

No.: 171-1.25/BCQT-HHG

Hung Yen, July 17, 2025

CORPORATE GOVERNANCE REPORT
(Short version – for the first 6 months of 2025)

To: - The State Securities Commission
- Hanoi Stock Exchange

- Company name: **Hoang Ha Joint Stock Company**
- Head office address: No. 368 Ly Bon - Thai Binh Ward - Hung Yen Province
- Phone: 0227.3846 908 Fax: 0227.3846908 Email:
- Charter capital: **348,963,540,000 VND**
- Securities code: HHG
- Corporate governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors and Executive Board.
- Regarding the implementation of internal audit function: Not yet implemented.

I. Activities of the General Meeting of Shareholders:

| No. | Resolution /Decision No. | Date month | Content |
|-----|-----------------------------|--------------|--|
| 1 | 149.25/NQ-HH | May 31, 2025 | Resolution of the 2025 Annual General Meeting of Shareholders of Hoang Ha Joint Stock Company and accompanying documents |

II. Board of Directors (for the first 6 months of 2025):

1. Information about members of the Board of Directors:

| No. | Member | Position | Date of starting/no longer being BOD's member | Number of meetings attended by the BOD | Rate | Reason for absence |
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| 1 | Mr. Luu Huy Ha | Chairperson of the Board of Directors | April 26, 2023 | 4 | 100% | |
| 2 | Mr. Nguyen Huu Hoan | Deputy Chairperson of the Board of Directors, General Director | April 26, 2023 | 4 | 100% | |
| 3 | Mr. Luu Tuan Anh | Member of the Board of Directors | April 26, 2023 | 4 | 100% | |
| 4 | Mr. Luu Minh Son | Member of the Board of Directors | April 26, 2023 | 4 | 100% | |
| 5 | Mr. Dinh Van Tho | Member of the Board of Directors, Deputy General Director | April 26, 2023 | 4 | 100% | |

2. Supervision activities of the Board of Directors towards the Executive Board:

Strictly control the operation of the Executive Board in the following tasks:

- Manage all production and business activities of the enterprise. Well implement the resolutions of the Board of Directors.
- The Board of Directors creates conditions for the Executive Board to implement policies, mechanisms, human resources, facilities and equipment to help the executive apparatus fulfill its assigned tasks.

3. Activities of subcommittees under the Board of Directors: None.

4. Resolutions/Decisions of the Board of Directors:

| No. | Resolution/Decision No. | Date | Content |
|-----|-------------------------|-------------------|---|
| 1 | 56.25/NQ-HDQT | February 27, 2025 | Resolution of the Board of Directors of Hoang Ha Joint Stock Company on the organization of the 2025 Annual General Meeting of Shareholders |
| 2 | 92.25/NQ-HDQT | March 31, 2025 | Resolution of the Board of Directors on approving the contents submitted to the 2025 Annual General Meeting of Shareholders |
| 3 | 123.25/NQ-HDQT | April 26, 2025 | Resolution of the Board of Directors of Hoang Ha Joint Stock Company on the expected date of holding the 2nd Annual General Meeting of Shareholders |

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| 4 | 169.25/NQ-HDQT | July 15, 2025 | Resolution of the Board of Directors announcing the business performance results of the enterprise in the second quarter and the business performance plan for the third quarter of 2025. |
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III. Board of Supervisors:

1. Information about members of the Board of Supervisors:

| No. | Member of the BOS | Position | Date of starting/no longer being member of the BOS | Number of meetings attended by the BOS | Attendance rate | Reason for absence |
|-----|-------------------|-------------------|--|--|-----------------|------------------------|
| 1 | Nguyen Thu Huong | Head of the Board | April 26, 2023 | 4 | 100% | |
| 2 | Vu Doan Quan | Member | April 26, 2023 | 2 | 100% | Sick leave with reason |
| 3 | Bui Thi Tam | Member | April 26, 2023 | 4 | 100% | |

2. Supervision activities of the Board of Supervisors to the BOD, the Executive Board and shareholders:

Control the operation of the Board of Directors, the Executive Board and shareholders in the following tasks:

- Inspect the implementation process of the Resolutions of the 2025 Annual General Meeting of Shareholders of the company's Board of Directors and Executive Board;
- Inspect and supervise the observance and compliance with the provisions of the law, the company's charter, the company's internal regulations, resolutions and decisions of the Board of Directors and the Executive Board in the management and operation of the company;
- Supervise the implementation and disclosure of information of the Company in accordance with the provisions of the Securities Law and relevant legal documents;
- Review the preliminary reports for 6 months, the report on operation and business activities for the whole year in order to evaluate honestly and reasonably the financial data;
- Coordinate with independent auditors to review the factors affecting the financial statements;
- Attend meetings of the Board of Directors and the Executive Board, participate in and comment on the contents discussed in the meeting.

