



LONG GIANG INVESTMENT AND URBAN
DEVELOPMENT JOINT STOCK COMPANY

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THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

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No. 99./2025/BCQT-HĐQT

Ha Noi, June 30th, 2025

REPORT ON CORPORATE GOVERNANCE

(First 6 months of 2025)

To:

- The State Securities Commission;
- Ho Chi Minh Stock Exchange.

- Name of company:

LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JSC

- Address of headoffice: 173 Xuan Thuy – Cau Giay – Ha Noi

- Telephone: 04.37950595/96 Fax: 04.37950099

- Email: congvanlgl@longgiangland.com.vn

- Charter capital: 515.000.000.000 VNĐ

- Stock symbol: LGL

- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, General Director and Director.

- The implementation of internal audit: Implemented.

I. Activities of the General Meeting of Shareholders

Information on meetings, resolutions and decisions of the General Meeting of Shareholders (including the resolutions of the General Meeting of Shareholders approved in the form of written comments):

No.	Resolution/Decision No.	Date	Content
1	01/2025/NQ-DHĐCĐTN	26/04/2025	<p>In the first six months of 2025, Long Giang Investment and Urban Development Joint Stock Company (Long Giang Land) convened its 2025 Annual General Meeting of Shareholders (AGM) on April 26, 2025. The AGM deliberated and approved the following matters:</p> <ul style="list-style-type: none">- Approval of the following reports:• Report on business performance in 2024 and the business plan for 2025 submitted by the Board of Management;

		<ul style="list-style-type: none"> • Report on activities in 2024 and the activity plan for 2025 submitted by the Board of Directors; • Report on activities in 2024 and the activity plan for 2025 submitted by the Supervisory Board; • Audited financial statements for the fiscal year 2024. <p>- Approval of proposals submitted by the Board of Directors and the Supervisory Board:</p> <ul style="list-style-type: none"> • Proposal No. 01/2025/TTr-HĐQT dated April 4, 2025 by the Board of Directors seeking shareholders' approval on AGM agenda items; • Proposal No. 02/2025/TTr-HĐQT dated April 4, 2025 by the Board of Directors regarding the dismissal and election of additional members to the Board of Directors; • Proposal No. 01/2025/TTr-BKS dated April 4, 2025 by the Supervisory Board regarding the approval of the list of audit firms for the 2025 financial statements. <p>- Other matters falling under the authority of the General Meeting of Shareholders</p>
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The 2025 Annual General Meeting of Shareholders of Long Giang Investment and Urban Development Joint Stock Company (Long Giang Land) was conducted in full compliance with the procedures stipulated in the Law on Enterprises, the Company's Charter, and applicable regulations governing listed companies. The Company fully adhered to information disclosure requirements, including the meeting schedule, agenda, record date announcement, meeting materials, minutes, and other relevant documents, in accordance with Decree No. 155/2020/NĐ-CP and Circular No. 96/2020/TT-BTC.

II. Board of Directors (The 2025 semi-annual report):

1. Information about the members of the Board of Directors (BOD):

No.	Board of Directors' members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Mr. Le Ha Giang	Chairman of the BOD	29/04/2021	
2	Mr. Nguyen Toan Thang	Independent BOD member	29/04/2021	
3	Mr. Nguyen Dinh Thanh	Independent BOD member	29/04/2021	
4	Mr. Dang Anh Tam	Independent BOD member	29/04/2021	26/04/2025
5	Ms. Phung Thi Thanh Giang	Vice President of the BOD	15/04/2022	
6	Mr. Tran Hai Anh	Independent BOD member	26/04/2025	

2. Meetings of the Board of Directors:

No	Board of Director's member	Number of meetings attended by BOD	Attendance rate	Reasons for absence
1	Mr. Le Ha Giang	11/11	100%	
2	Mr. Nguyen Toan Thang	11/11	100%	
3	Mr. Nguyen Dinh Thanh	11/11	100%	
4	Mr. Dang Anh Tam	07/09	78%	Dismissed on April 26, 2025 Absent from 2 meetings due to personal reasons
5	Ms. Phung Thi Thanh Giang	11/11	100%	
6	Mr. Tran Hai Anh	02/02	100%	Appointed on April 26, 2025

** Including both in-person meetings and written consultations of the BOD.*

In addition to regular and extraordinary meetings, the Board of Directors of Long Giang Investment and Urban Development Joint Stock Company (Long Giang Land) also organized thematic working sessions to discuss, clarify, and reach consensus on the Company's direction and operations.

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

Pursuant to the Company's Charter, the Board of Directors supervises and supports the Executive Board and other departments in managing and operating the Company's activities. Through regular weekly and monthly governance briefings, the BOD has promptly monitored the management and operational activities of the Executive Board. Compliance supervision was emphasized to ensure that all directives of the BOD are implemented in alignment with the 2025 AGM resolutions and the resolutions of the Board of Directors issued throughout 2025 — in a timely, consistent, frequent, accountable manner and in strict compliance with legal regulations applicable to listed companies.

