INFORMATION DISCLOSURE STATEMENT
ON PUBLIC COMPANY

DONG TAY LAND CORPORATION

DONG TAY LAND

(Enterprise Registration Certificate No. 0312312011 initially issued by the Department of Planning and Investment of Ho Chi Minh City on June 5, 2013, 21st amendment on December 5, 2025)

This Information Disclosure Statement will be provided at:

DONG TAY LAND CORPORATION

Head Office Address: 192 Tran Nao, Quarter 2, An Khanh Ward, Ho Chi Minh City

Phone:(028) 7308 7777

Website: www.dongtayland.vn

PERSON IN CHARGE OF INFORMATION DISCLOSURE:

Full name: Dang Quang Hai

Title: Person in charge of information disclosure

Phone:

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I. DEFINITIONS AND ABBREVIATIONS

TERMS, CONCEPTS	EXPLANATION
Public Company Information Disclosure Statement	The Public Company Information Disclosure Statement includes information on the organizational management apparatus model, shareholder structure, financial status, business activities and other information to assist investors in evaluation and making investment decisions
Share	Charter capital divided into multiple equal portions
Share/Stock	A certificate issued by a joint stock company, book entry, or electronic data confirming ownership of one or multiple shares of the company
Shareholder	An individual or organization owning at least one share of a joint stock company
Dividend	Net profit paid per share in cash or other assets from the remaining profit of the Company after fulfilling financial obligations
The Company, Public Company, Dong Tay Land	DONG TAY LAND CORPORATION
SSC	State Securities Commission of Vietnam
VSDC	Vietnam Securities Depository and Clearing Corporation
GMS	General Meeting of Shareholders
BOD	Board of Directors
BOD Member	Member of the Board of Directors
CEO	Chief Executive Officer
Employees	Employees / Staff
FS	Financial Statements
JSC	Joint Stock Company
ERC	Enterprise Registration Certificate
Citizen ID Card	Citizen Identity Card
National ID Card	National Identity Card
LLC / Single-Member	Limited Liability / Single-Member Limited Liability
DPI	Department of Planning and Investment

II. STATUS AND CHARACTERISTICS OF THE PUBLIC COMPANY

1. General information about the company and introduction of Trading Registration Securities

1.1. General Information

Company Name: DONG TAY LAND CORPORATION

English Name: DONG TAY LAND CORPORATION

ABBREVIATION: DONG TAY LAND CORP

Head Office Address: 192 Tran Nao, Quarter 2, An Khanh Ward, Ho Chi Minh City

Logo : DONG TAY LAND

Telephone: (028) 7308 7777

Fax: (028)

Website: www.dongtayland.vn

Email: info@dongtayland.vn

Legal Representative: Mr. Nguyen Thai Binh – Title: Chairman of the BOD

Enterprise Registration Certificate No.: 0312312011 initially issued by the Department of Planning and Investment of Ho Chi Minh City on June 5, 2013, 21st amendment on December 5, 2025.

Business Lines:

Business Line Code	Business Line Name
2392	Manufacture of clay building materials (not operating at head office)
1811	Printing (except printing and coating of metal packaging; printing on textile, woven, knitted products)
4662	Wholesale of metals and metal ores Details: Trading in gold jewelry and gold handicrafts (excluding gold bars)
4752	Retail sale of hardware, paint, glass and other installation equipment in specialized stores
4311	Demolition
4312	Site preparation
4330	Building completion and finishing
6619	Other financial service activities not elsewhere classified

Business Line Code	Business Line Name
	Details: Investment consultancy activities (excluding financial and accounting consultancy)
6810	Real estate activities with own or leased property Details: Real estate business
6820	Real estate consultancy, brokerage and auctions; land use right auctions Details: Advisory, brokerage, management, valuation services, real estate trading floor (excluding legal consultancy)
7110	Architectural and engineering activities and related technical consultancy Details: Investment project preparation, bidding consultancy. Preparation of total construction cost estimates, surveying and mapping activities
7310	Advertising
7410	Specialized design activities (excluding construction design)
7490	Other professional, scientific and technical activities not elsewhere classified Details: Technology transfer consultancy, commercial brokerage (excluding draft settlement, quantitative ratio information, and securities consultancy)
8219	Photocopying, document preparation and other specialized office support activities Details: Photocopying, document preparation
4513	Agents for cars and other motor vehicles
4931	Urban and suburban passenger road transport (except bus transport) Details: - Tourist passenger transport by automobile; Contracted passenger transport by automobile
5221	Service activities incidental to rail transportation Details: - Train ticket booking agency
5229	Other transportation support activities Details: - Air ticket booking agency for airlines. Shipping agency services
5510	Short-stay accommodation services Details: Hotels, tourist villas, tourist apartments, tourist motels, houses with rooms for rent to tourists

Business Line Code	Business Line Name
5590	Other accommodation (Not operating at head office)
5610	Restaurants and mobile food service activities
5621	Event catering activities
5629	Other food service activities
5630	Beverage serving activities
7911	Travel agency activities
7912	Tour operator activities
7990	Reservation services and support services related to the promotion and organization of tours
4101	Construction of residential buildings
4102	Construction of non-residential buildings
4211	Construction of railways
4212	Construction of roads
4221	Construction of utility projects for electricity
4222	Construction of utility projects for water supply and drainage
4223	Construction of telecommunications utility projects

Main products and services: Consultancy, brokerage, management, valuation services, real estate trading floor (excluding legal consultancy)

Registered charter capital: VND 800,000,000,000

Paid-in charter capital: VND 800,000,000,000

Date of becoming a public company: On February 9, 2026, the State Securities Commission issued Official Dispatch No. 1203/UBCK-GSDC confirming the completion of public company registration.

1.2. Introduction of Trading Registration Securities:

Type of securities: Ordinary shares

Par value: VND 10,000/share

Ticker symbol: DTR

Total number of trading registration shares: 80,000,000 shares

Number of shares subject to transfer restrictions under laws or trading registration organization: 0 shares

Foreign ownership limit:

The Company's foreign ownership limit complies with the Government's Decree No. 155/2020/ND-CP dated December 31, 2020 detailing the implementation of a number of articles of the Law on Securities, and Decree No. 31/2021/ND-CP dated March 26, 2021 detailing and guiding the implementation of a number of articles of the Law on Investment.

On March 25, 2026, the State Securities Commission issued Official Dispatch No. 2308/UBCK-PTTT notifying the maximum foreign ownership ratio at the Company, whereby the maximum foreign ownership ratio at the Company is 0%.

According to the list of shareholders prepared by the Company as of March 6, 2026 for UPCoM trading registration, the foreign ownership ratio in the Company is 0%.

2. Formation and Development Process

Dong Tay Land Corporation was established in 2013 with the operating motto "FULL INTEGRITY, COMPLETE TRUST". Through opportunities, challenges, and embracing numerous successes after more than 10 years of development, Dong Tay Land has grown to become one of the leading prestigious and professional real estate distributors in Vietnam.

Among the achievements attained by Dong Tay Land, prominent accolades include: ASEAN Strong Brand, Typical Integration Brand in Asia - Pacific, consecutively honored as Top Best Real Estate Trading Floors in Vietnam for many years, becoming the first Platinum Plus agent of developer Vinhomes, Golden Bridge Award 2023, Best Real Estate Distributor Brand in Southeast Asia 2025... along with numerous corporate and individual awards in 2025 and 2026.

On its development journey, Dong Tay Land has expanded into hotel and resort management and operations to optimize investment efficiency in real estate projects through the establishment of member company Kim Sa Tourism Trading Investment Co., Ltd. - the governing entity of Ho Tram resort, prominently Le Palmier Ho Tram Resort which won the award "Typical Resort Destination of Asia 2023".

In addition, Dong Tay Land has concurrently expanded its business into project investment and development with member entity Dong Tay Holding. Real estate projects in Can Giuoc, Can Duoc, and Thu Duc City to be launched by the company in the coming time will contribute high-quality products to the market.

With a long-term mission and vision, Dong Tay Land aims to list on the stock exchange and develop new projects in 2025. A flexible and creative business strategy, seeking reliable and effective solutions for clients, is the key that enables Dong Tay Land to continue creating distinctive values in the market.

Development milestones of Dong Tay Land from establishment in 2013 to date:

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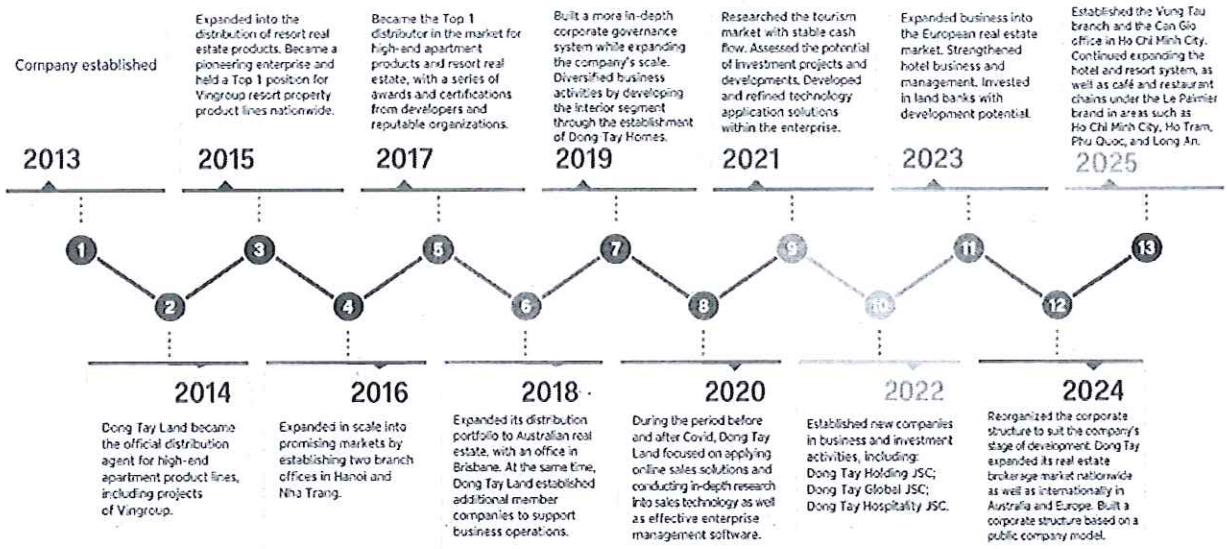

The date the Company met provisions in Point a, Clause 1, Article 32 of the Law on Securities as amended and supplemented by Point a, Clause 11, Article 1 of Law No. 56/2024/QH15: September 30, 2024

Information on charter capital and shareholder structure as of the date of meeting provisions in Point a, Clause 1, Article 32 of the Law on Securities as amended and supplemented by Point a, Clause 11, Article 1 of Law No. 56/2024/QH15:

- Charter capital: **VND 800,000,000,000** (In words: Eight hundred billion Vietnamese Dong)
- Owner's equity: **VND 815,704,470,201** (According to audited 2024 consolidated financial statements)
- Number of shareholders: 117 shareholders
- Shareholder structure: 116 non-major shareholders, owning 21,167,000 voting shares (accounting for 26.46% of charter capital).

The list of shareholders was updated as of September 30, 2024

Information on charter capital and shareholder structure as of the latest public company application date (if changed):

- Charter capital: **VND 800,000,000,000** (In words: Eight hundred billion Vietnamese Dong)
- Owner's equity: **VND 845,803,562,458** (According to audited 2025 consolidated financial statements)
- Number of shareholders: 129 shareholders
- Shareholder structure: 128 non-major shareholders, owning 21,194,000 voting shares (accounting for 26.49% of charter capital).

The list of shareholders was updated as of March 6, 2026

3. Company Organizational Structure

Dong Tay Land Corporation is organized and operates in accordance with Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, the Company's Charter and other relevant legal regulations.

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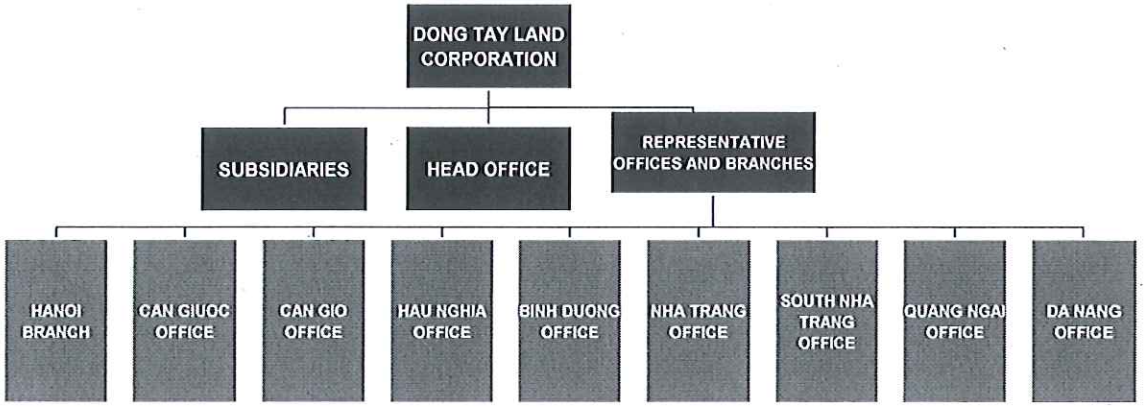

Head Office:

192 Tran Nao, Quarter 2, An Khanh Ward, Ho Chi Minh City.

Branches and Representative Offices:

No.	Branches & Representative Offices	Address
1	Dong Tay Land Corporation - Hanoi Branch	29th Floor, East Tower, Lotte Center, 54 Lieu Giai, Giang Vo Ward, Hanoi City
2	Can Giuoc Representative Office	National Highway 50, Hoa Thuan 2 Quarter, Can Giuoc Commune, Tay Ninh Province
3	Can Gio Representative Office	Plot 205 Duyen Hai Street, Long Hoa Hamlet, Can Gio Commune, Ho Chi Minh City
4	Hau Nghia Representative Office	H12 Imperia Grand Plaza, Extended 3/2 Street, Hau Nghia Commune, Tay Ninh Province
5	Binh Duong Representative Office	155 Le Loi, Binh Duong Ward, Ho Chi Minh City
6	Nha Trang Representative Office	Lot STH24.26, Le Hong Phong II Urban Area, Thich Quang Duc, South Nha Trang Ward, Khanh Hoa Province
7	South Nha Trang Representative Office	79 Thich Quang Duc, South Nha Trang Ward, Khanh Hoa Province
8	Quang Ngai Representative Office	N1-2 Le Thanh Ton Street, Cam Thanh Ward, Quang Ngai Province
9	Da Nang Representative Office	381 Tran Hung Dao, An Hai Ward, Da Nang City, Vietnam

List of Parent Company and Subsidiaries of the Public Company, Companies in which the Company Holds Control or Controlling Shares, and Companies Holding Control or Controlling Shares over the Company

- ***Parent Company, Companies Holding Control or Controlling Shares over Dong Tay Land Corporation***
  - ❖ Parent company: None
  - ❖ Other companies holding control or controlling shares over Dong Tay Land Corporation: None
- ***Subsidiaries, Affiliates, and Companies in which Dong Tay Land Corporation Holds Control or Controlling Shares***
  - ❖ Subsidiaries:

No.	Name	Enterprise Registration Certificate	Address	Business Lines	Charter Capital (million VND)	Contributed Charter Capital (VND)	Economic Interest Ratio (%)	Voting Rights Ratio (%)
1	Dong Tay Holding Corporation	0317372631	192 Tran Nao, Quarter 2, An Khanh Ward, HCMC	Real estate business	355,000	351,000	98.87 %	98.87 %
2	Kim Sa Tourism Trading Investment Co., Ltd. (*)	3500883895	Ho Tram Hamlet, Ho Tram Commune, HCMC	Real estate business Accommodation services, restaurant and catering services	150,000	147,000	98%	98%

(*) All capital contribution along with rights, entitlements and benefits, compensations, and other payments arising from the Company's capital contribution to Kim Sa Tourism Trading Investment Co., Ltd. are currently pledged for a loan at Military Commercial Joint Stock Bank - Binh Chanh Branch as presented in Note V.18 of the Audited 2025 Consolidated Financial Statements.

- Summary of subsidiaries' operations:

The financial statements for the fiscal year ended December 31, 2025 of the subsidiaries (Kim Sa Tourism Trading Investment Co., Ltd. and Dong Tay Holding Corporation) have been audited.

+ Kim Sa Tourism Trading Investment Co., Ltd.: As of December 31, 2025, the Company incurred a net loss of VND 10,988,505,954. As of this date, the Company reported accumulated losses of VND 47,985,961,703, and total short-term liabilities exceeded total short-term assets by VND 44,644,365,713.

+ Dong Tay Holding Corporation: As of December 31, 2025, the Company incurred a net loss of VND 628,727,724. As of this date, the Company reported accumulated losses of VND 716,247,218, and total short-term liabilities exceeded total short-term assets by VND 335,047,218.

Therefore, the parent Company will provide financial support to the subsidiaries to ensure solvency and going concern status.

- ❖ Affiliated Companies:

No.	Name	Enterprise Registration Certificate	Address	Business Lines	Charter Capital (million VND)	Contributed Charter Capital (VND)	Economic Interest Ratio (%)	Voting Rights Ratio (%)
1	Dong Tay Property Real Estate Corporation	0316629690	2/6 Dong Tay 1, 4.8ha Residential Area, Binh Trung Ward, HCMC	Real estate brokerage	5,000	1,500	37.97%	37.97%
2	Dong Tay Land Phu My Hung Corporation	0317194509	1431 Nguyen Van Linh, My Toan 2-H4 Quarter, Tan Hung Ward, HCMC	Real estate brokerage	5,000	1,750	35%	35%

- Summary of affiliated companies' operations:

+ Dong Tay Property Real Estate Corporation: As of December 31, 2025, the Company generated a net profit of VND 1,911,346,487. As of this date, the Company reported accumulated losses of VND 1,941,251,512, total assets of VND 9,541,162,979, total capital of VND 9,541,162,979, comprising total liabilities of VND 7,532,414,491 and owner's equity of VND 2,008,748,488.

+ Dong Tay Land Phu My Hung Corporation: As of December 31, 2025, the Company generated a net profit of VND 352,459,437. As of this date, the Company reported accumulated losses of VND 1,599,043,088, total assets of VND 4,942,376,877, total capital of VND 4,942,376,877, comprising total liabilities of VND 1,541,419,965 and owner's equity of VND 3,400,956,912.

