

No.: 18 /2026/BC-CT6

Hanoi, January 30th, 2026

**REPORT
ON CORPORATE GOVERNANCE
For the year 2025**

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

- Name of company: Hanoi No. 6 Housing Development and Investment Joint Stock Company
- Address of headoffice: Floor 2A, My Son Building, No. 62 Nguyen Huy Tuong Street, Thanh Xuan Ward, Hanoi City
- Telephone: 024.62591706 Email: handico6@gmail.com
- Charter capital: VND 151,200,000,000
- Stock code: HD6
- Governance model: The General meeting of Shareholders, Board of Directors, Supervisory Board, Board of General Management.
- The implementation of internal audit: Not yet implemented

I. Activities of the General Meeting of Shareholders:

Information on meetings, resolutions 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	17/2025/NQ-DHDCD	24/06/2025	<ul style="list-style-type: none">- Approving on the Report of The Executive Board on Business performance in 2024 and projected business plan for 2025 and Summary assessment of the business performance during the 4th term (2020–2025), and the 5-year business development strategy for the 5th term (2025–2030);- Approving on the Report of The Board of Directors on summarizing performance in the 2020–2025 term and orientation for the 2025–2030 term;

			<ul style="list-style-type: none"> - Approving on the Report of The Supervisory Board for the 2020-2025 term; - Approving on the 2024 audited separate and consolidated financial statements; - Approving on the profit distribution plan and dividend payment for 2024, and plan for 2025; - Approving on selection of CPA VIETNAM Auditing Company Limited to audit the Company's separate and consolidated financial statements for the year 2025; - Approving on the remuneration for the Board of Directors and Supervisory Board for 2024 and remuneration plan for the Board of Directors and Supervisory Board for 2025; - Approving on the changing the Company's registered head office address and the change in the number of members of the Board of Directors; - Approving on the election of members of the Board of Directors and the Supervisory Board for the 2025–2030 term; - The following individuals have been elected as members of the Board of Directors and the Supervisory Board for the 2025–2030 term: The Company's Board of Directors for the 2025–2030 term shall consist of the following individuals: <ol style="list-style-type: none"> 1) Mr. Le Quoc Binh 2) Mr. Be Ngoc Long 3) Mr. Dinh Ngoc Linh 4) Mr. Vu Tuan Anh 5) Mr. Pham Ngoc Chien <p>The Company's Supervisory Board for the 2025–2030 term shall consist of the following individuals:</p> <ol style="list-style-type: none"> 1) Ms. Nguyen Thi Thu Hien 2) Mr. Pham Anh Tu 3) Ms. Phan Thi Kim Dung <p>Authoring the Board of Directors of the Company to selectively consider the shareholders' opinions expressed during the Meeting and in related documents, and, based on the actual circumstances in each development stage, to organize the implementation of</p>
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			this Resolution in a comprehensive manner. The Board of Directors is also responsible for directing the Company's operations and for addressing and resolving outstanding financial issues in accordance with the applicable laws and the Charter of the Company.
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II. Board of Directors (for the year 2025)

1. Information about the members of the Board of Directors (BODs)

No	Board of Directors' members	Position	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of disappointment
1	Mr Le Quoc Binh	Chairman of the BODs	07/2005– present	
2	Mr Be Ngoc Long	Member of the BODs	07/2020 – present	
3	Mr Vu Tuan Anh	Member of the BODs	29/04/2008– present	
4	Mr Pham Ngoc Chien	Member of the BODs	07/2015– present	
5	Mr Dinh Ngoc Linh	Member of the BODs	24/06/2025	

2. Meetings of the Board of Directors

No.	Board of Directors' member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Mr Le Quoc Binh	14/14	100%	
2	Mr Be Ngoc Long	14/14	100%	
3	Mr Vu Tuan Anh	14/14	100%	
4	Mr Pham Ngoc Chien	14/14	100%	
5	Mr Dinh Ngoc Linh	05/14	35.7%	Become member of the Board of Directors from June 24, 2025

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

- The Board of Directors assigns specific responsibilities to each member to proactively monitor, supervise, and evaluate the performance of the Board of General Management.

- The Board of Directors regularly organizes meetings to review and assess the implementation of the annual target programs approved by the General Meeting of Shareholders.
- The Board of Directors convenes meetings or collects opinions from its members regarding proposals from the Board of General Management that fall under the authority of the Board of Directors, as stipulated by the Law on Enterprises, the Company's Charter, and other relevant legal regulations.
- The Board of Directors conducts business trips and on-site inspections of the progress of major projects and works to evaluate performance and coordinate solutions to support the Board of General Management in completing its tasks.