Based on reports from the Executive Board and directly obtained information, the BOD conducted reviews and evaluations of results, with a focus on addressing shortcomings and implementing new tasks in accordance with the AGM's resolutions. The BOD carried out supervisory activities over the Executive Board in the implementation of the following tasks:

3.1. Supervision Areas:

- Supervised the implementation of resolutions/decisions of the General Meeting of Shareholders (GMS) and the Board of Directors (BOD); monitored the execution of the business plan in the first six months of 2025 on a monthly and quarterly basis, and the progress of activities aimed at achieving the approved business targets for the second half of 2025;
- Reviewed the Company's governance activities to effectively manage risks in the course of business operations;

- Oversaw governance practices at subsidiaries and associated companies through the management of representatives appointed by the Company to hold capital shares and participate in the executive management of those companies;
- Supervised the progress of investment projects where Long Giang Land is the project owner;
- Monitored the Company's capital contribution and M&A activities in the real estate sector;
- Directed and supervised the proper implementation of financial reporting for fiscal year 2024, the first half of 2025, and quarterly reports throughout 2025;
- Took the lead in successfully organizing the 2025 Annual General Meeting of Shareholders on April 26, 2025, and supervised the execution of approved GMS resolutions;
- Oversaw the Company's information disclosure practices to ensure transparency and timeliness in accordance with regulatory requirements;
- Monitored compliance with legal regulations in business activities, aiming to safeguard the interests of shareholders and employees;
- Focused on reviewing existing business processes across the Company, with a view to updating, amending, and supplementing operational procedures to improve coordination among departments;
- Strengthened the review of corporate governance practices, internal control, and risk management activities;
- Supervised the Executive Board's management to improve business performance and ensure the timely achievement of planned targets.

3.2. Supervision results:

The first half of 2025 witnessed significant fluctuations in both domestic and global socio-economic conditions. The implementation of new U.S. tariff policies negatively impacted the global economy. Meanwhile, ongoing wars and escalating conflicts in various regions further heightened tensions worldwide. In Vietnam, the introduction and enforcement of a series of new laws related to land, housing, and real estate business — along with the completion of the administrative reorganization at various levels — presented both opportunities and challenges for enterprises in general, and real estate businesses in particular.

In response to these challenges, the Executive Board made significant efforts to maintain the Company's business operations. The Board of Directors (BOD) acknowledges the Executive Board's endeavors in steering the Company through economic and social fluctuations, uncertainties in the real estate market, and internal difficulties.

The Executive Board and the management team carried out their responsibilities in accordance with the Company Charter, the resolutions of the General Meeting of Shareholders and the BOD, as well as other tasks within their delegated authority. They focused on strengthening human resources in key business functions in line with the Company's strategic direction. The Executive Board also provided regular and ad hoc reports to the BOD, clearly identifying operational difficulties and challenges, and proposing timely and optimal solutions to emerging issues that could affect the Company's reputation and business performance.

The BOD actively participated in the Company's mid-year performance review meetings for the first half of 2025. Through such participation, the BOD recognized that the Executive

Board had, by and large, fulfilled its role in managing business operations. The Executive Board operated in accordance with delegated management authority and followed the strategic direction and instructions of the BOD, as outlined in the Company Charter, Corporate Governance Regulations, internal policies, and resolutions/decisions issued by the BOD.

Supervision results indicated that, overall, directives had been assigned in alignment with the functions and responsibilities of each department. The Executive Board and relevant departments treated the BOD's directives as priority and urgent tasks, focusing efforts on their effective execution. In terms of governance, alongside organizational restructuring, the Executive Board coordinated with the BOD to realign human resources across the Company, such as stabilizing the management structure, rotating staff appropriately, and ensuring the timely execution of key tasks. Additionally, the Executive Board emphasized recruiting highly qualified and potential young professionals to maximize human resource capabilities, thereby driving business growth and operational efficiency.

4. Activities of the Board of Directors' subcommittees:

4.1. Audit Committee:

The Audit Committee, operating under the authority of the Board of Directors (BOD), serves as an advisory and supporting body to the BOD by conducting risk assessments, reviewing compliance with legal regulations, the Company's Charter, internal processes and policies, and providing independent recommendations to the BOD.

In the first half of 2025, the Audit Committee carried out several tasks within its assigned functions and authority, including:

- Ensuring full compliance with financial reporting requirements by reviewing the audited (reviewed) financial statements.
- Monitoring and overseeing the internal audit plan, evaluating the effectiveness of internal audit activities, and assessing the collaboration between the Internal Audit Department and the independent external auditor.
- Ensuring the adequacy and effectiveness of risk management and internal controls to support the Company in achieving its strategic, operational, compliance, and financial objectives.
- Proposing and formulating the annual audit plan, and participating in the review of the 2024 financial statements to ensure accuracy, transparency, and compliance with accounting standards and the financial reporting disclosure regime applicable to listed companies.
- Recommending remedial actions to address issues identified during audit and control activities, with the aim of improving the internal audit system and corporate governance framework.
- Monitoring and supervising the audit-related activities of associated companies;
- Monitoring and evaluating the effectiveness of governance processes and risk management systems, including assessing risks related to the achievement of the Company's strategic objectives;
- Reviewing systems established to ensure compliance with applicable policies, plans, procedures, laws, financial and accounting regimes, and regulations that could significantly impact the Company.