3. The coordination between the Board of Supervisors and the Board of Directors, the Executive Board and other managers in operations

- Attend meetings of the Board of Directors and the Executive Board, participate in and comment on the contents discussed in the meeting;
- Coordinate with independent auditors to review the factors affecting the financial statements;
- Coordinate with the Board of Directors and the Executive Board in operations. The members of the Board of Supervisors are assigned specific and clear tasks. The Board of Supervisors organizes meetings of members on a quarterly and ad-hoc basis to summarize the implemented work and agree on the contents as well as opinions given in the BOD's meetings;
- Participate in the process of drafting and promulgating processes and regulations in the implementation of the company's management system... to detect risks, shortcomings, thereby proposing appropriate recommendations and solutions;
- Review the transparency of the information disclosure process to ensure the interests of investors, supervise the units in the implementation of the recommendations raised by the Auditor.

4. Other activities of the Board of Supervisors: None

IV. Executive Committee:

| No. | Members of the Executive Committee | Date of birth | Professional qualification | Appointment date |
|------------|---|----------------------|------------------------------------|-------------------------|
| 1 | Nguyen Huu Hoan | March 5, 1967 | Bachelor of Economics | May 9, 2023 |
| 2 | Dinh Van Tho | September 1, 1959 | Automotive Transportation Engineer | October 1, 2019 |
| 3 | Le Van Sinh | February 6, 1977 | Transportation Engineer | July 20, 2023 |

V. Person in charge of accounting:

| Full name | Date of birth | Professional qualification | Appointment date |
|------------------|----------------------|-----------------------------------|-------------------------|
| Trinh Thi Xinh | December 25, 1987 | Bachelor of Accounting | September 24, 2024 |

VI. Corporate governance training: None

VII. List of stakeholders of the listed company and transactions of stakeholders of the company with the Company itself.

1. List of Company's stakeholders:

| No. | Name of organization/individual | Securities transaction account (if any) | Position in the company (if any) | NSH Number*, date of issue, place of issue | Head office address/Contact address | Time of becoming a stakeholder | Time of no longer being a stakeholder | Reason | Related relationship with the company |
|------|---------------------------------|---|--|--|-------------------------------------|--------------------------------|---------------------------------------|--|---|
| 1 | Luu Huy Ha | | Chairperson of the BOD | | | April 26, 2023 | | The General Meeting of Shareholders elected Mr. Luu Huy Ha as a member of the BOD. On May 2, 2023, the BOD elected Mr. Luu Huy Ha as the Chairperson of the BOD. | |
| 1.1 | Nguyen Thi Kim Oanh | | | | | April 26, 2023 | | | Wife of the Chairperson of the BOD |
| 1.2 | Luu Huy Hoang | | Project Management Board | | | April 26, 2023 | | | Son of the Chairperson of the BOD |
| 1.3 | Luu Minh Thuy | | | | | April 26, 2023 | | | Son of the Chairperson of the BOD |
| 1.4 | Luu Quynh Anh | | | | | April 26, 2023 | | | Daughter of the Chairperson of the BOD |
| 1.5 | Luu Thi Uyen | | | | | April 26, 2023 | | | Older sister of the Chairperson of the BOD |
| 1.6 | Luu Thi Luong | | | | | April 26, 2023 | | | Older sister of the Chairperson of the BOD |
| 1.7 | Luu Huy Nghia | | | | | April 26, 2023 | | | Older brother of the Chairperson of the BOD |
| 1.8 | Hoang Thi Tu | | | | | April 26, 2023 | | | Older sister-in-law of the Chairperson of the BOD |
| 1.9 | Luu Minh Son | | Member of the BOD | | | April 26, 2023 | | | Older brother of the Chairperson of the BOD |
| 1.10 | Luu Minh Tien | | Director of Real Estate Sales Department | | | April 26, 2023 | | | Younger brother of the Chairperson of the BOD |
| 1.11 | Bui Thi Mai Hoa | | | | | April 26, 2023 | | | Mother-in-law of the Chairperson of the BOD |

