LONG GIANG LAND

LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 153/2026/BCQT-HĐQT

Ha Noi, June 30th, 2026

REPORT ON CORPORATE GOVERNANCE
(First 6 months of 2026)

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	01/2026/NQ-ĐHĐCĐTN	25/04/2026	In the first six months of 2026, Long Giang Investment and Urban Development Joint Stock Company (Long Giang Land) convened its 2026 Annual General Meeting of Shareholders (AGM) on April 25, 2026. The AGM deliberated and approved the following matters: - Approval of the following reports: • Report of the Board of Management on the 2025 business performance and the 2026 business plan;

			• Report of the Board of Directors on its performance in 2025 and its operational plan for 2026; • Report of the Supervisory Board on its performance in 2025 and its operational plan for 2026; • The audited Financial Statements for the fiscal year 2025. - Approval of proposals submitted by the Board of Directors and the Supervisory Board: • Proposal No. 01/2026/TTr-HĐQT dated 03 April 2026 of the Board of Directors regarding matters submitted to the 2026 Annual General Meeting of Shareholders for approval; • Proposal No. 02/2026/TTr-HĐQT dated 03 April 2026 of the Board of Directors regarding the approval in principle of the payment of the 2025 cash dividend; • Proposal No. 03/2026/TTr-HĐQT dated 03 April 2026 of the Board of Directors regarding the election of members of the Board of Directors and the Supervisory Board for the 2026–2031 term; • Proposal No. 04/2026/TTr-HĐQT dated 03 April 2026 of the Board of Directors regarding the increase of the Company's charter capital through the issuance of shares to existing shareholders; • Proposal No. 01/2026/TTr-BKS dated 03 April 2026 of the Supervisory Board regarding the approval of the list of independent auditing firms to audit the Company's Financial Statements for the 2026 fiscal year. - Other matters falling under the authority of the General Meeting of Shareholders

The 2026 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 2026 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 appointment
1	Mr. Le Ha Giang	Chairman of the BOD	25/04/2026	
2	Ms. Phung Thi Thanh Giang	Vice Presidnet of the BOD	25/04/2026	
3	Mr. Nguyen Manh Ha	Vice Presidnet of the BOD	25/04/2026	
4	Mr. Le Quang Ha	Independent BOD member	25/04/2026	
5	Mr. Dinh Ngoc Hieu	BOD member	25/04/2026	
6	Mr. Nguyen Toan Thang	Independent BOD member	29/04/2021	25/04/2026
7	Mr. Nguyen Dinh Thanh	Independent BOD member	29/04/2021	25/04/2026
8	Mr Tran Hai Anh	Independent BOD member	26/04/2025	25/04/2026

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	14/14	100%	
2	Ms. Phung Thi Thanh Giang	14/14	100%	
3	Mr. Nguyen Manh Ha	05/05	100%	Member of the Board of Directors since 25 April 2026
4	Mr. Le Quang Ha	05/05	100%	Member of the Board of Directors since 25 April 2026
5	Mr. Dinh Ngoc Hieu	05/05	100%	Member of the Board of Directors since 25 April 2026
6	Mr. Nguyen Toan Thang	09/09	100%	Term of office ended on 25 April 2026
7	Mr. Nguyen Dinh Thanh	09/09	100%	Term of office ended on 25 April 2026
8	Mr Tran Hai Anh	09/09	100%	Term of office ended on 25 April 2026

** 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 and the Internal Corporate Governance Regulations, the Board of Directors fully performed its supervisory, directing and supporting functions in relation to the Board of Management in managing and administering the Company's business operations. Through regular weekly and monthly management meetings, together with periodic and ad hoc reports, the Board of Directors closely monitored and evaluated the Company's operational performance, the implementation progress of key tasks, and the results of the business plan during the first six months of 2026.

The Board of Directors placed particular emphasis on supervising the implementation of the resolutions and decisions it had issued, ensuring that the management and executive activities of the Board of Management were conducted in compliance with the Resolution of the 2026 Annual General Meeting of Shareholders, the resolutions of the Board of Directors, and the applicable laws and regulations governing listed companies. Such supervision was carried out on a regular and timely basis, with clear accountability assigned to each relevant department and individual, thereby enhancing corporate governance effectiveness, strengthening risk management, and ensuring the timely achievement of the Company's objectives and business plans.

