

No.: 01/2026/TB-CNG  
(Re: Disclosure of the Report on the  
Corporate Governance for the Year  
2025)

Hanoi, January 21, 2026

**To:** - The State Securities Commission;  
- The Hanoi Stock Exchange.

Name of the listed organization : Cotana Group Joint Stock Company  
Stock code : CSC  
Head office : Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward,  
Hanoi City, Viet Nam.  
Tel : 024. 3563 2763  
Website : <https://www.cotanagroup.vn/>  
Type of disclosed information: ☒ Periodic ☐ Extraordinary ☐ 24h ☐ Upon request

**Content of information disclosure:**

Cotana Group Joint Stock Company hereby respectfully discloses information regarding the Report on the Corporate Governance for the Year 2025.

This information was disclosed on the Company's website on the same day at the following link: <https://www.cotanagroup.vn/>

Cotana Group Joint Stock Company hereby certifies that the disclosed information above is true and accurate, and takes full responsibility before the law for the content of the disclosed information.

**Sincerely!**

**Attached documents:**

- Report on the Corporate  
Governance for the Year 2025.

**COTANA GROUP JOINT STOCK COMPANY**  
**LEGAL REPRESENTATIVE**



**TỔNG GIÁM ĐỐC**  
*Lê Văn Thành*

**REPORT ON CORPORATE GOVERNANCE**  
*(Year 2025)*

**To:**

- **THE STATE SECURITIES COMMISSION**
- **THE HA NOI STOCK EXCHANGE**

Name of Company : COTANA GROUP JOINT STOCK COMPANY

Address of headoffice : Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi City, Vietnam.

Telephone : 024.35632763

Fax : 024.35632762

Email : [cng@cotanagroup.com.vn](mailto:cng@cotanagroup.com.vn)

Website : [www.cotanagroup.vn](http://www.cotanagroup.vn)

Charter capital: **VND 411,492,640,000** (*Four hundred eleven billion, four hundred ninety-two million, six hundred forty thousand Vietnamese dong*).

Stock symbol : CSC

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

The implementation of internal audit: Not yet 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.	No. of Resolution/Decision	Date	Content
1	01/2025-NQ/ĐHĐCĐ-CNG	April 25, 2025	Resolution of the 2025 Annual General Meeting of Shareholders:  1. Approval of the 2024 Business Performance Report and the 2025 Business Plan of the Company (Proposal No 01/TTR/ĐHĐCĐ-CNG)  2. Approval of the 2024 Activity Report and the 2025 Activity Plan of the Company's Board of Directors (Proposal No. 02/TTR/ĐHĐCĐ-CNG)

			<p>3. Approval of the 2024 Activity Report and the 2025 Activity Plan of the Company's Board of Supervisors (Proposal No. 03/TTR/ĐHCD-CNG)</p> <p>4. Approval of the audited financial statements for 2024 (Proposal No. 04/TTR/ĐHCD-CNG)</p> <p>5. Approval of the selection of the audit firm for the 2025 financial year of the Company (Proposal No. 05/TTR/ĐHCD-CNG).</p> <p>6. Approval of the dividend payment for 2024 and the proposed dividend rate for 2025 (Proposal No.06/TTR/ĐHCD-CNG).</p> <p>7. Approval of the share issuance plan for dividend payment (Proposal No. 07/TTR/ĐHCD-CNG).</p> <p>8. Approval of the capital contribution plan to the subsidiary – Cotana Capital Housing Investment and Development Joint Stock Company (Proposal No. 08/TTR/ĐHCD-CNG)</p> <p>9. Approval of the remuneration payment for 2024 and the proposed remuneration for 2025 for members of the Board of Directors and the Board of Supervisors (Proposal No. 09/TTR/ĐHCD-CNG)</p> <p>10. Approval of the dismissal of a Member of the Board of Directors for the 2024–2029 term (Proposal No. 10/TTR/ĐHCD-CNG).</p> <p>11. Approval of the additional election of a member of the Board of Directors for the 2024–2029 term (Proposal No. 11/TTR/ĐHCD-CNG)</p> <p>12. Approval of the list of nominees and candidates for the additional election of a member</p>
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			<p>of the Board of Directors for the 2024–2029 term (Proposal No. 12/TTR/ĐHCD-CNG)</p> <p>13. Approval of the list of elected members of the Board of Directors for the 2024–2029 term, including the following individuals:</p> <p>1. Mr: Nguyen Duc Quan</p> <p>Authorize the Board of Directors for the 2024–2029 term to convene a meeting to assign duties to the newly elected additional member.</p>
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## II. Board of Directors (For year 2025)