❖ Capital Investment in Other Entities:

No.	Name	Enterprise Registration Certificate	Address	Business Lines	Charter Capital (million VND)	Contributed Charter Capital (VND)	Economic Interest Ratio (%)	Voting Rights Ratio (%)
1	Dong Tay Real Estate Investment Corporation	0309136493	2/6 Dong Tay 1, 4.8ha Residential Area, Binh Trung Ward, HCMC	Real estate business	100,000	17,819.93	17.82%	17.82%

❖ Other companies in which Dong Tay Land holds control or controlling shares: None

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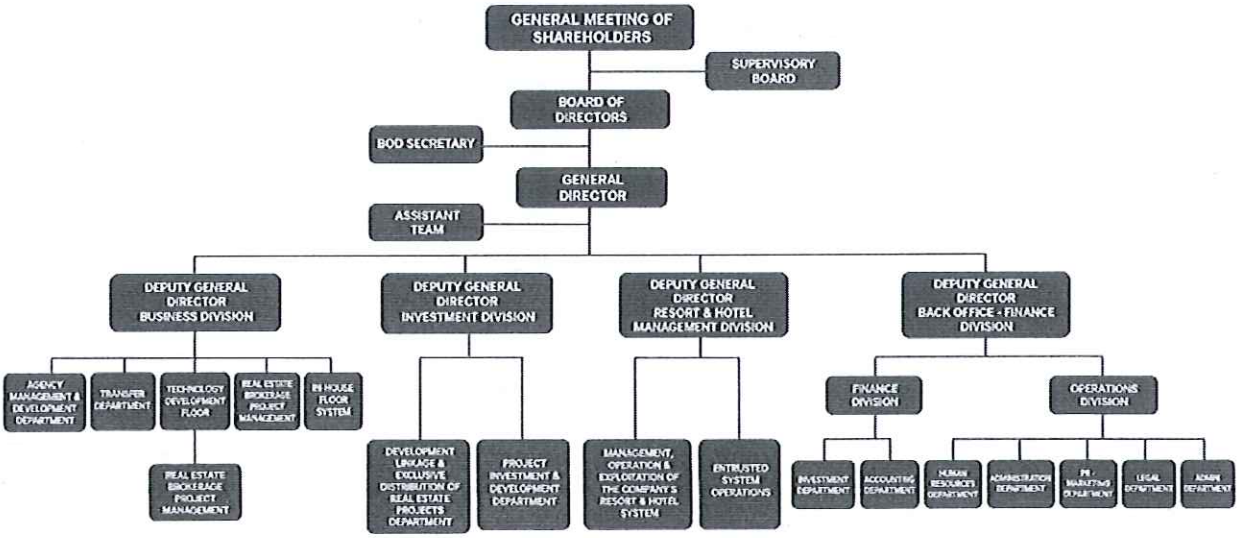
4. Management Apparatus Structure



Source: Dong Tay Land Corporation

Currently, the Company operates under the organizational and management structure stipulated in Point a, Clause 1, Article 137 of the 2020 Law on Enterprises, as follows:

General Meeting of Shareholders: Comprising all shareholders with voting rights, the General Meeting of Shareholders is the highest decision-making body of the Company, having rights and duties as prescribed in the Company's Charter, including the right to elect and dismiss members of the Board of Directors and the Supervisory Board.

Board of Directors: The management body of the Company, having full power on behalf of the Company to make decisions and exercise the rights and obligations of the Company, except for matters falling within the authority of the General Meeting of Shareholders.

Board of Supervisors: Acting on behalf of the General Meeting of Shareholders to supervise all activities of the Company. Elected by the General Meeting of Shareholders, the Supervisory Board is tasked with reviewing the reasonableness and legality of business operations and the Company's Financial Statements.

Board of Management: Comprising the Chief Executive Officer and 04 Deputy General Directors. The Chief Executive Officer manages daily business operations of the Company; subject to supervision of the Board of Directors; responsible to the Board of Directors and before the law for the performance of assigned rights and duties. Appointment, dismissal, and removal of Chief Executive Officer title are carried out in accordance with regulations. 04 Deputy General Directors are in charge of business, operations, finance, investment, and resort/hotel management under the direction of the Chief Executive Officer to ensure stable and growing operations.

Secretary of the Board of Directors: Appointed by the Board of Directors to assist the Board in tasks such as: convening GMS and BOD meetings; taking minutes of meetings; supporting investor relations and protecting legitimate shareholder interests; assisting BOD members in fulfilling assigned duties.

Assistant Team: Advising, consolidating, managing archives and documents, and supporting administration and coordination among departments.

Functions and Tasks of Departments:

Department / Division	Function
Agency Management & Development Department	Sourcing and expanding secondary agency network partnering to distribute real estate projects for which the Company holds distribution rights.
Secondary Transfer Department	Executing sales and transfers of real estate brokered by the Company for clients.
Digital & Technology Development Floor	Implementing digital technology and digital transformation in sales activities.
Real Estate Brokerage Project Management Department	Managing project inventory and real estate projects distributed by the Company.
In-house Sales Floor System	Business sales floors and project distribution system
Joint Development & Exclusive Real Estate Distribution Department	Managing real estate invested in by the Company and executing redistribution.
Project Investment & Development Department	Implementing investment activities for real estate projects.
Resort & Hotel System Management and Operation Department	Managing, operating and exploiting resort and hotel systems invested by the Company.
Entrusted System Operations Department	Managing, operating and exploiting resort and hotel properties entrusted by clients.
Investment Department	Advising, analyzing, and executing investment activities in line with the Company's strategy.
Accounting Department	Performing accounting book-keeping, preparing financial statements and managing accounting work in compliance with regulations.
Human Resources Department	Managing recruitment, training, personnel policies, and human resource development.
Administration Department	Managing administration, clerical work, assets, and logistics to serve the Company's operations.
PR & Marketing Department	Building brand identity, implementing communication, marketing, and promotional activities for products and services.

Department / Division	Function
Legal Department	Providing legal counsel, monitoring compliance, and assisting in resolving legal matters of the Company.
Sales Administration Department	Supporting coordination, managing files, and handling documentation/procedures for distributed projects.

5. Introduction to Capital Contribution and Charter Capital Changes of the Company

Dong Tay Land Corporation was established in 2013 under the initial Enterprise Registration Certificate (ERC) issued by the Department of Planning and Investment of Ho Chi Minh City on June 5, 2013, with an initial charter capital of VND 1,000,000,000.

Since establishment, the Company has executed 07 capital increase tranches as follows:

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Date / Point of Time	Charter Capital After Increase (VND)	Increased Charter Capital Value (VND)	Form of Capital Increase	Legal Basis
Company Establishment 05/06/2013	1,000,000,000	1,000,000,000	Shareholders contributed establishment capital in cash 1/ Nguyen Thai Binh - VND 510 million (51%) 2/ La Thi Lan Anh - VND 150 million (15%) 3/ Le Thi Phuong Loan - VND 190 million (19%) 4/ Tran Van Chinh - VND 150 million (15%)	Enterprise Registration Certificate No. 0312312011 initially issued by the Department of Planning and Investment of Ho Chi Minh City on June 5, 2013
19/09/2013	6,000,000,000	5,000,000,000	Shareholders contributed additional capital in cash 1/ Nguyen Thai Binh contributed additional VND 2.55 billion in cash 2/ La Thi Lan Anh contributed additional VND 750 million in cash 3/ Le Thi Phuong Loan contributed additional VND 950 million in cash 4/ Tran Van Chinh contributed additional VND 750 million in cash	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 1st amendment on September 19, 2013
15/10/2013	6,000,000,000	-	Change in founding shareholders 1/ Nguyen Thai Binh - VND 3.06 billion (51%) 2/ La Thi Lan Anh - VND 900 million (15%) 3/ Le Thi Phuong Loan - VND 960 million (16%) 4/ Tran Van Chinh - VND 900 million (15%) 5/ Pham Duy Hieu - VND 180 million (3%)	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 2nd amendment on October 15, 2013
15/05/2014	6,000,000,000	-	Change in founding shareholders 1/ Nguyen Thai Binh - VND 4.92 billion (82%) 2/ Tran Van Chinh - VND 900 million (15%) 3/ Pham Duy Hieu - VND 180 million (3%)	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 3rd amendment on May 15, 2014
12/08/2015	6,000,000,000	-	Change in Legal Representative information	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 4th amendment on August 12, 2015

Date / Point of Time	Charter Capital After Increase (VND)	Increased Charter Capital Value (VND)	Form of Capital Increase	Legal Basis
12/12/2015	6,000,000,000	-	Change in Company head office address	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 5th amendment on December 12, 2015
07/03/2017	20,000,000,000	14,000,000,000	Change in Company head office address Shareholders contributed additional capital in cash 1/ Nguyen Thai Binh contributed additional VND 13.9 billion in cash 2/ Tran Van Chinh contributed additional VND 100 million in cash	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 6th amendment on March 7, 2017
11/07/2017	20,000,000,000	-	Change in Company head office address	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 7th amendment on July 11, 2017
05/07/2018	20,000,000,000	-	Change in Legal Representative information	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 8th amendment on July 5, 2018
13/06/2019	20,000,000,000	-	Change in contact information (Email)	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 9th amendment on June 13, 2019
26/07/2019	50,000,000,000	30,000,000,000	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed VND 30 billion in cash	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 10th amendment on July 26, 2019

Date / Point of Time	Charter Capital After Increase (VND)	Increased Charter Capital Value (VND)	Form of Capital Increase	Legal Basis
29/08/2019	50,000,000,000	-		Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 11th amendment on August 29, 2019
12/11/2019	100,000,000,000	50,000,000,000	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed VND 50 billion in cash	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 12th amendment on November 12, 2019
26/04/2021	100,000,000,000	-	Change in Company head office address	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 13th amendment on April 26, 2021
29/12/2021	120,000,000,000	20,000,000,000	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed VND 20 billion in cash	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 14th amendment on December 29, 2021
28/02/2022	300,000,000,000	180,000,000,000	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed VND 180 billion in cash	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 15th amendment on February 28, 2022
17/08/2022	300,000,000,000	-	Change in Legal Representative information	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 16th amendment on August 17, 2022

Date / Point of Time	Charter Capital After Increase (VND)	Increased Charter Capital Value (VND)	Form of Capital Increase	Legal Basis
28/11/2022	800,000,000,000	500,000,000,000	***Existing shareholder contributed additional capital in cash*** 1/ Mr. Nguyen Thai Binh contributed additional VND 498 billion in cash ***Private placement to 2 new shareholders*** 1/ Mr. Tran Van Hiep purchased 100,000 shares (equivalent to VND 1 billion at par value) 2/ Mr. Nghiem Vu Hai purchased 100,000 shares (equivalent to VND 1 billion at par value)	Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 17th amendment on November 28, 2022
11/08/2023	800,000,000,000	-		Enterprise Registration Certificate No. 0312312011 issued by Department of Planning and Investment of Ho Chi Minh City, 18th amendment on August 11, 2023
Paid-in charter capital as of public company registration			**VND 800,000,000,000** *(In words: Eight hundred billion Vietnamese Dong)*	

Source: Dong Tay Land Corporation

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Details of capital contribution and capital increase tranches:

➢ ***Founding capital contribution on 05/06/2013, charter capital of VND 1,000,000,000***

Charter capital before increase	:	VND 0
Additional charter capital	:	VND 1,000,000,000
Charter capital after increase	:	VND 1,000,000,000
Form of Capital Increase	:	Shareholders contributed establishment capital in cash 1/ Mr. Nguyen Thai Binh contributed VND 510 million (51%) 2/ Ms. La Thi Lan Anh contributed VND 150 million (15%) 3/ Ms. Le Thi Phuong Loan contributed VND 190 million (19%) 4/ Mr. Tran Van Chinh contributed VND 150 million (15%)
Capital contribution completion date	:	June 5, 2013
Legal Basis	:	- Minutes and Resolution of General Meeting of Shareholders on establishment of Dong Tay Land Corporation - Enterprise Registration Certificate No. 0312312011 initially issued by DPI of Ho Chi Minh City on June 5, 2013

➢ ***Tranche 1: September 19, 2013 - 1st Capital Increase from VND 1,000,000,000 to VND 6,000,000,000***

Charter capital before increase	:	VND 1,000,000,000
Additional charter capital	:	VND 5,000,000,000
Charter capital after increase	:	VND 6,000,000,000
Form of Capital Increase	:	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed additional VND 2.55 billion 2/ Ms. La Thi Lan Anh contributed additional VND 750 million 3/ Ms. Le Thi Phuong Loan contributed additional VND 950 million 4/ Mr. Tran Van Chinh contributed additional VND 750 million
Capital contribution completion date	:	September 5, 2013.

Legal Basis	:	- Minutes of GMS Meeting No. 01/2013/BB dated 11/09/2013 on increasing charter capital from VND 1 billion to VND 6 billion; - Decision of GMS No. 01/2013/QD dated 11/09/2013 on increasing charter capital from VND 1 billion to VND 6 billion; - Enterprise Registration Certificate No. 0312312011, 1st amendment on September 19, 2013

➢ ***Tranche 2: March 7, 2017 - 2nd Capital Increase from VND 6,000,000,000 to VND 20,000,000,000***

Charter capital before increase	:	VND 6,000,000,000
Additional charter capital	:	VND 14,000,000,000
Charter capital after increase	:	VND 20,000,000,000
Form of Capital Increase	:	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed additional VND 13.9 billion 2/ Mr. Tran Van Chinh contributed additional VND 100 million
Capital contribution completion date	:	November 16, 2019.
Legal Basis	:	- Minutes of GMS Meeting No. 2802/BB dated 28/02/2017 on increasing charter capital from VND 6 billion to VND 20 billion; - Decision of GMS No. 2802/2017/QD dated 28/02/2017 on increasing charter capital from VND 6 billion to VND 20 billion; - Enterprise Registration Certificate No. 0312312011, 6th amendment on March 7, 2017

➢ ***Tranche 3: July 26, 2019 - 3rd Capital Increase from VND 20,000,000,000 to VND 50,000,000,000***

Charter capital before increase	:	VND 20,000,000,000
Additional charter capital	:	VND 30,000,000,000
Charter capital after increase	:	VND 50,000,000,000
Form of Capital Increase	:	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed additional VND 30 billion

Capital contribution completion date	:	December 6, 2019.
Legal Basis	:	- Minutes of GMS Meeting No. 03/2019/BB-DTL dated 19/07/2019 on increasing charter capital from VND 20 billion to VND 50 billion; - Decision of GMS No. 05/2019/QD-DTL dated 19/07/2019 on increasing charter capital from VND 20 billion to VND 50 billion; - Enterprise Registration Certificate No. 0312312011, 10th amendment on July 26, 2019

➢ ***Tranche 4: November 12, 2019 - 4th Capital Increase from VND 50,000,000,000 to VND 100,000,000,000***

Charter capital before increase	:	VND 50,000,000,000
Additional charter capital	:	VND 50,000,000,000
Charter capital after increase	:	VND 100,000,000,000
Form of Capital Increase	:	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed additional VND 50 billion
Capital contribution completion date	:	January 10, 2022.
Legal Basis	:	- Minutes of GMS Meeting No. 14/2019/BB-DTL dated 18/10/2019 on increasing charter capital from VND 50 billion to VND 100 billion; - Decision of GMS No. 14/2019/QD-DTL dated 18/10/2019 on increasing charter capital from VND 50 billion to VND 100 billion; - Enterprise Registration Certificate No. 0312312011, 12th amendment on November 12, 2019

➢ ***Tranche 5: December 29, 2021 - 5th Capital Increase from VND 100,000,000,000 to VND 120,000,000,000***

Charter capital before increase	:	VND 100,000,000,000
Additional charter capital	:	VND 20,000,000,000
Charter capital after increase	:	VND 120,000,000,000
Form of Capital Increase	:	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed additional VND 20 billion

Capital contribution completion date	:	March 11, 2022.
Legal Basis	:	- Minutes of GMS Meeting No. 0312/BBH-DTL dated 03/12/2021 on increasing charter capital from VND 100 billion to VND 120 billion; - Decision of GMS No. 0312/QD-DHDCD-DTL dated 03/12/2021 on increasing charter capital from VND 100 billion to VND 120 billion; - Enterprise Registration Certificate No. 0312312011, 14th amendment on December 29, 2021

➢ ***Tranche 6: February 28, 2022 - 6th Capital Increase from VND 120,000,000,000 to VND 300,000,000,000***

Charter capital before increase	:	VND 120,000,000,000
Additional charter capital	:	VND 180,000,000,000
Charter capital after increase	:	VND 300,000,000,000
Form of Capital Increase	:	Shareholders contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed additional VND 180 billion
Capital contribution completion date	:	April 29, 2022;
Legal Basis	:	- Minutes of GMS Meeting No. 13/2022/BB-DTL dated 19/02/2022 on increasing charter capital from VND 120 billion to VND 300 billion; - Decision of GMS No. 14/2022/QD-DTL dated 19/02/2022 on increasing charter capital from VND 120 billion to VND 300 billion; - Enterprise Registration Certificate No. 0312312011, 15th amendment on February 28, 2022

➢ ***Tranche 7: November 28, 2022 - 7th Capital Increase from VND 300,000,000,000 to VND 800,000,000,000***

Charter capital before increase	:	VND 300,000,000,000
Additional charter capital	:	VND 500,000,000,000
Charter capital after increase	:	VND 800,000,000,000
Form of Capital Increase	:	Existing shareholder contributed additional capital in cash 1/ Mr. Nguyen Thai Binh contributed additional VND 498 billion in cash

Private placement to 2 new shareholders

1/ Mr. Tran Van Hiep purchased 100,000 shares (equivalent to VND 1 billion at par value)

2/ Mr. Nghiem Vu Hai purchased 100,000 shares (equivalent to VND 1 billion at par value)

Capital contribution completion date : July 19, 2023.

Legal Basis :
- Minutes of GMS Meeting No. 05/BBH-DHDCD dated 25/10/2022 on increasing charter capital from VND 300 billion to VND 800 billion;
- Decision of GMS No. 05/QD-DHDCD dated 25/10/2022 on increasing charter capital from VND 300 billion to VND 800 billion;
- Enterprise Registration Certificate No. 0312312011, 17th amendment on November 28, 2022

❖ During the public company registration process, coordinating with the State Securities Commission, the Department of Finance instructed the Business Registration Office within its authority to handle in accordance with the law, inspecting the declarations in the enterprise registration dossiers of Dong Tay Land Corporation and determined: "The declared contents in the registration dossiers for the 6th amendment on March 7, 2017, 7th amendment on July 11, 2017, 10th amendment on July 26, 2019, 12th amendment on November 12, 2019, 14th amendment on December 29, 2021, 15th amendment on February 28, 2022, and 17th amendment on November 28, 2022 were inaccurate regarding the completion timing of additional charter capital contribution, while other declared contents in the registration dossiers were valid and compliant with current legal regulations" (corresponding to capital increase rounds 2, 3, 4, 5, 6, and 7).