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| 1.12 | Pham Ha Phuong | | | | | April 26, 2023 | | | Daughter-in-law of the Chairperson of the BOD |
| 1.13 | Tran Dinh Thang | | | | | April 26, 2023 | | | Brother-in-law of the Chairperson of the BOD |
| 1.14 | Nguyen Thi Minh Hoan | | | | | April 26, 2023 | | | Older sister-in-law of the Chairperson of the BOD |
| 1.15 | Tran Thi Anh Tuyet | | | | | April 26, 2023 | | | Younger sister-in-law of the Chairperson of the BOD |
| 1.16 | Pham Binh Nam | | | | | | | | Son-in-law of the Chairperson of the BOD |
| 2 | Nguyen Huu Hoan | | Vice Chairperson of the BOD, General Director | | | April 26, 2023 | | The General Meeting of Shareholders elected Mr. Nguyen Huu Hoan as a member of the BOD. On May 2, 2023, the BOD elected Mr. Nguyen Huu Hoan as Vice Chairperson of the BOD. | |
| 2.1 | Nguyen Thi Rau | | | | | April 26, 2023 | | | Mother of the General Director |
| 2.2 | Trinh Xuan Nhu | | | | | April 26, 2023 | | | Father-in-law of the General Director |
| 2.3 | Nguyen Thi Hoi | | | | | April 26, 2023 | | | Mother-in-law of the General Director |
| 2.4 | Trinh Thi Nhan | | Head of Contract Vehicle Sales Department | | | April 26, 2023 | | | Wife of the General Director |
| 2.5 | Nguyen Huu Viet Dung | | | | | April 26, 2023 | | | Son of the General Director, Member of the BOD |
| 2.6 | Nguyen Huu Quang Anh | | | | | April 26, 2023 | | | Son of the General Director, Member of the BOD |

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| 2.7 | Nguyen Thi Loan | | | | | April 26, 2023 | | | Older sister of the General Director, Member of the BOD |
| 2.8 | Nguyen Huu Du | | | | | April 26, 2023 | | | Older brother of the General Director, Member of the BOD |
| 2.9 | Nguyen Thi Lien | | | | | April 26, 2023 | | | Younger sister of the General Director, Member of the BOD |
| 2.10 | Nguyen Thi Hue | | | | | April 26, 2023 | | | Younger sister of the General Director, Member of the BOD |
| 2.11 | Nguyen Huu Huyen | | | | | April 26, 2023 | | | Younger brother of the General Director, Member of the BOD |
| 2.12 | Nguyen Huu Huan | | | | | April 26, 2023 | | | Younger brother of the General Director, Member of the BOD |
| 2.13 | Nguyen Van Hoc | | | | | April 26, 2023 | | | Older brother-in-law of the General Director, Member of the BOD |
| 2.14 | Mai Xuan De | | | | | April 26, 2023 | | | Older brother-in-law of the General Director, Member of the BOD |
| 2.15 | Nguyen Minh Nhieu | | | | | April 26, 2023 | | | Older brother-in-law of the General Director, Member of the BOD |
| 2.16 | Pham Xuan Nhung | | | | | April 26, 2023 | | | Older brother-in-law of the General Director, Member of the BOD |

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| 2.17 | Nguyen Thi Tinh | | | | | April 26, 2023 | | | Older sister-in-law of the General Director, Member of the BOD |
| 2.18 | Nguyen Thi Thu | | | | | April 26, 2023 | | | Younger sister-in-law of the General Director, Member of the BOD |
| 2.19 | Mai Thi Nhuan | | | | | April 26, 2023 | | | Younger sister-in-law of the General Director, Member of the BOD |
| 2.20 | Bui Thi Thanh Thuy | | | | | April 26, 2023 | | | Daughter-in-law of the General Director, Member of the BOD |
| 3 | Dinh Van Tho | | Member of the BOD | | | April 26, 2023 | | The General Meeting of Shareholders elected Mr. Dinh Van Tho as a Member of the BOD | |
| 3.1 | Dao Quoc Thinh | | | | | April 26, 2023 | | | Father-in-law of the Deputy General Director, Member of the BOD |
| 3.2 | Dao Ngoc Bich | | | | | April 26, 2023 | | | Wife of the Deputy General Director, Member of the BOD |
| 3.3 | Dinh Mai Dao Phuong | | | | | April 26, 2023 | | | Daughter of the Deputy General Director, Member of the BOD |
| 3.4 | Dinh Mai Dao Anh | | | | | April 26, 2023 | | | Daughter of the Deputy General Director, Member of the BOD |
| 3.5 | Dinh Van Dung | | | | | April 26, 2023 | | | Older brother of the Deputy General Director, Member of the BOD |