Based on the periodic and ad hoc reports submitted by the Board of Management, together with information obtained through its supervisory activities, the Board of Directors reviewed and assessed the performance of the Board of Management, promptly directed corrective actions to address identified shortcomings, resolved operational difficulties, and provided strategic guidance for the implementation of key tasks in accordance with the Resolution of the General Meeting of Shareholders and the resolutions of the Board of Directors.

During the first six months of 2026, the Board of Directors supervised the Board of Management with respect to the following principal matters:

3.1. Supervision Areas:

- Supervised the implementation of the resolutions and decisions of the General Meeting of Shareholders and the Board of Directors; reviewed the implementation of the Company's business operations during the first six months of 2026 on a monthly and quarterly basis; and monitored the execution of action plans to achieve the 2026 business targets approved by the General Meeting of Shareholders, while providing timely directions and strategic guidance to ensure the accomplishment of the key objectives approved by the General Meeting of Shareholders.
- Reviewed the management and executive activities of the Board of Management; strengthened internal control and risk management; and reviewed the Company's management procedures and internal regulations to enhance operational efficiency and improve the coordination mechanism among the Company's departments and divisions.
- Supervised the corporate governance activities of subsidiaries and associates through oversight of the Company's appointed capital representatives and the performance of their rights and obligations at enterprises in which the Company holds equity interests.

- Supervised the implementation progress, execution quality and investment effectiveness of real estate projects developed by Long Giang Land as the project developer.
- Supervised the Company's capital contribution activities and mergers and acquisitions (M&A) transactions in the real estate sector.
- Supervised the execution of transactions and contracts between the Company and its related organizations and individuals, ensuring compliance with applicable laws, the Company's Charter and internal regulations.
- Directed and supervised the timely preparation and disclosure of the audited financial statements for the 2025 fiscal year, the reviewed semi-annual financial statements for 2026, and the quarterly financial statements during the first six months of 2026 in compliance with applicable regulations.
- Successfully convened the 2026 Annual General Meeting of Shareholders on 25 April 2026 and supervised the implementation of the resolutions adopted by the General Meeting of Shareholders.
- Supervised the Company's information disclosure activities to ensure transparency, accuracy and timeliness in accordance with applicable regulations.
- Supervised compliance with applicable laws in the Company's business operations, safeguarding the legitimate interests of shareholders and employees.
- Conducted a comprehensive review of the operational procedures applied throughout the Company and updated, amended and supplemented internal procedures to strengthen coordination among departments and business units.
- Enhanced the review of corporate governance practices, internal control activities and risk management systems.
- Supervised the management and executive activities of the Board of Management with a view to improving business performance and ensuring the timely achievement of the approved business targets and plans.

3.2. Supervision results:

During the first six months of 2026, the global economic and political environment continued to experience complex developments, facing risks arising from geopolitical conflicts, supply chain disruptions and fluctuations in energy prices.

Despite these challenges, Vietnam's macroeconomic fundamentals remained generally stable. Inflation was kept under control, major economic balances were maintained, and business activities continued to recover. Several sectors recorded positive growth, providing a solid foundation for the achievement of the country's socio-economic development objectives for 2026.

Against a backdrop of both challenges and opportunities, and through the dedicated efforts of the Board of Management, the Company's business operations showed encouraging signs of improvement and achieved a number of positive results. The Board of Directors acknowledges the efforts of the Board of Management in steering the Company to adapt to changes in the economic and social environment while addressing the Company's internal challenges.

The Board of Management and management personnel at all levels performed their duties in accordance with the Company's Charter, the resolutions of the General Meeting of

Shareholders, the resolutions of the Board of Directors, and other matters within their delegated authority. The Company also continued to strengthen its human resources in key business functions in line with its strategic orientation and business development objectives. In addition, the Board of Management submitted periodic and ad hoc reports to the Board of Directors in a timely manner. These reports identified operational issues and challenges, proposed appropriate solutions, and promptly addressed unusual matters arising in the Company's day-to-day operations that could affect its reputation and business performance.