### 1. Information about the members of the Board of Directors:

No.	Board of Directors' members	Position	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Mr. Dao Ngoc Thanh	Chairman of the Board of Directors	April 26, 2024	
2	Ms. Dao Thu Thuy	Members of the Board of Directors	April 26, 2024	
3	Mr. Doan Van Tuan	Members of the Board of Directors	April 26, 2024	
4	Mr. Bui Tien Hung	Members of the Board of Directors	April 26, 2024	
5	Mr. Nguyen Duc Quan	Members of the Board of Directors	April 25, 2025	

### 2. Meetings of the Board of Directors:

No.	Board of Director' member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Mr. Dao Ngoc Thanh	09	100%	



2	Ms. Dao Thu Thuy	09	100%	
3	Mr. Doan Van Tuan	09	100%	
4	Mr. Bui Tien Hung	09	100%	
5	Mr. Nguyen Duc Quan	09	100%	

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

The Board of Directors has supervised the activities of the Board of Management in carrying out the following tasks:

- Directed the successful organization of the 2025 Annual General Meeting of Shareholders on April 25, 2025, in accordance with the legal regulations and the Company's Charter;
- Instruct the preparation of the parent company's financial statements, the consolidated financial statements for the fourth quarter of 2024, and the audited financial statements for 2024 (both parent company and consolidated); prepare the parent company's and consolidated financial statements for the first quarter of 2025 in accordance with legal regulations; and prepare the 2024 Annual Report;
- Implement the 2024 dividend payment (at a rate of 10% in shares) to increase the charter capital from VND 374,089,820,000 to VND 411,492,640,000;

### 4. Activities of the Board of Directors' subcommittees (If any):

- ✓ **Finance Sub-Committee:** The Finance Department is responsible for preserving and developing capital, effectively managing the Company's finances, meeting the financial requirements of the Company's projects and works, as well as managing the capital contributions invested by the Company in its subsidiaries and affiliated companies.
- ✓ **Investment Sub-Committee:** When Hue becomes a centrally governed city, this also creates favorable conditions for Hue to welcome investors to the former imperial capital, including Cotana Group. Building on the success of the Ecogarden project, the Board of Directors continues to study and develop the Ngu Ho Eco-Resort and Golf Course project in Phong Dien District, Hue City. This is one of the largest-scale projects in Central Vietnam, with a total area of approximately 500 hectares. The Company's objective in the coming years is to develop this project and establish a key eco-tourism and resort destination in Central Vietnam. In addition, the Board of Directors has directed the acceleration of research and investment in the Phu Ho New Urban Area project in Hue City, which is also one of the Company's key and highly potential projects of Cotana Group Joint Stock Company.
- ✓ **Subcommittee in charge of Occupational Safety, Environmental Sanitation, and Fire Prevention and Fighting:** Occupational safety and environmental hygiene management has always been given special attention by the Board of Directors. The Company's Occupational

Safety Department regularly provides occupational safety training for workers, ensures the adequate provision of personal protective equipment, organizes periodic health check-ups, and distributes medicines to employees so that they can work with peace of mind.

- ✓ **Subcommittee for Management of Subsidiaries and Affiliated Companies:** The Chairman of the Members' Council organizes regular meetings to closely monitor the situation and provide timely guidance on the overall production and business development orientation of Cotana Group. In addition, the Members' Council of Cotana Group organizes joint activities and mobilizes subsidiaries and affiliated companies to participate, with the aim of fostering a united, proactive, and creative working environment, joining efforts to synchronously and effectively implement the resolutions of the Members' Council of Cotana Group.
- ✓ **Subcommittee in charge of Party Affairs and Mass Organizations:** With the objective of strengthening unity and solidarity within Cotana Group, the Trade Union and the Youth Union successfully organized various activities such as seminars in celebration of International Women's Day on March 8, charitable trips, donations in support of flood-affected communities, and visits to war martyrs and heroes' memorial sites...
- ✓ **Subcommittee in charge of Construction Management:** In order to meet the requirements for progress and efficiency in on-site construction activities, the Board of Directors has directed the Board of General Directors to review and recruit high-quality personnel for this subcommittee. At the same time, the Board of Directors has provided close guidance and support to the Board of General Directors in orienting the management of construction works, with the aim of delivering products that ensure aesthetics, quality, and timely completion in line with customer preferences and market demand.

