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Thai Nguyen, March, 2025

REPORT ON OPERATION OF THE BOARD OF SUPERVISORS IN 2024

To: The General Meeting of Shareholders

The Board of Supervisors (BOS) of Dong A Hotel Group Joint Stock Company (DAH) respectfully submits the 2024 activity report and the operational plan for 2025 to the General Meeting of Shareholders (GMS) as follows:

I. SUMMARY OF BOS ACTIVITIES IN 2024

1. Structure of the Board of Supervisors

As of the time of the 2025 Annual General Meeting of Shareholders, the Board of Supervisors of Dong A Hotel Group Joint Stock Company consists of 03 members:

- Ms Nguyen Thi Linh – Head of the Board of Supervisors
- Ms Dao Thi Le Thanh – Member
- Ms Trieu Tu Linh – Member

2. Activities of the Board of Supervisors and Its Members in 2024

In 2024, the Board of Supervisors held 02 meetings with the attendance rate of members as follows:

No.	Members of Board of Supervisors	Meetings Attended	Attendance Rate	Voting Rate	Reason for Absence
1	Nguyen Truong Son	01	100%	100%	Ceased to be a member of the BOS from April 29, 2024
2	Nguyen Thi Linh	01	100%	100%	Member of the BOS from April 29, 2024
3	Dao Thi Le Thanh	02	100%	100%	-
4	Trieu Tu Linh	02	100%	100%	-

Based on the Enterprise Law, Securities Law, and the Company's Charter, the Board of Supervisors has performed the following functions and tasks:

- Supervised the Board of Directors (BOD) and the CEO in managing and operating the Company, ensuring compliance with the 2024 General Meeting of Shareholders' resolutions and BOD resolutions.
- Monitored business activities to ensure they align with the rights of shareholders.
- Supervised compliance with legal regulations, the Company's Charter, and internal regulations, ensuring the rational allocation of resources for business activities.
- Checked the reasonableness, legality, and transparency of management, accounting, and financial reporting.
- Participated in discussions with the Audit Firm and the General Director to review semi-annual and annual financial statements before disclosure.

3. Evaluation of the Competence and Effectiveness of the Board of Supervisors and Members

- With a high sense of responsibility, each member of the Board of Supervisors has demonstrated professional competence, conducted independent and objective assessments, and reported their opinions on financial reporting accuracy and legal compliance.
- The contributions of the Board of Supervisors have been highly appreciated by the BOD for their quality and timeliness.

4. Remuneration and Operating Expenses of the Board of Supervisors

Administrative expenses related to the BOS's operations comply with the regulations of the Ministry of Finance, the Company's financial regulations, and internal rules of DAH. The 2024 remuneration for the Board of Supervisors was approved by the 2025 Annual General Meeting of Shareholders.

II. RESULTS OF SUPERVISORY ACTIVITIES IN 2024

1. Supervision of Business Activities

Through its supervisory activities, the Supervisory Board has observed that, in 2024, the Company's business operations were implemented in a synchronized manner, in strict compliance with the Resolutions of the General Meeting of Shareholders (GMS), the Company's Charter, and applicable laws.

The Company's consolidated business performance in 2024 achieved positive results. Net revenue reached VND 74,268,617,674, fulfilling 148.51% of the annual plan, representing an 56.9% increase compared to 2023. After-tax profit amounted to VND 6,905,284,418, achieving 69.1% of the annual plan, representing an 81.9% increase compared to 2023. The Company's total assets stood at VND 1,087,640,004,404, marking a 3.1% decrease compared to total assets in 2023.

The results achieved by the Company in 2024 are noteworthy, reaffirming the soundness of the sustainable development strategy that the Board of Management has consistently pursued over the years.

2. Financial Performance Evaluation for 2024

- The Board of Supervisors agrees with the contents of the 2024 Financial Statements prepared by the Company's Accounting Department and audited by - Moore AISC Auditing and Informatics Services Company Limited.

- The report accurately reflects the financial position as of December 31, 2024, the business results, and cash flows for the fiscal year 2024 in accordance with accounting standards, with no major errors in financial reporting.
- Key Performance Indicators for 2024 (according to the Financial Report):

- Business Performance

No.	Indicator	Value (VND)
1	Net Revenue	74,268,617,674
2	Operating Expenses	34,287,294,754
3	Total Pre-Tax Profit	8,844,570,028
4	Profit After Tax	6,905,284,418

- Company Assets:

No.	Indicator	Value (VND)
1	Short-term Assets	19,653,187,084
2	Long-term Assets	1,067,986,817,320
3	Total Assets	1,087,640,004,404

- **Charter Capital:** VND 842,000,000,000.