During the first six months of 2026, the Company completed the reconstitution of the Board of Directors through the election of the Board of Directors for the 2026–2031 term at the 2026 Annual General Meeting of Shareholders. The Board of Directors also participated in the Company's preliminary and mid-year review meetings for the first six months of 2026. Based on its supervisory activities, the Board of Directors concluded that the Board of Management had, in general, satisfactorily fulfilled its executive and operational responsibilities. Throughout the management process, the Board of Management complied with the Company's governance framework and acted in accordance with the Company's Charter, Corporate Governance Regulations, internal regulations, and the resolutions and decisions issued by the Board of Directors.

The supervisory results indicate that, in general, the directives issued by the Board of Directors were appropriately assigned and implemented in accordance with the functions and responsibilities of the relevant departments and business units. The Board of Management and the Company's departments regarded the implementation of the Board of Directors' directives as key and urgent tasks requiring focused execution. In terms of corporate governance, alongside the restructuring of the organizational framework and the implementation of personnel adjustments in coordination with the Board of Directors—including stabilizing the executive management structure, reassigning employees to suitable positions and ensuring the timely completion of key tasks—the Board of Management also placed significant emphasis on recruiting highly qualified professionals and talented young personnel in order to maximize the Company's human resources, promote business development and improve operational efficiency.

4. Activities of the Board of Directors' subcommittees:

4.1. Audit Committee:

The Audit Committee, operating under the Board of Directors, serves as an advisory and supporting body to the Board of Directors in overseeing the integrity and transparency of the Company's financial information, assessing the effectiveness of the internal control system, risk management and internal audit functions, and supervising compliance with applicable laws, the Company's Charter, internal procedures and regulations.

During the first six months of 2026, the Audit Committee performed its duties and exercised its authority in accordance with its mandate, including the following:

- Ensured compliance with financial reporting requirements through the review and evaluation of the audited financial statements.
- Reviewed and supervised the internal audit plan, assessed the effectiveness of the internal audit function, and monitored the coordination between the Internal Audit Department and the independent auditor.

- Assessed the adequacy and effectiveness of the Company's risk management and internal control systems to support the achievement of its strategic, operational, compliance and financial objectives.
- Reviewed and evaluated the effectiveness of the internal control system, risk management framework and compliance control mechanisms in supporting the Company in achieving its strategic, operational, financial and compliance objectives.
- Monitored the implementation of audit recommendations and proposed corrective actions to address deficiencies and weaknesses identified during inspection and audit activities, thereby further strengthening the Company's corporate governance and internal control system.
- Monitored and supervised the audit activities of the Company's associates.
- Monitored and evaluated the effectiveness of the Company's governance and risk management processes, and assessed risks that could affect the achievement of the Company's strategic objectives.
- Evaluated the systems established to ensure compliance with the Company's policies, plans and procedures, as well as applicable laws, financial and accounting regimes, and other regulations that may have a significant impact on the Company.

Based on the results of its supervisory activities, the Audit Committee noted that the Company continued to improve its policies, procedures and internal regulations in the areas of finance and accounting. The maintenance of accounting records, document retention, organization of the accounting information system and preparation of the financial statements were generally carried out in accordance with applicable regulations, thereby enhancing the Company's transparency and corporate governance effectiveness.

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 2026, the Subcommittee accomplished the following tasks:

- Assisted in developing and refining the Company's human resources policies, procedures and operational guidelines.
- Coordinated with the Remuneration Committee in developing the 3P Salary Regulations to optimize the Company's human resources management framework.
- Focused on reviewing and prioritizing the internal redeployment of personnel among the Company's subsidiaries, and provided recommendations to the Board of Directors on human resources policies to ensure workforce readiness in support of the Company's future development plans.
- Advised the Board of Directors on the appointment of the Company's Deputy General Director, including the selection of a candidate with qualifications and experience appropriate for the position.
- Conducted research and provided recommendations to the Board of Directors on human resources policies and management solutions in line with the Company's development strategy and business objectives for each period.

