

Appendix V

REPORT ON CORPORATE GOVERNANCE

(Issued together with Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Minister of Finance)



No. 01/2026/BC-ĐTL

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Ho Chi Minh City, September 23, 2026

REPORT on Corporate Governance (June 2026)

To: - State Securities Commission.

- Company name: **DONG TAY LAND CORPORATION**
- Head office address : 192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City
- Phone : 028.7308.7777 Fax: Email: info@dongtayland.vn
- Registered capital : 800,000,000,000 VND
- Stock code: DTR
- Corporate governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, and General Director.
- Regarding the performance of internal audit functions: Not subject to these functions.

I. Activities of the General Meeting of Shareholders

Information regarding meetings and Resolutions/Decisions of the General Meeting of Shareholders (including Resolutions of the General Meeting of Shareholders adopted via written ballot):

Date of the 2026 Annual General Meeting of Shareholders: September 28, 2026. Full information regarding the meeting will be disclosed within 24 hours of its conclusion.

II. Board of Directors (6-Month Report):

I. Information about the members of the Board of Directors:

No.	Board Member	Position (Independent Board Member, Non-Board of Management Member)	Date of commencement/cessation of membership on the Board of Directors/independent board member	
			Appointment date	Dismissal date
1	Nguyen Thai Binh	Chairman of the	22/10/2024	

No.	Board Member	Position (<i>Independent Board Member, Non-Board of Management Member</i>)	Date of commencement/cessation of membership on the Board of Directors/independent board member	
			Appointment date	Dismissal date
		Board (The Board of Directors does not operate under a management model)		
2	Nghiem Vu Hai	Board Member and General Director	22/10/2024	
3	Tran Van Hiep	Board Member and Deputy General Director	22/10/2024	
4	Pham Duy Hieu	Non-Board of Management members	22/10/2024	
5	Luu Thi Tuong Vy	Non-Board of Management members	22/10/2024	

2. Board of Directors Meetings:

No.	Board Member	Number of Board of Directors meetings attended	Meeting attendance rate	Reasons for not attending the meeting
1	Nguyen Thai Binh	3/3	100%	
2	Nghiem Vu Hai	3/3	100%	
3	Tran Van Hiep	3/3	100%	
4	Pham Duy Hieu	3/3	100%	
5	Luu Thi Tuong Vy	3/3	100%	

3. The Board of Directors' oversight of the Board of Management:

- During the first six months of 2026, the Board of Management proactively and responsibly carried out assigned tasks and successfully completed operational work, achieving many positive results. Management and operation activities were conducted in full compliance with legal regulations, the Company Charter, and internal regulations. At the same time, the Board of Management effectively maintained production and business operations, ensured employment, prioritized the safety and health of employees, and fulfilled its responsibilities to stakeholders.
- The Board of Directors regularly monitors and supervises the implementation of the issued Resolutions and Decisions. The Board of Management has implemented the assigned tasks

on schedule, ensuring quality and meeting the governance requirements of the Board of Directors.

- On a quarterly basis, the Board of Management reports on the company's production and business activities to the Board of Directors. The reporting is thorough and timely, contributing to the Board of Directors' effective consideration and handling of matters within their authority.

4. Activities of subcommittees of the Board of Directors (if any): There are no subcommittees of the Board of Directors.

5. Resolutions/Decisions of the Board of Directors (6-Month Report):

No.	Resolution/Decision Number	Date	Content	Approval rate
1	1204/2026/NQ-HĐQT	12/04/2026	Through the appointment of the Company's General Director.	100%
2	01/2026/NQ-ĐTL	28/04/2026	Through the extension of the 2026 Annual General Meeting of Shareholders.	100%
3	06.NQ-HĐQT.26	15/05/2026	Resolution on the cooperation agreement with Dong Tay Holding Joint Stock Company	100%