4. Activities of the Board of Directors' subcommittees (If any): None

5. Resolutions of the Board of Directors (for the year 2025):

No.	Resolution/Decision No.	Date	Content	Approval rate
1	01/2025/NQ-HDQT	07/01/2025	Approval of the adjustment of the timeline and details of the capital utilization plan from the share issuance under the 2023 Employee Stock Ownership Program (ESOP).	100%
2	01A/2025/QD-HDQT	31/03/2025	Dissolution of the Project E1 Ha Long Site Management Board effective from April 1, 2025.	100%
3	02/2025/QD-HDQT	04/04/2025	Dismissal of Deputy General Director Hoang Que Son effective from April 10, 2025.	100%
4	03/2025/NQ-HDQT	21/04/2025	Plan for organizing the 2024 fiscal year Annual General Meeting of Shareholders (AGM).	100%
5	04/2025/QD-HDQT	24/04/2025	Dismissal of Head of Administration & Human Resources Department (HR & Administration) – Le Xuan Truong effective from April 30, 2025.	100%
6	05/2025/QD-HDQT	24/04/2025	Appointment of Head of Administration & Human Resources Department (HR & Administration) – Pham Ngoc Quynh effective from April 30, 2025.	100%

7	07/2025/QD-HDQT	24/04/2025	Establishment of the Project Management and Site Execution Board, and appointment of a Deputy General Director concurrently serving as Head of the Project Management and Site Execution Board.	100%
8	08/2025/QD-HDQT	29/04/2025	Appointment of Head of Sales Department – Nguyen Thi Minh Thu effective from May 1, 2025.	100%
9	09/2025/NQ-HDQT	02/06/2025	Approval of the agenda and draft documents to be submitted to the 2024 fiscal year Annual General Meeting of Shareholders (AGM).	100%
10	16/2025/NQ-HDQT	22/06/2025	List of nominated and self-nominated candidates for the Board of Directors (BOD) and Supervisory Board (SB) for the 2025–2030 term.	100%
11	18/2025/NQ-HDQT	24/06/2025	Election of the Chairman of the Board of Directors for the 2025–2030 term.	100%
12	19/2025/NQ-HDQT	24/06/2025	Appointment of the General Director for the 2025–2030 term.	100%
13	20/2025/NQ-HDQT	24/06/2025	Assignment of duties to Members of the Board of Directors for the 2025–2030 term.	100%
14	21/2025/QD-CTHDQT	20/06/2025	Assignment of tasks to the Finance and Accounting Department – Ms. Duong Thi Thai Huong – Head of Finance, to guide, supervise, monitor, and support the financial activities of subsidiaries and affiliated companies.	100%
15	22/QD- HDQT	19/09/2025	Issuing the Regulations on management, operation, and construction of the Project: “High-rise commercial apartment building under the Commercial housing development project in Bo Xuyen ward, Thai Binh city (Former site of the Thai Binh Provincial Military Command)”, Thai Binh ward, Hung Yen province, with Hanoi Housing Investment and	100%

			Development Joint Stock Company No. 6 as the general contractor.	
16	23/QD- HDQT	22/09/2025	Approving the settlement of long-standing outstanding liabilities and expenses of Projects with Budget Capital that the Company has collected and disbursed into the Q3/2025 Financial Statements.	100%
17	24/QD- HDQT	22/09/2025	Appointing Mr. Ngo Van Dong – Deputy General Director of Handico6 to manage Handico6's 55% capital contribution at BME Company.	100%
18	24A/QD- HDQT	22/09/2025	Appointing Mr. Le Xuan Truong – Director of BME Company to manage Handico6's 20% capital contribution at BME Company.	100%
19	25/2025/NQ- HDQT	25/09/2025	Unifying the policy to resolve liabilities and the finalization and liquidation of Joint Venture Contract No. 69/HDLD dated January 30, 2007.	100%
20	26/QD- HDQT	14/11/2025	Dismissing Mr. Dinh Ngoc Linh from the position of Deputy General Director of Handico6 from November 14, 2025.	100%
21	27/QD- HDQT	14/11/2025	Appointing Mr. Dang Ba Toan to the position of Deputy General Director cum Head of Project Department of Handico6 from November 14, 2025.	100%
22	28/NQ-HDQT	24/11/2025	Approving the adjustment of the payment timing for 2024 dividends.	100%
23	29/NQ-HDQT	12/12/2025	Approving the acquisition of the residential and service complex project in Bai Chay ward, Ha Long city with a participation rate of 60%-70%.	100%
24	30/NQ-HDQT	30/12/2025	Designating the capital contribution representatives of Handico6 at Handico6 Ha Long Company: Mr. Be Ngoc Long to manage 60% of the capital contribution; Mr. Pham Dinh Doanh to manage 40% of the capital contribution.	100%

III. Supervisory Board (for the year 2025):

1. Information about members of Supervisory Board

No	Members of Supervisory Board	Position	The date becoming/ceasing to be the member of the Supervisory Board	Qualification
1	Ms Nguyen Thi Thu Hien	Head of Supervisory Board	07/2015 - present	Master's Degree in Human Resource Management
2	Ms Pham Thi Kim Dung	Member of Supervisory Board	06/2020 - present	Bachelor's Degree in Economics
3	Mr Pham Anh Tu	Member of Supervisory Board	07/2010 - present	Engineer

2. Meetings of Supervisory Board

No.	Members of Supervisory Board	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms Nguyen Thi Thu Hien	02/02	100%	100%	
2	Mr Pham Anh Tu	02/02	100%	100%	
3	Ms Pham Thi Kim Dung	02/02	100%	100%	

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

- Monitor and update the progress of implementing the target programs in accordance with the resolutions of the Annual General Meeting of Shareholders.
- Monitor and update the implementation status of the resolutions and decisions made by the Board of Directors and the Board of General Management.
- Monitor and evaluate compliance with the company charter and Law on Enterprise by the Board of Directors and the Board of General Management.