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| 3.6 | Dinh Van Thuc | | | | | April 26, 2023 | | | Older brother of the Deputy General Director, Member of the BOD |
| 3.7 | Nguyen Thi The | | | | | April 26, 2023 | | | Older sister-in-law of the Deputy General Director, Member of the BOD |
| 3.8 | Do Thi Duyen | | | | | April 26, 2023 | | | Older sister-in-law of the Deputy General Director, Member of the BOD |
| 3.9 | Tran Van Hoat | | | | | April 26, 2023 | | | Younger brother-in-law of the Deputy General Director, Member of the BOD |
| 4 | Luu Minh Son | | Member of the BOD | | | April 26, 2023 | | The General Meeting of Shareholders elected Mr. Luu Minh Son as a Member of the BOD | |
| 4.1 | Nguyen Thi Hoan | | | | | April 26, 2023 | | | Wife of the Member of the BOD |
| 4.2 | Nguyen Phu Duyet | | | | | April 26, 2023 | | | Father-in-law of the Member of the BOD |
| 4.3 | Luu Minh Duc | | | | | April 26, 2023 | | | Son of the Member of the BOD |
| 4.4 | Luu Duc Minh | | | | | April 26, 2023 | | | Son of the Member of the BOD |
| 4.5 | Tran Thi Kim Ngan | | | | | April 26, 2023 | | | Daughter-in-law of the Member of the BOD |
| 4.6 | Luu Thi Uyen | | | | | April 26, 2023 | | | Older sister of the Member of the BOD |
| 4.7 | Luu Huy Nghia | | | | | April 26, 2023 | | | Older brother of the Member of the BOD |

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| 4.8 | Luu Huy Ha | | Chairperson of the BOD | | | April 26, 2023 | | | Younger brother of the Member of the BOD |
| 4.9 | Luu Minh Tien | | Officer of the Real Estate Sales Department | | | April 26, 2023 | | | Younger brother of the Member of the BOD |
| 4.10 | Luu Thi Luong | | | | | April 26, 2023 | | | Younger sister of the Member of the BOD |
| 5 | Luu Tuan Anh | | Member of the BOD, Director of HH Bus Station | | | April 26, 2023 | | The General Meeting of Shareholders elected Mr. Luu Tuan Anh as a Member of the BOD | |
| 5.1 | Luu Huy Nghia | | | | | April 26, 2023 | | | Father of the Member of the BOD |
| 5.2 | Hoang Thi Tu | | | | | April 26, 2023 | | | Mother of the Member of the BOD |
| 5.3 | Nguyen Thi Thu Nga | | | | | April 26, 2023 | | | Wife of the Member of the BOD |
| 5.4 | Pham Thi Ha | | | | | April 26, 2023 | | | Mother-in-law of the Member of the BOD |
| 5.5 | Nguyen Cong Dac | | | | | April 26, 2023 | | | Father-in-law of the Member of the BOD |
| 5.6 | Luu The Vien | | | | | April 26, 2023 | | | Younger brother of the Member of the BOD |
| 5.7 | Luu Quoc Dat | | | | | April 26, 2023 | | | Younger brother of the Member of the BOD |
| 5.8 | Luu Anh Tuan | | | | | April 26, 2023 | | | Son of the Member of the BOD |
| 5.9 | Luu Hoang Anh | | | | | April 26, 2023 | | | Daughter of the Member of the BOD |
| 5.10 | Tran Thi Minh Nguyet | | | | | April 26, 2023 | | | Younger sister-in-law of the Member of the BOD |
| 5.11 | Pham Thi Nhu Quynh | | | | | April 26, 2023 | | | Younger sister-in-law of the Member of the BOD |