##### 5. Resolutions/Decisions of the Board of Directors (Report for 2025)

No.	Resolution/Decision No	Date	Content	Approval rate
Resolution of the Board of Directors				
1	01/2025 -QĐ/HĐQT - CNG	February 21, 2025	Approved the plan for organizing the 2025 Annual General Meeting of Shareholders.	100%
2	02/2025 -QĐ/HĐQT - CNG	April 4, 2025	Approval of the acceptance of the resignation letter from Ms. Nguyen Do Hoang Lan	100%
3	03/2025 -QĐ/HĐQT - CNG	May 14, 2025	Approval of the implementation of the plan to issue shares as a dividend payment for the year 2024	100%



No.	Resolution/Decision No	Date	Content	Approval rate
4	04/2025 -NQ/HĐQT - CNG	May 21, 2025	Approval of the policy to transfer Cotana Group Joint Stock Company's ownership stakes in various companies.	100%
5	05/2025 -NQ/HĐQT - CNG	June 2, 2025	Approval of the implementation of the plan to issue shares as a dividend payment for the year 2024 (replacing Resolution No. 03/2025/NQ/HĐQT-CNG)	100%
6	06/2025 -NQ/HĐQT - CNG	June 11, 2025	Approval of the shareholder list finalization for the dividend payment in shares according to the share issuance plan	100%
7	07/2025 -NQ/HĐQT - CNG	June 16, 2025	Approval of the policy to transfer Cotana Group Joint Stock Company's ownership stake in Hudland Trading and Services Company	100%
8	08/2025 -NQ/HĐQT - CNG	June 20, 2025	Approval of the policy to select investors for the transfer of shares in Hudland Trading and Services Company	100%
9	09/2025 -NQ/HĐQT - CNG	December 25, 2025	Approval of the dismissal of the General Director of Cotana Group Joint Stock Company	100%
10	10/2025 -NQ/HĐQT - CNG	December 25, 2025	Approval of the appointment of the General Director of Cotana Group Joint Stock Company	100%
11	11/2025 -NQ/HĐQT - CNG	December 29, 2025	Approval of the appointment of the Deputy General Director – in charge of Investment	100%
12	12/2025 -NQ/HĐQT - CNG	December 29, 2025	Approval of the appointment of the Deputy General Director – in charge of Construction	100%

### III. Board of Supervisors (Report for year 2025)

**1. Information about members of Board of Supervisors of the term 2024–2029 (SB):**

No.	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
1	Ms. Nguyen Hai Yen	Head of the Supervisory Board	April 26, 2024	Bachelor of Law
2	Mr. Le Van Dang	Members of Board of Supervisors	April 26, 2024	Irrigation Engineer
3	Mr. Dao Hong Son	Members of Board of Supervisors	April 26, 2024	Construction Economics Engineer

**2. Meetings of Board of Supervisors:**

No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Nguyen Hai Yen	04	100%	100%	
2	Mr. Le Van Dang	04	100%	100%	
3	Mr. Dao Hong Son	04	100%	100%	

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

- In 2025, the Board of Directors and the Board of Management provided the Supervisory Board with information and reports on the Company's business and production performance in 2024; the business and production plan for 2025; and other relevant documents.



- The Board of Directors and the Board of Management complied with legal regulations in administrative management, transactions, and properly fulfilled their assigned functions and duties.
- Coordinated with the Board of Directors and the Board of Management of the Company to organize the 2025 Annual General Meeting of Shareholders.
- Inspected and supervised the implementation of the resolutions of the General Meeting of Shareholders by the Board of Directors and the Board of Management.
- The minutes and resolutions of the Board of Directors and the minutes of the Board of Management were issued validly and in accordance with the authority stipulated in the Company's Charter.
- Monitored the Company's information disclosure in compliance with legal regulations..

**4. Coordination of the Supervisory Board with the activities of the Board of Directors, the Board of Management, and other management personnel.**

- The Board of Directors and the Board of Management always create favorable conditions for the Supervisory Board to perform its functions, duties, and powers so as to successfully fulfill its assigned tasks.
- The Supervisory Board is regularly invited to attend meetings of the Board of Directors, the Board of Management, and meetings of member companies to discuss business and production development strategies as well as the operational performance of the units.
- The Board of Directors pays close attention to human resources management and directs the Board of Management to recruit, train, monitor, and evaluate personnel, and to make appropriate decisions on organizational structure in line with the orientation and development of Cotana Group.
- The Board of Directors focuses on corporate governance and financial management; through inspection, supervision, and periodic audit activities, shareholders' capital is preserved and the use of capital is ensured to be effective and in accordance with its intended purposes.