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

- The Board of Directors and the Board of General Management shall proactively provide information and documents related to the implementation of the annual target programs as per the resolutions of the Annual General Meeting of Shareholders.
- The Board of Directors and the Board of General Management shall proactively provide information and documents related to the issuance of resolutions and decisions.
- Based on the provided information and documents, the Supervisory Board shall review and evaluate the implementation level and its compliance with the company charter as well as the provisions of Law on enterprises

5. Other activities of the Supervisory Board: None

IV. Board of General Management

No.	Members of Board of General Management	Date of birth	Qualification	Date of birth
1	Mr Be Ngoc Long – General Director	24/08/1958	Engineer	10/2016 – present
2	Mr Hoang Que Son – Deputy General Director	31/07/1957	Engineer	01/2008 – 10/04/2025
3	Mr Ngo Van Dong – Deputy General Director	26/06/1976	Bachelor	07/2015 – present
4	Mr Dinh Ngoc Linh – Deputy General Director	04/12/1972	Engineer	11/2022 – 14/11/2025
5	Mr Dang Ba Toan – Deputy General Director	20/02/1986	Engineer	14/11/2025 – present

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Ms Duong Thi Thai Huong	14/11/1963	Bachelor of Economics	04/2016 – present

VI. Training courses on corporate governance:

Training programs on corporate governance attended by members of the Board of Directors, Supervisory Board, General Director, other management personnel, and the Corporate Secretary as required by corporate governance regulations: None

VII. The list of affiliated persons of the public company and transactions of affiliated persons of the Company:

1. The list of affiliated persons of the Company (Appendix 1 - Attached to this report)
2. Transactions between the Corporation and its affiliated persons or between the Corporation and its major shareholders, internal persons and affiliated persons:

No.	Name of organization/ individual	Relationship with the Company	Time of transactions 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
1	Mr Le Quoc Binh	Chairman of the BODs, major shareholder	In 2025 (Received monthly)	<ul style="list-style-type: none"> - According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the Board of Directors and Supervisory Board in 2025; - According to the labor contract. 	The salary and remuneration for the year 2025 amount to VND 700,660,000
					Loan balance as of 31/12/2024: VND 9,000,000,000 - In the year 2025, the following occurred: + Loan principal repayments: VND 3,000,000,000
					Outstanding loan balance as of 31/12/2025: VND 6,000,000,000 + Interest payable in 2025: VND 798,246,576, Interest paid in 2025: VND 747,369,863 Accrued interest payable as of 31/12/2025: VND 95,260,274
2	Mr Le Hoang Nam	Son of Mr Le Quoc Binh - Chairman of			- In the year 2025, the following occurred: + Interest payable in 2025:

		the BOD			<p>VND 0</p> <p>Accrued interest payable as of 31/12/2025: VND 12,000,000,000</p> <p>- In the year 2025, the following occurred:</p> <p>+ Interest payable in 2025: VND 1,351,890,411; Amount paid: VND 1,223,658,080</p> <p>Interest payable balance as of 31/12/2025: VND 190,520,548</p>
3	Mr Be Ngoc Long	General Director, Member of the BODs	In 2025 (Received monthly)	<p>- According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the Board of Directors and Supervisory Board in 2025;</p> <p>- According to the labor contract.</p>	<p>The salary and remuneration for the year 2025 amount to VND 617,948,000</p>
					<p>- In the year 2025, the following occurred:</p> <p>* Loan principal balance as of 31/12/2024: VND 600,000,000</p> <p>- Interest payable in 2025: VND 0</p> <p>Loan principal balance as of 31/12/2025: VND 600,000,000</p> <p>* Interest Expense:</p> <p>+ Interest payable in 2025: VND 60,000,000</p> <p>+ Interest paid in 2025: VND 105,041,097</p> <p>* Balances as of 31/12/2025:</p>

					+ Interest payable: VND 15,123,287
4	Mr Ngo Van Dong	Deputy General Director	In 2025 (Received monthly)	According to the labor contract	The salary for the year 2025 amount to VND 385,628,000
5	Mr Hoang Que Son	Deputy General Director	In 2025 (Received monthly)	According to the labor contract	The salary for the year 2025 amount to VND 86,697,000
6	Mr Dinh Ngoc Linh	Member of the BODs, Deputy General Director	In 2025 (Received monthly)	<ul style="list-style-type: none"> - According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the Board of Directors and Supervisory Board in 2025; - According to the labor contract. 	10-month salary and 11-month Board of Directors Remuneration: VND 387,211,364
7	Mr Dang Ba Toan	Deputy General Director	In 2025 (Received monthly)	According to the labor contract	The salary for the year 2025 amount to VND 130,500,000
8	Mr Vu Tuan Anh	Member of the BODs	In 2025 (Received monthly)	<ul style="list-style-type: none"> - According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the Board of Directors and Supervisory Board in 2025. 	The remuneration for the year 2025 amount to VND 42,000,000
9	Mr Pham Ngoc Chien	Member of the BODs	In 2025 (Received monthly)	<ul style="list-style-type: none"> - According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the 	The remuneration for the year 2025 amount to VND 42,000,000

