

CÔNG TY CỔ PHẦN ĐẦU TƯ
IDJ VIỆT NAM
IDJ VIET NAM INVESTMENT
JOINT STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 95/2025/CV-IDJ
No.: 95/2025/CV-IDJ

H.N. ngày 29 tháng 7 năm 2025
H.N. day 29 month 7 year 2025

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA SỞ GIAO DỊCH
CHỨNG KHOÁN HÀ NỘI
INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION PORTAL OF
THE HANOI STOCK EXCHANGE

Kính gửi/To: Ủy ban Chứng khoán nhà nước/The State Securities Commission of Viet Nam
Sở Giao dịch Chứng khoán Việt Nam/Viet Nam Stock Exchange
Sở Giao dịch Chứng khoán Hà Nội/Ha Noi Stock Exchange

1. Tên tổ chức/Name of organization: Công ty Cổ phần Đầu tư IDJ Việt Nam/IDJ Viet Nam Investment Joint Stock Company

- Mã chứng khoán/Mã thành viên/ Stock code/ Broker code: IDJ

- Địa chỉ/Address: Tầng 3, tòa nhà Grand Plaza, 117 Trần Duy Hưng, Phường Trung Hòa, Quận Cầu Giấy, Thành phố Hà Nội/3rd Floor, Grand Plaza Building, 117 Tran Duy Hung, Trung Hoa Ward, Cau Giay District, Hanoi City

- Điện thoại liên hệ/Tel: (024) 3555 8999 Fax: (024) 3555 8999

- E-mail: contact@idjf.vn

2. Loại thông tin công bố/Type of information disclosed: ☐ 24 giờ ☐ 72 giờ ☐ bất thường ☐
theo yêu cầu ☒ định kỳ/☐ 24 hours ☐ 72 hours ☐ irregular ☐ on request ☒ periodic

3. Nội dung thông tin công bố/Content of information disclosed: Báo cáo quản trị 6 tháng đầu năm 2025/ Management report for the first 6 months of 2025.

4. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày ngày 29/07/2025 tại đường dẫn <https://idjf.vn>/This information was published on the company's website on 29/07/2025 (date), as in the link: <https://idjf.vn>

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Tài liệu đính kèm/Attached documents:

Nội dung thông tin cần công bố và các tài liệu có liên quan/ *The Information content to be published and related documents.*

Đại diện tổ chức
Organization representative

Người đại diện theo pháp luật/Người UQ CBTT
Legal representative/ Person authorized to disclose information

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, position, and seal)



TỔNG GIÁM ĐỐC
Nguyễn Mạnh Cường

**IDJ VIET NAM INVESTMENT JOINT
STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No : 94/2025/BCQT-APEC

Hà Nội, 29, July, 2025

REPORT ON CORPORATE GOVERNANCE
(The first 6 months of 2025)

To: - State Securities Commission
- Hanoi Stock Exchange
- Ho Chi Minh Stock Exchange

Name of listed company: IDJ VIET NAM INVESTMENT JOINT STOCK COMPANY
Head office address: 3rd Floor, Grand Plaza Building, 117 Tran Duy Hung, Trung Hoa Ward, Cau Giay District, Ha Noi
Telephone: 024 3555 8999 Fax: 024 3555 8990
Charter capital: 1,734,901,930,000 VND
Stock code: IDJ

Corporate governance model:

+ General Meeting of Shareholders, Board of Directors, Supervisory Board and General Director.

Regarding the implementation of internal audit function: Implemented

I. Activities of the General Meeting of Shareholders

No.	Resolution No	Date	Content
1	05/2025/IDJ/NQ-ĐHĐCĐ	05-06-2025	Approval: (1) Approval of the 2024 Board of Directors' Operational Report; (2) Approval of the 2024 Board of Directors' Operational Report; (3) Approval of the 2024 Board of Supervisors' Operational Report; (4) Approval of the audited 2024 Financial Statements; (5) Approval of the 2024 operating results and 2025 business plan; (6) Approval of the selection of an auditor/reviewer of the 2025 Financial Statements; (7) Approval of the remuneration of the Board of Directors and the Board of Supervisors; (8) Approval of the authorization for the Board of Directors to decide on a number of issues under the authority of the General Meeting of Shareholders; (9) Approval of the dismissal of Head of the Supervisory Board Ms. Nguyen Thu Huong, member of the Supervisory Board Ms. Hoa Thi Hoe, approval of the list of



			members of the Supervisory Board for the 2024-2029 term and election of additional members of the Supervisory Board for the 2024-2029 term; (10) Approval of the issuance of shares to pay dividends and increase charter capital.
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II. Board of Directors