**5. Other activities of the Board of Supervisors (if any): None**

**IV. Board of Management**

No.	Members of Board of Management	Position	Date of birth	Qualification	Date of appointment / dismissal of members of

					<b>the Board of Management</b>
1	Mr. Le Van Thanh	General Director	February 11, 1984	Civil Engineer	December 25, 2025
2	Ms. Dinh Thi Minh Hang	Deputy General Director - Chief Financial Office	May 21, 1979	Bachelor of Economics	July 1, 2012
3	Ms. Nguyen Thi Thu Huong	Deputy General Director - Human Resources Director	November 9, 1980	Traffic Economics Engineer	December 21, 2016
4	Mr. Nguyen Ngoc Tien	Deputy General Director	March 1, 1989	Civil Engineer	December 29, 2025
5	Mr. Pham Van Hau	Deputy General Director	November 20, 1982	Civil Engineer	December 29, 2025

#### V. Chief Accountant.

No.	Name	Date of birth	Qualification	Date of appointment/ dismissal
1	Mr. Tran Trong Dai	November 28, 1979	Bachelor of Economics	January 1, 2012

#### VI. Training courses on corporate governance

Training courses on corporate governance were involved by members of Board of Directors, the Board of Supervisors, Director (General Director), other managers and secretaries in accordance with regulations on corporate governance: None

**VII. List of related persons of the listed company as stipulated in Clause 34, Article 6 of the Securities Law (Report for the first half of 2025) and transactions between such related persons and the Company**

**1. The list of affiliated persons of the Company:**

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	Type of Identification Document (ID card, Citizen Identification Card, Passport, Business Registration Certificate)	NSH No.	date of issue	place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1	Dao Ngoc Thanh		Chairman of the Board of Directors	Citizen ID					April 26, 2024			
1.1	Dang Thu Vinh			Citizen ID					April 26, 2024			- Related person to Mr. Dao Ngoc Thanh – Wife
1.2	Dao Thu Thuy		Board Member	Citizen ID					April 26, 2024			- Related person to Mr. Dao Ngoc Thanh – Daughter



2	Dao Thu Thuy		Board Member	Citizen ID						26/04/2024					- Related person to Ms. Dao Thu Thuy – Father
2.1	Dao Ngoc Thanh		Chairman of the Board	Citizen ID						26/04/2024					- Related person to Ms. Dao Thu Thuy – Mother
2.2	Dang Thu Vinh			Citizen ID						26/04/2024					
3	Doan Van Tuan		Board Member - General Director	Citizen ID						April 26, 2024					
3.1	Nguyen Thi Thanh Van			ID card						April 26, 2024					Related person to Mr. Doan Van Tuan – Wife
2.2	Doan Hoang Son			passport						April 26, 2024					- Related person to Mr. Doan

												- Related person to Mr. Doan Van Tuan – Son						Van Tuan – Son
3.3	Doan Tuan Kiet								passport			April 26, 2024						- Related person to Mr. Doan Van Tuan – Son
4	Bui Tien Hung								Citizen ID	Board Member		April 26, 2024						
4.1	Trinh Thi Van Anh								Citizen ID			April 26, 2024						- Related person to Mr. Bui Tien Hung – Wife
4.2	Bui Phuong Anh								Passport			April 26, 2024						- Related person to Mr. Bui Tien Hung – Daughter

4.3	Bui Phuong Chi																	April 26, 2024				- - Related person to Mr. Bui Tien Hung – Daughter
4.4	Bui Tuan Nam																	April 26, 2024				- - Related person to Mr. Bui Tien Hung – Son
4.5	TDH Ecoland Urban Develop ment and Investme nt Joint Stock Compan y																	April 26, 2024				- Organiza tion related to Mr. Bui Tien Hung – member of the Executiv e Board
4.6	Ecopark - Nomura Real Estate Joint Stock																	April 26, 2024				- Organiza tion related to Mr. Bui Tien Hung – member

Company	Company	Company	Company	Company	Company	Company	Company	Company	Company	of the Executive Board
4.7	Ecopark Group Joint Stock Company						Business Registration Certificate		April 26, 2024	Organization related to Mr. Bui Tien Hung – member of the Executive Board
5	Nguyen Duc Quan		Board Member				Citizen ID		April 25, 2025	Supplementary election of Board of Directors members at the Annual General Meeting of Shareholders on April 25, 2025



5.1	Nguyen Duc Lam																	April 25, 2025				Related person to Mr. Nguyen Duc Quan – Father
5.2	Phan Thi Thuc																	April 25, 2025				Related person to Mr. Nguyen Duc Quan – Mother
5.3	Nguyen Son Tung																	April 25, 2025				Related person to Mr. Nguyen Duc Quan – Brother