III. Board of Supervisors (6-Month Report):

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

No.	Board of Supervisors Member	Position	Date of commencement/cessation of membership in the Board of Supervisors	Professional qualifications
1	Nguyen Hoang Bao	Head of the Board of Supervisors	22/10/2024	Bachelor of Laws
2	Ngan Quoc Phong	Board of Supervisors Member	22/10/2024	Bachelor of Business Administration
3	Pham Minh Tuan	Board of Supervisors Member	22/10/2024	Bachelor of Land Management

2. Meeting of the Board of Supervisors

No.	Board of Supervisors Member	Number of meetings attended	Meeting attendance rate	Voting ratio	Reasons for not attending the meeting.
1	Nguyen Hoang Bao	1/1	100%	100%	

2	Ngan Quoc Phong	1/1	100%	100%	
3	Pham Minh Tuan	1/1	100%	100%	

3. Supervisory activities of the Board of Supervisors over the Board of Directors, the Board of Management, and shareholders:

- The Head of the Board of Supervisors fully attends all regular briefing meetings organized by the Board of Management to stay informed about the Company's operations, thereby strengthening supervision over operational areas and supporting improved management efficiency.
- On a quarterly basis, the Board of Supervisors conducts inspections and supervision of business operations; reviews financial statements; and evaluates the management and operation of the Board of Directors and the General Director. These supervisory activities are carried out to ensure that governance and operation comply with legal regulations, the Company Charter, and to protect the legitimate rights and interests of shareholders.

4. Coordination of activities between the Board of Supervisors and the Board of Directors, the Board of Management, and other management personnel:

- The Board of Directors, the Board of Management, and the management team of the Company have coordinated, provided complete information, and created favorable conditions for the Board of Supervisors to effectively perform its function of inspecting and supervising the Company's activities.

5. Other activities of the Board of Supervisors (if any): None.

IV. Board of Management

No.	Board of Management Member	Date of birth	Professional qualifications	Date of appointment/dismissal of Board of Management members
1	Nghiem Vu Hai	30/05/1986	Bachelor of Hotel and Tourism Management	Appointment of the General Director on April 13, 2026
2	Tran Van Hiep	06/12/1981	Bachelor of Accounting – Finance	2020

V. Chief Accountant

Full name	Date of birth	Professional qualifications	Date of appointment/dismissal
Vuong Thi Quoc Huong	26/09/1983	Bachelor of Accounting and Auditing	Appointment dated October 17, 2025

VI. Training in corporate governance :

Training courses on corporate governance that the Board of Directors, Board of Supervisors members, General Director, other management officers, and Company Secretary have participated in as required by corporate governance regulations : None.

VII. List of related parties of a public company (6-month report) and transactions of related parties with the company itself.

1. List of company associates/relatives

No	Name of organization/individual	Securities trading account (if any)	Job title at the company (if any)	NSH Certificate Number*, Date of Issue, Place of Issue	Head office address/ Contact address	The starting point is when the person is involved	The point at which one is no longer involved	Reason	Relationship with the company
1	Nguyen Thai Binh		Chairman of the Board						Internal person
2	Nghiem Vu Hai		Board Member and General Director						Internal person
3	Tran Van Hiep		Board Member and Deputy General Director						Internal person
4	Pham Duy Hieu		Non-Board of Management members						Internal person
5	Luu Thi Tuong Vy		Non-Board of Management members						Internal person
6	Nguyen Hoang Bao		Head of the Board of Supervisors						Internal person

No	Name of organization/individual	Securities trading account (if any)	Job title at the company (if any)	NSH Certificate Number*, Date of Issue, Place of Issue	Head office address/ Contact address	The starting point is when the person is involved	The point at which one is no longer involved	Reason	Relationship with the company
7	Ngan Quoc Phong		Board of Supervisors Member						Internal person
8	Pham Minh Tuan		Board of Supervisors Member						Internal person
9	Vuong Thi Quoc Huong		Chief Accountant			October 17, 2025			Internal person
10	Dong Tay Holding JSC			0317372631, amendment 3rd time on 07/10/2025, Ho Chi Minh City Department of Finance	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City				Subsidiary company
11	Kim Sa Investment Trading and Tourism Co., Ltd.			3500883895, amendment 6, dated September 25, 2023, Department of Planning and Investment of Ba Ria - Vung Tau.	Ho Tram Hamlet, Ho Tram Commune, Ho Chi Minh City				Subsidiary company