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| 6 | Nguyen Thu Huong | | Head of the BOS | | | April 26, 2023 | | The General Meeting of Shareholders elected Ms. Nguyen Thu Huong to be a member of the Board of Supervisors, the members of the BOS elected Ms. Nguyen Thu Huong to be the Head of the BOS | |
| 6.1 | Nguyen Huu Tinh | | | | | April 26, 2023 | | | Father of the Head of the BOS |
| 6.2 | Nguyen Thi Minh Phuong | | | | | April 26, 2023 | | | Mother of the Head of the BOS |
| 6.3 | Luu Thi Ly | | | | | April 26, 2023 | | | Mother-in-law of the Head of the BOS |
| 6.4 | Le Nam Hai | | | | | April 26, 2023 | | | Husband of the Head of the BOS |
| 6.5 | Le Nguyen Quynh Anh | | | | | April 26, 2023 | | | Daughter of the Head of the BOS |
| 6.6 | Le Nguyen Nam Phong | | | | | April 26, 2023 | | | Son of the Head of the BOS |
| 6.7 | Le Nguyen Nhat Minh | | | | | April 26, 2023 | | | Son of the Head of the BOS |
| 6.8 | Nguyen Hung Cuong | | | | | April 26, 2023 | | | Older brother of the Head of the BOS |
| 6.9 | Vu Thi Hanh Mai | | | | | April 26, 2023 | | | Older sister-in-law of the Head of the BOS |
| 7 | Vu Doan Quan | | Member of the BOS, Insurance Department | | | April 26, 2023 | | The General Meeting of Shareholders elected Mr. Vu Doan Quan as a Member of the BOS | |
| 7.1 | Tran Van Hue | | | | | April 26, 2023 | | | Father-in-law of the Member of the BOS |
| 7.2 | Tran Thi Hanh | | | | | April 26, 2023 | | | Wife of the Member of the BOS |

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| 7.3 | Vu Thi Huyen Trang | | | | | April 26, 2023 | | | Daughter of the Member of the BOS |
| 7.4 | Vu Huyen Phuong | | | | | April 26, 2023 | | | Daughter of the Member of the BOS |
| 7.5 | Nguyen Thanh Tung | | | | | April 26, 2023 | | | Son-in-law of the Member of the BOS |
| 7.6 | Vu Doan Luan | | | | | April 26, 2023 | | | Older brother of the Member of the BOS |
| 7.7 | Vu Doan Dang | | | | | April 26, 2023 | | | Older brother of the Member of the BOS |
| 7.8 | Dao Thi Hai | | | | | April 26, 2023 | | | Older sister- in-law of the Member of the BOS |
| 7.9 | Bui Thi Liem | | | | | April 26, 2023 | | | Older sister- in-law of the Member of the BOS |
| 8 | Bui Thi Tam | | Member of the BOS | | | April 26, 2023 | | The General Meeting of Shareholders elected Ms. Bui Thi Tam as a Member of the BOS | |
| 8.1 | Bui Huu Khiem | | | | | April 26, 2023 | | | Father of the Member of the BOS |
| 8.2 | Do Thi Lan | | | | | April 26, 2023 | | | Mother of the Member of the BOS |
| 8.3 | Ngo Van Khoan | | | | | April 26, 2023 | | | Father-in-law of the Member of the BOS |
| 8.4 | Nguyen Thi Min | | | | | April 26, 2023 | | | Mother-in- law of the Member of the BOS |
| 8.5 | Ngo Minh Tien | | | | | April 26, 2023 | | | Husband of the Member of the BOS |
| 8.6 | Ngo Minh Hieu | | | | | April 26, 2023 | | | Son of the Member of the BOS |
| 8.7 | Bui Huu Tinh | | | | | April 26, 2023 | | | Younger brother of the Member of the BOS |
| 8.8 | Bui Huu Nghia | | | | | April 26, 2023 | | | Younger brother of the Member of the BOS |
| 8.9 | Nguyen Thi Thu Huong | | | | | April 26, 2023 | | | Younger sister-in-law of the Member of the BOS |

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| 9 | Le Van Sinh | | Deputy General Director | | | July 20, 2023 | | The Chairperson of the BOM appointed the Deputy General Director | |
| 9.1 | Dao Thi Le Dung | | | | | July 20, 2023 | | | Wife of the Deputy General Director of HH JSC |
| 9.2 | Le Viet Hoang | | | | | July 20, 2023 | | | Son of the Deputy General Director of HH JSC |
| 9.3 | Le Viet Thai | | | | | July 20, 2023 | | | Son of the Deputy General Director of HH JSC |
| 9.4 | Le Phuong Cham | | | | | July 20, 2023 | | | Father of the Deputy General Director of HH JSC |
| 9.5 | Nguyen Thi Xuan | | | | | July 20, 2023 | | | Mother of the Deputy General Director of HH JSC |
| 9.6 | Le Thi Ha | | | | | July 20, 2023 | | | Older sister of the Deputy General Director |
| 9.7 | Dao Hong Nhat | | | | | July 20, 2023 | | | Older brother-in-law of the Deputy General Director of HH JSC |
| 9.8 | Le Thi Phuong | | | | | July 20, 2023 | | | Older sister of the Deputy General Director of HH JSC |
| 9.9 | Tuong Duy Thu | | | | | July 20, 2023 | | | Older brother-in-law of the Deputy General Director of HH JSC |
| 9:10 | Le Van Hung | | | | | July 20, 2023 | | | Older brother of the Deputy General Director of HH JSC |
| 9.11 | Pham Thi Tam | | | | | July 20, 2023 | | | Older sister-in-law of the Deputy General Director of HH JSC |