3. Supervision of the Board of Directors' Activities in 2024

Through the supervision process, the Board of Supervisors has observed:

- The resolutions issued by the Board of Directors were within their authority, compliant with the Company's Charter, the Law on Enterprises, and other legal regulations.
- The BOD held regular and extraordinary meetings as required to oversee and direct the company's business operations.
- The BOS received full access to BOD resolutions and meeting minutes.
- The BOD closely supervised the Executive Board in business operations and ensured the implementation of approved resolutions.
- In 2024, the BOS did not receive any complaints or petitions related to the BOD, nor did it identify any irregularities in the governance and management activities of the BOD.

4. Supervision of the Executive Board and Other Managers in 2024

- The BOS highly appreciates the efforts of the Executive Board in organizing and executing business activities.
- Members of the Executive Board effectively implemented the resolutions of the BOD and the General Meeting of Shareholders (GMS).
- Decisions made by the Executive Board were within their authority as defined in the Company's Charter. The Executive Board regularly reported to the BOD to receive timely guidance.

- In 2024, the BOS did not receive any complaints or petitions regarding any members of the Executive Board.

5. Supervision of Coordination Between the Board of Supervisors, Board of Directors, CEO, and Shareholders

- The BOS proactively developed an action plan for approval by the GMS and executed it in compliance with the Law on Enterprises, the Securities Law, and the Company's Charter.
- The BOS received relevant materials for BOD and CEO meetings in advance and provided timely feedback on issues requiring careful consideration before management decisions were made.
- During its operations, the BOS received full cooperation and support from the BOD and company management, enabling it to fulfill its responsibilities effectively.

6. Transactions between the Company, its subsidiaries, other companies that are controlled over 50% of the Charter capital by the Company with members of the BOD and related persons of those members; transactions between the Company with other company in which member of BOD is the founder or manager that company within the last 03 years prior to the date of transaction

- Steel purchase and sale contract between Dong A Hotel Group Joint Stock Company and Sunny House Thanh Nguyen Co., Ltd dated 22 June 2021.
- Dong A Hotel Group Joint Stock Company signed a contract with SmartInvest Securities Joint Stock Company for the provision of customer conference organization services.
 - + Contract Value: VND 434,000,000 (Four hundred thirty-four million Vietnamese dong)
 - + Related-party relationship: Transaction with a related person of the BOD member: Mr. Tran Minh Tuan.
- Dong A Hotel Group Joint Stock Company leases premises to SmartInvest Securities Joint Stock Company:
 - + (i) Leased area: 192 m²; (ii) Monthly rent (VAT included): VND 77,000,000 (iii) Term: 5 years.
 - + Related-party relationship: Transaction with a related party of BOD member Mr. Tran Minh Tuan
- Dong A Hotel Group JSC provides conference room rental services to SmartInvest Securities JSC.
 - + Contract Value: VND 14,826,000 (Fourteen million eight hundred twenty-six thousand Vietnamese dong).
 - + Related-party relationship: Transaction with a related party of BOD member Mr. Tran Minh Tuan
- Dong A Hotel Group Joint Stock Company lends office space to SmartInvest Securities Joint Stock Company:
 - + (i) Area: 192 m²; (ii) Term: 03 years.
 - + Related-party relationship: Transaction with a related party of BOD member Mr. Tran Minh Tuan.

7. Recommendations

The BOS makes the following recommendations to the BOD and Executive Board:

- Continuously review and strengthen the organizational structure, ensuring personnel and expertise meet regulatory requirements.
- Enhance financial capacity and ensure compliance with new regulations (if any) regarding securities services issued by regulatory authorities and stock exchanges.

III. BOARD OF SUPERVISORS' PLAN AND ORIENTATION FOR 2025

- In 2025, the BOS will continue its role in representing shareholders by regularly monitoring all business, governance, and management activities of the Company. It will conduct evaluations through financial reports and assessments of BOD and Executive Board activities, reporting to the GMS.
- Monitor and assess BOD resolutions and decisions to ensure compliance with the Company's Charter, GMS resolutions, and legal regulations.
- Provide advisory opinions and recommendations to the BOD and Executive Board, particularly on potential risks that may impact business operations.
- To maximize its effectiveness, the BOS acknowledges the need for continuous efforts and looks forward to ongoing support from shareholders, the BOD, and the Executive Board.

This report on the operation of the BOS in 2024 is submitted for approval by the General Meeting of Shareholders.

Wishing all delegates and shareholders good health and success.

Sincerely,

**ON BEHALF OF THE
BOARD OF SUPERVISORS**

Nguyen Thi Linh

Note: This document may be amended/supplemented and presented to the AGM for consideration and decision-making at the meeting