5.4	Ly Linh Phuong										April 25, 2025			Related person to Mr. Nguyen Duc Quan – Wife
5.5	Ly Van Binh										Residence Registration, Management and National Population Data – Ministry of Public Security			Related person to Mr. Nguyen Duc Quan – Father in law
5.6	Le Thi Kim Khanh										Residence Registration, Management and National Population Data – Ministry of Public Security			Related person to Mr. Nguyen Duc Quan – Mother in law

5.7	Nguyen Phan Anh								Citizen ID				Residence Registration, Management and National Population Data – Ministry of Public Security			Related person to Mr. Nguyen Duc Quan – Son
5.8	Nguyen Duc Khanh								Citizen ID				Residence Registration, Management and National Population Data – Ministry of Public Security			Related person to Mr. Nguyen Duc Quan – Son
5.9	Asia - Pacific Securities Joint Stock Company								Business Registration Certificate				April 25, 2025			Company where Mr. Nguyen Duc Quan serves as a member of the Board of



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COTANA GROUP, JSC

											Directors and General Director.
5.10	IDJ Vietnam Investment JSC										Company where Mr. Nguyen Duc Quan serves as Chairman of the Board of Directors
5.11	Apec Group Joint Stock Company										Company where Mr. Nguyen Duc Quan serves as Chairman of the Board of Directors



5.12	Asia - Pacific Investment JSC							Business Registration Certificate		April 25, 2025				Company where Mr. Nguyen Duc Quan serves as Chairman of the Board of Directors
6	Le Van Thanh		General Director					Citizen ID		December 25, 2025				
6.1	Pham Thu Giang							Citizen ID		December 25, 2025				Related person to Mr. Le Van Thanh – Wife
6.2	Le Pham Bao Nam							Citizen ID		December 25, 2025				Related person to Mr. Le Van Thanh – Son

6.3	Le Pham Bao Phong											December 25, 2025				Related person to Mr. Le Van Thanh – Son
6.4	Le Van Trinh											December 25, 2025				Related person to Mr. Le Van Thanh – Biological father
6.5	Pham Thi Tien											December 25, 2025				Related person to Mr. Le Van Thanh – Biological mother
6.6	Pham Duc Binh											December 25, 2025				Related person to Mr. Le Van Thanh – Father-in-law
6.7	Pham Thi Nhi Huong															Related person to Mr. Le Van Thanh –

												Mother-in-law
6.8	Cotana Capital Housing Investment and Development Joint Stock Company						Business Registration Certificate				December 25, 2025	Company where Mr. Le Van Thanh works – Deputy General Director
7	Dinh Thi Minh Hang		Deputy General Director - General Director				ID card			No. 2, Truc Street, Ecopark Urban Area, Phung Cong Commune, Hung Yen Province, Vietnam		



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7.1	Dinh Van Nghiep											June 28, 2012			- Related person to Ms. Dinh Thi Minh Hang – Father
7.2	Nguyen Thi Nguyet											June 28, 2012			- Related person to Ms. Dinh Thi Minh Hang – Mother
7.3	Dinh Thi Ngoc Minh											June 28, 2012			- Related person to Ms. Dinh Thi Minh Hang – Older sister
7.4	Nguyen Manh Lan											June 28, 2012			- Related person to Ms. Dinh Thi Minh Hang – Husband
7.5	Nguyen Tien Dat											June 28, 2012			- Related person to Ms. Dinh Thi Minh Hang – Son





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7.6	Nguyen Hoang Anh		Citizen ID					June 28, 2012			- Related person to Ms. Dinh Thi Minh Hang – Daughter
8	Nguyen Thi Thu Huong	Deputy General Director	Citizen ID					December 21, 2016			
8.1	Nguyen Duc Minh		Citizen ID					December 21, 2016			-Related person to Ms. Nguyen Thi Thu Huong – Husband
8.2	Nguyen Phuc Minh Duc		Citizen ID					December 21, 2016			-Related person to Ms. Nguyen Thi Thu Huong – Son
8.3	Nguyen Duc Minh Phuc		Citizen ID	00120705138 6	May 23, 2022	Departme nt of Administ rative Managem	Group 6, Cluster 2, Ha Dinh, Hanoi City, Vietnam	December 21, 2016			-Related person to Ms. Nguyen Thi Thu

									ent of Social Order Police									Huong – Son
8.4	Vinacon ex Construc tion Consulti ng Joint Stock Compan y													December 21, 2016				- Organiza tion related to Ms. Nguyen Thi Thu Huong – Chairma n of the Board of Directors
8.5	Cotana Construc tion Joint Stock Compan y													December 21, 2016				- Organiza tion related to Ms. Nguyen Thi Thu Huong – Chairwo man of the Board of Directors