4.3. Compensation Subcommittee:

In the first half of 2026, 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 2026 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 2026 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 2026 semi-annual report):

No.	Resolution No.	Date	Content	Approval rate
1	01/2026/NQ-HĐQT	21/01/2026	Approval in principle of the capital contribution to establish Rivera Dong Thap Company Limited and the appointment of the Company's capital representative therein.	100%
2	02/2026/NQ-HĐQT	21/01/2026	Approval in principle of transactions and contracts with related parties during 2026.	100%
3	03/2026/NQ-HĐQT	07/02/2026	Approval of certain matters relating to the Company's business operations in 2026	100%
4	04/2026/NQ-HĐQT	07/02/2026	Election of an additional Vice Chairman of the Board of Directors	100%
5	05/2026/NQ-HĐQT	07/02/2026	Appointment of Mr. Le Long Giang as Deputy General Director of the Company	100%

No.	Resolution No.	Date	Content	Approval rate
6	06/2026/NQ-HĐQT	03/03/2026	Convening the 2026 Annual General Meeting of Shareholders	100%
7	07/2026/BB-HĐQT	31/03/2026	Approval in principle of transactions and contracts with related parties in 2026	100%
8	07A/2026/NQ-HĐQT	03/04/2026	Establishment of the Organizing Committee for the 2026 Annual General Meeting of Shareholders	100%
9	08/2026/BB-HĐQT	21/04/2026	Approval in principle of the transfer of all of the Company's rights and obligations under the Viet Hung Project Business Cooperation Contract	100%
10	09/2026/BB-HĐQT	05/05/2026	Approval in principle of transactions and contracts with related parties during 2026	100%
11	10A/2026/NQ-HĐQT	25/04/2026	Election of the Chairman of the Board of Directors for the 2026–2031 term	100%
12	10B/2026/NQ-HĐQT	25/04/2026	Election of a Vice Chairman of the Board of Directors for the 2026–2031 term	100%
13	10C/2026/NQ-HĐQT	25/04/2026	Election of a Vice Chairman of the Board of Directors for the 2026–2031 term	100%
14	11/2026/NQ-HĐQT	11/06/2026	Selection of the independent auditor for the audit of the Company's 2026 financial statements	100%
15	12/2026/NQ-HĐQT	30/06/2026	Approval in principle of the acquisition of shares in Heritage Conservation and Tourism Development Joint Stock Company	100%
16	13/2026/NQ-HĐQT	25/06/2026	Approval in principle of the transfer of part of the Company's capital contribution in Rivera Dong Thap Company Limited	100%

III. Board of Supervisors/Audit Committee (The 2026 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 Lưu Thi Thanh Nga	Head of the Supervisory Board	25/04/2026	Bachelor of Economics – Major in Accounting and Finance
2	Ms Nguyen Thi Mai Huong	Member of the Supervisory Board	25/04/2026	Bachelor of Economics – Major in Accounting and Finance
3	Ms Nguyen Thi Cam Tu	Member of the Supervisory Board	25/04/2026	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	03/03	100%	100%	
2	Ms Nguyen Thi Mai Huong	03/03	100%	100%	
3	Ms Nguyen Thi Cam Tu	03/03	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 2026 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 2026 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 2026, 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 2026 and developed the work plan for the last six months of 2026.
- Contributed feedback to improve the 2024 Annual Report, the 2024 Corporate Governance Report, the business plan for the first half of 2026, and the Corporate Governance Report and plan for the second half of 2026.
- 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 2026 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	27/02/2025
2	Mr **Nguyen Trong Khoa** Deputy General Director	1978	Civil Engineer	12/9/2023
3	Mr **Le Long Giang** Deputy General Director	1994	Bachelor of Civil Engineering	07/02/2026

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 2026 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 2026 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: According to Appendix 04

IX. Other significant issues: None

Recipents:
- *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

CHAIRMAN OF THE BOARD OF DIRECTORS

M.S.D.N: 0101184201 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN ĐÔ THỊ LONG GIANG
Q. CẦU GIẤY - T.P HÀ NỘI

Le Ha Giang

APPENDIX 01: THE LIST OF INTERNAL PERSONS

(Appendix attached to the Corporate Governance Report for the First Half of 2026)

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	Phung Thi Thanh Giang		Vice President of the Board of Directors			15/04/2022			
3	Nguyen Manh Ha		Vice President of the Board of Directors			01/01/2020			
4	Le Quang Ha		Member of the Board of Directors			25/04/2026			

5	Dinh Ngoc Hieu		Member of the Board of Directors			25/04/2026			
6	Nguyen Toan Thang		Member of the Board of Directors			29/04/2021	25/04/2026	Term of office ended on 25 April 2026	
7	Nguyen Dinh Thanh		Member of the Board of Directors			29/04/2021	25/04/2026	Term of office ended on 25 April 2026	
8	Tran Hai Anh		Member of the Board of Directors			26/04/2025	25/04/2026	Term of office ended on 25 April 2026	
II									
1	Luu Thi Thanh Nga		Head of the Supervisory Board			29/04/2021			
2	Nguyen Thi Mai Huong		Member of the Supervisory Board			29/04/2021			
3	Nguyen Thi Cam Tu		Member of the Supervisory Board			29/04/2021			
III									