				Board of Directors and Supervisory Board in 2025.	
10	Ms Duong Thi Thai Huong	Chief Accountant	In 2025 (Received monthly)	According to the labor contract	The salary for the year 2025 amount to VND 427,780,000
11	Ms Nguyen Thi Thu Hien	Head of the Supervisory Board	In 2025 (Received monthly)	- According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the Board of Directors and Supervisory Board in 2025.	The remuneration for the 12 months of 2024 amount to VND 42,000,000
					<p>Loan Principal Balance as of 31/12/2024: VND 1,000,000,000</p> <p>- In the year 2025, the following occurred: VND 0</p> <p>Loan balance as of 31/12/2025: VND 1,000,000,000,</p> <p>- In the year 2025, the following occurred:</p> <p>+ Interest payable for the year 2025: VND 70,000,000</p> <p>+ Ending balance as of 31/12/2025: Interest payable of VND 70,000,000,</p> <p>Loan principal payable of VND 1,000,000,000</p>
12	Mr Pham Anh Tu	Member of the Supervisory Board	In 2025 (Received monthly)	- According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the	The salary and remuneration for the year 2025 amount to VND 206,368,329

				Board of Directors and Supervisory Board in 2025; - According to the labor contract.	
13	Ms Pham Thi Kim Dung	Member of the Supervisory Board	In 2025 (Received monthly)	- According to the General Meeting of Shareholders Resolution No. 17/2025/NQ-DHDCD dated 24/06/2025, approving the remuneration for the Board of Directors and Supervisory Board in 2025; - According to the labor contract.	The salary and remuneration for the year 2025 amount to VND 211,101,614
14	Ms Pham Ngoc Quynh	Person in charge of Corporate Governance, Information disclosure authorized person	In 2025 (Received monthly)	According to the labor contract	The salary for the year 2025 amount to VND 344,492,299
15	Vietnam Building Utilities Management and Operation Services Joint Stock Company (old name is Handico6 Trading Services and Real Estate Corporation)	Subsidiary company	In 2025		Revenue related to Contract HD6: VND 6,470,824,000, In which, equipment rental revenue: VND 5,924,064,000, Service revenue: VND 546,760,000, * Outstanding balance as of 31/12/2025: Accounts receivable: VND 877,885,721
16	Handico6 Ha Long Housing Development and Investment Joint Stock Company	Subsidiary company	In 2025		Construction and other revenue related to HD6: VND 71,982,563,735, In which: Construction revenue: VND 71,934,658,735

				<p>Other revenue: VND 17,905,000</p> <p>Outstanding balance as of 31/12/2025:</p> <ul style="list-style-type: none"> - Accounts receivable: VND 8,739,356,104 (payment for Bo Xuyen Hung Yen project construction) - Accounts payable: VND 7,684,716,159 (payment for real estate purchase)
			In 2025	<ul style="list-style-type: none"> - Loans: Balance as of Jan 01, 2025: VND 34,400,000,000, + Increase during the year: 3,000,000,000 + Decrease during the year: VND 18,500,000,000 + Balance as of 31/12/2025: VND 18,900,000,000 - Interest payable balance as of 31/12/2025: VND 34,580,822,
17	Handico6 Electromechanical Installation Joint Stock Company	Associate company	In 2025	<ul style="list-style-type: none"> - Loans: + Opening balance as of Jan 01, 2025: VND 25,100,000,000 + Incurred in 2025: VND 0 - Interest: + Balance as of Jan 01, 2025: VND 38,440,822 + Increase during 2025: VND 1,079,300,000 + Decrease during 2025: VND 78,759,883 + Balance as of 31/12/2025: VND 1,038,980,939

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 Supervisory Board, Director have been founding members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting):