- The Company has made initial progress in completing its accounting-related processes and procedures. Document retention, accounting information systems, and financial statement preparation are now being carried out in accordance with current regulations.

4.2. Human Resources Subcommittee:

The Human Resources Subcommittee is primarily responsible for defining criteria and selecting qualified candidates for appointment to key leadership and management positions within the Company. In the first half of 2025, the Subcommittee accomplished the following tasks:

- Supported the development and refinement of processes and guidelines related to human resource management;
- Collaborated with the Compensation Subcommittee to develop the 2025 version of the Salary and Income Regulation;
- Focused on reviewing and prioritizing the reallocation of internal human resources among subsidiaries, and advised the Board of Directors (BOD) on human resource policy proposals aligned with the Company's new development plans;
- Conducted research and provided recommendations to the BOD on personnel policies and human resource management solutions in line with the Company's business and development strategies for each specific period.

4.3. Compensation Subcommittee:

In the first half of 2025, the Compensation Subcommittee collaborated with the Human Resources Subcommittee to monitor changes in the Company's workforce and labor market trends, and to develop remuneration policies for members of the Board of Directors and the Supervisory Board. During this period, the Subcommittee provided support in the implementation and application of the new Salary and Income Regulation, ensuring alignment with legal requirements and the Company's business performance. The regulation was designed to promote higher productivity and efficiency, ensure fairness and competitiveness in employee compensation, and thereby contribute to the successful execution of the Company's business plan.

In addition, the Subcommittees provided advice and recommendations to the Board of Directors (BOD) throughout the year on the following matters:

- Organized internal and external training programs on leadership skills, management capabilities, soft skills, and legal knowledge for executives, managers, and all staff members.
- Reviewed the organization process of the 2025 Annual General Meeting of Shareholders to ensure full compliance with the Company's Charter and applicable laws.
- Assessed the procedures and content related to the Company's information disclosure to ensure compliance with legal regulations applicable to listed companies.
- Collaborated in the development of the Company's 2025 version of the Internal Labor Regulations.
- Participated in drafting and revising job descriptions, task assignments, performance deliverables, and performance evaluation criteria for Company executives, managers, and staff, supporting both recruitment activities and organizational assessment.
- Carried out inspections and evaluations on the implementation of human resource procedures and regulations, and on that basis, advised the BOD on amendments to existing

policies and the issuance of new ones in alignment with the Company's actual situation and development strategy.

5. Resolutions/Decisions of the Board of Directors (The 2025 semi-annual report):

No.	Resolution No.	Date	Content	Approval rate
1	01/2025/NQ-HĐQT	27/02/2025	Appointment of Mr. Nguyen Manh Ha as Chief Executive Officer for the 2025–2030 term	100%
2	01A/2025/NQ-HĐQT	27/02/2025	Dismissal of Mr. Le Quoc Trung from the position of Deputy CEO	100%
3	02/2025/NQ-HĐQT	27/02/2025	Approval in principle of the signing of a framework agreement with Rivera Investment Joint Stock Company	100%
4	03/2025/NQ-HĐQT	06/03/2025	Convening of the 2025 Annual General Meeting of Shareholders	100%
5	04/2025/NQ-HĐQT	15/03/2025	Approval of the completion of share transfer in Nghia Do Trading and Service Joint Stock Company	100%
6	05/2025/BB.NQ-HĐQT	17/03/2025	Release of collateral assets from the bank	100%
7	06/2025/NQ-HĐQT	18/03/2025	Approval in principle of transactions and contracts with related parties in 2025	100%
8	07/2025/NQ-HĐQT	03/04/2025	Acceptance of a resignation from a member of the Board of Directors	100%
9	08/2025/BB-HĐQT	04/04/2025	Establishment of the Organizing Committee for the 2025 Annual General Meeting of Shareholders	100%
10	09/2025/BB-HĐQT	04/04/2025	Approval of the list of documents for the 2025 Annual General Meeting of Shareholders	100%
11	10/2025/NQ-HĐQT	13/06/2025	Selection of the audit firm for the 2025 financial statements	100%
12	11/2025/NQ-HĐQT	24/06/2025	Approval in principle of a corporate guarantee for Rivera Homes Property Management and Operation Joint Stock Company	100%

III. Board of Supervisors/Audit Committee (The 2025 semi-annual report):

1. Information about members of Board of Supervisors:

No.	Members of Board of Supervisors/ Audit Committee	Position	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
1	Ms Luu Thi Thanh Nga	Head of the Supervisory Board	29/04/2021	Bachelor of Economics – Major in Accounting and Finance
2	Ms Nguyen Thi Mai Huong	Member of the Supervisory Board	29/04/2021	Bachelor of Economics – Major in Accounting and Finance
3	Ms Nguyen Thi Cam Tu	Member of the Supervisory Board	29/04/2021	Bachelor of Laws

2. Meetings of Board of Supervisors

No.	Members of Board of Supervisors/Audit Committee	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms Luu Thi Thanh Nga	02/02	100%	100%	
2	Ms Nguyen Thi Mai Huong	02/02	100%	100%	
3	Ms Nguyen Thi Cam Tu	02/02	100%	100%	

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

The Supervisory Board developed and approved its annual work plan and provided direction for the Internal Audit Unit to coordinate the development of the 2025 audit plan, ensuring effectiveness and optimal use of resources.