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| 9.12 | Le Van Son | | | | | July 20, 2023 | | | Older brother of the Deputy General Director of HH JSC |
| 9.13 | Pham Thi Tuyet | | | | | July 20, 2023 | | | Older sister-in-law of the Deputy General Director of HH JSC |
| 10 | Trinh Thi Xinh | | Person in charge of accounting | | | October 1, 2024 | | The Chairperson of the BOD assigns the person in charge of accounting | Person in charge of accounting |
| 10.1 | Pham Dang Doan | | | | | October 1, 2024 | | | Husband of the person in charge of accounting |
| 10.2 | Pham Phuc Anh | | | | | October 1, 2024 | | | Son of the person in charge of accounting |
| 10.3 | Pham Phuc Thinh | | | | | October 1, 2024 | | | Son of the person in charge of accounting |
| 10.4 | Trinh Cong Bon | | | | | October 1, 2024 | | | Father of the person in charge of accounting |
| 10.5 | Nguyen Thi Xuan | | | | | October 1, 2024 | | | Mother of the person in charge of accounting |
| 10.6 | Trinh Thi Xim | | | | | October 1, 2024 | | | Older sister of the person in charge of accounting |
| 10.7 | Nguyen Van Long | | | | | October 1, 2024 | | | Older brother-in-law of the person in charge of accounting |
| 10.8 | Trinh Cong Ba | | | | | October 1, 2024 | | | Younger brother of the person in charge of accounting |
| 10.9 | Pham Van Hien | | | | | October 1, 2024 | | | Father-in-law of the person in charge of accounting |
| 10.10 | Tran Thi Mai | | | | | October 1, 2024 | | | Mother-in-law of the person in charge of accounting |

2. Transactions between the Company and stakeholders of the Company; or between the Company and major shareholders, insiders and stakeholders of insiders:

| No. | Name of organization /individual | Related relationship with the company | NSH Certificate Number*, date of issue, place of issue | Head office address/ Contact address | Time of transaction with the company | Resolution/ Decision No. approved by the GMS/ BOD ... (including date of promulgation, if any) | Number and percentage of shares held after transaction | Note |
|-----|----------------------------------|---------------------------------------|--|--------------------------------------|--------------------------------------|--|--|------|
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3. Transactions between insiders of listed companies, stakeholders of insiders and subsidiaries, companies controlled by listed companies

| No. | Transaction performer | Relationship with the insider | Current position in listed company | ID/Passport number, date of issue, place of issue | Address | Name of subsidiary, company controlled by listed company | Time of transaction | Number and percentage of shares held after transaction | Note |
|-----|-----------------------|-------------------------------|------------------------------------|---|---------|--|---------------------|--|------|
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4. Transactions between the company and other entities

4.1. Transactions between the company and companies, in which the members of the Board of Directors, members of the Board of Supervisors or the Executive Board have been and are founding members or members of the Board of Directors or the Executive Board within the past three (03) years (as of the time of reporting): None

4.2. Transactions between the company and the company where the stakeholders of the members of the Board of Directors, members of the Board of Supervisors or the Executive Board are members of the Board of Directors or the Executive Board: None.

4.3. Other transactions of the Company (if any) can bring material or non-material benefits to members of the BOD, members of the BOS or the Executive Board: None.