8.6	Green Garden Urban Services Joint Stock Company								Business Registration Certificate		December 21, 2016			Organization related to Ms. Nguyen Thi Thu Huong – General Director
9	Nguyen Ngoc Tien								Deputy General Director	Citizen ID	December 29, 2025			
9.1	Le Thuy Trang									Citizen ID	December 29, 2025			Related person to Mr. Nguyen Ngoc Tien – Wife
9.2	Nguyen Trang Anh									Citizen ID	December 29, 2025			Related person to Mr. Nguyen Ngoc Tien – Daughter
9.3	Nguyen Tien Minh									Citizen ID	December 29, 2025			Related person to Mr. Nguyen Ngoc

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9.7	Nguyen Thi Viet																	December 29, 2025				Related person to Mr. Nguyen Ngoc Tien – Mother-in-law
9.8	Cotana Capital Housing Investment and Development Joint Stock Company																	December 29, 2025				Company where Mr. Nguyen Ngoc Tien works – General Director
9.9	Cotana Ecolife Urban Joint Stock Company																	December 29, 2025				Company where Mr. Nguyen Ngoc Tien works – General Director
10	Pham Van Hau																	December 29, 2025				

10.1	Dao Thi Thuy									December 29, 2025			Related person to Mr. Pham Van Hau – Wife
10.2	Pham Thi Tam An									December 29, 2025			Related person to Mr. Pham Van Hau – Daughter
10.3	Pham Thanh Van									December 29, 2025			Related person to Mr. Pham Van Hau – Daughter
10.4	Pham Quang Minh									December 29, 2025			Related person to Mr. Pham Van Hau – Son
10.5	Pham Van Trung									December 29, 2025			Related person to Mr. Pham Van Hau –

																			Biologic al father
10.6	Nguyen Thi Duyen																	December 29, 2025	Related person to Mr. Pham Van Hau – Biologic al mother
10.7	Dao Xuan Hung																	December 29, 2025	Related person to Mr. Pham Van Hau – Father- in-law
10.8	Dinh Thi Gioi																	December 29, 2025	Related person to Mr. Pham Van Hau – Mother- in-law
10.9	Cotana Investme nt and Trading Consulta																	December 29, 2025	Compan y where Mr. Pham Van Hau



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	ncy Joint Stock Compan y																		works – Deputy Director
11	Nguyen Hai Yen		Head of Supervis ory Board		Citizen ID									April 16, 2019					
11.1	Nguyen Thi Dao				Citizen ID									April 16, 2019					
11.2	Do Tuan Anh				Citizen ID									April 16, 2019					
11.3	Do Gia Minh				Citizen ID									April 16, 2019					- Related person to Ms. Nguyen Hai Yen – Son
12	Le Van Dang		Member of the Board of supervis ors		Citizen ID									April 26, 2024					



12.1	Le Van Thich												April 26, 2024				Related person to Mr. Le Van Dang, Member of the Supervisory Board – Biological father
12.2	Nguyen Thi Van												April 26, 2024				- Related person to Mr. Le Van Dang, Member of the Supervisory Board – Biological mother
12.3	Tran Thi Hoan												April 26, 2024				- Related person to Mr. Le Van Dang, Member of the Supervisory Board

12.4	Le Phuong Trang										April 26, 2024					Related person to Mr. Le Van Dang, Member of the Supervis ory Board – Daughter	Board – Wife
12.5	Le Tri Dung										April 26, 2024					Related person to Mr. Le Van Dang, Member of the Supervis ory Board – Son	

12.6	Le Minh Duc																		Related person to Mr. Le Van Dang, Member of the Supervisory Board – Son
13	Dao Hong Son																		
13.1	Dao Dinh Thach																		- Related person to Mr. Dao Hong Son, Member of the Supervisory

																			Board – Father
13.2	Nguyen Thi Hong Ha							Citizen ID							April 26, 2024				- Related person to Mr. Dao Hong Son, Member of the Supervis ory Board – Mother
13.3	Dao Phuong Hoa							Citizen ID							April 26, 2024				- Related person to Mr. Dao Hong Son, Member of the Supervis ory Board – Older sister
13.4	Nguyen Thi Thuy							Citizen ID							April 26, 2024				- Related person to Mr. Dao Hong Son, Member