On October 8, 2025, the Business Registration Office issued Notice No. 2855/TB-DKKD to Dong Tay Land Corporation announcing that the Enterprise Registration Certificates of the aforementioned amendments were no longer valid.

On November 19, 2025, the Business Registration Office issued the 20th amendment Enterprise Registration Certificate to Dong Tay Land Corporation based on the valid dossier immediately preceding the inaccurate declaration dossier (the 5th amendment registration dossier dated December 12, 2015).

In accordance with the regulation that "An enterprise may combine lawful amendments of inaccurate declaration dossiers and subsequent amendment registrations/notices into one set of dossiers to be granted a single new amendment registration and confirmation", Dong Tay Land Corporation prepared dossiers and registered in full accordance with procedures under current law, and was granted the 21st amendment Enterprise Registration Certificate on December 5, 2025 with amendment contents including:

+ Registration of head office address change: 192 Tran Nao, An Khanh Ward, Ho Chi Minh City.
+ Registration of Company's charter capital change: VND 800,000,000,000 (In words:

Eight hundred billion Vietnamese Dong). Capital change date: July 19, 2023.

+ Updating information of Legal Representative – Mr. Nguyen Thai Binh (Personal identification number: 080082000247 – Title: Chairman of the Board of Directors).

Regarding this matter, the Company explained to the SSC as follows: In the early years of establishment, the Company focused on placing deposits, bookings, and down payments with developers to secure the best product inventories for sales staff in a timely manner according to developers' requirements, maximizing advertising and marketing cost efficiencies, which led to inadvertent oversights in procedures for capital contribution and charter capital increase within the prescribed time limits. The Company will learn from this experience, strictly comply with all provisions of the Law on Enterprises in business activities, and take responsibility before the law for any violations during its operations.

❖ Auditor's opinion on the Company's capital contribution status (according to the Report on charter capital contribution by shareholders from establishment to October 1, 2024 audited by DFK Vietnam Auditing Co., Ltd. No. 664-BCKT/2024/DFK-HCM dated October 18, 2024):

"In our opinion, the Report on charter capital contribution of shareholders presents fairly and reasonably, in all material respects, the charter capital contribution status and capital utilization of the Company from establishment to October 1, 2024, prepared on October 18, 2024, in accordance with the basis of preparation set out in Note 05 to the Report on charter capital contribution of shareholders."

6. Shareholder Structure

6.1. Shareholder Structure as of March 6, 2026

No.	Full Name	Number of shareholders (persons)	Number of Shares Owned	Ratio (%)
I	**Domestic and foreign shareholders**	**129**	**80,000,000**	**100%**
1	**Domestic**	**129**	**80,000,000**	**100%**
1.1	*State*	*0*	*0*	*0%*
1.2	*Organizations / Institutions*	*0*	*0*	*0%*
1.3	*Individuals*	*129*	*80,000,000*	*100%*
2	**Foreign**	**0**	**0**	**0%**
2.1	*Foreign organizations, economic organizations with foreign investors holding over 50% of charter capital*	*0*	*0*	*0%*
2.2	*Individuals*	*0*	*0*	*0%*
	Total	**129**	**80,000,000**	**100%**
II	**Major shareholders and other shareholders**	**129**	**80,000,000**	**100%**
1	*Major shareholders*	*1*	*58,806,000*	*73.51%*
2	*Other shareholders*	*128*	*21,194,000*	*26.49%*
III	**Treasury shares**	**0**	**0**	**0%**
	Total	**129**	**80,000,000**	**100%**

Source: List of Shareholders of the Company finalized as of March 6, 2026

6.2. List of Shareholders Holding 5% or More of the Company's Share Capital as of March 6, 2026

No.	Name	Citizen ID Card	Address	Number of Shares Owned Shares	Ratio (%)
1	Nguyen Thai Binh (*)	080082000247	L6.0403 No. 02 Ton Duc Thang, Sai Gon Ward, Ho Chi Minh City	58,806,000	73.51%
Total				**58,806,000**	**73.51%**

Source: List of Shareholders of the Company finalized as of March 6, 2026

(*) All shares together with rights, entitlements and benefits, compensations, and other payments arising from Mr. Nguyen Thai Binh's shares have been pledged for the Company's loan at Military Commercial Joint Stock Bank - Binh Chanh Branch.

7. Business Activities

7.1. Business Activities of the Company

The Company's primary business activities are real estate consultancy and brokerage, specifically real estate distribution. From the outset, the Company positioned itself to focus on high-end luxury real estate products. The Company concentrates on distributing apartments, villas, townhouses, etc. in Ho Chi Minh City, Binh Duong, Dong Nai, Phu Quoc, Nha Trang developed by renowned developers such as Vingroup, Masterise Homes, Ho Tram Strip, Tan A Dai Thanh, Khang Dien, Nam Long, etc.

Additionally, the Company invests in, operates and exploits resorts. Currently, the Company operates Le Palmier Ho Tram Resort, providing resort accommodation, dining services, etc.

Projects currently being distributed, implemented, and completing procedures to ensure land fund, revenue, and profit autonomy for the Company in 2025 and 2026 are as follows:

DISTRIBUTED PROJECTS IN 2025					
No.	**Developer**	**Project**	**Location**	**Areas (m²)**	**Product Type**
1	Vingroup	Vinhomes Green Paradise	Can Gio, Ho Chi Minh City	28,700,000 m²	Low-rise residential area, high-rise apartments
2	Vingroup	Vinhomes Hai Van Bay	Hai Van Ward, Da Nang City	5,122,000 m²	Beach villas Single-family, semi-detached villas Commercial shophouses Townhouses Luxury apartments Condotel 5-star hotel and resort.
3	Vingroup	Manhattan – Vinhomes Grand Park	Ring Road 3 – Phuoc Thien, Long Binh Ward, Ho Chi Minh City	84,000 m²	Townhouses (shophouses) Single-family villas Semi-detached villas Shop villas
4	Vingroup	Vinhomes Green City	Hau Nghia Commune, Tay Ninh Province	1,970,000 m²	Single-family villas, semi-detached villas, high-rise apartment

DISTRIBUTED PROJECTS IN 2025					
No.	Developer	Project	Location	Areas (m²)	Product Type
					building (25 floors), townhouse complex
5	Sun Group	Blanca City	Vung Tau Ward, Ho Chi Minh City	960,000 m²	High-rise apartments Commercial shophouses Townhouses Semi-detached villas Single-family villas Resort villas
6	Sun Group	Charmora City	South Nha Trang Ward, Khanh Hoa Province	2,267,000 m²	Single-family villas Semi-detached villas Townhouses Shophouses High-rise apartments
7	Sun Group	Sun Group Dong Nai	Bien Hoa Ward, Dong Nai City	2,900,000 m²	Apartments, single-family villas, townhouses, shophouses
8	Sun Group	Sun Symphony Residence Da Nang	Son Tra Ward, Da Nang City	80,000 m²	Apartments, shophouses
9	Sun Group	FourS Tower	South Da Nang Ward, Da Nang City	8,165 m²	Apartments
10	Ecopark Founder	Eco Retreat	Thanh Phu Commune, Tay Ninh Province	2,200,500 m²	Shophouses, villas, high-rise apartments
11	Dat Xanh Group	The Privé	Binh Trung Ward, Ho Chi Minh City	67,000 m²	Commercial apartments Villas
12	Saigon Investment and Development Corporation	The Global City	An Phu Ward, Ho Chi Minh City	1,174,000 m²	Apartments, townhouses, shophouses, villas, mansions
13	Danh Khoi Holdings	La Pura	Binh Hoa Ward, Ho Chi Minh City	37,000 m²	Shophouses, Duplex, Officetel, Apartments, Loft apartments, Sky Villas, Garden apartments
14	Ho Tram Project Company Limited	Maia Resort Ho Tram	Ho Tram Commune, Ho Chi Minh City	70,000 m²	Villas, apartments
15	TBS Land	Green Skyline	Dong Hoa Ward, Ho Chi Minh City	13,200 m²	Apartments
16	Prodezi Long An	LA Home	Luong Hoa Commune, Tay Ninh Province	1,010,000 m²	Townhouses, villas, shophouses
17	Khang Dien	Gladia Khang Dien	Vo Chi Cong, Binh Trung Dong, Ho Chi Minh City	1,180,000 m²	Semi-detached villas Single-family villas
18	Phu Dong Group	Phu Dong SkyOne	Tan Dong Hiep Ward, Ho Chi Minh City	5,615 m²	Apartments, shophouses
19	KN Cam Ranh	CaraWorld Cam Ranh	Cam Ranh Ward, Khanh Hoa Province	7,940,000 m²	Townhouses

DISTRIBUTED PROJECTS IN 2025					
No.	**Developer**	**Project**	**Location**	**Areas (m²)**	**Product Type**
20	Meyland	Meyhomes Capital Phu Quoc	An Thoi Ward, An Giang Province	560,000 m²	Shophouses, villas
21	KDI Holdings	La Tien Villas – Libera Nha Trang	North Nha Trang Ward, Khanh Hoa Province	280,000 m²	Single-family and semi-detached resort villas
22	Gamuda Land	Eaton Park	Phuoc Long Ward, Ho Chi Minh City	37,000 m²	Apartments, shophouses
23	STC Group	STC Long Thanh	Long Thanh Ward, Dong Nai City	234,000 m²	Land plots, townhouses, shophouses, villas
24	Mapletree	One Verandah	Thanh My Loi Ward, Ho Chi Minh City	17,000 m²	Apartments, shophouses
25	T&T Group	T&T Millennia City	Long Hau Commune, Tay Ninh Province	2,670,000 m²	Townhouses, villas, apartments
26	Sun Group	The Sunset Phu Quoc	Sunset Town, An Thoi Ward, Phu Quoc City	211,200 m²	Townhouses, villas, apartments

DISTRIBUTED PROJECTS IN 2026					
No.	**Developer**	**Project**	**Location**	**Scale (m²)**	**Product Type**
1	Vingroup	Vinhomes Green Paradise	Can Gio, Ho Chi Minh City	28,700,000 m²	Low-rise residential area, high-rise apartments
2	Vingroup	Vinhomes Hai Van Bay	Hai Van Ward, Da Nang City	5,122,000 m²	Beach villas Single-family, semi-detached villas Commercial shophouses Townhouses Luxury apartments Condotel 5-star hotel and resort.
3	Vingroup	Vinhomes Pearl Bay	South Nha Trang Ward, Khanh Hoa Province	338,000 m²	Townhouses Commercial shophouses Single-family villas Semi-detached villas Boutique hotels
4	Vingroup	Manhattan – Vinhomes Grand Park	Ring Road 3 – Phuoc Thien, Long Binh Ward, Ho Chi Minh City	84,000 m²	Townhouses (shophouses) Single-family villas Semi-detached villas Shop villas
5	Vingroup	Vinhomes Hoc Mon	Hoc Mon Commune, Ho Chi Minh City	10,800,000 m²	Apartments, townhouses, shophouses, villas
6	Sun Group	Blanca City	Vung Tau Ward, Ho Chi Minh City	960,000 m²	High-rise apartments Commercial shophouses Townhouses Semi-detached villas

DISTRIBUTED PROJECTS IN 2026					
No.	**Developer**	**Project**	**Location**	**Scale (m²)**	**Product Type**
					Single-family villas Resort villas
7	Sun Group	Charmora City	South Nha Trang Ward, Khanh Hoa Province	2,267,000 m²	Single-family villas Semi-detached villas Townhouses Shophouses High-rise apartments
8	Ecopark Founder	Eco Retreat	Thanh Phu Commune, Tay Ninh Province	2,200,500 m²	Shophouses, villas, high-rise apartments
9	Dat Xanh Group	The Privé	Binh Trung Ward, Ho Chi Minh City	67,000 m²	Commercial apartments Villas
10	Saigon Investment and Development Corporation	The Global City	An Phu Ward, Ho Chi Minh City	1,174,000 m²	Apartments, townhouses, shophouses, villas, mansions
11	Danh Khoi Holdings	La Pura	Binh Hoa Ward, Ho Chi Minh City	37,000 m²	Shophouses, Duplex, Officetel, Apartments, Loft apartments, Sky Villas, Garden apartments
12	Ho Tram Project Company Limited	Maia Resort Ho Tram	Ho Tram Commune, Ho Chi Minh City	70,000 m²	Villas, apartments
13	The One Destination	Haus Da Lat	Dinh Tien Hoang Street, Xuan Huong - Da Lat Ward, Lam Dong Province	50,000 m²	Villas Villas
14	TBS Land	Green Skyline	Dong Hoa Ward, Ho Chi Minh City	13,200 m²	Apartments
15	Prodezi Long An	LA Home	Luong Hoa Commune, Tay Ninh Province	1,010,000 m²	Townhouses, villas, shophouses, villas
16	Khang Dien	Gladia Khang Dien	Vo Chi Cong, Binh Trung Dong, Ho Chi Minh City	1,180,000 m²	Semi-detached villas Single-family villas
17	Tien Phuoc	Senturia South Saigon	Binh Hung Commune, Ho Chi Minh City	198,000 m²	Villas, townhouses
18	Phu Dong Group	Phu Dong SkyOne	Tan Dong Hiep Ward, Ho Chi Minh City	5,615 m²	Apartments, shophouses
19	KN Cam Ranh	CaraWorld Cam Ranh	Cam Ranh Ward, Khanh Hoa Province	7,940,000 m²	Townhouses
20	Meyland	Meyhomes Capital Phu Quoc	An Thoi Ward, An Giang Province	560,000 m²	Shophouses, villas
21	KDI Holdings	La Tien Villas – Libera Nha Trang	North Nha Trang Ward, Khanh Hoa Province	280,000 m²	Single-family and semi-detached resort villas

DISTRIBUTED PROJECTS IN 2026					
No.	**Developer**	**Project**	**Location**	**Scale (m²)**	**Product Type**
22	Phat Dat Group	The Quay	Phuoc Hai Commune, Ho Chi Minh City	73,000 m²	Apartments
23	Gamuda Land	Spring Ville	Nhon Trach Ward, Dong Nai City	182,000 m²	Townhouses, shophouses, apartments
24	Mitsubishi Corporation & Phat Dat Corporation	Water Concept	Thuan Giao Ward, Ho Chi Minh City	44,000 m²	Apartments, townhouses
25	CapitaLand	Sycamore CapitaLand	Binh Duong Ward, Ho Chi Minh City	189,000 m²	Apartments, townhouses, shophouses, villas
26	BIM Group	BIM Group Long An	Ben Luc Commune, Tay Ninh Province	1,437,900 m²	Apartments, single-family villas, townhouses, semi-detached villas
27	Keppel Land, Tran Thai & Tien Phuoc	Palm Garden	An Khanh Ward, Ho Chi Minh City	16,800 m²	Luxury condominium apartments, offices, shophouses, officetels
28	Nam Long Group, Nishi Nippon Railroad & Hankyu Hanshin	Mizuki Park	Binh Hung Commune, Ho Chi Minh City	260,000 m²	Apartments, villas, townhouses
29	T&T Group	T&T Millennia City	Long Hau Commune, Tay Ninh Province	2,670,000 m²	Townhouses, villas, apartments

OPERATIONAL INVESTMENT PROJECTS						
No.	**Project**	**Location**	**Scale (m²)**	**Product Type**	**Total Investment (billion VND)**	**Implementation Status / Progress**
1	Le Palmier Ho Tram Resort	Xuyen Moc, Ba Ria – Vung Tau	17,417	Boutique Resort & Village	450	The Company brought into commercial operation in 2023

7.2. Net Revenue Structure over the Last 2 Years and up to the Latest Quarter

Unit: million VND

ITEM / CATEGORY	Year 2024		Year 2025		Cumulative to end of Q2/2026	
	Value	Proportion (%)	Value	Proportion (%)	Value	Proportion (%)
Net revenue from real estate	11,777	3%	-	0%	-	0%

ITEM / CATEGORY	Year 2024		Year 2025		Cumulative to end of Q2/2026	
	Value	Proportion (%)	Value	Proportion (%)	Value	Proportion (%)
Net revenue from brokerage services	298,507	85%	478,551	92%	238,287	99%
Revenue from other services	42,226	12%	42,663	8%	3,443	1%
Total Net Revenue	**352,510**	**100%**	**521,214**	**100%**	**241,730**	**100%**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

ITEM / CATEGORY	Year 2024		Year 2025		Cumulative to end of Q2/2026	
	Value	Proportion (%)	Value	Proportion (%)	Value	Proportion (%)
Net revenue from real estate	11,777	3%	-	0%	-	0%
Net revenue from brokerage services	298,507	76%	478,552	86%	238,287	92%
Revenue from other services	81,559	21%	80,257	14%	21,128	8%
Total Net Revenue	**391,843**	**100%**	**558,808**	**100%**	**259,415**	**100%**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

7.3. Gross Profit Structure over the Last 2 Years and up to the Latest Quarter

Unit: million VND

ITEM / CATEGORY	Year 2024		Year 2025		Cumulative to end of Q2/2026	
	Value	Proportion (%)	Value	Proportion (%)	Value	Proportion (%)
Gross profit from real estate	-	-	-	-	-	-
Gross profit from brokerage services	98,379	33%	161,310	34%	109,904	46%
Gross profit from other services	5,012	12%	6,525	15%	1,615	47%

ITEM / CATEGORY	Year 2024		Year 2025		Cumulative to end of Q2/2026	
	Value	Proportion (%)	Value	Proportion (%)	Value	Proportion (%)
Total Gross Profit	**103,391**	**29%**	**167,835**	**32%**	**111,519**	**46%**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

ITEM / CATEGORY	Year 2024		Year 2025		Cumulative to end of Q2/2026	
	Value	Proportion (%)	Value	Proportion (%)	Value	Proportion (%)
Gross profit from real estate	-	-	-	-	-	-
Gross profit from brokerage services	98,379	33%	161,310	34%	109,904	46%
Gross profit from other services	10,694	13%	7,570	9%	1,984	9%
Total Gross Profit	**109,073**	**28%**	**168,880**	**30%**	**111,887**	**43%**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

7.4. Operating Expenses Structure

Unit: million VND

ITEM / CATEGORY	Year 2024	Year 2025	Cumulative to end of Q2/2026
1. Cost of Goods Sold	249,118	353,379	130,211
2. General and Administrative Expenses	32,175	32,935	20,182
3. Selling Expenses	14,635	30,240	38,357
4. Financial Expenses	25,754	31,150	18,518
5. Other Expenses	5,918	8,873	6,992
Total Expenses	**327,600**	**456,577**	**214,259**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

ITEM / CATEGORY	Year 2024	Year 2025	Cumulative to end of Q2/2026
1. Cost of Goods Sold	282,769	389,928	147,527
2. General and Administrative Expenses	55,353	56,523	31,870
3. Selling Expenses	15,189	31,018	37,929
4. Financial Expenses	21,936	22,521	10,323
5. Other Expenses	5,976	9,080	7,181
Total Expenses	**381,223**	**509,071**	**234,830**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

8. Report on Business Performance in 2024, 2025 and Q2/2026

2024 was a year of difficulties and challenges for the global economy across all Political - Economic - Social aspects; monetary tightening policies in European nations to curb inflation; intensifying military conflict between Russia and Ukraine with risks of political instability spreading; natural disasters and climate change increasingly severe.