VIII. Share transactions of insiders and stakeholders of insiders (Report for the first 6 months of 2025)

1. List of insiders and stakeholders of insiders

| No. | Full name | Securities transaction account (if any) | Position in the company (if any) | ID card, date and place of issue | Contact address (According to the list of shareholders provided by the Center on April 8, 2024) | Number of shares owned | Share ownership ratio at the end of the period | Note |
|------|----------------------|---|---|----------------------------------|---|------------------------|--|------|
| 1 | Luu Huy Ha | | Chairperson of the BOD | | | | | |
| 1.1 | Nguyen Thi Kim Oanh | | | | | | | |
| 1.2 | Luu Huy Hoang | | | | | | | |
| 1.3 | Luu Minh Thuy | | | | | | | |
| 1.4 | Luu Quynh Anh | | | | | | | |
| 1.5 | Luu Thi Uyen | | | | | | | |
| 1.6 | Luu Thi Luong | | | | | | | |
| 1.7 | Luu Huy Nghia | | | | | | | |
| 1.8 | Hoang Thi Tu | | | | | | | |
| 1.9 | Luu Minh Son | | Member of the BOD | | | | | |
| 1.10 | Luu Minh Tien | | Director of Real Estate Sales Department | | | | | |
| 1.11 | Bui Thi Mai Hoa | | | | | | | |
| 1.12 | Pham Ha Phuong | | | | | | | |
| 1.13 | Tran Dinh Thang | | | | | | | |
| 1.14 | Nguyen Thi Minh Hoan | | | | | | | |
| 1.15 | Tran Thi Anh Tuyet | | | | | | | |
| 1.16 | Pham Binh Nam | | | | | | | |
| 2 | Nguyen Huu Hoan | | Vice Chairperson of the BOD, General Director | | | | | |

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| 2.1 | Nguyen Thi Rau | | | | | | | |
| 2.2 | Trinh Xuan Nhu | | | | | | | |
| 2.3 | Nguyen Thi Hoi | | | | | | | |
| 2.5 | Trinh Thi Nhan | | Chairperson of the Company's Union | | | | | |
| 2.6 | Nguyen Huu Viet Dung | | | | | | | |
| 2.6 | Nguyen Huu Quang Anh | | | | | | | |
| 2.7 | Nguyen Thi Loan | | | | | | | |
| 2.8 | Nguyen Huu Du | | | | | | | |
| 2.9 | Nguyen Thi Lien | | | | | | | |
| 2.10 | Nguyen Thi Hue | | | | | | | |
| 2.11 | Nguyen Huu Huyen | | | | | | | |
| 2.12 | Nguyen Huu Huan | | | | | | | |
| 2.13 | Nguyen Van Hoc | | | | | | | |
| 2.14 | Mai Xuan De | | | | | | | |
| 2.15 | Nguyen Minh Nhieu | | | | | | | |
| 2.16 | Pham Xuan Nhuong | | | | | | | |
| 2.17 | Nguyen Thi Tinh | | | | | | | |
| 2.18 | Nguyen Thi Thu | | | | | | | |
| 2.19 | Mai Thi Nhuan | | | | | | | |
| 2.20 | Bui Thi Thanh Thuy | | | | | | | |
| 3 | Dinh Van Tho | | Member of the BOD, Deputy General Director | | | | | |
| 3.1 | Dao Quoc Thinh | | | | | | | |
| 3.2 | Dao Ngoc Bich | | | | | | | |

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| 3.3 | Dinh Mai Dao Phuong | | | | | | | |
| 3.4 | Dinh Mai Dao Anh | | | | | | | |
| 3.5 | Dinh Van Dung | | | | | | | |
| 3.6 | Dinh Van Thuc | | | | | | | |
| 3.7 | Nguyen Thi The | | | | | | | |
| 3.8 | Do Thi Duyen | | | | | | | |
| 3.9 | Tran Van Hoat | | | | | | | |
| 4 | Luu Minh Son | | Member of the BOD | | | | | |
| 4.1 | Nguyen Thi Hoan | | | | | | | |
| 4.2 | Nguyen Phu Duyet | | | | | | | |
| 4.3 | Luu Minh Duc | | | | | | | |
| 4.4 | Luu Duc Minh | | | | | | | |
| 4.5 | Tran Thi Kim Ngan | | | | | | | |
| 4.6 | Luu Thi Uyen | | | | | | | |
| 4.7 | Luu Huy Nghia | | | | | | | |
| 4.8 | Luu Huy Ha | | Chairperson of the BOD | | | | | |
| 4.9 | Luu Minh Tien | | Officer of the Real Estate Sales Department | | | | | |
| 4.10 | Luu Thi Luong | | | | | | | |
| 5 | Luu Tuan Anh | | Member of the BOD | | | | | |
| 5.1 | Luu Huy Nghia | | | | | | | |
| 5.2 | Hoang Thi Tu | | | | | | | |
| 5.3 | Pham Thi Ha | | | | | | | |
| 5.4 | Nguyen Cong Dac | | | | | | | |