1	Nguyen Manh Ha		Genral Director			01/01/2020			
2	Nguyen Trong Khoa		Deputy Genral Director			12/9/2023			
3	Le Long Giang		Deputy Genral Director			29/04/2021			
4	Dang Thi Loan		Chief Accountant			08/7/2019			
IV	ASSOCIATE 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				
4	Rivera Dong Thap Company Limited			1201722790	No. 81, Nguyen Tri Phuong Street, My Tho Ward, Dong Thap Province				

APPENDIX 02: THE LIST OF INTERNAL PERSONS AND THEIR AFFILIATED PERSONS

(Appendix attached to the Corporate Governance Report for the First Half of 2026)

5	Heritage Conservation and Tourism Development Joint Stock Company			3301632103	Huong So Planning Area, Huong An Ward, Hue City				

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
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**							**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 Chairman of BOD)			Related organization	Enterprise Registration Certificate	0100512604	10/09/ 2007	Hanoi Department of Planning and Investment	Office 6, 24th floor, Tower A, 173 Xuan Thuy Building - Cau Giay - Hanoi	12.409.583	24,1%	29/04/2021		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Rivera Sa-Dec Investment JSC (Mr. Le Ha Giang is Chairman of BOD)			Related organization	Enterprise Registration Certificate	0319118824	21/08/ 2025	Ho Chi Minh City Department of Finance	Room 903, 9th floor, Diamond Plaza Building, 34 Le Duan, Sai Gon Ward, Ho Chi Minh City			29/04/2021		
	LG Trading Service Investment JSC (Mr. Le Ha Giang is Chairman of BOD)			Related organization	Enterprise Registration Certificate	0111301228	02/12/ 2025	Hanoi Department of Finance	Office 5, 24th floor, Tower A, 173 Xuan Thuy Building, Cau Giay Ward, Hanoi			29/04/2021		
	Long Giang Group JSC (Mr. Le Ha Giang is Chairman of BOD)			Related organization	Enterprise Registration Certificate	0108121049	08/01/ 2018	Hanoi Department of Planning and Investment	No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City			29/04/2021		
2	**Phung Thi Thanh Giang**		**Vice President of BOD**	**Internal person**								**15/04/ 2022**		
	Phung Duc Tin			Father								15/04/ 2022		
	Tran Thi Cang			Mother								15/04/ 2022		
	Nguyen Tan Tu			Husband								15/04/ 2022		
	Phung Thi Kieu Huong			Older sister								15/04/ 2022		
	Phung Duc Tuan			Older brother								15/04/ 2022		
	Phung Duc Anh			Younger brother								15/04/ 2022		
	Nguyen Tan Minh			Son								15/04/ 2022		
	Nguyen Bao Chau			Daughter								15/04/ 2022		
3	**Nguyen Manh Ha**		**Vice President of BOD**	**Internal person**						**72.521**	**0,14%**	**1/1/ 2020**		**Appointment**

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Nguyen Quoc Lo			Father										
	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			Younger brother								1/1/ 2020		
	Luong Hoang Yen			Wife						10	0%	1/1/ 2020		
	Nguyen Manh Hung			Child								1/1/2020		
	Nguyen Hoang Anh			Child								1/1/2020		
	Nghia Do Trading Service JSC (Mr. Nguyen Manh Ha is Chairman of BOD)			Related org.	Enterprise Registration Cert.	0100842627	27/01/ 1999	Hanoi Department of Planning and Investment	No. 1 Nghia Tan, Cau Giay, Hanoi			1/1/ 2020		
	Viet Hung Real Estate Investment - Embroidery JSC (Mr. Nguyen Manh Ha is Chairman of BOD)			Related org.	Enterprise Registration Cert.	0100511590	06/04/ 1992	Hanoi Department of Planning and Investment	Alley 355, Lane 403/2, Nguyen Van Linh Street, Phuc Dong, Long Bien, Hanoi			1/1/ 2020		
4	**Le Quang Ha**		**Member of BOD**	**Internal person**								**25/04/ 2026**		
	Le Dinh Chan			Father										
	Mai To Thu			Mother								25/04/ 2026		
	Nguyen Dong Giang			Father-in-law								25/04/ 2026		