Vietnam was also considerably affected by the 2024 global downturn, including heightened inflation pressures, rising bank interest rates, unprecedented energy costs, exchange rate increases, etc., which caused financial costs to surge and severely affected businesses. Year-end business results showed that many enterprises with substantial operational cash flows faced challenges, while business cessations, dissolutions, and bankruptcies increased sharply compared to the previous year. However, in the final months of the year, Vietnam's economy demonstrated positive trends, helping Vietnam maintain growth compared to regional peers with distinct signs of recovery. In particular, the real estate market in late months recorded sales figures higher than earlier in the year, and bank interest rates were supported for home purchase loans, etc.

Against the economic backdrop of 2024, Dong Tay Land inevitably faced impacts from the market. Confronting difficulties and challenges, Dong Tay Land's team made relentless efforts and showed determination to overcome obstacles together. At the same time, the company successfully expanded the Dong Tay ecosystem: establishing member companies, branch offices, an affiliated network of over 100 companies and more than 1,000 sales specialists from North to South, expanding investment and operation of hospitality systems and resort projects.

Entering 2025, the economic situation in Vietnam and globally witnessed many positive shifts, with Vietnam's GDP estimated to grow by 8.02%, production, export, and investment attraction continuing to flourish, and the real estate market overall enjoying favorable conditions for recovery. Lending interest rate levels remained relatively low, contributing to improved access to capital for both businesses and citizens.

Dong Tay Land seized opportunities, continually striving and resolving to grow alongside the market, expanding the Dong Tay ecosystem: establishing member companies, branch offices, an

affiliated network of over 100 companies, more than 1,000 sales professionals nationwide, and expanding hospitality investment and resort operations.

Moving into early 2026, monetary policy became somewhat tighter, with interest rates and credit quotas strictly managed, impacting real estate market demand. Although many real estate projects had legal bottlenecks removed to provide supply, demand has not yet picked up; furthermore, luxury real estate investment demand softened—a segment where the Company heavily focuses its distribution. Consequently, the Company's business results in the early phase experienced slower growth. However, Company management concentrated on bolstering online sales, communications, and marketing to create growth momentum for year-end quarters, which traditionally represent the most vibrant market period.

Certain business performance indicators of the Company in 2024, 2025, and Q2/2026 are as follows:

Business performance results for 2024, 2025 and Q2/2026:

Unit: million VND

Indicator	Year 2024	Year 2025	% Change 2025/2024	Cumulative to end of Q2/2026
1. Total Assets	1,135,025	1,286,565	13%	1,311,026
2. Owner's Equity	800,533	850,441	6%	876,637
3. Net Revenue	352,510	521,214	48%	241,730
4. Operating Profit	30,836	74,016	140%	39,683
5. Other Income	165	1,119	578%	97
6. Profit Before Tax	25,085	66,263	164%	32,788
7. Profit After Tax	17,497	49,908	185%	26,195
8. Book Value per Share (VND/share)	10,007	10,631	6%	10,958

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

Indicator	Year 2024	Year 2025	% Change 2025/2024	Cumulative to end of Q2/2026
1. Total Assets	1,209,251	1,377,953	14%	1,396,593
2. Owner's Equity	812,548	845,804	4%	853,031
3. Net Revenue	391,843	558,808	43%	259,415
4. Operating Profit	16,396	59,677	264%	32,613
5. Other Income	316	1,121	255%	119
6. Profit Before Tax	10,736	51,718	382%	25,552

Indicator	Year 2024	Year 2025	% Change 2025/2024	Cumulative to end of Q2/2026
7. Profit After Tax	2,771	33.25	1,100%	17,129
8. Earnings Per Share (EPS) (VND/share)	35	419	1,093%	216
9. Book Value Per Share (VND/share)	10,157	10,573	4%	10,663

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

Auditor's opinion on financial statements up to trading registration date:

- **Audited Separate and Consolidated Financial Statements 2025:**

  Basis for Qualified Audit Opinion

  "As of December 31, 2025, we were unable to obtain debt confirmation letters for receivables and payables balances with specific values as follows: Short-term trade receivables amounting to VND 7,798,922,810, Other short-term receivables amounting to VND 29,912,797,433, and Other short-term payables amounting to VND 21,001,918,052. Furthermore, through alternative audit procedures, we were also unable to obtain other documentation such as contracts, commitments, or post-period payment vouchers to determine the existence, accuracy, recovery period, and settlement period of the aforementioned balances. Consequently, we lacked sufficient information to determine the impact of these figures on the Separate Financial Statements for the year ended December 31, 2025, or the necessity of adjustments to these figures."

  Qualified Audit Opinion

  "In our opinion, except for the effects of the matter described in the 'Basis for Qualified Audit Opinion' section, the separate financial statements give a true and fair view, in all material respects, of the financial position of Dong Tay Land Corporation as of December 31, 2025, and of its financial performance and cash flows for the financial period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and statutory requirements relevant to the preparation and presentation of financial statements."

  Emphasis of Matter

  We draw attention to Note V.4 of the Separate Financial Statements, which describes the operational status of subsidiaries Kim Sa Tourism Trading Investment Co., Ltd. and Dong Tay Holding Corporation as of December 31, 2025: these companies incurred net losses, and their ability to continue as going concerns depends on continued financial support from Dong Tay Land Corporation. Dong Tay Land Corporation has confirmed that it will continue providing financial support so that subsidiaries can settle debts as they fall due. Accordingly, the financial statements of subsidiaries have been prepared on a going concern basis.

- **Explanations of the Board of Management:**

  I. Regarding Other Short-term Receivables:

  1. ***Nature of project booking/down-payment amounts with developers (Other short-term receivables):***

In the course of real estate brokerage and distribution business, based on commercial demand and developers' sales launch methods, the Company entrusted individuals to act as registered applicants, place reservations, or make deposits for units in distributed projects to secure product inventory for business operations.

Under signed entrustment agreements, the Company remitted booking funds to developers under the names of entrusted individuals. Once transactions arise, entrusted individuals are obligated to fulfill commitments in accordance with signed entrustment agreements with the Company.

2. ***Basis for recovering project booking funds:***

The aforementioned booking amounts are handled under the following principles:

• For reservation slots that the Company decides not to invest in, entrusted individuals are responsible for carrying out procedures with developers to retrieve booking funds and refund 100% of the funds to the Company under the entrustment agreement.

• For reservation slots that the Company decides to invest in, booking amounts are converted into earnest money deposits according to developer policies to form product inventory serving the Company's business operations.

3. ***Details of project booking / deposit amounts under Account 1388 are presented in the table below:***

Reservation / deposit funds for the project – Account 1388

No.	Description	Amount (VND)	Notes
Reservation/deposit funds for project purchases, Account 1388, as of 31/12/2025		**29.912.797.433**	
1	Individuals pending customer verification	25.808.448.157	
2	DTL via Developers, pending verification	2.539.941.210	
3	Individuals who have signed sale and purchase / deposit contracts	1.564.408.066	
Decrease in balance as of 31/12/2025		**16.068.448.157**	
1	Customer deposits verified	5.450.000.000	
2	Developers refunded to the Company	10.618.448.157	
	Receivable as of 30/06/2026	**13.844.349.276**	

II. Regarding Other Short-term Payables:

1. Nature of payables to customers (Other short-term payables):

The Company operates in real estate brokerage and distribution. For projects not yet officially launched for sale but permitted by developers to accept registration of interest or reservations, clients wishing to purchase properties transfer reservation funds to the Company in accordance with sales policies of each project.

These amounts are received by the Company to assist clients in registering priority purchasing rights when projects qualify for sales launch per developers' announcements. In essence, these are funds held in trust for customers and handled according to customer

wishes and developer policies. Therefore, the Company records these funds under Account 3388.02 – Other payables, and does not recognize them as revenue.

2. Principles for handling payables to customers:

After developers officially launch sales, reservation funds are processed under one of the following scenarios:

- If the client decides to purchase the property, the reservation fund is converted into an earnest deposit or offset against the client's payment obligation to the developer per project rules, completing the Company's obligation to the client.
- If the client does not proceed with the transaction, the Company refunds the reservation amount to the client per remitter details. Upon full refund, the Company holds no further obligations concerning these funds.
- If the client wishes to transfer registration to another project distributed by the Company, the reservation amount continues to be tracked and processed per client instructions.

3. Reasons for balance movements of payables to customers (Account 3388.02):

Given the nature of real estate operations, Account 3388.02 balances fluctuate based on project progress, developers' sales launch schedules, and customer investment decisions.

As of December 31, 2025, the balance of Account 3388.02 per audited financial statements was: VND 21,001,918,052.

As of June 30, 2026, the balance decreased to VND 2,892,888,044.

Customer reservation / booking funds – Account 3388.02, as of the present date (30/06/2026)

Month	Deposits with Developers		Customer refunds		Verification		Balance (VND)
	No. of receipts	Amount (VND)	No. of receipts	Amount (VND)	No. of receipts	Amount (VND)	
Balance of customer reservation/booking funds, Account 3388.02 as of end of 31/12/2025							***21.001.918.052***
1	8	911.530.000	108	11.216.600.000	15	1.768.000.000	**7.105.788.052**
2			19	1.918.000.000	1	100.000.000	**5.087.788.052**
3	1	50.000.000	8	1.044.900.000			**3.092.888.052**
4	5	250.000.000	5	650.000.000			**3.092.888.052**
5			3	200.000.000			**2.892.888.044**
6			1	8			**2.892.888.044**
Total	**14**	**1.211.530.000**	**144**	**15.029.500.008**	**16**	**1.868.000.00**	**2.892.888.044**

Movements in this line item were primarily driven by:

- Clients completed property purchase transactions, resulting in reservation funds being converted into deposits or payments to developers (Deposit conversions: VND 1,211,530,000);
- Clients completed purchase procedures for properties in the Company's product pool (Reconciled: VND 1,868,000,000);
- Certain clients did not continue transactions and were refunded reservation funds by the Company (Customer refunds: VND 15,029,500,008);

- Certain clients redirected investment interest to other distributed projects, while remaining clients are reviewing products awaiting developer sales launch to make investment decisions (Remaining balance: VND 2,892,888,044);

Accordingly, Account 3388.02 balance at each reporting date reflects outstanding liabilities to customers as of the reporting date and fluctuates dynamically with actual business operations.

III. Short-term Trade Receivables:

This represents a receivable from Dat Xanh Real Estate Services JSC amounting to VND 7,798,922,810.

- Confirmation letter could not be obtained because because the counterparty changed the personnel in charge of confirming balances, the documents could not be provided to the auditors.
- Both parties continue reconciling and settling debts in accordance with contractual progress.

As of June 30, 2026, the balance decreased to **VND 1,778,014,627**.

Receivables and payables continue to be closely tracked, recovered, and refunded by the Company per commitments in reservation agreements with customers and cooperation contracts with developers.

The Company commits that all aforementioned funds and debts are tracked in detail by each customer and project, and accounted for in accordance with transaction substance, prevailing laws, and accounting standards.

Commitment to provide financial support to subsidiaries: As of December 31, 2025, subsidiaries Kim Sa Tourism Trading Investment Co., Ltd. and Dong Tay Holding Corporation incurred net losses and their going concern capability depends on continued financial support from Dong Tay Land Corporation. Therefore, Dong Tay Land Corporation confirms that it will continue providing financial support so that subsidiaries can settle debts as they fall due.

9. Position of the Company Compared to Other Enterprises in the Same Industry

▪ Company Position in Core Business Sector

Dong Tay Land is one of the fast-growing companies in real estate brokerage and project distribution in Vietnam. Compared to industry peers, the Company currently leads the distribution market for apartments, villas, townhouses, etc. in Ho Chi Minh City, Binh Duong, Dong Nai, Phu Quoc, and Nha Trang.

Brand Identity & Reputation

Dong Tay Land's brand has been affirmed nationwide, particularly across the southern region. Mentioning Dong Tay Land brings to mind the leading distributor of apartments, villas, townhouses, etc. in Ho Chi Minh City, Binh Duong, Dong Nai, Phu Quoc, and Nha Trang. Dong Tay's brand has been recognized through top-tier sales records in major projects of prestigious developers like Vingroup, Masterise Homes, Ho Tram Strip, Tan A Dai Thanh, Khang Dien, Nam Long, etc. Additionally, the Company has garnered numerous prominent real estate awards:

Platinum Agent 2023 – Developer Khang Dien; Best Distribution Agent 2023 – Developer Vinhomes; Best Agent 2023 for Ixora Ho Tram – Developer Ho Tram Project Co., Ltd. (The Grand Ho Tram); Excellent Distribution Agent – Developer Meyland - Tan A Dai Thanh; Excellent Distribution Agent – Developer Masterise Homes; Best Agent 2023 – Developer Nam Long; Top 10 Best Real Estate Brokerage Agents 2023 voted by Construction Newspaper; Best Real Estate Trading Floor in Vietnam 2023 awarded by Vietnam Association of Real Estate Brokers (VARS), etc.

Distribution System

Dong Tay Land's distribution system is now expanded nationwide, with particular strength across the Southeast Region and Ho Chi Minh City.

Branch offices in Binh Duong, Long An, HCMC, Hanoi, etc. and Dong Tay Land's real estate trading floor system:

- Dong Tay Land Floor 1
- Dong Tay Land Floor 2
- Dong Tay Land Floor 3
- Dong Tay Land Floor 4
- Dong Tay Land Floor 5
- Dong Tay Land Floor 6
- Dong Tay Land Floor 7
- Dong Tay Land Floor 8
- Dong Tay Land Floor 9
- Dong Tay Land Floor 10
- Dong Tay Land Floor 11
- Dong Tay Land Floor 12
- Dong Tay Land Floor 13
- Phu Quoc Branch – Dong Tay Land Corporation
- Can Giuoc Representative Office – Dong Tay Land Corporation
- Can Gio Representative Office – Dong Tay Land Corporation
- Hau Nghia Representative Office – Dong Tay Land Corporation
- Binh Duong Representative Office – Dong Tay Land Corporation
- Nha Trang Representative Office – Dong Tay Land Corporation
- South Nha Trang Representative Office – Dong Tay Land Corporation
- Quang Ngai Representative Office – Dong Tay Land Corporation
- Da Nang Representative Office – Dong Tay Land Corporation
- Quang Tri Representative Office – Dong Tay Land Corporation
- Hau Nghia Representative Office – Dong Tay Land Corporation

- Dong Tay Land Vinhomes Representative Office

Related Trading Floors Network of Dong Tay Land

- IQI Vietnam Co., Ltd.;
- Tech Realty Real Estate JSC;
- Era Vietnam Investment and Trading Co., Ltd.;
- A Dong Land Investment Development JSC;
- SaleReal Real Estate Services Co., Ltd.;
- Tan Hong Phat Land Investment Co., Ltd.;
- Minh An Homes Real Estate Services Co., Ltd.;
- Minh Tam Land Real Estate Advisory Services Co., Ltd.;
- Phu Hoang Land Real Estate Co., Ltd.;
- Vietnam Land Brokerage Services JSC;
- Aka Investment and Advisory Co., Ltd.;
- TNL Land Co., Ltd.;
- Viet Nam Property Real Estate Investment Co., Ltd.;
- AKA HOMES Real Estate Advisory and Investment JSC;
- CE HOMES JSC;
- HB Land Real Estate Investment Services Co., Ltd.;
- PEGASUS Group Advisory and Investment Co., Ltd.;
- Taka Vietnam Group JSC;
- Vision Land Real Estate Investment JSC;
- Golden Land Real Estate JSC;
- Legacy Group Co., Ltd.;
- ANPHA Real Estate Investment JSC;
- Rich Land Vietnam Real Estate JSC;
- Gia Thanh Real Estate JSC;
- INDOCHINE Real Estate JSC;
- Dat Phu Sa Real Estate Business JSC;
- Tin Hung Real Estate Co., Ltd.;
- LAVIE LAND Co., Ltd.;
- 168 Property Real Estate Investment Services Co., Ltd.;
- An Gia Real Estate Investment and Development JSC;
- Aureal Real Estate Investment & Development Co., Ltd.;
- EMG JSC;

- EximRS Real Estate JSC;
- LASTING CAPITAL JSC;
- LUXURY HOMES Real Estate Trading and Service Co., Ltd.;
- LMK Co., Ltd. (MK LAND);
- Minh Chau NKC Real Estate Co., Ltd.;
- REDCA Real Estate Services Co., Ltd.;
- Smartland Real Estate Co., Ltd.;
- SSQC JSC;
- TD-LAND Real Estate JSC;
- Thien Gia Minh Real Estate Trading and Service Co., Ltd.;
- TPI Land JSC;
- VS HOMES Investment Construction Trading Service JSC;
- WE PROPERTY Co., Ltd.;
- AU HOMES SAIGON Co., Ltd.;
- 5S HOME Technical Service Trading Co., Ltd.;
- An Khang Real Estate Advisory and Investment JSC;
- ANN HOME Housing JSC;
- Best Now Real Real Estate Investment Co., Ltd.;
- Casland Real Estate Investment and Development JSC;
- Chau Dai Duong Real Estate JSC;
- CH LAND Real Estate Services Co., Ltd.;
- Sai Gon D1 LAND Co., Ltd.;
- Dang Minh Real Estate Investment Co., Ltd.;
- Dong Hoa Property Investment JSC;
- DT HOME INVEST Co., Ltd.;
- GLOBAL HOMES Real Estate JSC;
- King Land Real Estate Investment Co., Ltd.;
- Kland JSC;
- Maicom Vietnam JSC;
- MASTER LAND Real Estate Investment Co., Ltd.;
- Megan Holdings JSC;
- MGVS Real Estate JSC;
- Minh Hai Group Real Estate JSC;
- Mot Nha Land Real Estate Co., Ltd.;

- NC Real Estate JSC;
- New Sky Homes Co., Ltd.;
- Nguyen Hoang Real Estate Investment JSC;
- Nguyen Lam Real Estate Advisory Services Co., Ltd.;

With this distribution system, Dong Tây Land has established a strong presence across the entire markets of Ho Chi Minh City, Binh Duong, Dong Nai, and adjacent provinces. In 2026, the Company aims to command a nationwide presence. Furthermore, Dong Tay Land currently possesses over 600 professional sales specialists in real estate, representing a considerable competitive advantage.