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																			Dai – Son
14.3	Tran Hoang Quan																		- Related person to Mr. Tran Trong Dai – Son
11.4	Tran Thai Son																		- Related person to Mr. Tran Trong Dai – Son
15	Bach Quynh Trang																		
15.1	Nguyen Van Chung																		Related person to Ms. Bach Quynh Trang – Husband
15.2	Nguyen Phuong Linh																		Related person to Ms. Bach Quynh

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COTANA GROUP, JSC

19	Cotana Capital Housing Investment and Development Joint Stock Company		Business Registration Certificate								Subsidiary		
20	Green Garden Urban Services Joint Stock Company		Business Registration Certificate								Associated Company		
21	BMS Thanh Nam Company Limited		Business Registration Certificate								Associated Company		
22	Cotana Ecolife Urban Joint Stock		Business Registration Certificate								Subsidiary		

[illegible]



**2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons:**

No	Name of organization/ individual	Relationship with the Company	No.* date of issue, place of issue	Address	Time of transac- tions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Cotana Group Joint Stock Company and Ms. Dinh Thi Minh Hang	internal persons					VND 656,000,000	
2	Cotana Group Joint Stock Company and Cotana Capital Housing Investment and Development Joint Stock Company	Subsidiary	3301604829 July 21, 2025 Business Registration and Corporate Finance Division – Hue City Department of Finance	CM3-03 Camellia, An Van Duong Urban Area, Vy Da Ward, Hue City, Vietnam	June 12, 2025	No. 01/2025/NQ- GMS dated April 25, 2025	VND 27,232,300,0 00	

**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: None**

**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):  
None

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): None

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 (2025).**

**1. The list of internal persons and their affiliated persons:**

No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
1	Dao Ngoc Thanh	Chairman of the Board of Directors	Citizen ID					11.002.561	29,4115%
1.1	Dang Thu Vinh		Citizen ID						
1.2	Dao Thu Thuy	Board Member	Citizen ID						

No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
2	Dao Thu Thuy	Board Member	Citizen ID					1.953.544	5,2221%
2.1	Dao Ngoc Thanh	Chairman of the Board	Citizen ID						
2.2	Dang Thu Vinh		Citizen ID						
3	Doan Van Tuan	Board Member - General Director	Citizen ID					504.703	1,3491 %
3.1	Nguyen Thi Thanh Van		ID card						
3.2	Doan Hoang Son		passport						
3.3	Doan Tuan Kiet		passport						
4	Bui Tien Hung	Board Member	Citizen ID					0	0%





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No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
4.1	Trinh Thi Van Anh		Citizen ID						
4.2	Bui Phuong Anh		Passport						
4.3	Bui Phuong Chi		Citizen ID						
4.4	Bui Tuan Nam		Passport						
4.5	TDH Ecoland Urban Development and Investment Joint Stock Company		Business Registration Certificate						
4.6	Ecopark - Nomura Real Estate Joint Stock Company		Business Registration Certificate						
4.7	Ecopark Group Joint Stock Company		Business Registration Certificate						
5	Nguyen Duc Quan	Board Member						0	0%

No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
5.1	Nguyen Duc Lam		Citizen ID						
5.2	Phan Thi Thuc		ID card						
5.3	Nguyen Son Tung		Citizen ID						



No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
			ID card						
5.4	Ly Linh Phuong		Citizen ID						
5.5	Ly Van Binh		ID card						

No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
5.6	Le Thi Kim Khanh		Citizen ID						
5.7	Nguyen Phan Anh		Citizen ID						
5.8	Nguyen Duc Khanh		Citizen ID						
5.9	Asia - Pacific Securities Joint Stock Company		Business Registration Certificate					1.176.788	3,145%
5.10	IDJ Vietnam Investment JSC								

No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
			Business Registration Certificate						
5.11	Apec Group Joint Stock Company		Business Registration Certificate						
5.12	Asia - Pacific Investment JSC		Business Registration Certificate						
6	Le Van Thanh	General Director	Citizen ID					0	0%
6.1	Pham Thu Giang		Citizen ID						
6.2	Le Pham Bao Nam		Citizen ID						
6.3	Le Pham Bao Phong		Personal Identification Number						



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No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
6.4	Le Van Trinh		Citizen ID						
6.5	Pham Thi Tien		Citizen ID						
6.6	Pham Duc Binh		Citizen ID						
6.7	Pham Thi Nhi Huong		Citizen ID						
6.8	Cotana Capital Housing Investment and Development Joint Stock Company		Business Registration Certificate						
7	Dinh Thi Minh Hang	Deputy General Director - General Director	ID card	001179079850	September 17, 2021			476.487	1,2737%
7.1	Dinh Van Nghiep		Citizen ID					29.210	0,0781%