No.	Name of the related companies	The relationship between internal actors and related companies	Transactions between HD6 and related companies in three latest years (as of 31/12/2025)
1	Handico 6 Ha Long Housing Development and Investment Joint Stock Company (HANDICO 6 Ha Long)	Mr. Be Ngoc Long is the Chairman of the BODs	<ul style="list-style-type: none"> - Year 2023: HD6 borrowed VND 17,500,000,000 from Housing Investment and Development JSC No. 6 Ha Long to supplement working capital for the construction of the E1 Ha Long Project while the two companies had not yet determined the phased execution value of the Project. Settled the loan principal and interest... Paid the loan through debt netting (offsetting the loan against the construction volume of the E1 Ha Long Project) in the amount of: VND 58,100,000,000. Interest payable: VND 113,359,999. - Year 2024: HD6's incurred loan amount from Housing Investment and Development JSC No. 6 Ha Long during the year was: VND 49,100,000,000; amount paid: VND 17,500,000,000. As of December 31, 2024, HD6's outstanding loan balance owed to Housing Investment and Development JSC No. 6 Ha Long was: VND 34,400,000,000. The purpose of the loan was to serve the construction of the E1 Ha Long Project while the two companies had not yet determined the phased execution value of the Project.
			<ul style="list-style-type: none"> - Year 2025: Amount paid: VND 18,500,000,000 and amount borrowed: VND 3,000,000,000. The loan balance as of June 30, 2025: VND 18,900,000,000, which is the amount HD6 borrowed to contribute capital to the Bo Xuyen – Thai Binh Project. + Settlement with buyers (Construction volume) - E1 Ha Long Project * Year 2023 - Accounts Receivable incurred: VND 59,057,445,582 - Amount collected: VND 59,698,851,368 * Year 2024 - Accounts Receivable incurred: VND 37,271,185,925

			<ul style="list-style-type: none"> - Amount collected: VND 17,049,609,809 - Outstanding Accounts Receivable balance as of 01/01/2025: VND 20,273,500,976 * Year 2025 - Accounts Receivable incurred: VND 78,593,559,021 - Amount collected: VND 107,606,416,101 - Advances from customers balance as of 31/12/2025: VND 8,739,356,104 + Dividends * Year 2023 - Dividends Receivable: VND 15,080,953,002 - Dividends collected: VND 41,885,759,559 * Year 2024 - Dividends Receivable: VND 50,000,000,000 - Dividends collected: VND 50,000,000,000 * Year 2025 - Dividends Receivable: VND 1,378,906,896 + Settlement with suppliers * Year 2024 - Payables for real estate purchase and service fees: VND 10,089,934,861 - Amount paid: VND 2,446,166,925 - Outstanding Accounts Payable to Housing Investment and Development JSC No. 6 Ha Long as of 31/12/2024: VND 7,643,767,936 * Year 2025 - Payables for office utilities (electricity and water): VND 40,948,223 - Outstanding Accounts Payable to Housing Investment and Development JSC No. 6 Ha Long as of 31/12/2025: VND 7,684,716,159
2	Vietnam Building Utilities Management and Operation Services Joint Stock Company (old name is Handico6 Trading Services and Real	Subsidiary company	+ Settlement with buyers: HD6 leases equipment to Vietnam Building Utility Management and Operation JSC: * Year 2023: Incurred equipment rental: VND 49,500,000. * Year 2024: Incurred equipment rental: VND 5,481,352,800. Amount paid by Vietnam Building Utility Management and Operation JSC to HD6: VND 5,481,352,800.

	Estate Corporation)	<p>* Year 2025: Opening balance: VND 1,926,117,600. Incurred during the year (parking space rental and other services): VND 7,228,415,900. Amount paid: VND 8,276,647,779. Ending balance as of Dec 31, 2025: VND 877,885,721.</p> <p>+ Dividends and other receivables:</p> <p>* Year 2023:</p> <ul style="list-style-type: none"> - Receivables incurred: VND 10,029,485,199 (including dividends: VND 9,952,198,490). - Amount collected: VND 13,769,667,600 (dividends). <p>* Year 2024:</p> <ul style="list-style-type: none"> - Receivables incurred: VND 75,569,226 (other receivables). - Amount collected: VND 4,105,054,425 (other receivables + dividends). <p>Balance as of Dec 31, 2024: VND 0 (No outstanding dividends or other receivables).</p> <p>* Year 2025:</p> <ul style="list-style-type: none"> - Receivables incurred: VND 2,462,179,536 (dividends). - Amount collected: VND 2,462,179,536 (dividends). <p>Balance as of Dec 31, 2025: VND 0.</p> <p>+ Settlement with suppliers (HD6 payables to Handico6 Real Estate Exchange and Trading Service JSC for service fees):</p> <p>* Year 2023:</p> <ul style="list-style-type: none"> - Payables incurred: VND 1,059,948,065. - Amount paid: VND 86,342,525. <p>* Year 2024:</p> <ul style="list-style-type: none"> - Payables incurred: VND 3,757,591,135. - Amount paid: VND 806,576,269. <p>Ending balance (HD6 outstanding payable): VND 2,208,478,014.</p> <p>* Year 2025:</p> <ul style="list-style-type: none"> - Opening balance: VND 2,208,478,014. - Service fees payable: VND 907,434,765. - Service fees paid: VND 3,115,912,779. - Ending balance (HD6 outstanding payable): VND 0. <p>+ Other payables: HD6 - Vietnam Building Utility Management and Operation JSC:</p>
		<ul style="list-style-type: none"> - Payables incurred: VND 3,757,591,135. - Amount paid: VND 806,576,269. <p>Ending balance (HD6 outstanding payable): VND 2,208,478,014.</p> <p>* Year 2025:</p> <ul style="list-style-type: none"> - Opening balance: VND 2,208,478,014. - Service fees payable: VND 907,434,765. - Service fees paid: VND 3,115,912,779. - Ending balance (HD6 outstanding payable): VND 0. <p>+ Other payables: HD6 - Vietnam Building Utility Management and Operation JSC:</p>

