**SCG: Annual Corporate Governance Report 2023**

On January 30, 2024, SCG Construction Group Joint Stock Company announced Report No. 036/2024/BCTHQT-SCG on the corporate governance of 2023 as follows:

* Name of company: SCG Construction Group Joint Stock Company
* Head office address: 8th Floor, Sunshine Center Building, No.16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam
* Tel: 024 305 9979; Email: info@scgr.vn
* Charter capital: VND 850,000,000,000
* Securities code: SCG
* Corporate Governance Model: The General Meeting of Shareholders, the Board of Directors, the Supervisory Board, and the General Manager.
* Internal audit execution: Implemented
1. Activities of the General Meeting of Shareholders:

Information about meetings and General Mandates/Decisions of the General Meeting of Shareholders (including General Mandates approved by collecting opinions via a ballot)

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| No. | General Mandate/Decision of the General Meeting of Shareholders No. | Date | Content |
| 1 | No. 01/2023/SCG/NQ-DHDCD | April 15, 2023 | Approve the Report on the Board of Directors' Activities; Approve the Report on the Executive Board's Activities; Approve the Report on the Supervisory Board's Activities; Approve the Audited Financial Statements for the year 2022 and the profit distribution plan for 2022; Approve the production and business plan targets for 2023; Approve the remuneration and bonus plan for the Board of Directors and Supervisory Board for 2023; Approve the selection of the audit company for the Financial Statements 2023; Approve the dismissal and election of Board of Directors members; Approve the dismissal and election of members of the Supervisory Board; Approve the report on approved Annual General Mandate that have not been completed. |

1. The Board of Directors 2023
2. Information about members of the Board of Directors:

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| No. | Member of the Board of Directors | Position (independent member, non-executive member of the Board of Directors) | Date of appointment/dismissal as member/independent member of the Board of Directors |
| Appointment date | Date of dismissal |
| 1 | Do Van Truong | Chair of the Board of Directors | July 04, 2022 |  |
| 2 | Nguyen Viet Hai | Member of the Board of Directors (Non-executive) | June 25, 2022 | April 15, 2023 |
| 3 | Nguyen Quoc Oanh | Member of the Board of Directors | June 25, 2022 |  |
| 4 | Nguyen Ngoc Son | Independent member of the Board of Directors | April 16, 2019 |  |
| 5 | Vu Anh Phuong | Member of the Board of Directors | April 15, 2021 | April 15, 2023 |
| 6 | Ho Duc Viet | Member of the Board of Directors (Non-executive) | April 15, 2023 |  |
| 7 | Bui Van Tu | Member of the Board of Directors | April 15, 2023 |  |