No	Name of organization/individual	Securities trading account (if any)	Job title at the company (if any)	NSH Certificate Number*, Date of Issue, Place of Issue	Head office address/ Contact address	The starting point is when the person is involved	The point at which one is no longer involved	Reason	Relationship with the company
12	Dong Tay Property JSC			0316629690, amendment 4 on May 28, 2026, Ho Chi Minh City Department of Finance	2/6 East-West 1, 4.8ha Residentia 1 Area, Binh Trung Ward, Ho Chi Minh City				Affiliated company
13	Dong Tay Land Phu My Hung JSC			0317194509, second amendment dated 04/06/2026, Ho Chi Minh City Department of Finance	1431 Nguyen Van Linh Street, My Toan 2-H4 Quarter, Tan Hung Ward, Ho Chi Minh City				Affiliated company
14	Related parties of Internal persons: See section VIII.1								

Note: NSH Certificate number: ID card/Passport number (for individuals) or Business Registration Certificate number, Operating License or equivalent legal document number (for organizations)*

2. Transactions between a company and its related parties; or between a company and major shareholders, Internal persons, or related parties of Internal persons.

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, Date of Issue, Place of Issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision number of the General Meeting of Shareholders/Board of Directors... approved (if any, specify the date of issuance)	Content, quantity, and total value of the transaction.	Note
1	Kim Sa Investment Trading and Tourism Co., Ltd.	Subsidiary company	3500883895, amendment 6, dated September 25, 2023, Department of Planning and Investment of Ba Ria - Vung Tau.	Ho Tram Hamlet, Ho Tram Commune, Ho Chi Minh City	June 2026		1,202,574,635	Purchase services
							46,072,000	Payment must be paid to the seller.
							1,932,709,000	Reduce other receivables
2	Dong Tay Holding JSC	Subsidiary company	0317372631, amendment 3rd time on 07/10/2025, Ho Chi Minh City Department of Finance	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	June 2026	According to Minutes of Board of Directors Resolution No. 06.NQ-HDQT.26	205,000,000,000	Transfer money
						Loan agreement dated October 15, 2025	5,210,400,000	Loan interest
						Resolution of the Board of Directors No. 0805-1/2026/NQ-DTHolding dated	210,100,000,000	Collect loan repayments.

						May 8, 2026 and the Minutes of the Loan Agreement dated May 8, 2026		
						Resolution of the Board of Directors No. 1510/2025/NQ-DT Land dated October 15, 2025 and Loan Agreement dated October 15, 2025	79,800,000,000	Transfer loan funds
3	Dong Tay Land Phu My Hung JSC	Affiliated company	0317194509, second amendment dated 04/06/2026, Ho Chi Minh City Department of Finance	1431 Nguyen Van Linh Street, My Toan 2-H4 Quarter, Tan Hung Ward, Ho Chi Minh City	June 2026		1,337,839,360	Collecting accounts receivable from customers.
							639,039,628	Payment must be paid to the seller.
							50,000,000	Collect payment for bookings
4	Dong Tay Property JSC	Affiliated company	0316629690, amendment 4 on May 28, 2026, Ho Chi Minh City	2/6 East-West 1, 4.8ha Residential Area,	June 2026		510,911,091	Collecting accounts receivable from customers.

			Department of Finance	Binh Trung Ward, Ho Chi Minh City			1,306,633,196	Payment must be paid to the seller.
							401,862,639	Selling services
							134,311,901	Purchase services
5	Dong Tay Hospitality JSC	Organizations associated with Mr. Nguyen Thai Binh	0317369389	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	June 2026		1,064,800,000	Selling services
							245,966,710	Purchase services
6	Dong Tay Hanoi JSC	Organizations associated with Mr. Nguyen Thai Binh	0109318104	No. 165, Lane 68, Phu Dien Street, Phu Dien Ward, Hanoi City	June 2026		2,072,387,452	Purchase services
							301,297,681	Payment must be paid to the seller.
7	VN Realty JSC (Dong Tay Group JSC)	Related organizations	0315155159	01 Street No. 30, KP1, An Khanh Ward, Ho Chi Minh	June 2026		50,233,563,202	Purchase services
							73,222,283,151	Payment must be paid to the seller.