The Supervisory Board has actively fulfilled its function of overseeing the activities of the Board of Directors and the Executive Board (EB). The organization and implementation of supervisory tasks have been closely coordinated with the BOD and EB to enhance the efficiency of supervision in a transparent and timely manner. The Supervisory Board performed its supervisory duties over corporate governance and management through the following activities:

- Held periodic meetings with the BOD/Audit Subcommittee/Executive Board regarding supervision and audit results, and monitored the implementation of corrective actions following audit/inspection findings.
- Attended and monitored several BOD meetings and monthly executive briefings to stay informed about the operations of the BOD and EB.
- Supervised the organization of BOD and General Meeting of Shareholders (GMS) sessions of Long Giang Land.
- Monitored the implementation of the 2025 business plan as per the resolution of the GMS.
- Oversaw compliance with legal regulations, the Company's Charter, and the implementation of resolutions issued by the GMS, the BOD, and the EB.
- Supervised and assessed the performance of rights and responsibilities of BOD members, executive managers, and shareholders.

- Supervised the approval and execution of internal transactions and related party transactions between the Company and its subsidiaries or affiliates.
- Received and responded to feedback and opinions from the Company's shareholders.
- Provided recommendations on the selection of an independent auditor.
- Participated in supervising and reviewing the legality and adequacy of the Company's financial reporting process;
- Oversaw information disclosure activities in accordance with regulations applicable to listed companies.
- Assessed the effectiveness of the internal governance system through the review of reports from the Audit Subcommittee and the Internal Control Department.

Based on the monitoring process, the Supervisory Board recognized that the BOD and EB have, in general, managed and operated the Company in compliance with the applicable laws, the Company's Charter, and internal regulations.

The resolutions and decisions of the BOD were appropriately issued and aligned with the Company's governance requirements and business development goals. The Executive Board actively and directly managed the Company's operations and diligently developed and implemented specific plans in various areas. Although business results have yet to meet the set targets, the Executive Board has made significant efforts to overcome difficulties and practice cost-saving measures during the recent period.

4. The coordination among the Board of Supervisors, the Board of Management, Board of Directors and other managers:

In general, during the first six months of 2025, the Supervisory Board received strong coordination and favorable conditions from the Board of Directors, the Executive Board, and the Company's management staff to effectively perform its supervisory duties. This support was demonstrated through the timely and adequate provision of documents and information related to the Company's corporate governance, business operations, and financial performance, specifically as follows:

- The Board of Directors and the Executive Board provided active support to the Supervisory Board in fulfilling its oversight responsibilities in accordance with the laws and the Company's Charter.
- The Supervisory Board maintained regular coordination with the BOD and EB in the performance of its functions.
- The Supervisory Board fulfilled its assigned duties without any conflicts arising in governance, management, or supervision activities.
- The Supervisory Board attended periodic executive meetings, year-end and mid-year reviews to stay updated on the Company's situation and to form the basis for its governance and management oversight.
- The Supervisory Board sustained constructive relationships with the BOD, the Executive Board, and the Company's leadership and management teams, always upholding the principle of protecting the Company's and shareholders' legitimate interests to the fullest extent. To fulfill its duties, the Supervisory Board regularly held meetings and discussions with relevant departments to promptly obtain information related to governance and management by the BOD and the General Director.
- The Supervisory Board closely coordinated with the BOD and the Executive Board in performing its functions and exchanging information, in strict compliance with applicable laws and the Company's Charter. Based on its supervisory activities, the

Supervisory Board made recommendations to ensure the Company's compliance with legal requirements and provided advisory comments regarding the governance and management practices of the BOD and the Executive Board.

5. Other activities of the Board of Supervisors (if any):

- Summarized the activities of the Supervisory Board in the first six months of 2025 and developed the work plan for the last six months of 2025.
- Contributed feedback to improve the 2024 Annual Report, the 2024 Corporate Governance Report, the business plan for the first half of 2025, and the Corporate Governance Report and plan for the second half of 2025.
- Reviewed newly issued legal policies to monitor and provide recommendations on amendments or additions to policies and mechanisms that are outdated or inconsistent, ensuring full and timely compliance with applicable laws.
- Coordinated successfully in organizing the 2025 Annual General Meeting of Shareholders.
- All members of the Supervisory Board fully participated in regular meetings, with tasks appropriately assigned during the inspection and supervision of the Company's executive management. The members regularly attended meetings organized by the Board of Directors and the Executive Board to stay informed and provide timely and appropriate recommendations.
- Performed other duties as prescribed in the Company's Charter, the Internal Corporate Governance Regulations, other internal regulations of the Company, and relevant legal provisions.