1. Board Resolutions/Board Decisions (Annual Report 2023):

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| --- | --- | --- | --- |
| No. | Board Resolution/Board Decision No. | Date | Content |
| 1 | 01/2023/SCG/NQ-HDQT | January 03, 2023 | Approve the dismissal and appointment of the General Manager; change of legal representative. |
| 2 | 02/2023/SCG/NQ-HDQT | January 05, 2023 | Approve delegation of authority for the General Manager to sign transaction documents at banks. |
| 3 | 03/2023/SCG/NQ-HDQT | January 17, 2023 | Approve on offsetting debt transactions with related parties. |
| 4 | 04/2023/SCG/NQ-HDQT | February 28, 2023 | Approve the plan for organizing the Annual General Meeting of Shareholders 2023. |
| 5 | 05/2023/SCG/NQ-HDQT | March 24, 2023 | Approve the time, agenda, and documents for the Annual General Meeting of Shareholders 2023. |
| 6 | 06/2023/SCG/NQ-HDQT | March 30, 2023 | Approve the preparation of standalone financial statements. |
| 7 | 07/2023/SCG/NQ-HDQT | April 05, 2023 | Approve the signing of a Contract for adjusting construction costs with Sunshine E&C Construction Joint Stock Company. |
| 8 | 07/2023/SCG/NQ-HDQT | April 11, 2023 | Approve on updating and amending documents for the Annual General Meeting of Shareholders 2023. |
| 9 | 08/2023/SCG/NQ-HDQT | April 13, 2023 | Approve the signing of an Economic Contract for organizing the Annual General Meeting of Shareholders 2023 and printing the Annual Report 2022 with ODE Media and Entertainment Group Joint Stock Company. |
| 10 | 09/2023/SCG/NQ-HDQT | April 14, 2023 | Approve the nomination of Board of Directors candidates. |
| 11 | 10/2023/SCG/NQ-HDQT | April 14, 2023 | Approve on updating and amending documents for the Annual General Meeting of Shareholders 2023. |
| 12 | 11/2023/SCG/NQ-HDQT | April 25, 2023 | Dismiss the position of Deputy General Manager for Mr. Phan Xích Long |
| 13 | 12/2023/SCG/NQ-HDQT | May 05, 2023 | Approve the signing of an Appendix to the Contract with An Hung Real Estate Trading Service Joint Stock Company. |
| 14 | 13/2023/SCG/NQ-HDQT | May 06, 2023 | Approve the signing of a Construction Contract with S-Vin Viet Nam Real Estate Trading Joint Stock Company. |
| 15 | 14/2023/SCG/NQ-HDQT | May 09, 2023 | Approve the signing of a Contract with SUNSHINE Group Joint Stock Company. |
| 16 | 15/2023/SCG/NQ-HDQT | May 16, 2023 | Approve changes to the registration content of the representative office's activities in Ho Chi Minh City. |
| 17 | 16/2023/SCG/NQ-HDQT | May 30, 2023 | Approve the cancellation of Board Resolution No. 12/2023/SCG/NQ-HDQT dated May 5, 2023. |
| 18 | 17/2023/SCG/NQ-HDQT | June 02, 2023 | Approve the debt restructuring plan for loans from Vietnam Prosperity Joint Stock Commercial Bank. |
| 19 | 18/2023/SCG/NQ-HDQT | June 08, 2023 | Approve the offsetting of debts between the Company, Thanh Nhung Trading and Construction Limited Liability Company and related parties - Xuan Dinh Construction Investment Joint Stock Company; approve the change of name and seal template of the representative office in Ho Chi Minh City. |
| 20 | 19/2023/SCG/NQ-HDQT | June 09, 2023 | Approve amendments and supplements to the terms and conditions of SCGCH2023001 bonds. |
| 21 | 20/2023/SCG/NQ-HDQT | June 30, 2023 | Approve the offsetting of debts between the Company, Fountech Joint Stock Company and related parties. |
| 22 | 21/2023/SCG/NQ-HDQT | July 19, 2023 | Approve the principle of signing a Construction Contract with Sunshine E&C Construction Joint Stock Company and Sunrise Vietnam Investment and Construction Joint Stock Company. |
| 23 | 22/2023/SCG/NQ-HDQT | August 14, 2023 | Approve the plan to receive credit at Kien Long Commercial Joint Stock Bank. |
| 24 | 23/2023/SCG/NQ-HDQT | August 16, 2023 | Approve the principle of signing an Appendix to the Construction Contract with Sunshine E&C Construction Joint Stock Company for the construction of foundations, basements, structures, rough construction, and completion of high-rise blocks in the High-rise Apartment Project combined with service, commercial , and low-rise residential buildings. |
| 25 | 24/2023/SCG/NQ-HDQT | August 17, 2023 | Approve the principle of signing an Appendix to the Contract with Real Tech Group Joint Stock Company. |
| 26 | 25/2023/SCG/NQ-HDQT | October 12, 2023 | Approve the principle of agreeing to sell Bonds (bond code TIBCH2124001) as per the proposal to repurchase Bonds before maturity from the Issuing Organization - Thu Thiem Real Estate Investment and Trading Limited Liability Company. |
| 27 | 26/2023/SCG/NQ-HDQT | October 17, 2023 | Approve the principle of signing a Construction Contract with Sunshine Saigon Group Joint Stock Company. |
| 28 | 27/2023/SCG/NQ-HDQT | December 06, 2023 | Approve the debt offsetting among four parties and the principle of signing a Memorandum of Understanding with related parties. |
| 29 | 28/2023/SCG/NQ-HDQT | December 07, 2023 | Approve the principle of signing an Appendix to the Construction Contract with Sunshine E&C Construction Joint Stock Company for the adjustment and supplementation of some mechanical and electrical system works under the package: foundation construction, basement, structure, rough construction, and completion of high-rise blocks in the High-rise Apartment Project combined with service, commercial, and low-rise residential buildings. |

1. The Supervisory Board (Annual Report 2023):
2. Information about members of the Supervisory Board:

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| --- | --- | --- | --- | --- |
| No. | Member of the Supervisory Board | Position | Date of appointment/dismissal as member of the Supervisory Board | Qualification |
| 1 | Nguyen Thi Thanh Huyen | Chief of the Supervisory Board | Appointed on August 14, 2020 | Bachelor of Economics |
| 2 | Nguyen Hoang Anh | Member of the Supervisory Board | Dismissal date April 15, 2023 | Bachelor of Accounting; |
| 3 | Nguyen Thi Hong Nhung | Member of the Supervisory Board | Dismissal date April 15, 2023 | Master |
| 4 | Tran Thi Hang | Member of the Supervisory Board | Appointed on April 15, 2023 | Bachelor of Business Administration (majoring in Accounting) |
| 5 | Ha Huu Thanh | Member of the Supervisory Board | Appointed on April 15, 2023 | Irrigation engineer/Bachelor of finance and banking |