1. Information about members of the Board of Directors (BOD) for the term (2024-2029):

No.	BOD Member	Position	Date of starting to be a member of the BOD	Date of ceasing to be a member of the BOD	No of meetings attended	Ratio	Reason for not attending
1	Mr Nguyen Duc Quan	Chairman	28/04/2021		2/2	100%	
2	Mr Nguyen Manh Cuong	Member of the BOD	28/05/2024		2/2	100%	
3	Ms Nguyen Thi Ngoc Ha	Member of the BOD	28/05/2024		2/2	100%	
4	Mr Ngo Thanh Trung	Member of the BOD	28/05/2024		2/2	100%	

2. Supervisory activities of the Board of Directors over the Board of Management:

To ensure transparency in the operations of the Board of Directors, according to the Charter and Governance Regulations, the Board of Directors regularly supervises the operations of the Board of Directors in implementing the resolutions of the Board of Directors. Specifically:

- The Board of Directors holds regular quarterly meetings as prescribed, the meeting content includes requesting the Board of Directors to explain the business performance results, progress in implementing the plan for each quarter of the year, and propose a production and business plan for the following quarters based on the Key Plan set out at the Annual General Meeting of Shareholders.
- Monitor in detail the situation of human resource fluctuations and recruitment plans;
- Monitor the process of building financial reports and explain information on related items;
- Coordinate with the internal control system to appraise ongoing projects.
 - The Board of Directors has oriented and closely directed the Board of Directors to implement the Company's business orientation. Specifically as follows:

- Strengthen the inspection and supervision of construction works to ensure the provision of quality products to customers.
- Coordinate with companies in the APEC group and domestic and foreign companies to lease areas at the Grand Plaza commercial center and offices at the Charmvit Tower building, Hai Duong Commercial Center, Phu Yen Commercial Center to increase the occupancy rate..
- Continue to complete legal procedures of the projects
- Search for and develop new real estate projects for IDJ through the purchase and merger of businesses with clean land funds and increase the ownership ratio in companies that have invested in shares.
- Build an effective human resource strategy, attract highly qualified, enthusiastic and professional personnel to serve the Company's business activities.
- Maintain operations and supervision according to governance regulations, continuously overcome weaknesses in the working process.

3. Activities of subcommittees under the Board of Directors: (none)

4. Decisions of the Board of Directors:

No.	Decision No	Date	Content	Note
1	02/2025/IDJ/MNQ-HĐQT	28/03/2025	Resolution of the Board of Directors on convening the 2025 Annual General Meeting of Shareholders	
2	05/2025/QĐ-IDJ	30/06/2025	Decision on adjusting Lang Son project	Not subject to information disclosure

III. Board of Supervisors

1. Information about members of the Board of Supervisors (BOS) for the term (2024-2029)

No.	BOS members	Position	Date of becoming a member of the BOS	Date of ceasing to be a member of the BOS	Number of meetings attended	Ratio	Reason for not attending
1	Ms Dau Thi Thao	Head of the BOS	28/04/2021		1/1	100%	

2	Ms Nguyen Thu Huong	Head of the BOS	28/05/2024	05/06/2025	0/1	0%	
3	Ms Hoa Thi Hoe	Member of the BOS	28/05/2024	05/06/2025	0/1	0%	
4	Ms Ngo Thi Thanh Sac	Member of the BOS	05/06/2025		1/1	100%	
5	Ms Vu Thi Dinh	Member of the BOS	05/06/2025		1/1	100%	

2. Supervisory activities of the Board of Supervisors over the Board of Directors and the Board of General Directors:

- The Supervisory Board attended meetings with the Board of Directors to promptly grasp the business situation.
- The Supervisory Board inspected and supervised the financial situation and business activities of the Company.

In general, the Supervisory Board believes that the Board of Directors and the Board of Management have demonstrated high responsibility in managing and operating the Company. The Supervisory Board did not detect any unusual cases in the activities of the members of the Board of Directors, members of the Board of Management and other managers of the Company.