IV. Board of Management

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment/ dismissal of members of the Board of Management
1	Mr Nguyen Manh Ha General Director	1973	Bachelor of Economics	01/01/2020
2	Mr Le Quoc Trung Deputy General Director	1981	Civil Engineer	Dismissed on 27/02/2025
3	Mr Nguyen Trong Khoa Deputy General Director	1978	Civil Engineer	12/9/2023

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal of members of the Board of Management
Ms Dang Thi Loan	1982	Bachelor of Economics – Major in Finance and Accounting	08/7/2019

VI. Training courses on corporate governance:

Members of the Executive Board, Supervisory Board, Management Board, and key managerial personnel of the Company have consistently participated in external and internal

corporate governance training programs to improve and enhance their awareness and understanding of corporate governance practices applicable to listed companies. They will also fully participate in all corporate governance training courses as required by law and competent state authorities (if any).

VII. The list of affiliated persons of the public company (The 2025 semi-annual report) and transactions of affiliated persons of the Company)

1. The list of affiliated persons of the Company: According to Appendix 01 and 02:
2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons: According to Appendix 03
3. Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power: According to Appendix 02
4. Transactions between the Company and other objects
 - 4.1. Transactions between the Company and the company that its members of Board of Management, the Board of Supervisors, Director (General Director) have been founding members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting): According to Appendix 03
 - 4.2. Transactions between the Company and the company that its affiliated persons with members of Board of Directors, Board of Supervisors, Director (General Director) and other managers as a member of Board of Directors, Director (General Director or CEO): According to Appendix 03
 - 4.3. Other transactions of the Company (if any) may bring material or non- material benefits for members of Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers: None

VIII. Share transactions of internal persons and their affiliated persons (The 2025 semi-annual report)

1. The list of internal persons and their affiliated persons: According to Appendix 02
2. Transactions of internal persons and affiliated persons with shares of the Company: None

IX. Other significant issues: None

Recipients:

- State Securities Commission;
- Ho Chi Minh City Stock Exchange ;
- Company Website;
- Board of Directors, Supervisory Board, Executive Board;
- Company Office Archives.

**LONG GIANG INVESTMENT AND URBAN
DEVELOPMENT JOINT STOCK COMPANY**

GENERAL DIRECTOR



Nguyen Manh Ha

APPENDIX 01: THE LIST OF INTERNAL PERSONS
(Appendix attached to the Corporate Governance Report for the First Half of 2025)

No.	Name	Securities trading account	Position at the Company	NSH No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
I	Member of the Board of Directors								
1	Le Ha Giang		Chairman of the Board of Directors			29/04/2021			
2	Nguyen Toan Thang		Member of the Board of Directors			29/04/2021			
3	Nguyen Dinh Thanh		Member of the Board of Directors			29/04/2021			
4	Dang Anh Tam		Member of the Board of Directors			29/04/2021	26/04/2025		
5	Phung Thi Thanh Giang		Vice President of the Board of Directors			15/04/2022			
6	Tran Hai Anh		Member of the Board of Directors			26/04/2025			

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No.	Name	Securities trading account	Position at the Company	NSH No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1	Rivera Investment Joint Stock Company			0310683236	No. 7/28 Thanh Thai Street, Ward 14, District 10, Ho Chi Minh City.				
2	Rivera Homes Real Estate Management and Exploitation Joint Stock Company			0314760001	3rd Floor, Lot A-B, Rivera Park Saigon Building, No. 7/28 Thanh Thai Street, Ward 14, District 10, Ho Chi Minh City				
3	Nghia Do Trading and Service Joint Stock Company			0100842627	No. 1 Nghia Tan Street, Nghia Tan Ward, Cau Giay District, Hanoi				

APPENDIX 02: THE LIST OF INTERNAL PERSONS AND THEIR AFFILIATED PERSONS
(Appendix attached to the Corporate Governance Report for the First Half of 2025)