1. The Executive Board.

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| --- | --- | --- | --- | --- |
| No. | Member of the Executive Board | Date of birth | Qualification | Date of appointment/dismissal as member of the Executive Board |
| 1 | Bui Van Tu - General Manager | March 12, 1985 | Civil And Industrial Construction Engineer | Appointed on: January 03, 2023 |
| 2 | Vu Anh Phuong - General Manager | March 10, 1979 | Construction Engineer | Dismissal date January 03, 2023 |
| 3 | Nguyen Khac Trung - Deputy General Manager | August 18, 1977 | Master of Urban Management, Civil and Industrial Construction Engineer | Appointed on: May 19, 2021 |
| 4 | Nguyen Xuan Anh - Deputy General Manager | January 10, 1976 | Construction Engineer | Appointed on: June 09, 2022 |
| 5 | Nguyen Quoc Oanh- Deputy General Manager | July 14, 1971 | Construction Engineer | Appointed on: June 09, 2022 |
| 6 | Phan Ich Long - Deputy General Manager | August 11, 1985 | Construction Engineer | Dismissal date April 25, 2023 |

1. Chief Accountant:

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| --- | --- | --- | --- | --- |
| No. | Full name | Date of birth | Qualification: | Appointment/dismissal date |
| 1 | Mr. Nguyen Dinh Duc | June 20, 1982 | Accounting | Appointed on: September 07, 2022 |

1. Training on corporate governance
2. List of affiliated persons of public companies and transactions between affiliated persons of the Company and the Company itself
3. Transactions between the Company and affiliated persons of the Company; or between the Company and major shareholders, PDMR and affiliated persons of PDMR