				City			46,675,334,892	Collecting accounts receivable from customers.
8	Dong Tay MB JSC	Organizations associated with Mr. Nguyen Thai Binh	0110580709	No. 165, Lane 68, Phu Dien Street, Phu Dien Ward, Hanoi City	June 2026		191,642,584	Payment must be paid to the seller.
7	Nguyen Thai Binh	Chairman of the Board			June 2026		245,000,000,000	Advance payment
							245,000,000,000	Refund
							10,000,000,000	Repay the loan
							2,000,000,000	Collect payment for bookings
8	Nguyen Thi Hong Van	People related to Mr. Nguyen Thai Binh			June 2026		53,640,000,000	Advance payment
							50,630,000,000	Refund
							3,000,000,000	Borrow money
							6,000,000,000	Repay the loan

Note: NSH Certificate number: ID card/Passport number (for individuals) or Business Registration Certificate number, Operating License or equivalent legal document number (for organizations).*

3. Transactions between company Internal persons, related parties of Internal persons, and subsidiaries or companies controlled by the company .

N o.	The person executing the transactio n	Relations hips with Internal persons	Position at CTNY	ID/Passport number, date of issue, place of issue	Address	Name of subsidiary company, company controlled by CTNY.	Transac tion time	Content, quantity, and total value of the transaction.	Note
1	Nguyen Thai Binh		Chairm an of the Board			Dong Tay Holding JSC	June 2026	79,800,000,000	Transfer of investment cooperation funds according to BBNQ number 0311.2025.DTHoldi ng dated November 3, 2025.
								210,100,000,000	Refund of investment cooperation according to Resolution No. 0805/2026/NQ- DTHolding dated May 8, 2026 and Conclusion No. NTB/2025/TTUT- BBTL dated May 8, 2026

2	Nguyen Thi Hong Van	People related to Mr. Nguyen Thai Binh				Kim Sa Investment Trading and Tourism Co., Ltd.	June 2026	6,710,959,450	Advance payment
								3,720,000,000	Refund

4. Transactions between the company and other parties.

4.1. Transactions between the company and companies where members of the Board of Directors, members of the Board of Supervisors, Directors (General Directors) and other managers have been founding members or members of the Board of Directors, Directors (General Directors) in charge during the past three (03) years (calculated at the time of report preparation) : See section VII.2

4.2. Transactions between the company and companies where related parties of members of the Board of Directors, members of the Board of Supervisors, Directors (General Directors), and other managers are members of the Board of Directors or Directors (General Directors).

4.3. Other transactions of the company (if any) that may provide material or non-material benefits to members of the Board of Directors, members of the Board of Supervisors, Directors (General Director) and other managers .

VIII. Internal person and related party stock transactions (6-month report)

1. List of Internal persons and related parties of Internal persons

No.	Full name	Job title at the company (if any)	NSH Certificate Number*	Contact address	Number of shares held at the end of the period	Ending stock ownership ratio	Note
1	Nguyen Thai Binh	Chairman of the Board			58,806,000	73.51%	
1.1	Pham Thi Hoang				0	0	Mother

1.2	Pham Dang Tan				0	0	Father-in-law
1.3	Vu Thi Tuyet Mai				0	0	Mother-in-law
1.4	Pham Mai Trang				0	0	Wife
1.5	Nguyen Thai Minh				0	0	Son
1.6	Nguyen Thai Thanh Nghi				0	0	Son
1.7	Nguyen Thi My Hanh				0	0	Older sister
1.8	Phung Van Linh				0	0	Brother-in-law
1.9	Nguyen Thi Hong Van				210,000	0.26%	Older sister
1.10	Phan Duy Phuong				0	0	Brother-in-law
1.11	Nguyen Thai Son				0	0	Younger sibling
1.12	Phan Thi Tuyet Nhung				0	0	Sister-in-law
1.13	Dong Tay Holding Joint		0317372631	192 Tran Nao Street, Ward 2, An Khanh Commune,	0	0	Chairman of the Board