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| 5.5 | Nguyen Thi Thu Nga | | | | | | | |
| 5.6 | Luu The Vien | | | | | | | |
| 5.7 | Luu Quoc Dat | | | | | | | |
| 5.8 | Luu Anh Tuan | | | | | | | |
| 5.9 | Luu Hoang Anh | | | | | | | |
| 5.10 | Tran Thi Minh Nguyet | | | | | | | |
| 5.11 | Pham Thi Nhu Quynh | | | | | | | |
| 6 | Nguyen Thu Huong | | Head of the BOS | | | | | |
| 6.1 | Nguyen Huu Tinh | | | | | | | |
| 6.2 | Nguyen Thi Minh Phuong | | | | | | | |
| 6.3 | Luu Thi Ly | | | | | | | |
| 6.4 | Le Nam Hai | | | | | | | |
| 6.5 | Le Nguyen Quynh Anh | | | | | | | |
| 6.6 | Le Nguyen Nam Phong | | | | | | | |
| 6.7 | Le Nguyen Nhat Minh | | | | | | | |
| 6.8 | Nguyen Hung Cuong | | | | | | | |
| 6.9 | Vu Thi Hanh Mai | | | | | | | |
| 7 | Vu Doan Quan | | Member of the BOS, Insurance Department | | | | | |
| 7.1 | Tran Van Hue | | | | | | | |
| 7.2 | Tran Thi Hanh | | | | | | | |
| 7.3 | Vu Thi Huyen Trang | | | | | | | |
| 7.4 | Vu Huyen Phuong | | | | | | | |

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| 7.5 | Nguyen Thanh Tung | | | | | | | |
| 7.6 | Vu Doan Lan | | | | | | | |
| 7.7 | Vu Doan Dang | | | | | | | |
| 7.8 | Dao Thi Hai | | | | | | | |
| 7.9 | Bui Thi Liem | | | | | | | |
| 8 | Bui Thi Tam | | Member of the BOS | | | | | |
| 8.1 | Bui Huu Khiem | | | | | | | |
| 8.2 | Do Thi Lan | | | | | | | |
| 8.3 | Ngo Van Khoan | | | | | | | |
| 8.4 | Nguyen Thi Min | | | | | | | |
| 8.5 | Ngo Minh Tien | | | | | | | |
| 8.6 | Ngo Minh Hieu | | | | | | | |
| 8.7 | Bui Huu Tinh | | | | | | | |
| 8.8 | Bui Huu Nghia | | | | | | | |
| 8.9 | Nguyen Thi Thu Thuong | | | | | | | |
| 9 | Le Van Sinh | | Deputy General Director | | | | | |
| 9.1 | Dao Thi Le Dung | | | | | | | |
| 9.2 | Le Viet Hoang | | | | | | | |
| 9.3 | Le Viet Thai | | | | | | | |
| 9.4 | Le Phuong Cham | | | | | | | |
| 9.5 | Nguyen Thi Xuan | | | | | | | |
| 9.6 | Le Thi Ha | | | | | | | |

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| 9.7 | Dao Hong Nhat | | | | | | | |
| 9.8 | Le Thi Phuong | | | | | | | |
| 9.9 | Tuong Duy Thu | | | | | | | |
| 9.10 | Le Van Hung | | | | | | | |
| 9.11 | Pham Thi Tam | | | | | | | |
| 9.12 | Le Van Son | | | | | | | |
| 9.13 | Pham Thi Tuyet | | | | | | | |
| 10 | Trinh Thi Xinh | Person in charge of accounting | | | | | | |
| 10.1 | Pham Dang Doan | | | | | | | |
| 10.2 | Pham Phuc Anh | | | | | | | |
| 10.3 | Pham Phuc Thinh | | | | | | | |
| 10.4 | Trinh Cong Bon | | | | | | | |
| 10.5 | Nguyen Thi Xuan | | | | | | | |
| 10.6 | Trinh Thi Xim | | | | | | | |

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| 10.7 | Nguyen Van Long | | | | | | | |
| 10.8 | Trinh Cong Ba | | | | | | | |
| 10.9 | Pham Van Hien | | | | | | | |
| 10.10 | Tran Thi Mai | | | | | | | |

2. Transactions of insiders and stakeholders on shares of listed companies.

| No. | Transaction performer | Relationship with the insider | Number of shares at the beginning of the period | | Number of shares at the end of the period | | Reason for increase, decrease (buy, sell, convert, bonus...) |
|-----|-----------------------|-------------------------------|---|---------|---|---------|--|
| | | | Number of shares | Ratio % | Number of shares | Ratio % | |
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IX. Other issues: None

ON BEHALF OF THE BOARD OF DIRECTORS

Chairperson



Luu Huy Ha