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| No. | Name of organization/individual | Relations with the Company | NSH\* No., Date of issue and Place of issue of NSH | Head office address/Contact address | Time of transaction with the Company | General Mandate/Decision of the General Meeting of Shareholder No. or Board Resolution/Board Decision No. (including date of promulgation, if any) | Content, quantity, total value of transaction | Note |
| 1 | Saigon Sunshine Group Joint Stock Company | Has the same major shareholders/key managers | 0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on August 8, 2018 | Commercial Area No. S1.A2.02.03, 2nd floor, Sl Tower, No. 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam | March 2023 | General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 | VND 7,058,507,203 Provide construction and installation services |  |
| June 2023 | VND 63,292,644,273 Provide construction and installation services |
| September, 2023 | Board Resolution No. 14/2023/SCG/NQ- HDQT dated May 09, 2023 | VND 32,977,288,781 Provide construction and installation services |
| General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 |
| October 2023 | VND 12,230,974,972Provide construction and installation service |
| December 2023 | VND 84,759,057,007 Provide construction and installation services |
| General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 |
| Board Resolution No. 26/2023/SCG/NQ-HDQT dated October 17, 2023. |
| 2 | Sunshine E&c Construction Joint Stock Company | Has the same Major shareholders/key manager members | 0108307910 issued by Hanoi Authority for Planning & Investment for the first time on June 02, 2018 | 9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | March 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 94,086,701,067 Provide construction and installation services |  |
| General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 |
| April 2023 | VND 3,188,841,233Provide construction and installation service |
| July 2023 | VND 6,049,512,315 Provide construction and installation services |
| August, 2023 | VND 15,648,816,031Provide construction and installation service |  |
| September, 2023 | VND 6,203,996,080Provide construction and installation service |  |
| May 2023 | Board Resolution No. 07/2023/SCG/NQ- HDQT dated April 05, 2023. | VND 17,490,066,141Provide construction and installation service |  |
| December 2023 | Board Resolution No. 23/2023/SCG/NQ-HDQT dated August 16, 2023 | VND 8,423,613,995Provide construction and installation service |  |
| 3 | An Hung Real Estate Trading Service Limited Liability Company | Has the same major shareholders/key managers | 0107447714 issued by Hanoi Authority for Planning & Investment for the first time on May 26, 2016 | No. 8, Alley 47, Nguyen Khanh Toan Street, Quan Hoa Ward, Cau Giay District, Hanoi, Vietnam | April 2023 | General Mandate No. 0201/NQ- DHDCD/SCG dated January 02, 2020 | VND 14,771,249,930Provide construction and installation service |  |
| May 2023 |  | VND 18,451,082,699Provide construction and installation service |  |
| June 2023 |  | VND 30,633,569,061Provide construction and installation service |  |
| July 2023 |  | VND 46,652,453,225Provide construction and installation service |  |
| September, 2023 |  | VND 32,126,880,457Provide construction and installation service |  |
| October 2023 |  | VND 21,100,493,657Provide construction and installation service |  |
| November, 2023 |  | VND 39,539,061,633Provide construction and installation service |  |
| December 2023 |  | VND 31,253,004,541Provide construction and installation service |  |
| 4 | Real Tech Group Joint Stock Company | Has the same major shareholders/key managers | 0106771556 issued by the Department of Planning and Investment of Hanoi for the first time on February 09, 2015 | 12th floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | May 2023 | Board Resolution No. 26/2021/SCG/NQ- HDQT dated December 24, 2021. | VND 122,180,682 Provide construction and installation services |  |
| December 2023 | General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 | VND 388,361,249 Provide construction and installation services |
| 5 | S-Viet Nam Real Estate Trading Joint Stock Company | Has the same major shareholders/key managers | 0108618722 issued by Hanoi Authority for Planning & Investment for the first time on February 21, 2019 | 9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | March 2023 |  | VND 71,611,082 Provide electricity, water, and environmental protection fees |  |
| June 2023 | VND 283,747,466 Provide electricity, water, and environmental protection fees |
| 6 | Unicloud Technology Group Joint Stock Company | Has the same major shareholders/key managers | 0107432651 issued by Hanoi Authority for Planning & Investment for the first time on May 12, 2016 | 10th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | April 2023 |  | VND 218,722,826 Provide server rental services, water flow measurement equipment |  |
| December 2023 | VND 148,800,000 Provide server rental services, water flow measurement equipment |
| 7 | Unicloud Technology Investment Joint Stock Company | Has the same major shareholders/key managers | 0109656689 issued by Hanoi Authority for Planning & Investment for the first time on June 02, 2021 | 6th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | June 2023 | Board Resolution No. 23/2022/NQ-HDQT datedDecember 27, 2022 | VND 212,727,273 Provide brand health monitoring services. |  |