			<p>* Year 2023: Incurred interest paid: VND 101,893,151.</p> <p>* Year 2024: Incurred interest paid: VND 0.</p> <p>+ Loans: HD6 - Vietnam Building Utility Management and Operation JSC:</p> <p>* Year 2023: Incurred amount paid by HD6: VND 4,000,000,000. Payable: VND 0.</p> <p>* Year 2024: Incurred payables and payments: VND 0.</p> <p>* Year 2025: Incurred payables and payments: VND 0.</p>
3	Handico6 Electromechanical Construction JSC	Associated company	<p>+ Settlement with buyers: HD6 collects service fees from Handico6 Mechanical and Electrical Construction JSC</p> <p>* Year 2024 (Service fees)</p> <p>- Receivables incurred: VND 3,000,000</p> <p>- Amount collected: VND 3,000,000</p> <p>* Year 2025 (Repair and office relocation costs)</p> <p>- Receivables incurred: VND 81,740,683</p> <p>- Amount collected: VND 81,740,683</p> <p>+ Settlement with suppliers (HD6 payables to Handico6 Mechanical and Electrical Construction JSC for project construction)</p> <p>* Year 2023</p> <p>- Payables incurred: VND 180,606,888</p> <p>- Amount paid: VND 180,606,888</p> <p>* Year 2024</p> <p>- Payables incurred: VND 217,950,180</p> <p>- Amount paid: VND 528,817,219</p> <p>* Year 2025</p> <p>- Payables incurred: VND 2,829,843,894</p> <p>- Amount paid: VND 1,385,282,108</p> <p>- Outstanding balance (Debt) for construction advances: VND 1,444,561,786</p> <p>+ Loans and Interest</p> <p>* Year 2024: Incurred loan amount borrowed by HD6: VND 25,100,000,000; interest payable: VND 38,440,822.</p> <p>* Year 2025: Incurred interest: VND 1,079,300,000. Interest paid: VND 78,759,883.</p>
4	VietPol Joint Stock Company for Investment and	Mr Le Quoc Binh is the	<p>* Year 2024 business capital contribution: VND 766,974,318</p>

	Development of Houses No. 6	Chairman of the BODs	
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The transactions between the Hanoi Housing Development and Investment Joint Stock Company No. 6 and the Handico6 Ha Long Housing Development and Investment Joint Stock Company have been listed in Section 2. of this part

- 4.2. Transactions between the Corporation and the company that its affiliated persons with members of Board of Directors, Supervisory Board, General Director and other managers as a member of Board of Directors, Director:

None

- 4.3. Other transactions of the Corporation (if any) may bring material or non- material benefits for members of Board of Directors, members of the Supervisory Board, General Director and other managers:

None

VIII. Share transactions of internal persons and their affiliated persons (for the year 2025):

1. The list of internal persons and their affiliated persons: (Appendix 2- Attached to this report).
2. Transactions of internal persons and affiliated persons with shares of the company: (Appendix 3- Attached to this report).

IX. Other significant issues: None

Recipients:

- As stated above
- Archived: Administrator

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD



Le Quoc Binh

APPENDIX 1: THE LIST OF AFFILIATED PERSONS OF THE COMPANY IN THE YEAR 2025

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	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	Mr Le Quoc Binh		Chairman of the BODs, major shareholder			07/2005 – present			Internal person
2	Mr Be Ngoc Long		Member of the BODs, General Director			07/2020 – present			Internal person
3	Mr Pham Ngoc Chien		Member of the BODs			07/2015 – present			Internal person
4	Mr Vu Tuan Anh		Member of the BODs			29/04/2008 – present			Internal person
5	Mr Dinh Ngoc Linh		Member of the BODs, Deputy General Director			Board of Directors Member: Since 24/06/2025 Deputy General Director: Since 11/2022	Resignation from Deputy General Director: Effective from 14/11/2025	Personal aspirations	Internal person

6	Mr Ngo Van Dong		Deputy General Director			07/2015 – present			Internal person
7	Mr Hoang Que Son		Deputy General Director			01/2008	10/04/2025		Internal person
8	Mr Dang Ba Toan		Deputy General Director			14/11/2025 - present			Internal person
9	Ms Nguyen Thi Thu Hien		Head of Supervisory Board			07/2015 - present			Internal person
10	Mr Pham Anh Tu		Member of Supervisory Board			06/2020 - present			Internal person
11	Ms Pham Thi Kim Dung		Member of Supervisory Board			07/2010 - present			Internal person
12	Ms Duong Thi Thai Huong		Chief Accountant			04/2016 - present			Internal person
13	Ms Pham Ngoc Quynh		Person in charge of Corporate Governance, Company Secretary, Information disclosure authorized person			Information disclosure authorized person from 07/2022 - present Person in charge of Corporate Governance, Company Secretary			Internal person

(*) The list of related parties of the Company, as stipulated in point D, clause 23, Article 4 of the Law on Enterprises 2020, is fully presented in Appendix 2 attached to this Report.