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
I. Member of the Board of Directors and their affiliated persons														
1.	Le Ha Giang		Chairman of the BOD	Internal person						10.685.369	20,75%	29/04/2021		
	Le Xuan Trinh			Father								29/04/2021		
	Pham Thi Cuc			Mother								29/04/2021		
	Nguyen Thi Lang			Mother in law								29/04/2021		
	Le Truong Giang			Brother								29/04/2021		
	Le Huong Giang			Sister						200.048	0,39%	29/04/2021		
	Le The Vinh			Brother in law								29/04/2021		
	Ngo Thi Thanh Hoa			Wife						505.325	0,98%	29/04/2021		
	Le Long Giang			Son								29/04/2021		
	Le Hoang Giang			Son								29/04/2021		
	Le Kin Giang			Son								29/04/2021		
	Le Lam Giang			Daughter								29/04/2021		
	Long Giang Investment Group JSC (Mr. Le Ha Giang is the Chairman of BOD)			Related Organization	GCN ĐKDN	0100512604	10/09/2007	Hanoi Department of Planning and Investment	Office 6 Floor 24 Tower A, 173 Xuan Thuy - Cau Giay - HN	12.409.583	24,1%	29/04/2021		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
2.	Nguyen Toan Thang		Member of the Board of Directors	Internal person						107.024	0,21%	29/04/ 2021		
	Nguyen Thi Quy			Mother								29/04/ 2021		
	Le Thi Hue			Mother in law								29/04/ 2021		
	Tran Thi Bich Hong			Wife								29/04/ 2021		
	Nguyen Thuy Lam			Daughter								29/04/ 2021		
	Nguyen Gia Khanh			Son								29/04/ 2021		
	Nguyen Hong Chuyen			Sister								29/04/ 2021		
	Nguyen Duc Khanh			Brother in law								29/04/ 2021		
	Nguyen Thi Hong Hanh			Sister								29/04/ 2021		
	Hoang Ngoc Toan			Brother in law								29/04/ 2021		
	Construction University Consulting Company Limited (Mr. Nguyen Toan Thang is the Deputy Director)			Related Organization	GCN ĐKDN	0101098048	29/10/ 2000	Hanoi Department of Planning and Investment	No 55 Giai Phong, Hai Ba Trung, HN			29/04/ 2021		
3.	Nguyen Dinh Thanh		Member of the Board of Directors	Internal person						50.000	0,097%	29/04/ 2021		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Nguyen Dinh Binh			Father								29/04/ 2021		
	Nguyen Thi Kim Oanh			Mother								29/04/ 2021		
	Tran Van Linh			Father in law										
	Pham Thi Phuong			Mother in law										
	Tran Thi Phuong Linh			Wife								29/04/ 2021		
	Nguyen Dinh Thanh Son			Son								29/04/ 2021		
	Nguyen Dinh Nam			Son								29/04/ 2021		
	Nguyen Anh Thu			Sister								29/04/ 2021		
	Le Hung			Brother in law								29/04/ 2021		
	Nguyen Dinh Thanh Hieu			Brother								29/04/ 2021		
	Le Cam Linh			Sister in law								29/04/ 2021		
	Hanoi Urban Architecture Consulting Joint Stock Company – UAC (Mr. Nguyen Dinh Thanh is the General Director)			Related Organization	GCN ĐKDN	0100105221	19/05/ 1998	Hanoi Department of Planning and Investment	No 25 Bui Ngoc Duong, P. Bach Mai, Q. Hai Ba Trung, HN			29/04/ 2021		
4	Phung Thi Thanh Giang		Vice President of the	Internal person								15/04/ 2022		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Phung Duc Tin		Board of Directors	Father								15/04/ 2022		
	Tran Thi Cang			Mother								15/04/ 2022		
	Nguyen Tan Tu			Husband								15/04/ 2022		
	Phung Thi Kieu Huong			Sister								15/04/ 2022		
	Phung Duc Tuan			Brother								15/04/ 2022		
	Phung Duc Anh			Brother								15/04/ 2022		
	Nguyen Tan Minh			Son								15/04/ 2022		
	Nguyen Bao Chau			Daughter										
5	Tran Hai Anh		Member of the Board of Directors	Internal person						167.700	0,3%	26/04/ 2025		
	Tran Duc Thanh			Father								26/04/ 2025		
	Nguyen Thi Hai			Mother								26/04/ 2025		
	Nguyen Tuan Toan			Father in law								26/04/ 2025		
	Nguyen Thi Mai Hoan			Mother in law								26/04/ 2025		
	Nguyen Mai Kim Thuy			Wife								26/04/ 2025		
	Tran Hai Ha My			Daughter								26/04/ 2025		
	Tran Duy Anh			Son								26/04/ 2025		
	Tran Thuy Tien			Daughter								26/04/ 2025		
	Tran Thi Mai Hoa			Sister								26/04/ 2025		
