 months of 2025	Resolution No. 12/NQ-HDQT-SZB Date 27/12/2024	Purchase of clean water; drinking water. Value: VND 26.45 billion.	
6	Sonadezi Chau Duc Joint Stock Company	Member of Sonadezi Corporation system	3600899948 18/05/2018 Dong Nai Authority for Planning & Investment	9th Floor, Sonadezi Building, No. 1, Road 1, Bien Hoa 1 Industrial Park, An Binh Ward, Bien Hoa, Dong Nai	First 6 months of 2025	Resolution No. 12/NQ-HDQT-SZB Date 27/12/2024	Cost of clean water usage. Value VND 8.49 million.	
7	Sonadezi Environment Joint Stock Company	Member of Sonadezi Corporation system	3600274914 07/08/2008 Dong Nai Authority for Planning & Investment	No. 12 Huynh Van Nghe Street, Quarter 2, Buu Long Ward, Bien Hoa City, Dong Nai Province.	First 6 months of 2025	Resolution No. 12/NQ-HDQT-SZB Date 27/12/2024	Purchase of household waste collection services. Value VND 44 million	

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address/Contact Address	Time of transactions with the Company	Resolution/Decision Number of the General Meeting of Shareholders/Board of Directors	Content, quantity, total value of transaction excluding VAT	Note
8	Dong Nai Port Joint Stock Company	Member of Sonadezi Corporation system	3600334112 19/03/2016 Dong Nai Provincial Authority for Planning & Investment	1B-D3, Binh Duong Quarter, Long Binh Tan Ward, Bien Hoa City, Dong Nai Province	First 6 months of 2025	Resolution No. 12/NQ-HĐQT-SZB Date 27/12/2024	Sale of clean water. Value: VND 1.19 billion.	

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.	Selling clean water, leasing wastewater treatment plant and collecting infrastructure usage fee. Value: 3.304 billion VND
			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: 640.7 billion VND
2	Dong Nai Water Supply JSC.	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. Mr. Nguyen Cong Hieu - Member of the BOS of SZB is currently Member of the BOD of Dong Nai Water Supply JSC.	Purchasing clean water, drinking water. Value: 26.45 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: 1.19 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.	Clean water fee in 2024. Value: 8.49 million VND

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: 227.1 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: 220.9 million VND
7	Sonadezi Environment Joint Stock Company	Mr. Nguyen Ngoc Dai – Member of the BOD is currently Member of the BOF of Sonadezi Environment Joint Stock Company	Purchase of household waste collection services. Value VND 44 million

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 (2025 report for the first 06 months):

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 (RCG 2025)		Number of shares owned at the end of the period			Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percent-age	Number of shares	Percent-age	Updated date	
1	Ms. Luong Minh Hien	Chairman of the BOD	350.324	1,17%	353.224	1,18%		Buy
2	Mr Nguyen Manh Thang	Brother-in-law of Ms. Luong Minh Hien - Chairman of the BOD	500	0,0017%	0	0%	22/07/2025	Sell

No.	Transaction executor	Relationship with internal persons	Number of shares owned at the beginning of the period (RCG 2025)		Number of shares owned at the end of the period			Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percent-age	Number of shares	Percent-age	Updated date	
3	Ms Tran Thu Thuy	Child of Ms. Luong Minh Hien - Chairman of the BOD	0	0%	10.000	0,03%	22/07/2025	Buy
4	Mr Pham Van Tinh	Member of the BOD	0	0%	2.600	0,01%		Buy
5	Mr Dang Hai Bang	Chief Accountant	6.000	0,02%	6000	0,02%		Buy-sell transaction
6	Ms. Luu Thi Thuy Van	Head of BOS	8.600	0,029%	11.200	0,037%		Buy

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 usiness registration certificate)	ID No.	Date of issue	Time of starting to be internal person/Affiliated parties of internal person	Time of ending to be internal person/Affiliated parties of internal person	Note
1	2	3	5	6	7	8	9	14	142	15
A. The list of internal persons and Affiliated parties of internal persons										
I. Board of Directors										
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		
1.12	SZB	Sonadezi Security Services Co., Ltd.		Indirect Affiliated organization (Subsidiary of Sonadezi Services Joint Stock Company)						

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	Time of ending to be internal person/Affiliated parties of internal person	Note
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
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)						
3.09	SZB	Sonadezi Environment Joint Stock Company		Member of the BOD Vice General Director						
4	SZB	Pham Van Tinh	Member of the BOD					28/03/2024		

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	Time of ending to be internal person/Affiliated parties of internal person	Note
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
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						Minor
5.08	SZB	Tran Nguyen Khai Dang		Child						Minor
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						

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	Time of ending to be internal person/Affiliated parties of internal person	Note
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		
II. Board of Supervisors										
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						
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	SZB	Nguyen Cong Hieu	Member of the BOS					28/03/2024		
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		

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	Time of ending to be internal person/Affiliated parties of internal person	Note
7.12	SZB	Dong Nai Water Joint Stock Company		Member of the BOD				19/04/2023		
8	SZB	Nguyen Kha Phuong Thu	Member of the BOS					28/03/2024		
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
III. Board of Management										
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						
IV. Chief Accountant										
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	Dang Hai My		Child						Minor
10.10	SZB	Nguyen Van Hoan		Father-in-law (wife's side)						
10.11	SZB	Tran Thi Kim Dung		Mother-in-law (wife's side)						
V. Person in charge of corporate governance; Authorized person for information disclosure										

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	Time of ending to be internal person/Affiliated parties of internal person	Note
11	SZB	Nguyen Minh Duy	Authorize person for information disclosure					26/04/2022	01/07/2025	End of Authorization
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)						
VI. Person in charge of corporate finance										
12	SZB	Huỳnh Ngọc Đan Vy	Person in charge of corporate governance					28/03/2024	01/05/2025	
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						
13	SZB	Dinh Thi Diem Huong	Person in charge of corporate governance; Authorize person for information disclosure					01/05/2025 01/07/2025		
13.01	SZB	Dinh Xuan Thu		Father						
13.02	SZB	Trinh Thi Thanh Nga		Mother						

357899
NG TY
PHẦN
DADE
ONG BÌ
ĐỒNG

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	Time of ending to be internal person/Affiliated parties of internal person	Note
13.03	SZB	Dinh Cong Danh		Younger sibling						
13.04	SZB	Nguyen Hoai An		Husband						
13.05	SZB	Nguyen Minh Tu		Child						Minor
13.06	SZB	Nguyen Van Thuan		Father-in-law (husband's side)						
13.07	SZB	Le Thi Kim Lan		Mother-in-law (husband's side)						
B. Parent company, managers, legal representatives and person has authority for appointing the managers of the Parent company										
I. Parent company										
1	SZB	Sonadezi Corporation		Affiliated organization						
II. Managers of Sonadezi Corporation										
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		
C. Companies and organizations, individuals owning more than 10% of the voting shares or contributed capital in the Company.										
1		Sonadezi Corporation		Affiliated organization						

COMPANY SECRETARY

Dinh Thi Diem Huong

Dong Nai, July 29th 2025
CHAIRMAN OF BOARD OF DIRECTORS

Luong Minh Hien