| 8 | Nanochip Technology Joint Stock Company | Has the same major shareholders/key managers | 0313885664 issued by the Ho Chi Minh City Department of Planning and Investment on June 29, 2016 | 49 Dien Bien Phu Street, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam | September, 2023 | Board Resolution No. 21/2022/SCG/NQ-HDQT dated October 21, 2022. | VND 1,009,545,849 Supply of LCD mirrors, provision of Server room equipment |  |
| 9 | S-Service Management & Operation Joint Stock Company | Has the same major shareholders/key managers | 0107744812 issued by Hanoi Authority for Planning & Investment for the first time on March 02, 2017 | 9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | From January 1, 2023 to December 31, 2023. | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 1,203,461,498Operation and parking fees |  |
| 10 | Sunshine Mart Service and Trading Business Company Limited | Has the same major shareholders/key managers | 0109334554 issued by Hanoi Authority for Planning & Investment for the first time on September 08, 2020 | Floor 1, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | From January 1, 2023, to December 31, 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 617,280,166 Provision of meals for employees |  |
| 11 | Real Tech Group Joint Stock Company | Has the same major shareholders/key managers | 0106771556 issued by Hanoi Authority for Planning & Investment for the first time on February 09, 2015 | Floor 12, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | December 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 27,543,845,126 Supply of kingposts |  |
| 12 | Sunshine Marina Nha Trang Joint Stock Company | Has the same major shareholders/key managers | 0106212815 issued by Hanoi Authority for Planning & Investment for the first time on June 24, 2013 | Plot 23 Lot D3A.3 Auction Area 18.6 ha, Phu Thuong Ward, Tay Ho District, Hanoi City, Viet Nam | From January 1, 2023 to December 31, 2023. | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 142,560,000,000 Interest on loans |  |
| 13 | Roman E&C Joint Stock Company | Has the same major shareholders/key managers | 0315230536 issued by the Ho Chi Minh City Department of Planning and Investment on August 18, 2018 | Zone S1.A2.01.02, Floor 01, Tower S1, 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam | From January 01, 2023, to March 31, 2023 |  | VND 6,465,205,479 Investment bond interest |  |
| 14 | KS Group Joint Stock Company | Has the same major shareholders/key managers | 0109432720 issued by Hanoi Authority for Planning & Investment for the first time on November 25, 2020 | Floor 2, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | From January 1, 2023 to December 31, 2023. |  | VND 50,726,388,514 Bond interest |  |
| 15 | Smartmind Securities Joint Stock Company | Has the same major shareholders/key managers | 0304763878 issued by Hanoi Authority for Planning & Investment for the first time on January 06, 2007 | Floors 1 and 6, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | March 2023 |  | VND 2,348,630,000Custody and asset management fees for collateral |  |
| June 2023 | VND 382,192,000 Custody and asset management fees for collateral |
| September, 2023 | VND 184,932,000 Custody and asset management fees for collateral |
| October 2023 | VND 191,096,000 Custody and asset management fees for collateral |
| November, 2023 | VND 184,932,000 Custody and asset management fees for collateral |
| December 2023 | VND 191,028,000 Custody and asset management fees for collateral |
| 16 | Sunshine Homes Development Joint Stock Company | Has the same major shareholders/key managers | 0106784499 issued by Hanoi Authority for Planning & Investment for the first time on March 09, 2015 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | September, 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 2,703,206,535 Provide construction and installation services |  |
| 17 | Anh Duong Star Joint Stock Company | Has the same major shareholders/key managers | 01013587930 issued by Hanoi Authority for Planning & Investment for the first time on May 09, 2003  | No. 50A, alley 6/6, lane 6, Doi Nhan street, Cong Vi ward, Ba Dinh district, Hanoi city, Vietnam | December 2023 | General Mandate No. 1704/NỌ-DHDCD/SCG dated April 17, 2019 | VND 5,546,542,602 Provide construction and installation services |  |
| General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 634,173,049 Provide construction and installation services |
| 18 | Kinh Bac Real Estate Trading Joint Stock Company | Has the same major shareholders/key managers | 0108692606 issued by Hanoi Authority for Planning & Investment for the first time on April 09, 2019 | No. 12, Lane 84,Ngoc Khanh Street, Giang Vo Ward, Ba Dinh District, Ha Noi, Viet Nam | From January 1, 2023 to December 31, 2023. |  | VND 124,761,000,000 Interest on loans |  |
| 19 | Xuan La Construction Investment Joint Stock Company | Has the same major shareholders/key managers | 0107565651 issued by Hanoi Authority for Planning & Investment for the first time on September 15, 2016 | Floor 4, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | March 2023 | Board Resolution No. 3012/2022/SCG/NQ-HDQT dated December 30, 2022 | VND 2,392,427,734 Provide construction and installation services |  |