APPENDIX 2: THE LIST OF INTERNAL PERSONS AND THEIR AFFILIATED PERSONS IN 2026

No.	Name	Securities trading account (if any)	Position at the company (if any)	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	Note
1	Mr Le Quoc Binh		Chairman of the Board of Directors/Legal Representative			3,062,392	20.25%	
1.1	Hoang Thi Thuy Nga		Wife			70,609	0.47%	
1.2	Le Hoang Nam		Son			0	0%	
1.3	Ms Pham Ngoc Quynh		Daughter-in-law; Person in charge of Corporate Governance, Company Secretary, Information disclosure authorized person			0	0%	

1.4	Le Dieu Linh		Daughter		0	0%	
1.5	Le Thi Nga		Older sister		0	0%	
1.6	Le Thi Hang		Older sister		0	0%	
1.7	Trinh Van Dinh		Brother-in-law		0	0%	
1.8	Le Quoc Thanh		Younger brother		31,860	0.21%	Died
1.9	VietPol Joint Stock Company for Investment and Development of Houses No. 6		Mr. Le Quoc Binh is Chairman of the Board of Directors		0	0%	
2	Mr Be Ngoc Long		Member of the BODs, General Director, Legal Representative		180,312	1.19%	
2.1	Ngo Khanh Lan		Wife		0	0%	
2.2	Be Thi Tra My		Daughter		0	0%	
2.3	Dinh Vu Hoang		Son-in-law		0	0%	

2.4	Be Thi Ngoc Quyen		Daughter		0	0%	
2.5	Do Van Huu		Son-in-law		0	0%	
2.6	Be Thi Ngoc Dung		Older sister		0	0%	
2.7	Be Ngoc Son		Older brother		0	0%	
2.8	Tran Thi Loan		Sister-in-law		0	0%	
2.9	Be Thi Ngoc Diep		Younger sister		0	0%	
2.10	Tran Van Thanh		Younger brother-in-law		0	0%	
2.11	Handico6 Ha Long Housing Development Investment Joint Stock Company		Mr. Be Ngoc Long is the Chairman of the BODs		0	0%	
3	Mr Pham Ngoc Chien		Member of the BODs		259,568	1.72%	
3.1	Dao Thanh Tam		Wife		0	0%	
3.2	Pham Ngoc Minh Anh		Daughter		0	0%	
3.3	Pham Ngoc Anh Sao		Daughter		0	0%	

3.4	Pham Ngoc Gia Huy		Son			0	0%	
4	Mr Vu Tuan Anh		Member of the BODs			459,588	3.04%	
4.1	Vu Van Manh		Father			124,614	0.82%	
4.2	Nguyen Thi Hong Ninh		Mother			0	0%	
4.3	Kieu Thi Huong		Wife			42,000	0.28%	
4.4	Vu Kieu Phuong Anh		Daughter			0	0%	
4.5	Vu Kieu Chau Anh		Daughter			0	0%	
4.6	Vu Nam Khanh		Son			0	0%	
4.7	Vu Thi Van Anh		Younger sister			0	0%	
4.8	Hoang Cao The		Younger brother-in-law			0	0%	
4.9	Global Financial Investment Consulting Joint Stock Company		Mr. Vu Tuan Anh is the Deputy General Director			0	0%	
4.10	Ha Long Bay Hotel Joint Stock Company		Mr. Vu Tuan Anh is the Deputy General Director			0	0%	

5	Mr Ngo Van Dong		Deputy General Director			12,287	0.08%	
5.1	Ngo Khac Thuan		Father			0	0%	
5.2	Tran Thi Nhon		Mother			0	0%	
5.3	Do Thi Nguyet Anh		Wife			0	0%	
5.4	Ngo Dinh Anh		Son			0	0%	
5.5	Ngo Anh Minh		Son			0	0%	
5.6	Ngo Hoang Anh		Son			0	0%	
5.7	Le Thi Minh		Sister-in-law			0	0%	
5.8	Ngo Thi Binh		Younger sister			0	0%	
5.9	Nguyen Tuan Long		Younger brother-in-law			0	0%	

5.10	Handico6 Mechanical and Electrical Construction Joint Stock Company	Mr Ngo Van Dong is the Member of the Board of Directors			0	0%	
6	Mr Dang Ba Toan	Deputy General Director			0	0%	
6.1	Dang Ba Hoach	Father			0	0%	
6.2	Roan Thi Ve	Mother			0	0%	
6.3	Nguyen Thi Tuoi	Wife			0	0%	
6.4	Dang Duc Anh	Son			0	0%	
6.5	Dang Thuy Duong	Daughter			0	0%	
6.6	Dang Thi Hang	Sister			0	0%	
6.7	VietPol Joint Stock Company for Investment and	Director			0	0%	