	Stock Company			Ho Chi Minh City			
1.14	Kim Sa Investment Trading and Tourism Co., Ltd.		3500883895	Ho Tram Hamlet, Ho Tram Commune, Ho Chi Minh City	0	0	Chairman of the Board of Directors and General Director
1.15	Dong Tay Property Joint Stock Company		0316629690	2/6 East-West 1, 4.8ha Residential Area, Binh Trung Ward, Ho Chi Minh City	0	0	Board Member
1.16	Dong Tay Land Phu My Hung Joint Stock Company		0317194509	1431 Nguyen Van Linh Street, My Toan 2-H4 Quarter, Tan Hung Ward, Ho Chi Minh City	0	0	Chairman of the Board
1.17	Dong Tay Real Estate Investment Joint Stock Company		0309136493	2/6 East-West 1, 4.8ha Residential Area, Binh Trung Ward, Ho Chi Minh City	0	0	Board Member
1.18	Dong Tay Hospitality Joint Stock Company		0317369389	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
1.19	Dong Tay Hanoi Joint Stock Company		0109318104	No. 165, Lane 68, Phu Dien Street, Phu Dien Ward, Hanoi City	0	0	Chairman of the Board
1.20	Dong Tay MB Joint Stock Company		0110580709	No. 165, Lane 68, Phu Dien Street, Phu Dien Ward, Hanoi City	0	0	Chairman of the Board
1.21	LA Capital Investment Company Limited		0318740292	01 Street No. 30, KP1, An Khanh Ward, Ho Chi Minh City	0	0	General Director

1.22	Cosy Land Investment Joint Stock Company		0313389761	Room 1901, 19th Floor, Saigon Trade Center, 37 Ton Duc Thang Street, Saigon Ward, Ho Chi Minh City	0	0	Board Member
1.23	Dong Tay Global JSC		0317383030	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
2	TRAN VAN HIEP	Board Member and Deputy General Director			200,000	0.25%	
2.1	Tran Van Nhan				0	0	Father
2.2	Dinh Thi Thoi				0	0	Mother
2.3	Dang Cong Phuoc				0	0	Father-in-law
2.4	Nguyen Kim Tuyen				0	0	Mother-in-law
2.5	Dang Thuy Diem				0	0	Wife
2.6	Tran Minh Tuan				0	0	Son
2.7	Tran Minh Khoi				0	0	Son

2.8	Tran Van Nghia				0	0	Older brother
2.9	Tran Van Hoa				0	0	Older brother
2.10	Tran Thi Thu Hang				0	0	Younger sibling
2.11	Tran Van Hai				0	0	Younger sibling
2.12	Tran Thi Thu Huong				0	0	Younger sibling
2.13	Le Thi Hoang Thuy				0	0	Sister-in-law
2.14	Nguyen Thi Bich Tuyen				0	0	Sister-in-law
2.15	Nguyen Duy Dao				0	0	Brother-in-law
2.16	Nguyen Thi Hong				0	0	Sister-in-law
2.17	Le Hoang Phuoc				0	0	Brother-in-law
2.18	Tay Thanh City Construction and Interior Design		0312693046	115/2 Thanh Xuan 21, Thoi An Ward, Ho Chi Minh City	0	0	Chairman of the Board of Directors