No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
7.2	Nguyen Thi Nguyet		Citizen ID						
7.3	Dinh Thi Ngoc Minh		ID card					29.210	0,0781%
7.4	Nguyen Manh Lan		Citizen ID					29.210	0,0781%
7.5	Nguyen Tien Dat		Citizen ID						
7.6	Nguyen Hoang Anh		Citizen ID						
8	Nguyen Thi Thu Huong	Deputy General Director	Citizen ID					22.316	0,0597 %
8.1	Nguyen Duc Minh		Citizen ID						
8.2	Nguyen Phuc Minh Duc		Citizen ID						
8.3	Nguyen Duc Minh Phuc		Citizen ID						



No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
8.4	Vinaconex Construction Consulting Joint Stock Company		Business Registration Certificate						
8.5	Cotana Construction Joint Stock Company		Business Registration Certificate						
8.6	Green Garden Urban Services Joint Stock Company		Business Registration Certificate						
9	Nguyen Ngoc Tien	Deputy General Director	Citizen ID						
9.1	Le Thuy Trang		Citizen ID						
9.2	Nguyen Trang Anh		Citizen ID						
9.3	Nguyen Tien Minh		Citizen ID						



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No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
9.4	Nguyen Văn Viet		Citizen ID						
9.5	Vu Thu Thu		Citizen ID						
9.6	Le Cong Tang		Citizen ID						
9.7	Nguyen Thi Viet		Citizen ID						
9.8	Cotana Capital Housing Investment and Development Joint Stock Company		Business Registration Certificate						
9.9	Cotana Ecolife Urban Joint Stock Company		Business Registration Certificate						
10	Pham Van Hau	Deputy General director	Citizen ID					0	0%
10.1	Dao Thi Thuy		Citizen ID						

No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
10.2	Pham Thi Tam An		Personal Identification Number						
10.3	Pham Van Van		Personal Identification Number						
10.4	Pham Quang Minh		Personal Identification Number						
10.5	Pham Van Trung		Citizen ID						
10.6	Nguyen Thi Duyen		Citizen ID						
10.7	Dao Xuan Hung		Citizen ID	038058005278	May 29, 2021				
10.8	Dinh Thi Gioi		Citizen ID	038163000227	April 1, 2024				
10.9	Cotana Investment and Trading Consultancy Joint Stock Company		Business Registration Certificate						



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No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
11	Nguyen Hai Yen	Head of Supervisory Board	Citizen ID					1.252	0,0033 %
11.1	Nguyen Thi Dao		Citizen ID						
11.2	Do Tuan Anh		Citizen ID						
11.3	Do Gia Minh		Citizen ID						
12	Le Van Dang	Member of the Board of supervisors	Citizen ID					0	0%
12.1	Le Van Thich		Citizen ID						
12.2	Nguyen Thi Van		Citizen ID						
12.3	Tran Thi Hoan		Citizen ID						
12.4	Le Phuong Trang		Citizen ID						
12.5	Le Tri Dung		Citizen ID						



No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
12.6	Le Minh Duc		Citizen ID						
13	Dao Hong Son	Member of the Board of supervisors	Citizen ID					0	0%
13.1	Dao Dinh Thach		Citizen ID						
13.2	Nguyen Thi Hong Ha		Citizen ID						
13.3	Dao Phuong Hoa		Citizen ID						
13.4	Nguyen Thi Thuy		Citizen ID						
13.5	Dao Nhat Minh								
14	Tran Trong Dai	Chief Accountant	Citizen ID					18.542	0.0496 %
14.1	Nguyen Hong Anh		Citizen ID						





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No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
14.2	Tran Trong Trung		Citizen ID						
14.3	Tran Hoang Quan		Citizen ID						
14.4	Tran Thai Son		Citizen ID						
15	Bach Quynh Trang	Person in charge of corporate governance – Company Secretary	Citizen ID					0	0%
15.1	Nguyen Van Chung		Citizen ID						

No.	Name	Position at the company (if any)	Type of NSH Document (ID Card, Citizen ID Card, Passport, Business Registration Certificate)	ID card No./Passport 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
15.2	Nguyen Phuong Linh		Citizen ID						

2. Transactions of internal persons and affiliated persons with shares of the company: None

IX. Other significant issues: None

To:

- As above
- Save Board of Directors Office

CHAIRMAN OF THE BOARD OF DIRECTORS



ĐẠO NGỌC THANH