IV. Executive Board

No.	Executive Board Member	Date of birth	Professional qualification	Date of appointment
1	Nguyen Manh Cuong – General Director	22/03/1995	Master of Construction	14/11/2024

V. Chief Accountant

Full name	Date of birth	Professional qualifications	Date of appointment
Nguyen Huu Dat	20/09/1992	Bachelor of Economics	16/05/2023

VI. Training on corporate governance (none)

VII. List of related persons of the Company as prescribed in Clause 34, Article 6 of the Securities Law and transactions of related persons of the Company with the Company itself

1. List of related persons of the Company

1.1 List of related persons of the Company who are individuals

4	Apec Group Joint Stock Company	Company with the same key management members	2024		
5	Kim Boi Trading and Tourism Joint Stock Company	Company with the same key management members	2024		
6	APEC Hoa Binh Investment Joint Stock Company	Subsidiary	2010		
7	Thai Nguyen Printing Joint Stock Company	Subsidiary	2019		
8	E-ACADEMY Education Joint Stock Company	Company with the same key related members	2025		
9	UEP Education Group Joint Stock Company	Company with the same key related members	2025		
10	Cotana Group Joint Stock Company	Company with the same key management members	2025		

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

No.	Name of individual/organization	Relationship with the company	Business Registration Number/ ID Card	Address	Time of transaction with the company	Content	Total transaction value
1	Apec Securities Joint Stock Company	Company with the same key management members	0102121412	3rd Floor, Grand Plaza Building, 117 Tran Duy Hung, Trung Hoa Ward, Cau Giay District, Ha Noi	The first 6 months of 2025	IDJ office for rent	499,422,058
2	Apec Investment Joint Stock Company	Company with the same key management members	0102005769	3rd Floor, Grand Plaza Building, 117 Tran Duy Hung, Trung Hoa Ward, Cau Giay District, Ha Noi	The first 6 months of 2025	IDJ office for rent	723,337,539
						Offset payables	13,924,431,628
3	Apec Land Hue Investment Joint Stock Company	Company with the same key management members	3301232560	3rd Floor, Building 28 Ly Thuong Kiet Street, Thuan Hoa Ward, Hue City	The first 6 months of 2025	No transaction	0
4	Apec Group Joint Stock Company	Company with the same key	0108072810	3rd Floor, Grand Plaza Building, 117 Tran Duy	The first 6 months of	Offset payables	0

No.	Name of organization / Individual	Securities trading account (if any)	Position at the company (if any)	Time of starting to be a related person	Time of no longer being a related person	Reason	Related relationship with the company	No.	Name of organization / Individual	Securities trading account (if any)	Position at the company (if any)
1	Nguyen Duc Quan		Chairman					28-04-21			
2	Nguyen Manh Cuong		Member of the BOD; General Director					28-05-24			
3	Nguyen Thi Ngoc Ha		Member of the BOD					28-05-24			
4	Ngo Thanh Trung		Member of the BOD					28-05-24			
5	Dau Thi Thao		Head of the BOS					28-04-21			
6	Nguyen Thu Huong		Head of the BOS					28-05-24	05-06-25		
7	Hoa Thi Hoe		Member of the BOS					28-05-24	05-06-25		
8	Ngo Thi Thanh Sac		Member of the BOS					05-06-25			
9	Vu Thi Dinh		Member of the BOS					05-06-25			
10	Nguyen Huu Dat		Chief Accountant					16-05-23			

1.2 List of related persons of the Company is an organization

No.	Name of Organization/Individual	Relationship	Time of starting to be a related person	Time of no longer being a related person	Reason
1	Apec Securities Joint Stock Company	Company with the same key management members	2014		
2	Apec Investment Joint Stock Company	Company with the same key management members	2014		
3	Apec Land Hue Investment Joint Stock Company	Company with the same key management members	2010		

		management members		Hung, Trung Hoa Ward, Cau Giay District, Ha Noi	2025	Interest accrued	133,890,410
						IDJ office for rent	257,143,472
						IDJ purchases goods and services	33,164,292,777
5	Kim Boi Trading and Tourism Joint Stock Company	Company with the same key management members	5400265183	Mo Da Hamlet, Ha Bi Commune, Kim Boi District, Hoa Binh	The first 6 months of 2025	IDJ provides construction services	1,987,023,470
6	APEC Hoa Binh Investment Joint Stock Company	Subsidiary	5400345569	Nuoc Vai Hamlet, Luong Son Commune, Phu Tho	The first 6 months of 2025	Interest from APEC Hoa Binh loaned to IDJ	32,623,271
7	Thai Nguyen Printing Joint Stock Company	Subsidiary	4600308555	No. 8, Group 23, Phan Dinh Phung Ward, Thai Nguyen	The first 6 months of 2025	Loan interest	48,269,973

3. Transactions between insiders of a listed company, related persons of insiders and subsidiaries, companies controlled by the listed company: none

4. Transactions between the company and other entities

4.1. Transactions between the company and companies in which members of the Board of Directors, members of the Supervisory Board, and Executive Director (General Director) have been and are founding members or members of the Board of Directors, Executive Director (General Director) within the past three (03) years (calculated at the time of preparing the report): None

4.2 Transactions between the company and companies in which related persons of members of the Board of Directors, members of the Supervisory Board, Executive Director (General Director) are members of the Board of Directors, Executive Director (General Director): None.