	Co., Ltd.						
2.19	Kim Loc Phat Jewelry Co., Ltd.		316126168	321 Nguyen Oanh Street, Go Vap District, Ho Chi Minh City	0	0	Chairman of the Board of Directors
2.20	Dong Tay Holding Joint Stock Company		0317372631	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
2.21	Dong Tay Hospitality Joint Stock Company		0317369389	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
2.22	Dong Tay Homes Joint Stock Company		0315953704	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
3	NGHIEM VU HAI	Board of Directors			200,000	0.25%	
3.1	Nghiem Manh Ha				0	0	Father
3.2	Dinh Minh Hao				0	0	Father-in-law
3.3	Pham Thi Chung Thuy				0	0	Mother-in-law
3.4	Dinh Thi Thanh Huong				0	0	Wife
3.5	Nghiem Uy Vu						Son
3.6	Dong Tay Holding Joint Stock Company		0317372631	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member

3.7	Dong Tay Hospitality Joint Stock Company		0317369389	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
3.8	Dong Tay Realty Investment Joint Stock Company (Metro World Investment Joint Stock Company)		0314452141	Room 1901, 19th Floor, Saigon Trade Center, 37 Ton Duc Thang Street, Saigon Ward, Ho Chi Minh City	0	0	General Director
4	PHAM DUY HIEU	Board of Directors			130,000	0.16%	
4.1	Pham Duy Manh				0	0	Father
4.2	Tran Thi Thanh				0	0	Mother
4.3	Nguyen Ngoc Luan				0	0	Father-in-law
4.4	Nguyen Thi Diep				0	0	Mother-in-law
4.5	Nguyen Thi Ngoc Anh				0	0	Wife
4.6	Pham Minh Phuong				0	0	Son
4.7	Pham Duy Phuoc				0	0	Son
4.8	Pham Thi My Dung				0	0	Older sister
4.9	Pham Thi My Duyen				0	0	Older sister

4.10	Pham Thi My Linh				0	0	Older sister
4.11	Van Trung Dung				0	0	Brother-in-law
4.12	Anh Phuong Gold, Silver and Gemstone Trading Company Limited		0312040858	738 Nguyen Dinh Chieu Street, Ban Co Ward, Ho Chi Minh City	0	0	Manager
4.14	Can Duoc Investment Company Limited		1102030615	Nha Dai Hamlet, Tan Lan Commune, Tay Ninh Province	0	0	Manager
4.15	Dong Tay Homes Joint Stock Company		0315953704	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
5	LUU THI TUONG VY	Board of Directors			0	0	
5.1	Luu Trong Kim				0	0	Father
5.2	Dang Thi Van				0	0	Mother
5.3	Le Van Thang				0	0	Husband
5.4	Le Kien Minh				0	0	Son

5.5	Le Dien An				0	0	Son
5.6	Luu Trong Quang Vinh				0	0	Younger sibling
6	NGAN QUOC PHONG	Board of Supervisors Member			50,000	0.06%	
6.1	Ngan Tac				0	0	Father
6.2	Duong Lay Binh				0	0	Mother
6.3	Dang Quoc The				0	0	Father-in-law
6.4	Le Thi Dong				0	0	Mother-in-law
6.5	Dang Thi My Linh				0	0	Wife
6.6	Ngan Nam Van						Son
6.7	Ngan Ngoc Yen				0	0	Younger sibling
6.8	Ngan Ngoc Thuy				0	0	Younger sibling
6.9	Ngan Quoc Canh				0	0	Younger sibling
6.10	Saigon Land Real Estate Joint Stock Company		0316472182	15 Hoang Dieu 2 Street, Linh Xuan Ward, Ho Chi Minh City	0	0	General Director
6.11	Saigon Electric Vehicle Services Joint Stock Company		0318624419	15 Hoang Dieu 2 Street, Linh Xuan Ward, Ho Chi Minh City	0	0	Legal representative