	Le Dinh Thanh			Brother in law								26/04/ 2025		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Long Giang Investment Group Joint Stock Company (Mr. Tran Hai Anh is the General Director)			Related Organization	GCN ĐKDN	0100512604	10/09/2007	Hanoi Department of Planning and Investment	VP6 tầng 24 tháp A, tòa nhà số 173 Xuân Thủy, Dịch Vọng Hậu, Cầu Giấy, HN			26/04/2025		
	Long Giang Engineering and Construction JSC (Mr. Tran Hai Anh is the Chairman of the BOD)			Related Organization	GCN ĐKDN	0101689202	15/06/2005	Hanoi Department of Planning and Investment	VP1, tầng 24A, tòa nhà 173 Xuân Thủy, Dịch Vọng Hậu, Cầu Giấy, HN			26/04/2025		
	Long Giang IDC Construction Investment Consulting JSC (Mr. Tran Hai Anh is the Chairman of the BOD)			Related Organization	GCN ĐKDN	0200457241	18/04/2002	Hanoi Department of Planning and Investment	Tầng 5, Tòa Meco Complex, ngõ 102 Trường Chinh, Phường Mai, Đống Đa, HN			26/04/2025		
	MCG Energy and Real Estate Joint Stock Company (Mr. Tran Hai Anh is a Member of the BOD)			Related Organization	GCN ĐKDN	0100103295	18/05/1998	Hanoi Department of Planning and Investment	Ngõ 102 đường Trường Chinh, Phường Mai, Đống Đa, HN			26/04/2025		
II.	Members of the Supervisory Board and their affiliated persons													
1.	Luu Thi Thanh Nga		Head of the Supervisory Board	Internal person						52.840	0,1%	29/04/2021		
	Luu Xuan Hong			Father								29/04/2021		
	Nguyen Thi Hong			Mother								29/04/2021		
	Nguyen Van That			Father in law								29/04/2021		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Giap Thi An			Mother in law								29/04/ 2021		
	Luu Anh Hai			Brother								29/04/ 2021		
	Luu Canh Toan			Brother								29/04/ 2021		
	Nguyen Giap Vinh			Husband								29/04/ 2021		
	Nguyen Luu Gia Han			Daughter								29/04/ 2021		
	Nguyen Luu Nhat Ha			Daughter								29/04/ 2021		
	Nguyen Thi Tam			Sister in law								29/04/ 2021		
	Nguyen Thi Tuyet Kieu			Sister in law								29/04/ 2021		
	Viet Hung Embroidery – Real Estate Investment Joint Stock Company (Ms. Luu Thi Thanh Nga is the General Director)			Related Organization	GCN ĐKDN	0100511590	06/04/ 1992	Hanoi Department of Planning and Investment	Alley 355, Lane 403/2, Nguyen Van Linh Street, Phuc Dong Ward, Long Bien District, Hanoi			29/04/ 2021		
2.	Nguyen Thi Mai Huong		Member of the Supervisory Board	Internal person						17320	0.033%	29/04/ 2021		
	Nguyen Van Hoa			Father								29/04/ 2021		
	Ngo Thi Nhan			Mother								29/04/ 2021		
	Bui Xuan Duc			Father in law								29/04/ 2021		
	Le Thi Thuy Lich			Mother in law								29/04/ 2021		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Nguyen Huy Hoang			Brother in law								29/04/ 2021		
	Nguyen Thanh Huyen			Sister in law								29/04/ 2021		
	Bui Thanh Danh			Husband								29/04/ 2021		
	Bui Cam Tu			Daughter								29/04/ 2021		
	Bui Tuan Nghia			Son								29/04/ 2021		
	Xuan Thuy Trading and Service Investment JSC (Ms. Nguyen Thi Mai Huong is the Chief Accountant)			Related Organization	GCN ĐKDN	0101951918	15/05/ 2016	Hanoi Department of Planning and Investment	No 173 Xuan Thuy, Cau Giay, Ha Noi			29/04/ 2021		
3	Nguyen Thi Cam Tu		Member of the Supervisory Board	Internal person						6800	0,013 %	29/4/ 2021		
	Ha Thi Thoa			Mother								29/4/ 2021		
	Nguyen Thi Quy			Mother in law								10/10/ 2025		
	Tong Quang Ngoc			Husband								10/10/ 2025		
	Tong Tue Van			Daughter										
	Nguyen Thi Thu Huong			Sister								29/4/ 2021		
	Nguyen Minh Hoang			Brother in law								29/4/ 2021		
	Nguyen Thi Thu Huyen			Sister								29/4/ 2021		
	Nguyen Van Dao			Brother in law								29/4/ 2021		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Nguyen Thi Thu Thanh			Sister								29/4/2021		
	Nguyen Hoang Huy			Brother in law								29/4/2021		
	Xuan Thuy Trading and Service Investment Joint Stock Company (Ms. Nguyen Thi Cam Tu is a member of the Supervisory Board)			Related Organization	GCN ĐKDN	0101951918	15/05/2016	Hanoi Department of Planning and Investment	173 Xuan Thuy, Cau Giay, HN			18/6/2025		