4.3 Other transactions of the company (if any) that may bring material or immaterial benefits to members of the Board of Directors, members of the Board of Supervisors, and Executive Director (General Director): None.

VIII. Stock transactions of insiders and related parties of insiders

1. List of insiders and related persons of insiders

No.	Name of individual/organization	Securities trading account	Position at the company	ID number	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of shares owned at the end of the period	Note
1	Nguyen Duc Quan		Chairman					550,000	0.32%	
	Nguyen Duc Lam									Father
	Phan Thị Thuc									Mother
	Nguyen Son Tung									Brother
	Ly Linh Phuong									Brother
	Ly Van Binh									Father in law
	Le Thi Kim Khanh									Mother in law
	Apec Securities Joint Stock Company		Mr. Nguyen Duc Quan is the General Director and member of the BOD of this company					16,433,201	9.47%	
	Apec Investment Joint Stock Company		Mr. Nguyen Duc Quan is chairman of this company							
	Apec Group Joint Stock Company		Mr. Nguyen Duc Quan is chairman of this company					16,943,446	9.77%	
	Cotana Group Joint Stock Company		Mr. Nguyen Duc Quan is member of the BOD of this company							
2	Nguyen Manh Cuong		Member of the BOD; General Director							
	Nguyen Duc Chien									Father
	Vu Thi Dung									Mother
	Kim Boi Trade and Tourism Joint Stock Company		Mr. Nguyen Manh Cuong is Chairman of this company							
3	Nguyen Thi Ngoc Ha		Member of the BOD							
	Nguyen Ngoc Bich									Father
	Vu Thi Thuy									Mother

	Tran Hai Quan									Husband
	Nguyen Tuan Anh									Brother
	Tran Ha Anh									Daughter
	Tran Hoang Anh									Daughter
	Tran Minh Khoi									Son
	Apec Investment Joint Stock Company		Company with Ms. Nguyen Thi Ngoc Ha as Head of the Supervisory Board							
4	Ngô Thanh Trung		Member of the BOD							
	Ngo Van Dan									Father
	Nguyen Thi Minh Thu									Mother
	Ngo Duc Tien									Brother
	Thinh Thi Phuong Trang									Wife
	Ngo Quoc Thien Minh									Son
	Ngo Quoc Minh Khoi									Son
	Thinh Van Hung									Father in law
	Nguyen Thi Tuyet									Mother in law
6	Dau Thi Thao		Head of the Supervisory Board					450,000	0.26%	
	Dau Cao Tho									Father
	Nguyen Thi Mien									Mother
	Dau Thi Hien									Sister
	Dau Thi Yen Nhi									Sister
	Tran Thi Thien									Mother in law
	Tran Duy Hung									Husband
	Tran Duy Huy Hoang									Son
6	Ngô Thi Thanh Sac		Member of the Supervisory Board							
	Tran Thi Thao									Mẹ
	Nguyen Minh Nhan									Chồng
	Nguyen Minh Nhat Nam									Con

	E-Academy Education JSC		Company with Ms. Ngo Thi Thanh Sac as Chief Accountant							
	UEP Education Group JSC		Company with Ms. Ngo Thi Thanh Sac as Chief Accountant							
7	Vu Thi Dinh		Member of the Supervisory Board							
	Vu Van Dinh									Bố
	Bui Thi Quyet									Mẹ
8	Nguyen Huu Dat		Chief Accountant					-	0.00%	
	Dao Thu Ha									Wife
	Nguyen Huu Thanh									Father
	Nguyen Thi Thoa									Mother
	Nguyen Huu Duc									Brother
	Dao Van Khang									Father in law
	Chu Thi Hue									Mother in law

2. Transactions of insiders and related persons on shares of listed companies:

No.	Transaction Executor	Insider Relations	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reason for increase/decrease
			Number of shares	Ratio	Number of shares	Tỷ lệ	

IX. Other matters to note: None

CHAIRMAN
BOARD OF DIRECTORS

(Signed and sealed)



CHỦ TỊCH HĐQT
Nguyễn Đức Quân