Management and Executive Apparatus

The corporate governance and operational structure has been continually improved to meet governance and management requirements amid growth and international integration. Aiming to refine corporate governance under international standards, Dong Tay Land has met development requirements to some extent, enhanced competitiveness, and deepened global integration.

Human Resources

The core leadership of the Board of Directors and Board of Management possess extensive experience in business operations, brokerage, and distribution of real estate projects, harmoniously combining commercial acumen with corporate management expertise. The Company boasts a managerial cadre with university and post-graduate degrees, highly experienced, deeply knowledgeable, agile sales personnel who remain committed to the Company over years of operation.

Centralized and unified human resource management is a significant advantage over competitors; with an excellent working environment and competitive talent retention schemes, the Company continues to attract outstanding talents. With this experienced and passionate workforce, the Company is fully capable of rolling out comprehensive programs to bolster competitiveness and fulfill its business development strategies.

- **Industry Growth Prospects**

The Company's core business focuses on real estate brokerage, investment cooperation, and project distribution. Therefore, growth prospects in this industry serve as the foundation for Dong Tay Land's business development. Optimistic future economic development influences broader sectors; in reality, rising living standards drive increased housing needs alongside population growth in urban areas. With economic growth hovering aTranche 7% in recent years and pressing urban housing demands unresolved in the short term, tremendous opportunities will arise for residential developments, rental housing, shopping centers, hotels, and resorts.

Together with socio-economic progress and rising citizen incomes, demand for safe, modern living environments with premium amenities has grown rapidly. As the most dynamic and developed region in Vietnam, Ho Chi Minh City and adjacent areas have attracted large influxes of workforce and residents. Housing demand is substantial, with a high proportion seeking luxury apartments. The real estate market also correlates positively with national urbanization rates. Urbanization in Vietnam is increasing, currently with roughly 26% of the population residing in urban areas, forecasted to rise steadily. Amid such rapid urbanization, alongside the expansion of luxury

residences, coming years will also witness a boom in mid-income housing markets.

With deepening economic integration, foreign corporations entering Vietnam bring a sizable contingent of expatriate experts. Accommodation demands for this group are considerable, requiring very high standards of luxury housing.

Observations on future real estate market trends:

The real estate market, particularly residential housing, office leases, luxury condominiums, and commercial complexes, will experience robust growth over the next few years due to the following factors:

- First, the Law on Real Estate Business and implementing guiding regulations establish a legal framework for real estate transactions.
- Second, the market is attracting and will continue to welcome professional international real estate developers equipped with substantial capital and expertise.
- Third, many commercial banks are rolling out long-term home loan packages with preferential policies for individuals with stable incomes.
- Fourth, suspended master plans and stalled projects are being thoroughly reviewed and revoked, paving the way for feasible, high-potential projects.

With the rapid development of the private sector and increasing foreign direct investment inflows into Vietnam, supply-demand imbalances in the office leasing market will persist for several more years. Demand for office towers, high-end rental apartments, and manufacturing premises will expand as multinational corporations across diverse industries enter Vietnam.

Housing demand across all demographics will rise sharply and remains urgent due to population expansion and swift urbanization. Real estate developments for modern, premium healthcare and education facilities will also accelerate. In addition, the trend of overseas Vietnamese remitting funds and investing domestically continues to create substantial demand for housing, offices, and industrial facilities.

Demand for hotels, restaurants, shopping centers, and entertainment complexes continues to surge relentlessly due to increasing consumer spending and growing tourist arrivals. This represents a pivotal catalyst driving vigorous growth in the real estate sector going forward.

10. Labor Policies

10.1. Number of Employees in the Company (as of June 30, 2026)

No.	Classification Criteria	Number of Employees	Ratio (%)
A	**By Educational Level**	**147**	**100%**
1	University and Postgraduate	103	70%
2	College	31	21%
3	Vocational / Intermediate	7	5%
4	Below Vocational	6	4%
B	**By Labor Contract Type**	**147**	**100%**
1	Short-term contracts under 1 year	0	100%

No.	Classification Criteria	Number of Employees	Ratio (%)
2	Fixed-term contracts from 1 to 3 years	108	73%
3	Indefinite-term contracts	39	27%
C	**By Gender**	**147**	**100%**
1	Male	66	45%
2	Female	81	55%
	Total	**147**	**100%**

Source: Dong Tay Land Corporation

10.2. Training, Compensation, Bonus and Allowance Policies

❖ **Recruitment Policy:**

Dong Tay Land Corporation always targets diversified recruitment, welcoming all candidates seeking a dynamic, professional, efficient working environment replete with career advancement opportunities. To achieve this, the Company establishes transparent and specific recruitment criteria for each position, including job descriptions, compensation, benefits, required experience, and qualifications. Additionally, for each vacancy, Dong Tay Land designs tailored probationary and training programs to ensure new hires integrate seamlessly and hone essential skills.

Furthermore, the Company implements onboarding orientation policies to foster integration and high productivity for newcomers. Specifically, Dong Tay Land organizes corporate culture introduction sessions to help new staff comprehend corporate guidelines, cultural norms, and core values. Additionally, hand-over guidance enables new employees to thoroughly understand their assignments and operating methodologies, boosting confidence and ensuring optimal performance.

❖ **Training Policy:**

To maintain stability and enhance workforce quality, Dong Tay Land Corporation consistently focuses on comprehensive, effective human resource development policies to support continuous staff progression, elevating technical and professional competencies to excel in assigned duties.

Specifically, Dong Tay Land frequently organizes training courses to improve professional expertise, managerial capabilities, and cultural awareness. These courses not only equip personnel with new knowledge but also foster mutual sharing and peer learning. In addition, the Company periodically reviews staff competencies to restructure training curricula, driving personal development and work performance.

The Company also offers tuition assistance for employees enrolling in external specialized courses to advance their professional skills, subject to a post-training service commitment, thereby maximizing mutual returns on training investments.

Moreover, Dong Tay Land places emphasis on training interns into full-time staff, organizing in-depth coaching and practical mentoring so newcomers develop competencies and gain confidence when transitioning to official employment.

❖ **Remuneration, Bonus and Welfare Policies:**

Remuneration, bonus, and welfare policies are designed to ensure employee satisfaction and sustainable organizational development, including:

- Periodic salary review: Dong Tay Land conducts annual performance appraisals and salary reviews to ensure contributions are duly recognized with equitable compensation adjustments, evaluating individual performance, dedication, and personal growth.
- Bonuses for special occasions: Dong Tay Land offers bonuses on public holidays, Lunar New Year (Tet), birthdays, and a 13th-month salary bonus, contingent upon business performance to safeguard financial sustainability.
- Performance bonus: To incentivize dedication to shared success, Dong Tay Land implements performance-based bonus schemes, sharing financial achievements when major corporate targets are attained.
- Statutory insurance contributions: Dong Tay Land strictly complies with labor laws regarding Social Insurance, Health Insurance and Accident Insurance, ensuring full statutory coverage for all personnel.
- Care for employees and families: Emphasizing humane values and a supportive workplace, the Company regularly visits and provides assistance to employees and families facing hardship, illness, hospitalization, or bereavement.
- Efficient leave management: Dong Tay Land offers flexible leave policies, enabling leave accumulation and advance registration to facilitate work-life balance.
- Overtime pay scheme: Overtime is accurately calculated and compensated in full compliance with legal statutes, ensuring fairness and protecting employee rights.

❖ **Other Policies:**

In addition to statutory benefits, Dong Tay Land fosters favorable working conditions to maximize employee productivity.

Specifically, to relieve commuting burdens, the Company provides daily parking subsidies, allowing staff to focus on their assignments without commuting cost concerns.

Moreover, to maintain professional appearance across the organization, the Company provides an annual uniform allowance, projecting a polished corporate image.

Furthermore, to support business assignments across various destinations, Dong Tay Land implements per diem and travel allowance policies covering transportation and lodging expenses during business trips.

❖ **Average salary over the last 3 years:**

- Year 2022: VND 15,979,038/person/month
- Year 2023: VND 14,590,368/person/month
- Year 2024: VND 16,279,000/person/month
- Year 2025: VND 17,741,458/person/month

11. Dividend Policy

The Company's dividend payments consistently comply with its Charter and legal regulations. Accordingly, annual dividends are paid out of undistributed profit after tax upon BOD recommendation and approval by the General Meeting of Shareholders.

12. Financial Status

12.1. Information on Fiscal Year of Dong Tay Land Corporation

Dong Tay Land Corporation selects a fiscal year beginning on January 1 and ending on December 31 annually to align with its business operational requirements.

12.2. Basic Indicators

❖ **Receivables:**

Unit: million VND

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Short-term receivables**	**363,139**	**312,111**	**139,312**
1	Short-term trade receivables	48,998	137,161	74,870
2	Short-term prepayments to suppliers	25,026	28,654	40,221
3	Short-term loan receivables	-	130,300	-
4	Other short-term receivables	314,961	44,505	53,478
5	Provision for doubtful short-term receivables	(25,846)	(28,509)	(29,257)
II	**Long-term receivables**	**23,551**	**1,051**	**205,000**
1	Other long-term receivables	23,551	1,051	205,000
	Total	**386,690**	**313,161**	**344,312**

- Provision for doubtful short-term receivables:

No.	COUNTERPARTY	31/12/2025		30/06/2026	
		Historical Cost	Provision	Historical Cost	Provision
1	Navireal Commercial Investment Co., Ltd.	17,605	(17,605)	17,605	(17,605)
2	Khai Hoan Real Estate Brokerage and Investment Co., Ltd.	5,409	(5,409)	5,409	(5,409)
3	Hong Thuan Phong Real Estate Business Investment and Construction Co., Ltd.	-	-	200	(200)
4	Dia Cau JSC	-	-	548	(548)
5	Other counterparties	6,747	(5,496)	6,747	(5,496)
Total		**29,761**	**(28,509)**	**30,508**	**(29,257)**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Short-term receivables**	**358,032**	**311,093**	**138,309**
1	Short-term trade receivables	56,466	138,461	77,361
2	Short-term prepayments to suppliers	25,361	27,905	41,512
3	Other short-term receivables	302,051	173,236	48,758
4	Short-term internal receivables			(66)
5	Provision for doubtful short-term receivables	(25,846)	(28,509)	(29,257)
II	**Long-term receivables**	**354,819**	**354,819**	**559,819**
1	Other long-term receivables	354,819	354,819	559,819
	Total	**666,019**	**665,912**	**698,127**

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- Provision for doubtful short-term receivables:

No.	COUNTERPARTY	31/12/2025		30/06/2026	
		Historical Cost	Provision	Historical Cost	Provision
1	Navireal Commercial Investment Co., Ltd.	17,605	(17,605)	17,605	(17,605)
2	Khai Hoan Real Estate Brokerage and Investment Co., Ltd.	5,409	(5,409)	5,409	(5,409)
3	Other counterparties	6,747	(5,496)	6,747	(6,244)
Total		**29,761**	**(28,509)**	**29,761**	**(29,257)**

- The aforementioned doubtful short-term receivables represent brokerage commission advances made by the Company to partners. Due to customers' financial difficulties, the Company assessed them as uncollectible. As of December 31, 2025, these debts were overdue by more than 3 years, so accounting made 100% provision on the receivable values.

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

- Other short-term receivables:

No.	COUNTERPARTY	31/12/2024	31/12/2025	30/06/2026
	Receivables from related parties			
1	Dong Tay Real Estate Investment JSC	2,074	-	-
2	Ms. Nguyen Thi Hong Van	53,126	-	5,860
3	Mr. Nguyen Thai Binh (1)	66,347	130,300	-
4	Project purchase deposit - Ms. Nguyen Thi Hong Van	-	689	689
5	Mr. Tran Van Hiep	44,000	-	-
6	Mr. Nghiem Vu Hai	20,500	-	-
7	Mr. Nguyen Hoang Bao	28,497	-	-
8	Mr. Doan Bao Luan	36,000	-	-
9	Mr. Nguyen Thai Son	29,500	-	-

No.	COUNTERPARTY	31/12/2024	31/12/2025	30/06/2026
	Receivables from other organizations and individuals			
1	Project purchase deposit - Vinhomes JSC	-	6,300	1,200
2	Project purchase deposit - Green City Development JSC	196	4,804	1,746
3	Project purchase deposit - S-Property Real Estate JSC	-	4,000	3,937
4	Project purchase deposit - Tam Luc Real Estate JSC	4,200	-	-
5	Project purchase deposit - Masterise Agents Brokerage Co., Ltd.	500	-	-
6	Project purchase deposit - Vega City JSC	400	-	-
7	Project purchase deposit - KN Cam Ranh Co., Ltd.	2,150	-	-
8	Other project purchase deposits	3,213	14,809	19,188
9	Other deposits	-	11,802	13,671
10	Other receivables	11,348	532	802
	Total	**302,051**	**173,236**	**47,093**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

(1) Details of Short-term loan receivables and Other short-term receivables:

- Loan under Board of Directors Resolution No. 1510/2025/NQ-DTLand dated October 15, 2025 and Loan Agreement dated October 15, 2025 with Dong Tay Holding Corporation: the Company granted a loan to Dong Tay Holding Corporation totaling VND 250,000,000,000 to carry out lawful investment and business activities, loan term 24 months, interest rate 7.3%/year. On May

8, 2026, the Company and Dong Tay Holding Corporation signed a contract liquidation minute, and on May 14, 2026, Dong Tay Holding Corporation fully repaid the loan to the Company.

- Under Board of Directors Resolution No. 0311/2025/NQ-DTHolding dated November 3, 2025, this represents funds entrusted by Dong Tay Holding Corporation to Mr. Nguyen Thai Binh to identify and negotiate with land-use right holders and receive transfers of land-use rights and land-attached assets, entrustment duration 24 months from November 3, 2025, entrustment balance as of December 31, 2025 was VND 130,300,000,000. Under Board of Directors Resolution No. 0805/2026/NQ-DTHolding dated May 8, 2026, Dong Tay Holding Corporation approved the termination of entrustment, and Mr. Nguyen Thai Binh fully returned the entrusted funds on May 14, 2026.

- Other long-term receivables

No.	COUNTERPARTY	31/12/2024	31/12/2025	30/06/2026
	Receivables from related parties			
1		156,900	156,900	156,900
2	Mr. Nguyen Thai Son	500	500	500
3	Mr. Pham Minh Tuan	30,791	30,791	30,791
4	Mr. Pham Duy Hieu	63,108	63,108	63,108
5	Mr. Vo Dinh Dan	103,520	103,520	103,520
6	Dong Tay Holding Corporation	-	-	205,000
	Total	**354,819**	**354,819**	**354,819**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

Under Resolutions No. 02/2024/NQ-DHDCD dated 24/05/2024, No. 03/2024/NQ-DHDCD dated 27/05/2024, and No. 04/2024/NQ-DHDCD dated 20/06/2024 of Dong Tay Holding Corporation, these represent Investment Entrustment Agreements entered into with individuals to cooperatively invest in existing assets (land owned by individuals with Land Use Right Certificates issued and valued) in former Can Giuoc District (new My Loc Commune) and former Can Duoc District (new Can Duoc Commune) for Dong Tay Holding Corporation to execute legal procedures and develop 2 projects: 1/ My Loc Commercial-Residential & Eco-Tourism Project (46.6 ha) and 2/ Can Duoc Commercial-Residential & Eco-Tourism Project (74.2 ha), details presented in Section 14. Details of investment entrusted land assets are as follows:

+ Can Duoc Commercial-Residential and Eco-Tourism Area Project

Partner Individual	Project Implementation Location	Area (m²)	Entrusted Value (VND)
Nguyen Thai Son		47,519	58,103,550,000

Partner Individual	Project Implementation Location	Area (m²)	Entrusted Value (VND)
	Dinh Hamlet, Tan Chanh Commune, Can Duoc District, Long An Province	12,058	
	Tan Chanh Commune, Can Duoc District, Long An Province	35,461	
Pham Duy Hieu		4,316	63,108,000,000
	Rach Dao Hamlet, My Le Commune, Can Duoc District, Long An Province	4,316	
Pham Minh Tuan		17,106	30,790,800,000
	Hamlet 4, My Quy Dong Commune, Duc Hue District, Long An Province	17,106	
Pham Thi Hoang		14,241	17,089,200,000
	Tan Chanh Commune, Can Duoc District, Long An Province	14,241	
Vo Dinh Dan		5,176	103,520,000,000
	Hoa Thuan 2 Hamlet, Truong Binh Commune, Can Giuoc District, Long An Province	5,176	
Total		**88,358**	**272,611,550,000**

+ My Loc Commercial-Residential and Eco-Tourism Area Project

Partner Individual	Project Implementation Location	Area (m²)	Entrusted Value (VND)
Nguyen Thai Son		18,039	47,685,109,000
	Phuoc Hung 1 Hamlet, Phuoc Lam Commune, Can Giuoc District, Long An Province	6,336	
	Phuoc Ke Hamlet, Phuoc Lam Commune, Can Giuoc District, Long An Province	2,014	
	Phuoc Thuan Hamlet, Phuoc Lam Commune, Can Giuoc District, Long An Province	900	
	Thuan Bac Hamlet, Thuan Thanh Commune, Can Giuoc District, Long An Province	8,789	
Nguyen Thai Binh		22,409	31,714,891,000
	Phuoc Ke Hamlet, Phuoc Lam Commune, Can Giuoc District, Long An Province	21,509	
	Phuoc Thuan Hamlet, Phuoc Lam Commune, Can Giuoc District, Long An Province	900	

Partner Individual	Project Implementation Location	Area (m²)	Entrusted Value (VND)
Total		**40,448**	**79,400,000,000**

❖ **Total Liabilities**

❖ *Unit: million VND*

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Short-term Liabilities**	**175,864**	**249,713**	**248,513**
1	Short-term trade payables	28,559	27,357	45,947
2	Short-term advances from customers	1,373	13,825	1,288
3	Taxes and other statutory payables to the State	31,867	32,042	33,225
4	Payables to employees	2,762	4,913	47,929
5	Short-term accrued expenses	55,236	89,335	55,536
6	Short-term unearned revenue	250	250	250
7	Other short-term payables	16,019	45,839	34,673
8	Short-term borrowings and finance lease liabilities	39,798	36,151	29,664
II	**Long-term Liabilities**	**158,627**	**186,410**	**185,876**
	Total	**334,491**	**436,123**	**434,389**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Short-term Liabilities**	**215,142**	**325,374**	**327,423**
1	Short-term trade payables	34,706	32,805	54,197
2	Short-term advances from customers	47,822	66,608	2,727
3	Taxes and other statutory payables to the State	31,888	33,522	35,714
4	Payables to employees	4,258	6,627	49,405
5	Short-term accrued expenses	52,315	91,262	63,256
6	Short-term internal payables	-	-	-
7	Short-term unearned revenu	250	250	48,294
8	Other short-term payables	18,119	47,871	35,696

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
9	Short-term borrowings and finance lease liabilities	25,784	46,428	38,134
II	**Long-term Liabilities**	**181,561**	**206,775**	**210,368**
1	Other long-term payables	-	200	200
2	Long-term borrowings and finance lease liabilities	173,863	196,769	198,533
3	Deferred tax liabilities	7,698	9,806	11,636
	Total	**396,703**	**532,149**	**537,791**

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Short-term borrowings and finance lease liabilities:

	As of 30/06/2026		Movements		As of 31/12/2025		Collateral / Loan Security Method
	Value	Amount with Repayment Capacity	Increase	Decrease	Value	Amount with Repayment Capacity	
Vietnam Prosperity Commercial Joint Stock Bank (VPBank) - Saigon Branch	1,174	1,174	1,143	301	332	332	This overdraft loan is unsecured
Military Commercial Joint Stock Bank (MB Bank) - Binh Chanh Branch	19,739	19,739	28,931	32,821	23,629	23,629	Collateral includes land use rights attached to Kim Sa Tourism Area project
Current portion of long-term borrowings - Techcombank - Saigon Branch (*)	5,246	5,246	-	5,246	10,492	10,492	
Current portion of long-term borrowings - MB Bank - Binh Chanh Branch (*)	11,866	11,866	2,298	2,188	11,757	11,757	
Current portion of long-term borrowings - VPBank - Saigon Branch (*)	110	110	-	110	219	219	
Total	**38,134**	**38,134**	**32,372**	**40,666**	**46,428**	**46,428**	

(*) For aforementioned current portions of long-term borrowings, values and collateral security are detailed under "Long-term borrowings and finance lease liabilities" on the adjacent page below.