	Development of Houses No. 6						
7	Ms Nguyen Thi Thu Hien	Head of Supervisory Board			30,814	0.2%	
7.1.	Nguyen Manh Hung	Husband			0	0%	
7.2	Nguyen Thi Thanh	Mother			0	0%	
7.3	Nguyen Hung Huy	Son			0	0%	
7.4	Nguyen Ngoc Ha	Daughter			0	0%	
7.5	Nguyen Huy Hoang	Son			0	0%	
7.6	Nguyen Thi Thu Huong	Older sister			0	0%	
7.7	Võ Trong Thín	Brother-in-law			0	0%	
7.8	Nguyen Manh Hung	Older brother			0	0%	
7.9	Tran Thi Dao	Sister-in-law			0	0%	
7.10	No. 6 Ha Long Housing Investment and Development Joint Stock Company	Ms Nguyen Thi Thu Hien is the Chief Accountant			0	0%	

8	Ms Pham Thi Kim Dung		Member of Supervisory Board		18,837	0.12%	
8.1	Dang Quy Binh		Husband		0	0%	
8.2	Dang Xuan Nam		Son		0	0%	
8.3	Nguyen Thi Huong		Daughter-in-law		0	0%	
8.4	Phan Thi Thanh Nhan		Elder sister		0	0%	
8.5	Nguyen Ngoc Hung		Brother-in-law		0	0%	
8.6	Phan Hong Thai		Younger brother		0	0%	
8.7	Nguyen Thu Trang		Sister-in-law		0	0%	
8.8	Phan Thi Minh Hoa		Younger sister		0	0%	
8.9	Nguyen Huu Sinh		Brother-in-law		0	0%	
9	Mr Pham Anh Tu		Member of Supervisory Board		10,536	0.07%	
9.1	Le Thi Hong Thuy		Wife		0	0%	

9.2	Pham Tu Anh		Son			0	0%	
9.3	Pham Nhat Lam		Son			0	0%	
9.4	Pham Kinh Oanh		Daughter			0	0%	
9.5	Hoang Ngoc Ha		Brother-in-law			0	0%	
9.6	Pham Minh Tuan		Brother			0	0%	
9.7	Nguyen Thi Kim Thu		Sister-in-law			0	0%	
9.8	Pham Thi Phuong		Sister			0	0%	
9.9	Vu Duc Quang		Brother-in-law			0	0%	
10	Ms Duong Thi Thai Huong		Chief Accountant			19,725	0.13%	
10.1	Nguyen Viet Phu		Husband			0	0%	
10.2	Nguyen Thu Phuong		Daughter			0	0%	

10.3	Tran Quang Nghia		Son-in-law		0	0%	
10.4	Nguyen Trung Nghi		Son		0	0%	
10.5	Duong Thi Thu Ha		Sister		0	0%	
10.6	Nguyen Huu Tho		Brother-in-law		0	0%	
10.7	Duong Chi Lam		Brother		0	0%	
10.8	Do Thi Hoa		Sister-in-law		0	0%	
10.9	Duong Chi Nam		Brother		0	0%	
10.10	Ta Thi Nhu Quynh		Sister-in-law		0	0%	
11	Ms Pham Ngoc Quynh		Person in charge of Corporate Governance, Company Secretary, Information disclosure authorized person		0	0%	
11.1	Pham Van Hai		Father		0	0%	

11.2	Tiet Thi Phuong		Mother		0	0%	
11.3	Le Hoang Nam		Husband		0	0%	
11.4	Le Quynh Phuong		Daughter		0	0%	
11.5	Le Phuong Vy		Daughter		0	0%	
11.6	Le Minh Nguyet		Daughter		0	0%	
11.7	Le Quoc Anh		Son		0	0%	
11.8	Pham Tuan Anh		Brother		0	0%	
11.9	Nguyen Thi Phuong Linh		Sister-in-law		0	0%	

APPENDIX 3: TRANSACTIONS OF INTERNAL PERSONS AND AFFILIATED PERSONS WITH SHARES OF THE COMPANY

No.	Transaction executor	Relationship with internal persons	Number of shares owned at the beginning of the period (1)		Number of shares owned at the end of the period (2)		Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percentage (%)	Number of shares	Percentage (%)	
1.	Le Quoc Binh	Chairman of the BODs	3,062,392	20,25	2,938,163	19,43	Selling
2.	Be Ngoc Long	General Director	180,312	1,19	159,368	1,05	Selling
3.	Dinh Ngoc Linh	Member of the BODs	47,421	0,31	0	0	Selling
4.	Nguyen Thi Cam Tu	Wife of Mr Dinh Ngoc linh	19,597	0,13	50,978	0,34	Buying
5.	Ngo Van Dong	Deputy General Director	12,287	0,08	0	0	Buying

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD


Le Quoc Binh

Basis:

- (1) : Disclosure on the stock transactions of internal personnel and their related parties.
- (2) : Reports on the results of stock transactions of internal personnel and their related parties.