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 Thi Anh Dao			Mother-in-law								25/04/ 2026		
	Nguyen Thi Phuong Cham			Wife								25/04/ 2026		
	Le Nguyen Khanh Van			Daughter								25/04/ 2026		
	Le Nguyen Dinh Khoi			Son								25/04/ 2026		
	Tran Minh Tuan			Son-in-law								25/04/ 2026		
	Le Nguyen Khanh Vy			Daughter								25/04/ 2026		
	Nguyen Thi Anh Phuong			Wife's elder sister								25/04/ 2026		
	Nguyen Thi Quynh Trang			Wife's younger sister								25/04/ 2026		
	Phong Cach A Construction and Interior Decoration Joint Stock Company			Related organization	Enterprise Registration Certificate	0101136021	15/06/ 2001	Hanoi Department of Planning and Investment	No. 79G Ly Nam De Street, Cua Dong Ward, Hoan Kiem District, Hanoi.			25/04/ 2026		
5	**Dinh Ngoc Hieu**		**BOD member**	**Internal person**								**25/04/ 2026**		
	Dinh Ngoc Viet			Biological father										
	Nguyen Thi Hien			Biological mother								25/04/ 2026		
	Bui Huu Sinh			Father-in-law								25/04/ 2026		
	Vu Thi Kim Cuc			Mother-in-law								25/04/ 2026		
	Bui Thuy Nhung			Spouse								25/04/ 2026		
	Dinh Anh Hieu Phuong			Child								25/04/ 2026		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Dinh Ngoc Thuy Chi			Child								25/04/ 2026		
	Dinh Thi Phuong Thao			Biological older sister								25/04/ 2026		
	Luong Hai Binh			Brother-in-law										
	BDC Asia Design Company Limited			Related organization	Enterprise Registration Certificate	0107747669	08/03/ 2017	Hanoi Department of Planning and Investment	No. 101 Vuong Thua Vu Street, Phuong Liet Ward, Hanoi City			25/04/ 2026		
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		
	Nguyan Thi Hong			Mother								29/04/ 2021		
	Nguyan Van That			Father in law								29/04/ 2021		
	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		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Nguyen Thi Tam			Sister in law								29/04/ 2021		
	Nguyen Thi Tuyet Kieu			Sister in law								29/04/ 2021		
2.	**Nguyen Thi Mai Huong**		**Member of the Supervisory Board**	**Inetrnal 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		
	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**		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Ha Thi Thoa			Mother								29/4/2021		
	Nguyen Thi Quy			Mother in law								10/10/ 2026		
	Tong Quang Ngoc			Husband								10/10/ 2026		
	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 Đao			Brother in law								29/4/2021		
	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			18/6/2026		
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		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	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		
	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**		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	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		
	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	**Le Long Giang**		**Deputy General Director**	**Internal person**								**29/04/2021**		
	Le Ha Giang		Chairman of the BOD	Father							20,75%	29/04/2021		
	Nguyen Thuy Hang			Mother								07/02/2026		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Vu Trong Hung			Father-in-law								07/02/2026		
	Nguyen Thi Kim Anh			Mother-in-law								07/02/2026		
	Vu Linh Chi			Wife								07/02/2026		
	Le Hoang Giang			Brother								29/04/2021		
	Trinh Anh Thu			Sister-in-law								07/02/2026		
	Le Kien Giang			Brother								29/04/2021		
	Le Lam Giang			Sister								29/042021		
	Long Giang Investment Group JSC - Mr. Le Long Giang is a Member of the BOD			Related Organization	GCN ĐKDN	0100512604	10/09/2007	Hanoi Department of Planning and Investment	Office VP6, 24th Floor, Tower A, 173 Xuan Thuy Building, Dich Vong Hau Ward, Cau Giay District, Hanoi	12.409.583	24,1%	29/042021		
	Long Giang Group Joint Stock Company – Mr. Le Long Giang is a Member of the BOD			Related Organization	GCN ĐKDN	0108121049	08/01/2018	Department of Planning and Investment	No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City			07/02/2026		
	Xuan Thuy Trading, Investment and Services Joint Stock Company - Mr. Le Long Giang is the Director			Related Organization	GCN ĐKDN	0101951918	15/05/2016	Hanoi Department of Planning and Investment	No 173 Xuan Thuy, Cau Giay, Ha Noi			29/042021		