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Long-term borrowings and finance lease liabilities:

	As of 30/06/2026		Movements		As of 31/12/2025		Collateral / Loan Security Method
	Value	Amount with Repayment Capacity	Increase	Decrease	Value	Amount with Repayment Capacity	
Vietnam Prosperity Commercial Joint Stock Bank (VPBank) - HCMC Branch	-	-			-	-	
Vietnam Technological and Commercial Joint Stock Bank (Techcombank) - Saigon Branch	36,135	36,135		-	36,135	36,135	Investment real estate financed under the borrowing purpose
Vietnam Prosperity Commercial Joint Stock Bank (VPBank) - Saigon Branch	511	511		-	511	511	Mortgaged with assets formed from the loan
Military Commercial Joint Stock Bank (MB Bank) - Binh Chanh Branch	161,886	161,886	2,298	534	160,122	160,122	- Collateral includes land use rights attached to Kim Sa Tourism Area project - Capital contribution of Dong Tay Land Corporation in Kim Sa Tourism Trading Investment Co., Ltd. - All shares owned by Mr. Nguyen Thai Binh in Dong Tay Land Corporation.
Total	**198,533**	**198,533**	**2,298**	**534**	**196,769**	**196,769**	

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

Inventories

Unit: million VND

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
1	Inventories	395	1,103	1,233
	Total	**395**	**1,103**	**1,233**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
1	Inventories	26,724	27,482	27,765
	Total	**26,724**	**27,482**	**27,765**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

❖ **Financial Investments**

Unit: million VND

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Short-term financial investments**			
1	Held-to-maturity investments			
II	**Long-term financial investments**	**593,817**	**583,272**	**574,125**
1	Investments in subsidiaries	609,825	609,825	609,825
2	Investments in associates and joint ventures	3,250	3,250	3,250
3	Investments in other entities	19,650	19,650	19,650
4	Provision for impairment of long-term financial investments (*)	(38,908)	(49,453)	(58,600)
	Total	**593,817**	**583,272**	**574,125**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

(*) Details of Financial Investment Provision per Audited 2025 Separate Financial Statements are as follows:

Unit: VND

Long-term financial investments (investments in other entities)				
Item	Closing balance		Opening balance	
	Original value (VND)	Provision (VND)	Original value (VND)	Provision (VND)
a. Investments in subsidiaries	**609.825.382.075**	**(47.734.419.296)**	**609.825.382.075**	**(36.344.039.993)**

Kim Sa Tourism Trading Investment Co., Ltd.	258.825.382.075	(47.026.242.469)	258.825.382.075	(36.257.506.634)
Dong Tay Holding JSC	351.000.000.000	(708.176.827)	351.000.000.000	(86.533.359)
b. Investments in joint ventures and associates	**3.250.000.000**	**(1.296.758.280)**	**3.250.000.000**	**(2.145.857.343)**
Dong Tay Property Real Estate JSC	1.500.000.000	(737.093.199)	1.500.000.000	(1.462.831.460)
Dong Tay Land Phu My Hung JSC	1.750.000.000	(559.665.081)	1.750.000.000	(683.025.883)
c. Investments in other entities	**19.650.000.000**	**(421.765.237)**	**19.650.000.000**	**(417.948.614)**
Dong Tay Real Estate Investment JSC	19.650.000.000	(421.765.237)	19.650.000.000	(417.948.614)
Total	**632.725.382.075**	**(49.452.942.813)**	**632.725.382.075**	**(38.907.845.950)**

Unit: million VND

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Short-term financial investments**	-	-	-
1	Held-to-maturity investments	-	-	-
II	**Long-term financial investments**	**20,336**	**21,181**	**21,935**
1	Investments in associates and joint ventures	1,104	1,953	2,707
2	Investments in other entities	19,650	19,650	19,650
3	Provision for impairment of long-term financial investments (*)	(418)	(422)	(422)
Total		**20,336**	**21,181**	**21,935**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

(*) Details of Long-term Financial Investment Provision per Audited 2025 Consolidated Financial Statements are as follows:

Unit: VND

b. Investment in other entities	Year-end Balance	
	Original value	**Provision**
	19.650.000.000	(421.765.237)

b. Investment in other entities	Year-end Balance	
Dong Tay Real Estate Investment Joint Stock Company	19.650.000.000	(421.765.237)

❖ **Goodwill**

Goodwill is presented in the Audited 2025 Consolidated Financial Statements, with details as follows:

In 2023, the Company acquired a capital contribution of VND 147 billion in Kim Sa Tourism Trading Investment Co., Ltd. (the entity owning Le Palmier Ho Tram Project) for a total acquisition value of VND 290,176,318,600, thereby giving rise to goodwill amounting to VND 143,176,318,600, which is amortized straight-line over 10 years.

12.3. Statutory Obligations and Compliance with Legal Regulations

Statutory taxes and charges payable as of 31/12/2024, 31/12/2025, and 30/06/2026

Unit: million VND

No.	ITEM / CATEGORY	31/12/2024	31/12/2025	30/06/2026
1	Corporate Income Tax (CIT)	9,908	7,991	14,584
2	Personal Income Tax (PIT)	110	645	725
3	Value Added Tax (VAT)	21,518	21,445	15,979
4	Other Taxes	331	1,961	1,937
	Total	**31,867**	**32,042**	**33,225**

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

No.	ITEM / CATEGORY	31/12/2024	31/12/2025	30/06/2026
1	Corporate Income Tax (CIT)	9,908	7,991	16,201
2	Personal Income Tax (PIT)	131	671	724
3	Value Added Tax (VAT)	21,518	21,445	16,527
4	Other Taxes	331	3,415	2,262
	Total	**31,888**	**33,522**	**35,714**

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

In 2026, the Company underwent Tax Finalization for 2024 and 2025, specifically as follows:

- Tax Authority Branch No. 2 of Ho Chi Minh City and Dong Tay Land Corporation worked together per Inspection Minutes dated May 6, 2026.
- On May 8, 2026, Tax Authority Branch No. 2 of Ho Chi Minh City issued Administrative Penalty Decision No. 3870/QD-XPHC, assessing administrative fines, tax arrears, and late payment interest totaling VND 4,476,435,672. The Company fully remitted all tax arrears,

fines, and late interest within the timeline stipulated in the Decision.

Regarding tax obligations up to December 31, 2025, the Company fulfilled its tax payment obligations in accordance with regulations.

Regarding tax obligations up to June 30, 2026, the Company has been fulfilling and continues to fulfill tax obligations within statutory deadlines.

12.4. Appropriation to Funds

Currently, the Company has not established funds. In the near future, the Company plans to appropriate funds in accordance with its Charter and applicable laws, appropriating the following funds from net profit after corporate income tax upon BOD recommendation and Annual GMS approval:

- Development Investment Fund: appropriated to finance operational expansion or in-depth investment.

- Bonus and Welfare Fund: appropriated to reward and provide material incentives, enhance common benefits and staff welfare, presented as a liability on the financial statements.

12.5. Subsequent Events that May Affect the Financial Status of the Company since the End of the Latest Fiscal Year

None.

12.6. Key Financial Indicators

Unit: million VND

Indicator	Year 2024	Year 2025	Cumulative to end of Q2/2026
1. Total Assets	1,209,251	1,377,953	1,396,593
2. Total Liabilities	396,703	532,149	543,562
3. Owner's Equity	812,548	845,804	853,031
4. Net Revenue	391,843	558,808	259,415
5. Profit After Tax (PAT)	2,771	33,255	17,129

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

13. Assets

❖ **Fixed Assets Status of the Company as of June 30, 2026**

Unit: million VND

Assets	31/12/2024		31/12/2025		30/06/2026		NBV/Cost (%)
	Historical Cost	Net Book Value	Historical Cost	Net Book Value	Historical Cost	Net Book Value	
Tangible Fixed Assets	8,586	1,459	8,871	942	9,025	898	10%
Investment Property	85,812	81,375	146,943	139,180	146,943	137,353	93%

Source: Audited Separate Financial Statements 2024-2025 and Q2/2026 Separate Financial Statements of Dong Tay Land Corporation

Unit: million VND

Assets	31/12/2024		31/12/2025		30/06/2026		NBV/Cost (%)
	Historical Cost	Net Book Value	Historical Cost	Net Book Value	Historical Cost	Net Book Value	
Tangible Fixed Assets	10,695	2,854	11,126	2,153	11,315	1,999	18%
Intangible Fixed Assets	200	53	200	13	200	-	0%
Investment Property	266,614	244,055	327,745	294,998	327,745	289,739	88%

Source: Audited Consolidated Financial Statements 2024-2025 and Q2/2026 Consolidated Financial Statements of Dong Tay Land Corporation

Supplementary Information and Documentation on the Company's Investment Properties per Note V.11 of Audited 2025 Consolidated Financial Statements:

No.	Investment Property	Product Type	Land Area (m²)	Usable Area (m²)	Notes / Remarks
1	Le Palmier Ho Tram Project - Condotel 201	Condotel	86.47	81.59	Certificate of Land Use Rights and Ownership of Assets Attached to Land
2	Le Palmier Ho Tram Project - Condotel 205	Condotel	44.15	40.93	Certificate of Land Use Rights and Ownership of Assets Attached to Land
3	Le Palmier Ho Tram Project - Condotel 207	Condotel	50.76	47.76	Certificate of Land Use Rights and Ownership of Assets Attached to Land
4	Le Palmier Ho Tram Project - Condotel 304	Condotel	53.44	50.21	Certificate of Land Use Rights and Ownership of Assets Attached to Land
5	Le Palmier Ho Tram Project - Condotel 305	Condotel	52.73	49.6	Certificate of Land Use Rights and Ownership of Assets Attached to Land
6	Le Palmier Ho Tram Project - Condotel 401	Condotel	93.22	88.29	Certificate of Land Use Rights and Ownership of Assets Attached to Land
7	Le Palmier Ho Tram Project - Condotel 402	Condotel	49.87	46.75	Certificate of Land Use Rights and Ownership of Assets Attached to Land
8	Le Palmier Ho Tram Project - Condotel 408	Condotel	62.95	59.91	Certificate of Land Use Rights and Ownership of Assets Attached to Land
9	Le Palmier Ho Tram Project - Condotel 409	Condotel	50.67	47.65	Certificate of Land Use Rights and Ownership of Assets Attached to Land

No.	Investment Property	Product Type	Land Area (m²)	Usable Area (m²)	Notes / Remarks
10	Le Palmier Ho Tram Project - Condotel 501	Condotel	90.49	85.75	Certificate of Land Use Rights and Ownership of Assets Attached to Land
11	Le Palmier Ho Tram Project - Condotel 502	Condotel	50.51	47.16	Certificate of Land Use Rights and Ownership of Assets Attached to Land
12	Le Palmier Ho Tram Project - Condotel 503	Condotel	49.93	46.82	Certificate of Land Use Rights and Ownership of Assets Attached to Land
13	Le Palmier Ho Tram Project - Condotel 505	Condotel	52.73	49.6	Certificate of Land Use Rights and Ownership of Assets Attached to Land
14	Le Palmier Ho Tram Project - Condotel 506	Condotel	50.65	47.44	Certificate of Land Use Rights and Ownership of Assets Attached to Land
15	Le Palmier Ho Tram Project - Condotel 508	Condotel	63.73	60.62	Certificate of Land Use Rights and Ownership of Assets Attached to Land
16	Le Palmier Ho Tram Project - Condotel 509	Condotel	50.67	47.65	Certificate of Land Use Rights and Ownership of Assets Attached to Land
17	Le Palmier Ho Tram Project - Condotel 601	Condotel	93.22	88.29	Certificate of Land Use Rights and Ownership of Assets Attached to Land
18	Le Palmier Ho Tram Project - Condotel 602	Condotel	49.87	46.75	Certificate of Land Use Rights and Ownership of Assets Attached to Land
19	Le Palmier Ho Tram Project - Condotel 603	Condotel	51.95	48.69	Certificate of Land Use Rights and Ownership of Assets Attached to Land
20	Le Palmier Ho Tram Project - Condotel 604	Condotel	52.73	49.59	Certificate of Land Use Rights and Ownership of Assets Attached to Land
21	Le Palmier Ho Tram Project - Condotel 605	Condotel	54.91	51.62	Certificate of Land Use Rights and Ownership of Assets Attached to Land
22	Le Palmier Ho Tram Project - Condotel 607	Condotel	51.81	48.56	Certificate of Land Use Rights and Ownership of Assets Attached to Land
23	Le Palmier Ho Tram Project - Condotel 608	Condotel	62.95	59.91	Certificate of Land Use Rights and Ownership of Assets Attached to Land
24	Le Palmier Ho Tram Project - Condotel 609	Condotel	50.67	47.65	Certificate of Land Use Rights and Ownership of Assets Attached to Land
25	Le Palmier Ho Tram Project - Condotel 701	Condotel	226.03	220.65	Certificate of Land Use Rights and Ownership of Assets Attached to Land
26	Le Palmier Ho Tram Project - Condotel 702	Condotel	250.45	245.51	Certificate of Land Use Rights and Ownership of Assets Attached to Land

No.	Investment Property	Product Type	Land Area (m²)	Usable Area (m²)	Notes / Remarks
27	Le Palmier Ho Tram Project - Villa 01	Villas	500	363.76	Certificate of Land Use Rights and Ownership of Assets Attached to Land
28	Le Palmier Ho Tram Project - Villa 02	Villas	500	346.17	Certificate of Land Use Rights and Ownership of Assets Attached to Land
29	Le Palmier Ho Tram Project - Villa 3	Villas	440	313.95	Certificate of Land Use Rights and Ownership of Assets Attached to Land
30	Le Palmier Ho Tram Project - Villa 4	Villas	520	375.67	Certificate of Land Use Rights and Ownership of Assets Attached to Land
31	Le Palmier Ho Tram Project - Villa 5	Villas	510	295.99	Certificate of Land Use Rights and Ownership of Assets Attached to Land
32	Le Palmier Ho Tram Project - Villa 6	Villas	420	295.99	Certificate of Land Use Rights and Ownership of Assets Attached to Land
33	Le Palmier Ho Tram Project - Villa 7	Villas	450	295.99	Certificate of Land Use Rights and Ownership of Assets Attached to Land
34	Le Palmier Ho Tram Project - Villa 8	Villas	475	295.99	Certificate of Land Use Rights and Ownership of Assets Attached to Land
35	Le Palmier Ho Tram Project - Villa 9	Villas	445	299.05	Certificate of Land Use Rights and Ownership of Assets Attached to Land
36	Le Palmier Ho Tram Project - Villa 10	Villas	400	299.05	Certificate of Land Use Rights and Ownership of Assets Attached to Land
37	Le Palmier Ho Tram Project - Villa 11	Villas	400	299.05	Certificate of Land Use Rights and Ownership of Assets Attached to Land
38	Le Palmier Ho Tram Project - Villa 12	Villas	435	299.05	Certificate of Land Use Rights and Ownership of Assets Attached to Land
39	NovaWorld Phan Thiet Project - Unit NWP.1.5-01.55	Townhouses	100	121	Sale and Purchase Agreement
40	The Arena Cam Ranh Project Unit SEB08-31	Condotel	34.60	36.89	Sale and Purchase Agreement
41	The Arena Cam Ranh Project Unit LIB10-27	Condotel	69.60	72.34	Sale and Purchase Agreement
42	GrandWorld Phu Quoc Project - Unit SA-05-38	Shophouses	81	222.5	Sale and Purchase Agreement
43	GrandWorld Phu Quoc Project - Unit MC-02-37	Shophouses	84	219.7	Sale and Purchase Agreement
44	GrandWorld Phu Quoc Project - Unit SA-09-26	Shophouses	81	222.5	Sale and Purchase Agreement
45	GrandWorld Phu Quoc Project - Unit SA-07-34	Shophouses	81	222.5	Sale and Purchase Agreement
46	Vinhomes Grand Park Project	Shophouses	80.7	74.5	Sale and Purchase Agreement

No.	Investment Property	Product Type	Land Area (m²)	Usable Area (m²)	Notes / Remarks
	Shophouse Unit S10.0601.S04				
47	Vinhomes Grand Park Project Shophouse Unit S10.0701.S17	Shophouses	80.7	74.5	Sale and Purchase Agreement
48	GrandWorld Phu Quoc Project - Unit QT-02-46	Shophouses	166.2	280	Sale and Purchase Agreement
49	GrandWorld Phu Quoc Project - Unit MC-01-18	Shophouses	84.1	220.7	Sale and Purchase Agreement
50	GrandWorld Phu Quoc Project - Unit MC-05-11	Shophouses	84	219.7	Sale and Purchase Agreement
51	GrandWorld Phu Quoc Project - Unit QT-02-54	Shophouses	90	246.1	Sale and Purchase Agreement
52	Vincom Shophouse Royal Park Project - Shophouse Unit PG02-35	Shophouses	105	240.9	Sale and Purchase Agreement
53	Wyndham Garden Phu Quoc Project - Unit B1-02	Commercial Townhouse / Shophouse	160	160	Capital Contribution Investment Agreement
54	Wyndham Garden Phu Quoc Project - Unit B1-08	Commercial Townhouse / Shophouse	240	240	Capital Contribution Investment Agreement

14. Projects Under Investment Implementation by the Company

PROJECTS UNDER INVESTMENT IMPLEMENTATION BY THE COMPANY						
No.	Project	Location	Scale (m²)	Product Type	Total Investment (billion VND)	Implementation Status / Progress
1	My Loc Commercial - Residential and Eco-Tourism Area	My Loc Tay Ninh	466,000	Commercial - Tourism and Residential Complex	900	2025 - 2029
2	Can Duoc Commercial - Residential and Eco-Tourism Area	Can Duoc Tay Ninh	742,000	Commercial - Tourism and Residential Complex	1,600	2026 - 2030

Implementation status of Investment Projects: 1/ My Loc Commercial, Residential and Garden Eco-Tourism Area Project – 46.6 ha and 2/ Can Duoc Commercial, Residential and Garden Eco-Tourism Area Project – 74.2 ha.