Note: NSH Number\*: ID Card/Passport No. (for individuals) or Business Registration Certificate No., License on Operations No. or equivalent legal documents (for institutions)

1. Transactions between Company’s PDMR, affiliated persons of PDMR and subsidiaries or companies controlled by the Company

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| No. | Transaction conductor | Relations with PMDR | Position at the listed company | ID card/Passport No., Date of issue, Place of issue | Address | Name of subsidiaries or companies controlled by the listed company | Time of transaction | Content, quantity, total value of transaction | Note |
| 1 | S-Service Management & Operation Joint Stock Company | Has the same major shareholders/key managers |  | 0107744812 issued by Hanoi Authority for Planning & Investment for the first time on March 02, 2017 | 9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | Sunshine - Design Joint Stock Company | From January 1, 2023 to December 31, 2023. | VND 1,448,299,850 Operation and parking fees |  |
| 2 | Unicloud Technology Group Joint Stock Company | Has the same major shareholders/key managers |  | 0107432651 issued by Hanoi Authority for Planning & Investment for the first time on May 12, 2016 | Floor 10, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | Sunshine - Design Joint Stock Company | June 2023 | VND 304,925,454 Fee for renting servers, hard drives; software administration |  |
| December 2023 | VND 304,925,454 Fee for renting servers, hard drives; software administration |
| 3 | S-Viet Nam Real Estate Trading Joint Stock Company | Has the same major shareholders/key managers |  | 0108618722 issued by Hanoi Authority for Planning & Investment for the first time on February 21, 2019 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | Sunshine - Design Joint Stock Company | From January 2023 to September 2023 | VND 799,741,264 Electricity, water, and office rental environment fees |  |
| 4 | Sunshine Mart Service and Trading Business Company Limited | Has the same major shareholders/key managers |  | 0109334554 issued by Hanoi Authority for Planning & Investment for the first time on September 08, 2020 | Floor 1, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | Sunshine - Design Joint Stock Company | From January 1, 2023 to December 31, 2023. | VND 364,667,922 Employee meal service fees |  |
| 5 | S-Homes Real Estate Business Investment Joint Stock Company | Has the same major shareholders/key managers |  | 0106771556 issued by Hanoi Authority for Planning & Investment for the first time on February 09, 2015 | Floor 12, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | Sunshine - Design Joint Stock Company | September, 2023 | VND 22,109,269,213 Consulting service fees for design |  |
| December 2023 | VND 12,779,096,203Consulting service fees for design |
| 6 | Fulland Real Estate Joint Stock Company | Has the same major shareholders/key managers |  | 0108307893 issued by Hanoi Authority for Planning & Investment for the first time on June 02, 2018 | 9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | Sunshine - Design Joint Stock Company | September, 2023 | VND 1,302,074,074 Consulting service fees for design |  |
| December 2023 | VND 1,627,592,593 Consulting service fees for design |
| 7 | Hung Dung Trading and Service Joint Stock Company in Phu Yen Province | Has the same major shareholders/key managers |  | 0302102110 issued by the Phu Yen Department of Planning and Investment on September 20, 2000 | 21 Doc Lap Street, Ward 7, Tuy Hoa City, Phu Yen Province, Vietnam | Sunshine - Design Joint Stock Company | September, 2023 | VND 643,222,105 Consulting service fees for design |  |
| December 2023 | VND 1,797,723,317 Consulting service fees for design |
| 8 | Wonderland Real Estate Joint Stock Company | Has the same major shareholders/key managers |  | 0108307903 issued by Hanoi Authority for Planning & Investment for the first time on June 02, 2018 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | Sunshine - Design Joint Stock Company | September, 2023 | VND 1,765,388,562 Consulting service fees for design |  |
| December 2023 | VND 1,412,310,850 Consulting service fees for design |
| 9 | Real Tech Group Joint Stock Company | Has the same major shareholders/key managers |  | 0106771556 issued by Hanoi Authority for Planning & Investment for the first time on February 09, 2015 | Floor 12, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | May 2023 | VND 620,262,771 Supply and installation of interior furnishings |  |
| 10 | Unicloud Technology Group Joint Stock Company | Has the same major shareholders/key managers |  | 0107432651 issued by Hanoi Authority for Planning & Investment for the first time on May 12, 2016 | Floor 10, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | June 2023 | VND 759,890,764 Office interior renovation and decoration services |  |
| 11 | Unicloud Technology Group Joint Stock Company | Has the same major shareholders/key managers |  | 0107432651 issued by Hanoi Authority for Planning & Investment for the first time on May 12, 2016 | Floor 10, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | March 2023 | VND 107,626,364 Information system administration and software service fees for offices |  |
| June 2023 | VND 257,831,454 Information system administration and software service fees for offices |
| December 2023 | VND 108,571,636 Information system administration and software service fees for offices |
| 12 | S-Service Management & Operation Joint Stock Company | Has the same major shareholders/key managers |  | 0107744812 issued by Hanoi Authority for Planning & Investment for the first time on March 02, 2017 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | December 2023 | VND 17,160,955 Electricity, water, and office rental environment fees |  |
| 13 | Sunshine Mart Service and Trading Business Company Limited | Has the same major shareholders/key managers |  | 0109334554 issued by Hanoi Authority for Planning & Investment for the first time on September 08, 2020 | Floor 1, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | From January 1, 2023 to December 31, 2023. | VND 106,780,890 Provision of meals for employees |  |
| 14 | S-Viet Nam Real Estate Trading Joint Stock Company | Has the same major shareholders/key managers |  | 0108618722 issued by Hanoi Authority for Planning & Investment for the first time on February 21, 2019 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam  | S - Decoro Joint Stock Company | March 2023 | VND 1,496,622,111 Office rental fees, electricity bills, water bills |  |
| June 2023 | VND 1,632,563,832 Office rental fees, electricity bills, water bills |  |
| November, 2023 | VND 537,621,249 Office rental fees, electricity bills, water bills |  |
| December 2023 | VND 421,920,000 Office rental fees, electricity bills, water bills |  |
| 15 | Sunshine Group Joint Stock Company | Has the same major shareholders/key managers |  | 0107397372 issued by Hanoi Authority for Planning & Investment for the first time on April 13, 2016 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | June 2023 | VND 96,403,465 Supply and installation of interior furnishings |  |
| 16 |  | Has the same major shareholders/key managers |  | 0108307910 issued by Hanoi Authority for Planning & Investment for the first time on June 02, 2018 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | March 2023 | VND 1,084,112,274 Supply and install main doors, interior doors, and bathroom doors |  |
| April 2023 | VND 2,347,616,250 Supply and install main doors, interior doors, and bathroom doors |  |
| June 2023 | VND 9,430,265,089 Supply and install main doors, interior doors, and bathroom doors |  |
| November, 2023 | VND 2,500,363,226 Supply and install main doors, interior doors, and bathroom doors |  |
| 17 | Saigon Sunshine Group Joint Stock Company | Has the same major shareholders/key managers |  | 0315210233 issued by the Ho Chi Minh City Department of Planning and Investment on August 08, 2018 | The commercial area No. S1.A2.02.03, Floor 02, Tower Sl, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam. | S - Decoro Joint Stock Company | February, 2023 | VND 3,686,573,275 Supply and install kitchen cabinets, Lavabo cabinets, and wooden flooring |  |
| 18 | KSFinance Investment Group Joint Stock Company | Has the same Major shareholders/key manager members |  | 010951989 issued by Hanoi Authority for Planning & Investment for the first time on February 03, 2021 | Floor 7, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | S - Decoro Joint Stock Company | May 2023 | VND 1,262,517,280 Supply and installation of interior furnishings |  |
| August, 2023 | VND 12,663,803 Supply and installation of interior furnishings |
| 19 | SmartMind Securities Joint Stock Comapny | Has the same major shareholders/key managers |  | 0304763878 issued by Hanoi Authority for Planning & Investment for the first time on December 28, 2006 | 1st and 6th floors, Sunshine Center Building, No. 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem district, Hanoi, Vietnam | S - Decoro Joint Stock Company | March 2023 | VND 2,777,807,682 Supply and installation of interior furnishings |  |

1. Transactions between the Company and other entities/
	1. Transactions between the Company and the company in which members of the Board of Directors, members of the Supervisory Board, the Manager (the General Manager) and other managers have been founding members or members of the Board of Directors, the Executive Manager (the General Manager) for the past three (03) years (calculated at the time of reporting).