No	Name	Securi-ties trading account	Position at the company	Relation-ship with the Company /internal persons	NSH (ID card, passport, Business Registra-tion 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	Rea sons
1	2	3	4	5	6		7	8	9	10	11	12	13	14
	Rivera Sa Dec Investment Joint Stock Company - Mr. Le Long Giang is the Director			Related Organization	GCN ĐKDN	0319118824	21/08/2025	Ho Chi Minh City Department of Finance	Room P903, 9th Floor, Diamond Plaza Building, 34 Le Duan Street, Sai Gon Ward, Ho Chi Minh City			21/08/2025		
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 Đinh 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		
	Nguyen Thi Tam			Em dâu								8/7/ 2019		
IV	**MAJOR SHAREHOLDER**													
	Le Ha Giang			Major shareholder						10.685.369	20,75%			
	Long Giang Group Joint Stock Company			Major shareholder	GCN ĐKDN	0108121049	08/01/2018	Department of Planning and Investment	No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City	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 2026, 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	Rivera Investment Joint Stock Company	Associate	0310683236	1st Floor, Packsimex Building, 52 Dong Du, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam			1.500.000.000	Dividend collection
						16/2025/NQ-HĐQT	80.402.513.013	Construction costs
						13/2024/NQ-HĐQT	3.250.000.000	Receivables and payables
2	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-HĐQT	284.500.000	Services
						06/2025/NQ-HĐQT	306.000.000	Receivables and payables
3	Long Giang Investment Group Joint Stock Company	Related organization	0100512604	6th Floor, Unit 24, Tower A, 173 Xuan Thuy Building, Cau Giay District, Hanoi		08/2026/NQ-HĐQT	234.341.800.000	Transfer of capital contribution
						02/2026/NQ-HĐQT	900.000.000	Purchase and sale
						24/2019/NQ-HĐQT	70.006.788	Services
4	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		06/2025/NQ-HĐQT	1.000.000.000	Receivables and payables
5	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		06/2026/NQ-HĐQT	1.320.000.000	Receivables and payables
6	Long Giang Group Joint Stock Company	Related organization	0108121049	No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City		09/2026/NQ-HĐQT	21.796.482.000	Receivables and payables
						09/2026/NQ-HĐQT	1.233.518.100	
						09/2026/NQ-HĐQT	50.000.000	Services
7	Ngo Thi Thanh Hoa	Related party of an internal person	001179079926	204 Tran Quang Khai Street, Hoan Kiem District, Hanoi, Vietnam		18/2025/NQ-HĐQT	39.136.000.000	

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
8	Nguyen Manh Ha	Internal person	001073006724	No. 11, Alley 126 Hoang Hoa Tham Street, Tay Ho Ward, Hanoi, Vietnam		18/2025/NQ-HĐQT	36.206.509	
9	Dang Thi Loan	Internal person	036182012865	139 Nguyen Thai Hoc Street, O Cho Dua Ward, Hanoi, Vietnam		20/2025/NQ-HĐQT	171.208.418	
10	Le Long Giang	Internal person	001094010513	No. 44, Alley 42, Vu Ngoc Phan Street, Lang Ward, Hanoi		18/2025/NQ-HĐQT	12.570.000.000	
11	Le Hoang Giang	Related party of an internal person	001097038862	No. 11/41/49, Huynh Thuc Khang Street, Dong Da, Hanoi		18/2025/NQ-HĐQT	20.650.000.000	

APPENDIX 04: TRANSACTIONS OF INTERNAL PERSONS AND AFFILIATED PERSONS WITH SHARES OF THE COMPANY

(Appendix to the Company's Corporate Governance Report for the First Six Months of 2026)

No.	Transaction executor	Relationship with internal persons	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percentage	Number of shares	Percentage	
1	Long Giang Investment Group Joint Stock Company	Related person of an internal person	12.409.583	24,1%	0	0%	Reason for decrease: Sale
2	Long Giang Group Joint Stock Company	Related person of an internal person	0	0%	12.409.583	24,1%	Reason for increase: Purchase

C.T.C.P ★ NỘI