In 2026, the Company is undertaking relevant procedures, including:

+ Adjusting project scale and land boundaries updated according to new master planning in Can Duoc and My Loc communes.

+ Gathering and negotiating land purchases within project boundaries beforehand as requested by competent State authorities to phase project implementation in accordance with developer planning based on acquired land area.

+ Submitting Project Investment Application Dossiers for Can Duoc and My Loc projects to competent State authorities.

15. Profit and Dividend Plan for 2026

Unit: million VND

No.	Indicator	Actual 2025	Plan 2026	% 2026 Plan vs 2025 Actual
1	Net Revenue	558,808	860,000	54%
2	Profit After Tax	33,255	151,603	356%
3	NPAT / Net Revenue Ratio (%)	6%	18%	196%
4	NPAT / Owner's Equity Ratio (%)	4%	18%	356%
5	Dividend	0%	0%	-

Source: Dong Tay Land Corporation

❖ **Bases for Achieving the Company's Planned Profit and Dividend Targets:**

Bases for achieving the aforementioned revenue, profit, and dividend plan: The profit plan was formulated under prudent scenarios based on operational potential and distributed projects of Dong Tay Land under normal market conditions. However, forecasted business performance is estimated based on projected costs at the forecasting date, and actual outcomes will depend on real business developments, macroeconomic climate, state legal policies, real estate market conditions, and other objective factors.

Assessment of Feasibility of Achieving Business Plan:

According to the Q2/2026 Consolidated Financial Statements, as of June 30, 2026, the Company achieved Net Revenue of VND 259.4 billion and Profit After Tax of VND 17.1 billion, representing 30% of the Revenue plan and 11% of the Profit After Tax plan for 2026.

Although in the first six months the achievement has not yet reached 50% of the plan set by the Board of Management, given the relatively volatile real estate market and the fact that industry revenue mainly falls in the last months of the year, the Company assesses that it is able to achieve its full-year business plan by accelerating sales progress and focusing on key projects with total revenue as follows:

+ Vinhomes Green Paradise, Vinhomes Hai Van Bay, Vin Pearl Bay: VND 240 billion.

+ Blanca City, Charmora City: VND 180 billion.

+ Eco Retreat, The Privé, The Global City, La Pura, Maia Resort Ho Tram: VND 180 billion.

The 2026 revenue and profit plan of Dong Tay Land Corporation was prepared by the Board of

Management, endorsed by the Board of Directors, and submitted to the General Meeting of Shareholders for approval at the 2026 Annual General Meeting of Shareholders scheduled for September 2026.

16. Information on outstanding commitments of trading registration organization (convertible bonds, guarantee commitments, borrowing, lending, etc.)

None

17. Business Development Strategy and Orientation

❖ ***Company Scale***

- Expanding branch office network in HCMC and on-site project offices nationwide
- Increasing the number of business sales floors at Dong Tay Land by over 30%.
- Expanding personnel headcount by at least 30% compared to 2025.
- Training a strong, high-caliber workforce from management tiers to operational staff.
- Applying digital technologies in HR and sales management, seamlessly integrating technological developments into governance and operations.
- Enacting flexible, timely policies adaptable to market circumstances.

❖ ***Brand Development***

- Maintaining partnerships and selectively working with large reputable developers to establish the Company as Vietnam's premier real estate developer and distributor.
- Cultivating a highly professional staff demeanor, developing media channels for branding, sales, and elevating domestic and international brand identity.

❖ ***Business Strategy and Market Expansion***

- Developing hospitality investment and operational management sector.
- Targeting revenue and profit growth of 30% compared to 2025.
- Partnering and expanding with major partners in Australia and international markets.
- Cooperating with prestigious, renowned corporate developers in the marketplace.
- Expanding business scope, sales floor systems, distribution floors, and affiliate networks nationwide to cultivate a robust ecosystem.
- Broadening market coverage and diversifying customer segments across North to South, domestically and internationally.

18. Information on Disputes and Litigation Involving the Company

None.

III. CORPORATE GOVERNANCE

1. Structure, Composition and Activities of the Board of Directors

▪ Structure of the Board of Directors

No.	Full Name	Title / Position	Executive / Non-executive Member
1	Nguyen Thai Binh	Chairman of the BOD	Non-executive Member
2	Nghiem Vu Hai	BOD Member and Chief Executive Officer	Executive Member
3	Tran Van Hiep	BOD Member and Deputy General Director	Executive Member
4	Pham Duy Hieu	BOD Member	Non-executive Member
5	Luu Thi Tuong Vy	BOD Member	Non-executive Member

- **Subcommittees of the BOD: The Company has not established subcommittees under the BOD.**

- **Information of Board of Directors Members**

MR. NGUYEN THAI BINH – CHAIRMAN OF THE BOARD OF DIRECTORS

- Date of Birth : 23/7/1982
- Place of Birth : Long An
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Business Administration
- Current Position at the Company : Chairman of the Board of Directors
- Positions at Other Organizations : - BOD Member - Cosy Land Investment JSC;
  - BOD Member - Dong Tay Global JSC;
  - Chairman of the BOD - Dong Tay Holding Corporation;
  - BOD Member - Dong Tay Hospitality JSC;
  - Chief Executive Officer - LA Capital Investment Co., Ltd.;
  - BOD Member - Dong Tay Land An Cu Mien Bac JSC;
  - Chief Executive Officer - Kim Sa Tourism Trading Investment Co., Ltd.
- *Work Experience:*
  - + 2004 - 2005 : Sales executive at Vung Tau Tourish Company
  - + 2005 - 2006 : Sales Manager at Mai Linh Express Company
  - + 2006 - 2009 : Sales Manager at Thu Thiem Investment JSC
  - + 2013 to 17/10/2025 : Chief Executive Officer of Dong Tay Land Corporation

MR. NGUYEN THAI BINH – CHAIRMAN OF THE BOARD OF DIRECTORS

- Number of Individually Owned Shares : 58,806,000 shares
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : Sister - Nguyen Thi Hong Van: 210,000 shares
- Legal Violations : None
- Remuneration and Other Benefits : None

MR. NGHIEM VU HAI – MEMBER OF THE BOARD OF DIRECTORS

- Date of Birth : 30/5/1986
- Place of Birth : Ho Chi Minh City
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Hotel and Tourism Management
- Current Position at the Company : BOD Member andChief Executive Officer
- Positions at Other Organizations : - BOD Member - Metro World Investment JSC;
  - BOD Member - Cosy Land Investment JSC;
  - BOD Member - Dong Tay Holding Corporation;
  - BOD Member - Dong Tay Hospitality JSC.
- *Work Experience:*
  - + 2015 - 2016 : Sales Executive at Dong Tay Land Corporation
  - + 2016 - 2018 : Sales Manager at Dong Tay Land Corporation
  - + 2018 - 2021 : Sales Director at Dong Tay Land Corporation
  - + 2021 – 12/04/2026 : Deputy Chief Executive Officer – Dong Tay Land Corporation
  - + 13/04/2026 - present : Chief Executive Officer – Dong Tay Land Corporation
- Number of Individually Owned Shares : 200,000 shares
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None

MR. NGHIEM VU HAI – MEMBER OF THE BOARD OF DIRECTORS

- Legal Violations : None
- Remuneration and Other Benefits : None

MR. TRAN VAN HIEP – MEMBER OF THE BOARD OF DIRECTORS

- Date of Birth : 06/12/1981
- Place of Birth : Binh Thuan
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Accounting – Finance
- Current Position at the Company : BOD Member and Deputy General Director
- Positions at Other Organizations : - Chairman of Members' Council - Tay Thanh Pho Construction and Interior Co., Ltd.;
  - BOD Member - Dong Tay Hospitality JSC;
  - BOD Member - Dong Tay Holding Corporation;
  - Chairman of Members' Council - Kim Loc Phat Jewelry Co., Ltd.
- *Work Experience:*
  - + 2004 - 2007 : Accountant at Toan Gia Thinh Trading-Service Co., Ltd.
  - + 2007 - 2011 : Finance & Accounting Manager – Toan Gia Thinh JSC
  - + 2011 - 2017 : Chief Executive Officer – Long Co Investment JSC
  - + 2017 - 2020 : Director – Tay Thanh Pho Construction and Interior Co., Ltd.
  - + 2020 - present : Deputy General Director – Dong Tay Land Corporation
- Number of Individually Owned Shares : 200,000 shares
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None
- Legal Violations : None
- Remuneration and Other Benefits : None

MR. PHAM DUY HIEU – MEMBER OF THE BOARD OF DIRECTORS

- Date of Birth : 16/6/1982
- Place of Birth : Long An
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Business Administration
- Current Position at the Company : Member of the Board of Directors
- Positions at Other Organizations : - Director – Anh Phuong Gold, Silver and Gemstone Trading Co., Ltd.;
  - Chief Executive Officer – Dong Tay Homes JSC;
  - Director – Can Duoc Investment Co., Ltd.
- *Work Experience:*
  - + 2004 - 2006 : Sales Executive at Vietnamworks
  - + 2006 - 2007 : Sales Manager at SASCO (Southern Airports Services JSC)
  - + 2007 - 2012 : Marketing Manager andAssistant to Chief Executive Officer at Thu Thiem Investment JSC
  - + 2012 - present : Director – Anh Phuong Gold, Silver and Gemstone Trading Co., Ltd.
- Number of Individually Owned Shares : 130,000 shares
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None
- Legal Violations : None
- Remuneration and Other Benefits : None

MS. LUU THI TUONG VY – MEMBER OF THE BOARD OF DIRECTORS

- Date of Birth : 27/11/1978
- Place of Birth : Binh Thuan
- Citizen ID No. :
- Nationality : Vietnam

- Permanent Address :
- Professional Qualification : Bachelor of International Economic Relations
- Current Position at the Company : Member of the Board of Directors
- Positions at Other Organizations : None
- *Work Experience:*
  - + 2001 - 2007 : Sales Executive – Phu My Hung Real Estate Company
  - + 2008 - 2013 : Freelancer
  - + 2014 - 10/2023 : Agency Manager – Vinhomes JSC
- Number of Individually Owned Shares : None
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None
- Legal Violations : None
- Remuneration and Other Benefits : None

2. Supervisory Board

No.	Full Name	Title / Position
1	Nguyen Hoang Bao	Head of Supervisory Board
2	Ngan Quoc Phong	Member of Supervisory Board
3	Pham Minh Tuan	Member of Supervisory Board

- **Information of Supervisory Board Members**

MR. NGUYEN HOANG BAO – HEAD OF THE SUPERVISORY BOARD

- Date of Birth : 14/4/1972
- Place of Birth : Ho Chi Minh City
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Law
- Current Position at the Company : Head of Supervisory Board
- Positions at Other Organizations : - Chairman of the BOD - Can Giuoc Investment JSC;
  - BOD Member - Dong Tay Homes JSC;
  - Chairman of Board of Directors - Dong Tay

Farm Eco-Agricultural Cooperative.

- *Work Experience:*
  - + 1997 - 2002 : General HR and Legal Executive – Phuong Tay Handicraft Company
  - + 2002 - 2004 : Head of Administration, HR & Legal Department – Le Hoa Paper Notebook Company
  - + 2004 - 2006 : Head of Administration, HR & Legal Department – Mai Linh Company
  - + 2005 - 2015 : Lawyer – KP Law Firm
  - + 2015 – 26/05/2026 : Supervisory Board Member – Dong Tay Land Corporation
  - + 26/05/2026 – present : Head of Supervisory Board – Dong Tay Land Corporation
- Number of Individually Owned Shares : 60,000 shares
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None
- Legal Violations : None
- Remuneration and Other Benefits : None

MR. NGAN QUOC PHONG – MEMBER OF THE SUPERVISORY BOARD

- Date of Birth : 10/10/1982
- Place of Birth : Dong Nai
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Business Administration
- Current Position at the Company : Member of the Supervisory Board
- Positions at Other Organizations : - Chief Executive Officer – Sai Gon Land Real Estate JSC;

  - BOD Member – Dong Tay Land An Cu Mien Bac JSC
- *Work Experience:*
  - + 2012 - 2018 : Sales Director at Dong Tay Land Corporation
  - + 2018 - present : Chief Executive Officer – Sai Gon Land Real Estate JSC

- Number of Individually Owned Shares : 50,000 shares
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None
- Legal Violations : None
- Remuneration and Other Benefits : None

MR. PHAM MINH TUAN – MEMBER OF THE SUPERVISORY BOARD

- Date of Birth : 04/4/1984
- Place of Birth : Long An
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Land Management
- Current Position at the Company : Member of the Supervisory Board
- Positions at Other Organizations : - Deputy Director - Hung Phu Land Surveying Co., Ltd.;

  - Chief Executive Officer - Dong Tay Farm Eco-Agricultural Cooperative.
- *Work Experience:*
  - + 2005 – 03/2011 : Cadastral, Construction, Agriculture & Environment Civil Servant in Phuoc Lam Commune, Can Giuoc District, Long An Province.
  - + 2011 – 04/2020 : Cadastral, Construction, Agriculture & Environment Civil Servant in Can Giuoc Town, Can Giuoc District, Long An Province.
  - + 04/2020 - present : Deputy Director – Hung Phu Land Surveying Co., Ltd.
- Number of Individually Owned Shares : 500,000 shares
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None
- Legal Violations : None
- Remuneration and Other Benefits : None

3. Board of Management and Chief Accountant

No.	Full Name	Title / Position
1	NGHIEM VU HAI	Chief Executive Officer / CEO
2	Tran Van Hiep	Deputy General Director
3	VUONG THI QUOC HUONG	Chief Accountant

- **Information of Board of Management and Chief Accountant**

Mr. Nghiem Vu Hai – BOD Member and Chief Executive Officer: See Information details in Section III – 1 Board of Directors Information.

Mr. Tran Van Hiep – BOD Member and Deputy General Director: See Information details in Section III – 1 Board of Directors Information.

MS. VUONG THI QUOC HUONG – CHIEF ACCOUNTANT

- Date of Birth : 26/09/1983
- Place of Birth : Quang Ngai
- Citizen ID No. :
- Nationality : Vietnam
- Permanent Address :
- Professional Qualification : Bachelor of Accounting – Auditing
- Current Position at the Company : Chief Accountant
- Positions at Other Organizations : None
- *Work Experience:*
  - + 03/2013 – 04/2014 : General Accountant – Dong Hai Transport Industry JSC
  - + 04/2014 – 06/2018 : Chief Accountant – Seaholdings Real Estate JSC
  - + 07/2018 – 06/2025 : Chief Accountant – Seareal-S Investment JSC
  - + 10/2025 – present : Chief Accountant – Dong Tay Land Corporation
- Number of Individually Owned Shares : None
- Number of Representatively Owned Shares : None
- Number of Shares Owned by Related Persons : None
- Legal Violations : None
- Remuneration and Other Benefits : None

4. Corporate Governance Enhancement Plan

Dong Tay Land Corporation consistently ensures strict compliance with Law on Enterprises No. 59/2020/QH14, Law on Securities No. 54/2019/QH14, and Decree No. 155/2020/ND-CP detailing the implementation of a number of articles of the Law on Securities.

Regarding information disclosure, the Company is formulating Information Disclosure Regulations to ensure timely disclosure of periodic and extraordinary information strictly pursuant to securities laws.

The Company plans to enhance corporate governance in the coming period through the following measures:

- The Board of Directors will continue maintaining and optimizing delegation mechanisms to foster proactivity and accountability of the Board of Management. Simultaneously, a revenue-linked compensation fund is maintained to correlate employee remuneration with work performance. The Company continually refines regulations and assesses performance to optimize merit-based compensation;
- The Board of Directors continues focusing on guiding the Board of Management in executing Resolutions and Decisions enacted by the General Meeting of Shareholders and the Board of Directors, while coordinating to effectively resolve outstanding matters;
- Reviewing and realigning organizational structures and operational mechanisms across Company units, along with optimizing workforce deployment across the entire system;
- Placing focal attention on safeguarding lawful shareholder rights, while enhancing care and workplace conditions for employees; expanding investor relations to guarantee transparent, prompt, and timely information dissemination;
- The Board of Management maintains structured periodic meeting schedules, proactively monitors, and resolves pending operational bottlenecks to maintain continuity, efficacy, and sound financial management throughout corporate activities.