III Members of the Board of Management and and their affiliated persons

1.	Nguyen Manh Ha	General Director	Internal person							72.521	0,14%	1/1/2020		
	Nguyen Quoc Lo		Father									1/1/2020		
	Le Thi Kim Long		Mother									1/1/2020		
	Luong Van Thong		Father in law									1/1/2020		
	Hoang Thi Que		Mother in law									1/1/2020		
	Nguyen Thanh Hai		Brother									1/1/2020		
	Luong Hoang Yen		Wife							10	0%	1/1/2020		
	Nguyen Manh Hung		Son									1/1/2020		
	Nguyen Hoang Anh		Son									1/1/2020		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Nghia Do Trading and Services JSC (Mr. Nguyen Manh Ha is Chairman of the Board of Directors)			Related Organization	GCN ĐKDN	0100842627	27/01/1999	Hanoi Department of Planning and Investment	No. 1 Nghia Tan, Cau Giay District, Hanoi			1/1/2020		
	Viet Hung Embroidery – Real Estate Investment JSC (Mr. Nguyen Manh Ha is Chairman of the BOD)			Related Organization	GCN ĐKDN	0100511590	06/04/1992	Hanoi Department of Planning and Investment	Alley 355, Lane 403/2, Nguyen Van Linh Street, Phuc Dong Ward, Long Bien District, Hanoi			1/1/2020		
2.	Nguyen Trong Khoa		General Director	Internal person						0	0	12/09/2023		
	Nguyen Trong Mai			Father								12/9/2023		
	Nguyen Thi Anh			Mother								12/9/2023		
	Nguyen Văn Su			Father in law								12/9/2023		
	Nguyen Thao Diep			Mother in law								12/9/2023		
	Nguyen Thi Kim Anh			Sister								12/9/2023		
	Kim Tuan Hung			Brother in law								12/9/2023		
	Nguyen Thi Ngoc Anh			Sister								12/9/2023		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Tran Trung Hieu			Brother in law								12/9/ 2023		
	Nguyen Trong Duy			Brother								12/9/ 2023		
	Nguyen Trong An Khanh			Son								12/9/ 2023		
	Nguyen Trong Nam Khanh			Son								12/9/ 2023		
3.	Dang Thi Loan		Chief Accountant	Internal person						27.462	0,053%	8/7/ 2019		
	Dang Cong Chuong			Father								8/7/ 2019		
	Dang Thi Nhan			Mother								8/7/ 2019		
	Tran Dinh Thinh			Father in law								8/7/ 2019		
	Dang Giap Duong			Mother in law								8/7/ 2019		
	Dang Thi Trang Dung			Sister								8/7/ 2019		
	Tran Dinh Van			Husband								8/7/ 2019		
	Tran Quynh Ngan			Daughter								8/7/ 2019		
	Tran Thao Nhi			Daughter								8/7/ 2019		
	Nguyen Nam Duong			Em rể								8/7/ 2019		

No	Name	Securities trading account	Position at the company	Relationship with the Company /internal persons	NSH (ID card, passport, Business Registration Certificate)	NSH* No.	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Nguyen Thi Tam			Em dâu								8/7/2019		
IV MAJOR SHAREHOLDER														
	Le Ha Giang			Major shareholder					Office on 6th Floor, Unit 24, Tower A, 173 Xuan Thuy Building, Cau Giay, Hanoi	10.685.369	20,75%			
	Công ty CP Tập đoàn dầu tư Long Giang			Major shareholder	Giấy đăng ký KD	0100512604	10/09/2007	Hanoi Department of Planning and Investment		12.409.583	24,1%			

APPENDIX 03: TRANSACTIONS BETWEEN THE COMPANY AND ITS AFFILIATED PERSONS OR BETWEEN THE COMPANY AND ITS MAJOR SHAREHOLDERS, INTERNAL PERSONS AND AFFILIATED PERSONS:

In the first six months of 2025, Long Giang Investment and Urban Development Joint Stock Company conducted transactions with related parties, including investment activities, provision/receipt of services, and pledge/mortgage transactions. Detailed information is presented in the following table:

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors	Value of transaction (if any)	Note
1	Nghia Do Trading and Service Joint Stock Company	Associate	0100842627	No. 1 Nghia Tan Street, Nghia Tan Ward, Cau Giay District, Hanoi, Vietnam		06/2025/NQ-HDQT	1.100.000.000	Loan transaction
2	Rivera Investment Joint Stock Company	Associate	0310683236	1st Floor, Packsimex Building, 52 Dong Du, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam		02/2025/NQ-HDQT	6.600.000.000	Dividend proceeds received
						06/2025/NQ-HDQT	20.145.000.000	Fund transfer under framework agreement
						06/2025/NQ-HDQT		Loan transaction
3	Rivera Homes Real Estate Management and Operation Joint Stock Company	Associate	0314760001	3rd Floor, Lot A & Lot B, Rivera Park Saigon Building, 7/28 Thanh Thai, Ward 14, District 10, Ho Chi Minh City		06/2025/NQ-HDQT	247.500.000	Service fees
						06/2025/NQ-HDQT (Chi tiết: 11/2025/NQ-HDQT)		Guarantee issuance
4	Long Giang Investment Group Joint Stock Company	Related organization	0100512604	6th Floor, Unit 24, Tower A, 173 Xuan Thuy Building, Cau Giay District, Hanoi		14/2025/NQ-HDQT	101.397.618.000	Capital contribution to project
						24/2019/NQ-HDQT	1.996.620.355	Service fees
5	Long Giang Engineering and Construction Joint Stock Company	Related organization	0101689202	Office 1, T24A, 173 Xuan Thuy Building, Dich Vong Hau Ward, Cau Giay District, Hanoi			100.000.000	Construction expenses
							680.000.000	Payables
6	Xuan Thuy Trading and Service Investment Joint Stock Company	Related organization	0101951918	No. 173, Xuan Thuy Street, Dich Vong Hau Ward, Cau Giay District, Hanoi			6.700.000.000	Profit sharing from joint operations
						06/2025/NQ-HDQT	880.000.000	Loan transaction
7	Viet Hung Real Estate and Embroidery Investment Joint Stock Company	Related organization	0100511590	Alley 355, Lane 403/2, Nguyen Van Linh Street, Phuc Dong Ward, Long Bien District, Hanoi		06/2025/NQ-HDQT	1.050.000.000	Loan transaction