6.12	Dong Tay Realty JSC		0315227004	64 D5 Street, 1.89ha Resettlement Area, Ward 7, An Khanh Commune, Ho Chi Minh City	0	0	Legal representative
6.13	Cosy Land Investment Joint Stock Company		0313389761	Room 1901, 19th Floor, Saigon Trade Center, 37 Ton Duc Thang Street, Saigon Ward, Ho Chi Minh City	0	0	Board Member
6.14	Dong Tay Hanoi Joint Stock Company		0109318104	No. 165, Lane 68, Phu Dien Street, Phu Dien Ward, Hanoi City	0	0	Board Member
7	PHAM MINH TUAN	TV License Plate Number			500,000	0.63%	
7.1	Pham Van Phuoc				0	0	Father
7.2	Ngo Tung Thi Nga				0	0	Mother
7.3	Tran Huyen Trang				0	0	Wife
7.4	Pham Gia Minh				0	0	Son
7.5	Pham Bich Ngoc				0	0	Son
7.6	Pham Thi Thanh Hien				0	0	Older sister

7.7	Pham Thi Thanh Dieu				0	0	Younger sibling
7.8	Pham Anh Kiet				0	0	Younger sibling
7.9	Pham Van Tuan				0	0	Older brother
7.10	Le Hoang Loi				0	0	Younger sibling
7.11	Le Hong Dao				0	0	Younger sibling
7.12	Hung Phu Real Estate Surveying Company Limited		1100644641	No. 32 Hung Vuong Street, Long An Ward, Tay Ninh Province	0	0	Deputy Director
7.13	VN Realty Corporation		0315155159	01 Street No. 30, KP1, An Khanh Ward, Ho Chi Minh City	0	0	Board Member
8	NGUYEN HOANG BAO	Head of the Board of Supervisors			60,000	0.08%	
8.1	Nguyen Van Toan				0	0	Father
8.2	Nguyen Kim Thu				0	0	Mother
8.3	Pham Duy Phuc				0	0	Father-in-law
8.4	Nguyen Thi Gia				0	0	Mother-in-law
8.5	Pham Thu Phuong				0	0	Wife

8.6	Nguyen Hoang Bao Phuc				0	0	Son
8.7	Nguyen Hoang Bao Nghi						Son
8.8	Nguyen Hoang Bao Tran				0	0	Younger sibling
8.9	Nguyen Bao Nhan				0	0	Younger sibling
8.10	Nguyen Quoc Thinh				0	0	Brother-in-law
8.11	Nguyen Thanh Loan				0	0	Sister-in-law
8.12	Can Giuoc Investment Joint Stock Company		1102030573	National Highway 50, Hoa Thuan 2 Quarter, Can Giuoc Commune, Tay Ninh Province	0	0	Board Member
8.13	Dong Tay Homes Joint Stock Company		0315953704	192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City	0	0	Board Member
8.14	Dong Tay Law Firm Co., Ltd.		0318367916	288/7 Duong Dinh Hoi Street, Ward 85, Tang Nhon Phu Commune, Ho Chi Minh City	0	0	Legal representative
9	VUONG THI QUOC HUONG	Chief Accountant			0	0	
9.1	Nguyen Van Dich				0	0	Husband
9.2	Nguyen Ngoc Diep				0	0	Son

9.3	Nguyen Ngoc An Nhien				0	0	Son
9.4	Vuong Van Bang				0	0	Father
9.5	Tran Thi Tam				0	0	Mother
9.6	Nguyen Van Doan				0	0	Father-in-law
9.7	Vuong Thi Quoc Kham				0	0	Older sister
9.8	Tran Vu Hung Dien				0	0	Brother-in- law
9.9	Vuong Quoc Chinh				0	0	Younger sibling
9.10	Vuong Thi Quoc Thy				0	0	Younger sibling

2. Transactions by Internal persons and related parties involving the company's stock.

No.	The person executing the transaction	Relationships with Internal persons	Number of shares owned at the beginning of the period (December 31, 2025)		Number of shares held at the end of the period (June 30, 2026)		Reasons for increase or decrease (buying, selling, converting, rewarding, etc.)
			Number of shares	Proportion	Number of shares	Proportion	
1	Pham Minh Tuan	Board of Supervisors Member	150,000	0.188	500,000	0.625	Buy

IX. Other points to note: None

Recipient:

- As above;
- File: VT.

CHAIRMAN OF THE BOARD OF DIRECTORS

(Signature, full name and seal)

(Signed and sealed)

NGUYEN THAI BINH

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