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5. List of Internal people and Related people

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
1	**NGUYEN THAI BINH**	**Chairman of the BOD**			**58,806,000**	**73.51%**	
1.1	Father – Deceased						
1.2	Mother: Pham Thi Hoang				0	0	
1.3	Father-in-law: Pham Dang Tan				0	0	
1.4	Mother-in-law: Vu Thi Tuyet Mai				0	0	
1.5	Wife: Pham Mai Trang				0	0	
1.6	Son: Nguyen Thai Minh				0	0	
1.7	Daughter: Nguyen Thai Thanh Nghi				0	0	
1.8	Elder sister: Nguyen Thi My Hanh				0	0	
1.9	Brother-in-law: Phung Van Linh				0	0	
1.10	Elder sister: Nguyen Thi Hong Van				210,000	0.26%	
1.11	Brother-in-law: Phan Duy Phuong				0	0	
1.12	Younger brother: Nguyen Thai Son				0	0	
1.13	Sister-in-law: Phan Thi				0	0	

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
	Tuyet Nhung						
2	**Tran Van Hiep**	**BOD Member**			**200,000**	**0.25%**	
2.1	Father: Tran Van Nhan				0	0	
2.2	Mother: Dinh Thi Thoi				0	0	
2.3	Father-in-law: Dang Cong Phuoc				0	0	
2.4	Mother-in-law: Nguyen Kim Tuyen				0	0	
2.5	Wife: Dang Thuy Diem				0	0	
2.6	Son: Tran Minh Tuan				0	0	
2.7	Son: Tran Minh Khoi				0	0	
2.8	Elder brother: Tran Van Nghia				0	0	
2.9	Elder brother: Tran Van Hoa				0	0	
2.10	Younger sister: Tran Thi Thu Hang				0	0	
2.11	Younger brother: Tran Van Hai				0	0	
2.12	Younger sister: Tran Thi Thu Huong				0	0	
2.13	Sister-in-law: Le Thi Hoang Thuy				0	0	
2.14	Sister-in-law: Nguyen Thi Bich Tuyen				0	0	
2.15	Brother-in-law: Nguyen Duy				0	0	

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
	Dao						
2.16	Sister-in-law: Nguyen Thi Hong				0	0	
2.17	Brother-in-law: Le Hoang Phuoc				0	0	
2.18	Chairman of Members' Council - Tay Thanh Pho Construction and Interior Co., Ltd.		Tax Code: 0312693046	115/2 Thanh Xuan 21, Thoi An Ward, Ho Chi Minh City	0	0	
2.19	Chairman of Members' Council - Kim Loc Phat Jewelry Co., Ltd.		Tax Code: 0316126168	321 Nguyen Oanh, Go Vap Ward, Ho Chi Minh City	0	0	
3	**NGHIEM VU HAI**	**BOD Member**			**200,000**	**0.25%**	
3.1	Father: Nghiem Manh Ha				0	0	
3.2	Mother – Deceased						
3.3	Father-in-law: Dinh Minh Hao				0	0	
3.4	Mother-in-law: Pham Thi Chung Thuy				0	0	
3.5	Wife: Dinh Thi Thanh Huong				0	0	
3.6	Son: Nghiem Uy Vu						
4	**Pham Duy Hieu**	**BOD Member**			**130,000**	**0.16%**	
4.1	Father: Pham Duy Manh				0	0	
4.2	Mother: Tran Thi Thanh				0	0	

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
4.3	Father-in-law: Nguyen Ngoc Luan				0	0	
4.4	Mother-in-law: Nguyen Thi Diep				0	0	
4.5	Wife: Nguyen Thi Ngoc Anh				0	0	
4.6	Child: Pham Minh Phuong				0	0	
4.7	Son: Pham Duy Phuoc				0	0	
4.8	Elder sister: Pham Thi My Dung				0	0	
4.9	Elder sister: Pham Thi My Duyen				0	0	
4.10	Elder sister: Pham Thi My Linh				0	0	
4.11	Brother-in-law: Van Trung Dung				0	0	
4.12	Director – Anh Phuong Gold, Silver and Gemstone Trading Co., Ltd.		Tax Code: 0312040858	738 Nguyen Dinh Chieu, Ban Co Ward, Ho Chi Minh City	0	0	
4.13	Chief Executive Officer – Dong Tay Homes JSC		Tax Code: 0315953704	192 Tran Nao, Quarter 2, An Khanh Ward, Ho Chi Minh City	0	0	
5	**Luu Thi Tuong Vy**	**BOD Member**			**0**	**0**	
5.1	Father: Luu Trong Kim				0	0	

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
5.2	Mother: Dang Thi Van				0	0	
5.3	Husband: Le Van Thang				0	0	
5.4	Son: Le Kien Minh				0	0	
5.5	Son: Le Dien An				0	0	
5.6	Younger brother: Luu Trong Quang Vinh				0	0	
6	**Ngan Quoc Phong**	**Member of Supervisory Board**			**50,000**	**0.06%**	
6.1	Father: Ngan Tac				0	0	
6.2	Mother: Duong Lay Binh				0	0	
6.3	Father-in-law: Dang Quoc The				0	0	
6.4	Mother-in-law: Le Thi Dong				0	0	
6.5	Wife: Dang Thi My Linh				0	0	
6.6	Child: Ngan Nam Van						
6.7	Younger sibling: Ngan Ngoc Yen				0	0	
6.8	Younger sibling: Ngan Ngoc Thuy				0	0	
6.9	Younger brother: Ngan Quoc Canh				0	0	
6.10	Chief Executive Officer – Sai Gon Land Real Estate JSC		Tax Code: 0316472182	64 D5 Street, 1.89ha Resettlement Area, Quarter 7, An Khanh Ward, Ho Chi Minh	0	0	

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
				City			
7	**Pham Minh Tuan**	**Supervisory Board Member**			**500,000**	**0.63%**	
7.1	Father: Pham Van Phuoc				0	0	
7.2	Mother: Ngo Tung Thi Nga				0	0	
7.3	Father-in-law - Deceased						
7.4	Mother-in-law - Deceased						
7.5	Wife: Tran Huyen Trang				0	0	
7.6	Son: Pham Gia Minh				0	0	
7.7	Daughter: Pham Bich Ngoc				0	0	
7.8	Elder sister: Pham Thi Thanh Hien				0	0	
7.9	Younger sister: Pham Thi Thanh Dieu				0	0	
7.10	Younger brother: Pham Anh Kiet				0	0	
7.11	Elder brother: Pham Van Tuan				0	0	
7.12	Younger brother: Le Hoang Loi				0	0	
7.13	Younger sister: Le Hong Dao				0	0	
7.14	Deputy Director – Hung Phu Land Surveying Co., Ltd.		Tax Code: 1100644641	32 Hung Vuong, Long An Ward, Tay Ninh Province	0	0	

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
8	**Nguyen Hoang Bao**	**Head of Supervisory Board**			**60,000**	**0.08%**	
8.1	Father: Nguyen Van Toan				0	0	
8.2	Mother: Nguyen Kim Thu				0	0	
8.3	Father-in-law: Pham Duy Phuc				0	0	
8.4	Mother-in-law: Nguyen Thi Gia				0	0	
8.5	Wife: Pham Thu Phuong				0	0	
8.6	Son: Nguyen Hoang Bao Phuc				0	0	
8.7	Daughter: Nguyen Hoàng Bao Nghi						
8.8	Younger sister: Nguyen Hoang Bao Tran				0	0	
8.9	Younger brother: Nguyen Bao Nhan				0	0	
8.10	Brother-in-law: Nguyen Quoc Thinh				0	0	
8.11	Sister-in-law: Nguyen Thanh Loan				0	0	
9	**VUONG THI QUOC HUONG**	**Chief Accountant**			**0**	**0**	
9.1	Father: Vuong Van Bang				0	0	
9.2	Mother: Tran Thi Tam				0	0	

No.	Full Name	Position at Company (if any)	Legal Identification No.*	Contact Address	Number of Shares Owned at Period-end	Shareholding Ratio at Period-end (%)	Notes / Remarks
9.3	Father-in-law: Nguyen Van Doan				0	0	
9.4	Husband: Nguyen Van Dich				0	0	
9.5	Daughter: Nguyen Ngoc Diep				0	0	
9.6	Daughter: Nguyen Ngoc An Nhien				0	0	
9.7	Elder sister: Vuong Thi Quoc Kham				0	0	
9.8	Brother-in-law: Tran Vu Hung Dien				0	0	
9.9	Younger brother: Vuong Quoc Chinh				0	0	
9.10	Younger sister: Vuong Thi Quoc Thy				0	0	

6. Statistics of Transactions Between the Company and Related Persons as Prescribed

No.	Organization / Individual Name	Relationship with Company	Legal Identification No.*	Transaction Nature	Incurred in 2025 (VND)
01	Nguyen Thai Binh	Chairman of the BOD	080082000247	Salary / Remuneration	967,111,111
02	Tran Van Hiep	Deputy General Director	060081000090	Salary / Remuneration	765,489,796
03	Nghiem Vu Hai	Chief Executive Officer / CEO	079086004218	Salary / Remuneration	763,222,222

7. Statistics of Transactions Between the Company and Related Parties as Prescribed

7.1 Transaction Value Between the Company and Related Parties in 2025 (According to Audited 2025 Separate Financial Statements of Dong Tay Land Corporation):

- Dong Tay Homes JSC

No.	Transaction Content	Transaction Value (VND)
01	Settlement of trade payables	45,468,000

- Dong Tay Property Real Estate JSC

No.	Transaction Content	Transaction Value (VND)
01	Purchase of services	4,153,377,880
02	Sale of services	871,129,701
03	Collection of trade receivables	748,153,150
04	Settlement of trade payables	3,920,680,013

- Dong Tay Group JSC

No.	Transaction Content	Transaction Value (VND)
01	Sale of services	44,907,624,231
02	Purchase of services	178,430,000,198
03	Collection of other receivables	5,263,254,615
04	Settlement of trade payables	197,108,520,423
05	Payments on behalf	200,000,000

- Dong Tay Hospitality JSC

No.	Transaction Content	Transaction Value (VND)

01	Sale of services	1,948,800,000
02	Purchase of services	85,916,680
03	Collection of trade receivables	2,230,306,266
04	Collection of other receivables	100,000,000

- Kim Sa Tourism Trading Investment Co., Ltd.

No.	Transaction Content	Transaction Value (VND)
01	Purchase of services	835,752,307
02	Loan interest expenses	898,722,000
03	Settlement of other payables	5,247,501,231
04	Repayment of borrowings	23,305,500,000
05	Payment of loan interest	3,900,972,692
06	Settlement of trade payables	1,474,037,350
07	Increase in other receivables	27,278,474,408
08	Decrease in other receivables	71,695,011,516

- Dong Tay Holding Corporation

No.	Transaction Content	Transaction Value (VND)
01	Lending fund transfers	130,300,000,000
02	Interest income on loans	496,900,000

- Dong Tay Land Phu My Hung JSC

No.	Transaction Content	Transaction Value (VND)
01	Purchase of services	3,185,701,932

02	Sale of services	111,365,623
03	Collection of trade receivables	4,754,554,264

- Dong Tay Hanoi JSC

No.	Transaction Content	Transaction Value (VND)
01	Purchase of services	119,147,838
02	Collection of trade receivables	952,296,613
03	Settlement of trade payables	151,052,537

- Dong Tay MB JSC

No.	Transaction Content	Transaction Value (VND)
01	Purchase of services	790,104,345
02	Collection of other receivables	6,812,065,564
03	Settlement of trade payables	677,472,195

- Dong Tay Real Estate Investment JSC

No.	Transaction Content	Transaction Value (VND)
01	Refund of funds	2,074,000,000

- Mr. Nguyen Thai Binh

No.	Transaction Content	Transaction Value (VND)
01	Advances	2,600,000,000
02	Reimbursement of advances	61,947,304,011
03	Collection of booking funds on behalf	3,000,000,000
04	Payment of booking funds on behalf	2,000,000,000
05	Personal income tax on capital transfer	78,250,000

No.	Transaction Content	Transaction Value (VND)
06	Borrowings	10,000,000,000

- Ms. Nguyen Thi Hong Van

No.	Transaction Content	Transaction Value (VND)
01	Advances	289,809,999,999
02	Reimbursement of advances	338,935,999,999
03	Collection of booking funds on behalf	67,610,000,000
04	Payment of booking funds on behalf	68,298,744,286

- Mr. Doan Bao Luan

No.	Transaction Content	Transaction Value (VND)
01	Reimbursement of advances	36,000,000,000

- Mr. Tran Van Hiep

No.	Transaction Content	Transaction Value (VND)
01	Reimbursement of advances	44,000,000,000
02	Refund of reservation funds	100,000,000

- Mr. Nghiem Vu Hai

No.	Transaction Content	Transaction Value (VND)
01	Reimbursement of advances	20,500,000,000
02	Refund of reservation funds	50,000,000

- Mr. Nguyen Hoang Bao

No.	Transaction Content	Transaction Value (VND)
01	Reimbursement of advances	28,496,800,455

- *Mr. Nguyen Thai Son*

No.	Transaction Content	Transaction Value (VND)
01	Reimbursement of advances	29,500,000,000

- *Mr. Pham Duy Hieu*

No.	Transaction Content	Transaction Value (VND)
01	Refund of reservation funds	278,000,000

- *Mr. Pham Minh Tuan*

No.	Transaction Content	Transaction Value (VND)
01	Reservation placement	750,000,000
02	Refund of reservation funds	400,000,000

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7.2 Transaction Value Between the Company and Related Parties in 2025 (According to Audited 2025 Consolidated Financial Statements of Dong Tay Land Corporation):

Unit: VND

Related Party	Transaction Nature / Content	Current Year
Dong Tay Land Phu My Hung JSC	Purchase of services	3,185,701,932
	Sale of services	111,365,623
	Collection of trade receivables	4,754,554,264
Dong Tay Property Real Estate JSC	Purchase of services	4,153,377,880
	Sale of services	871,129,701
	Collection of trade receivables	748,153,150
	Settlement of trade payables	3,920,680,013
Dong Tay Hospitality JSC	Sale of services	1,948,800,000
	Purchase of services	85,916,680
	Collection of trade receivables	2,230,306,266
	Collection of other receivables	100,000,000
Dong Tay Homes JSC	Settlement of trade payables	45,468,000
Dong Tay Hanoi JSC	Purchase of services	119,147,838
	Collection of trade receivables	952,296,613
	Settlement of trade payables	151,052,537
VN Realty JSC	Sale of services	44,907,624,231
(Dong Tay Group JSC)	Purchase of services	178,430,000,198
	Collection of other receivables	5,263,254,615
	Settlement of trade payables	197,108,520,423
	Payments on behalf	200,000,000
Dong Tay MB JSC	Purchase of services	790,104,345
	Collection of other receivables	6,812,065,564
	Settlement of trade payables	677,472,195
Dong Tay Real Estate Investment JSC	Refund of funds	2,074,000,000
	Advances	2,600,000,000
	Reimbursement of advances	68,947,304,011

Related Party	Transaction Nature / Content	Current Year
	Investment cooperation disbursements	130,300,000,000
	Collection of booking funds on behalf	3,000,000,000
	Payment of booking funds on behalf	2,000,000,000
	Personal income tax on capital transfer	78,250,000
	Borrowings	10,200,000,000
Ms. Nguyen Thi Hong Van	Advances	308,094,999,999
	Reimbursement of advances	361,220,999,999
	Collection of booking funds on behalf	67,610,000,000
	Payment of booking funds on behalf	68,298,744,286
Mr. Tran Van Hiep	Reimbursement of advances	44,000,000,000
	Refund of reservation funds	100,000,000
Mr. Nghiem Vu Hai	Reimbursement of advances	20,500,000,000
	Refund of reservation funds	50,000,000
Mr. Pham Duy Hieu	Refund of reservation funds	278,000,000
Mr. Nguyen Thai Son	Reimbursement of advances	29,500,000,000
Mr. Doan Bao Luan	Reimbursement of advances	36,000,000,000
Mr. Nguyen Hoang Bao	Reimbursement of advances	28,496,800,455
Mr. Pham Minh Tuan	Reservation placement	750,000,000
	Refund of reservation funds	400,000,000

7.3 Transaction Value Between the Company and Related Parties in First 6 Months of 2026 (According to Dong Tay Land Corporation):

Unit: VND

Related Party	Transaction Nature / Content	First 6 Months of 2026
Kim Sa Tourism Trading Investment Co., Ltd.	Purchase of services	1,202,574,635
	Settlement of trade payables	46,072,000
	Decrease in other receivables	1,932,709,000
Dong Tay Holding Corporation	Fund transfers	205,000,000,000
	Interest income on loans	5,210,400,000
	Collection of loan receivables	210,100,000,000
	Lending fund transfers	79,800,000,000
Dong Tay Land Phu My Hung JSC	Collection of trade receivables	1,337,839,360
	Settlement of trade payables	639,039,628
	Collection of booking funds on behalf	50,000,000
Dong Tay Property Real Estate JSC	Collection of trade receivables	510,911,091
	Settlement of trade payables	1,306,633,196
	Sale of services	401,862,639
	Purchase of services	134,311,901
Dong Tay Hospitality JSC	Sale of services	1,064,800,000
	Purchase of services	245,966,710
Dong Tay Hanoi JSC	Purchase of services	2,072,387,452
	Settlement of trade payables	301,297,681
VN Realty JSC (Dong Tay Group JSC)	Purchase of services	50,233,563,202
	Settlement of trade payables	73,222,283,151
	Collection of trade receivables	46,675,334,892
Dong Tay MB JSC	Settlement of trade payables	191,642,584
Nguyen Thai Binh	Advances	245,000,000,000
	Reimbursement of advances	245,000,000,000
	Repayment of borrowings	10,000,000,000
	Collection of booking funds on behalf	2,000,000,000
Nguyen Thi Hong Van	Advances	53,640,000,000
	Reimbursement of advances	50,630,000,000
	Borrowings	3,000,000,000
	Repayment of borrowings	6,000,000,000

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IV. RESPONSIBILITY FOR THE CONTENT OF THE PUBLIC COMPANY INFORMATION DISCLOSURE STATEMENT, COMPANY'S COMMITMENTS

1. People primarily responsible for the content of the Public Company Information Disclosure Statement

- Mr. Nguyen Thai Binh — Title: Chairman of the Board of Directors
- Mr. Nghiem Vu Hai — Title: Chief Executive Officer
- Ms. Vuong Thi Quoc Huong — Title: Chief Accountant

2. Company commitments

- The Company commits and takes legal responsibility for the truthfulness, completeness, and accuracy of the information in this Information Disclosure Statement and accompanying documents.
- Upon confirmation of completed public company registration, the Company complies with rights and obligations in accordance with the Law on Securities.

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Ho Chi Minh City, September 25, 2026

PUBLIC COMPANY

DONG TAY LAND CORPORATION

CHAIRMAN OF THE BOARD OF DIRECTORS

(Signed and Sealed)

NGUYEN THAI BINH

Chief Executive Officer

(Signed)

NGHIEM VU HAI

Chief Accountant

(Signed)

VUONG THI QUOC HUONG