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| No. | Name of organization/individual | Relations with the Company | NSH\* No., Date of issue and Place of issue of NSH | Head office address/Contact address | Time of transaction with the Company | General Mandate/Decision of the General Meeting of Shareholder No. or Board Resolution/Board Decision No. (including date of promulgation, if any) | Content, quantity, total value of transaction | Note |
| 1 | Saigon Sunshine Group Joint Stock Company | The company with the same key managers | 0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on August 8, 2018 | The commercial area No. S1.A2.02.03, Floor 02, Tower Sl, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam. | March 2023 | General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 | VND 7,058,507,203Provide construction and installation service |  |
| June 2023 | VND 63,292,644,273 Provide construction and installation services |
| September, 2023 | Board Resolution No. 14/2023/SCG/NQ- HDQT dated May 09, 2023.General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019Board Resolution No. 26/2023/SCG/NQ- HDQT dated October 17, 2023. | VND 32,977,288,781 Provide construction and installation services |
| October 2023 | VND 12,230,974,972 Provide construction and installation services |
| December 2023 | VND 84,759,057,007 Provide construction and installation services |
| 2 | Sunshine E&c Construction Joint Stock Company | The company with the same key managers | 0108307910 issued by Hanoi Authority for Planning & Investment for the first time on June 02, 2018 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | March 2023 | General Mandate No. 0201/NQ- DHDCD/SCG dated January 02, 2020General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 | VND 94,086,701,067 Provide construction and installation services |  |
| April 2023 | VND 3,188,841,233Provide construction and installation service |
| July 2023 | VND 6,049,512,315Provide construction and installation service |
| August, 2023 |  | VND 15,648,816,031 Provide construction and installation service |  |
| September, 2023 | VND 6,203,996,080 Provide construction and installation services |
| May 2023 | Board Resolution No. 07/2023/SCG/NQ- HDQT dated April 05, 2023 | VND 17,490,066,141Provide construction and installation service |
| December 2023 | Board Resolution No. 23/2023/SCG/NQ-HDQT dated August 16, 2023 | VND 8,423,613,995Provide construction and installation service |
| 3 | An Hung Real Estate Trading Service Limited Liability Company | The company with the same key managers | 0107447714 issued by Hanoi Authority for Planning & Investment for the first time on May 26, 2016 | No. 8, Alley 47, Nguyen Khanh Toan Street, Quan Hoa Ward, Cau Giay District, Hanoi, Vietnam | April 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 14,771,249,930 Provide construction and installation services | Not longer an affiliate party as of May 27, 2023. |
| May 2023 | VND 18,451,082,699Provide construction and installation service |
| June 2023 | VND 30,633,569,061Provide construction and installation service |
| July 2023 | VND 46,652,453,225 Provide construction and installation service |
| September, 2023 | VND 32,126,880,457 Provide construction and installation service |
| October 2023 | VND 21,100,493,657 Provide construction and installation service |
| November, 2023 | VND 39,539,061,633 Provide construction and installation service |
| December 2023 | VND 31,253,004,541 Provide construction and installation services |
| 4 | Real Tech Group Joint Stock Company | The company with the same key managers | 0106771556 issued by Hanoi Authority for Planning & Investment for the first time on February 09, 2015 | Floor 12, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | May 2023 | Board Resolution No. 26/2021/SCG/NQ- HDQT dated December 24, 2021. | VND 122,180,682 Provide construction and installation services |  |
| December 2023 | General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 | VND 388,361,249 Provide construction and installation services |
| 5 | S-Service Management & Operation Joint Stock Company | The company with the same key managers | 0107744812 issued by Hanoi Authority for Planning & Investment for the first time on March 02, 2017 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | From January 1, 2023 to December 31, 2023. | General Mandate No. 0201/NQ- DHDCD/SCG dated January 02, 2020 | VND 1,203,461,498 Operation and parking fees |  |
| 6 | Sunshine Mart Service and Trading Business Company Limited | The company with the same key managers | 0109334554 issued by Hanoi Authority for Planning & Investment for the first time on September 08, 2020 | Floor 1, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | From January 1, 2023 to December 31, 2023. | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 617,280,166 Provision of meals for employees |  |
| 7 | Real Tech Group Joint Stock Company | The company with the same key managers | 0106771556 issued by Hanoi Authority for Planning & Investment for the first time on February 09, 2015 | Floor 12, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | December 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 27,543,845,126 Supply of kingposts |  |
| 8 | Sunshine Marina Nha Trang Joint Stock Company | The company with the same key managers | 0106212815 issued by Hanoi Authority for Planning & Investment for the first time on June 24, 2013 | Plot 23 Lot D3A.3 Auction Area 18.6 ha, Phu Thuong Ward, Tay Ho District, Hanoi City, Viet Nam | From January 1, 2023 to December 31, 2023. | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 142,560,000,000 Interest on loans |  |
| 9 | Sunshine Homes Development Joint Stock Company | The company with the same key managers | 0106784499 issued by Hanoi Authority for Planning & Investment for the first time on March 09, 2015 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | September, 2023 | General Mandate No. 0201/NỌ-DHDCD/SCG dated January 02, 2020 | VND 2,703,206,535 Provide construction and installation services |  |
| 10 | Anh Duong Star Joint Stock Company | The company with the same key managers | 01013587930 issued by Hanoi Authority for Planning & Investment for the first time on May 09, 2003 | No. 50A, alley 6/6, lane 6, Doi Nhan street, Cong Vi ward, Ba Dinh district, Hanoi city, Vietnam | December 2023 | General Mandate No. 1704/NỌ-DHDCD/SCG dated April 17, 2019 | VND 5,546,542,602 Provide construction and installation services |  |
| General Mandate No. 0201/NỌ-DHDCD/SCG dated January 02, 2020 | VND 634,173,049 Provide construction and installation services |
| 11 | Kinh Bac Real Estate Trading Joint Stock Company | The company with the same key managers | 0108692606 issued by Hanoi Authority for Planning & Investment for the first time on April 09, 2019 | No 12/84 Ngoc Khanh Street, Giang Vo Ward, Ba Dinh District, Ha Noi, Viet Nam | From January 1, 2023 to December 31, 2023. |  | VND 124,761,000,000Loan interest |  |

* 1. Transactions between the Company and companies executed by the affiliated people of members of the Board of Directors, members of the Supervisory Board, the Manager (the General Manager) and other managers who are members of the Board of Directors, the Executive Manager (the General Manager).

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| No. | Name of organization/individual | Relations with the Company | NSH\* No., Date of issue and Place of issue of NSH | Head office address/Contact address | Time of transaction with the Company | General Mandate/Decision of the General Meeting of Shareholder No. or Board Resolution/Board Decision No. (including date of promulgation, if any) | Content, quantity, total value of transaction | Note |
| 1 | Saigon Sunshine Group Joint Stock Company | Ms. Do Thi Hong Nhung is Chair of the Board of Directors/General Manager/major shareholder | 0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on August 8, 2018 | The commercial area No. S1.A2.02.03, Floor 02, Tower Sl, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam. | March 2023 | General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 | VND 7,058,507,203Provide construction and installation service |  |
| June 2023 | VND 63,292,644,273 Provide construction and installation services |
| September, 2023 | Board Resolution No. 14/2023/SCG/NQ- HDQT dated May 09, 2023General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019Board Resolution No. 26/2023/SCG/NQ-HDQT dated October 17, 2023 | VND 32,977,288,781 Provide construction and installation services |
| October 2023 | VND 12,230,974,972 Provide construction and installation services |
| December 2023 | VND 84,759,057,007 Provide construction and installation services |
| 2 | Real Tech Group Joint Stock Company | Mr. Do Anh Tuan is a major shareholder/Chair of the Board of Directors | 0106771556 issued by Hanoi Authority for Planning & Investment for the first time on February 09, 2015 | Floor 12, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | May 2023 | Board Resolution No. 26/2021/SCG/NQ- HDQT dated December 24, 2021. | VND 122,180,682 Provide construction and installation services |  |
| December 2023 | General Mandate No. 1704/NQ-DHDCD/SCG dated April 17, 2019 | VND 388,361,249 Provide construction and installation services |
| 3 | S-Service Management & Operation Joint Stock Company | Ms. Do Thi Hong Nhung is a major shareholder | 0107744812 issued by Hanoi Authority for Planning & Investment for the first time on March 02, 2017 | 9th floor, Sunshine Center Building, No. 16 Pham Hung Road, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam. | From January 1, 2023 to December 31, 2023. | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 1,203,461,498Operation and parking fees |  |
| 4 | Real Tech Group Joint Stock Company | Mr. Do Anh Tuan is a major shareholder/Chair of the Board of Directors | 0106771556 issued by Hanoi Authority for Planning & Investment for the first time on February 09, 2015 | Floor 12, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | December 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 27,543,845,126 Supply of kingposts |  |
| 5 | Roman E&C Joint Stock Company | Ms. Do Thi Hong Nhung is a Major Shareholder/General Manager | 0315230536 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on August 18, 2018 | The commercial area No. S1.A2.02.03, Floor 02, Tower Sl, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam. | From January 01, 2023, to March 31, 2023 |  | VND 6,465,205,479 Investment bond interest |  |
| 6 | Sunshine Homes Development Joint Stock Company | Mr. Do Anh Tuan is a major shareholder/Chair of the Board of Directors | 0106784499 issued by Hanoi Authority for Planning & Investment for the first time on March 09, 2015 | Floor 9, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam | September, 2023 | General Mandate No. 0201/NQ-DHDCD/SCG dated January 02, 2020 | VND 2,703,206,535Provide construction and installation service |  |

* 1. Other transactions of the Company (if any) that can bring about material or non-material benefits to members of the Board of Directors, members of the Supervisory Board, and the Manager (General Manager) and other managers. None
1. Share transactions of PDMR and affiliated persons of PDMR (Report of 2023)
2. Transactions of PDMR and affiliated persons with Company’s share during the period: None
3. Other significant issues: None.