

CORPORATE GOVERNANCE REPORT

(First half of 2026)

**To: - State Securities Commission of Vietnam
- Stock Exchange**

- Trading name: PVR Hanoi Investment Joint Stock Company
- Head office address: 2nd Floor, MHD Trung Van Building, HH Lot, Trung Van Urban Area, No.29 To Huu street, Dai Mo ward, Hanoi city.
- Telephone: 0823115599
- Email: congtypvr@gmail.com
- Charter Capital: 531.009.130.000 VND
- Stock code: PVR

I. Activities of General Meeting of Shareholders (GMS):

No.	Resolution/Decision No.	Date	Contents
1	91/NQ-ĐHĐCĐ-PVR	21/04/2026	The Resolution of the 2026 Annual General Meeting of Shareholders of PVR Hanoi Investment Joint Stock Company approved the following matters: - The Report on the Board of Directors' performance in 2025 and the strategic orientation and business operation plan for 2026; - The Report of the General Director on the Company's business performance in 2025; - The Report on the Supervisory Board's activities in 2025; - The Proposal on the Company's business plan and projected revenue for 2026; - The Proposal on the implementation plan for the CT10–11 Van Phu Project, Ha

			Dong District, Hanoi; - The Proposal on the remuneration expenses for the Board of Directors and the Supervisory Board in 2025; the proposed remuneration for the Board of Directors and the Supervisory Board in 2026; and other related expenses; - The Proposal for the approval of the audited Financial Statements for the fiscal year 2025; - The Proposal on the selection of the independent auditing firm to audit the Financial Statements for the fiscal year 2026.
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II. Board of Directors (BOD) – Report of First Half of 2026:

1. Information on BoD members:

No.	BoD members	Position	Appointment/Dismissal Date	
			Apointment date	Dismissal date
1	Mr. Bui Van Phu	Chairman	23/06/2022	
2	Mr. Do Duy Dien	Member	23/06/2022	
3	Mr. Pham Van Quyet	Member	12/08/2024 (24/09/2024)	

2. BoD meetings:

No.	BoD members	No. of meetings attendded	Attendance rate	Reasons
1	Mr. Bui Văn Phu	03/03	100%	
2	Mr. Do Duy Dien	03/03	100%	
3	Mr. Pham Van Quyet	03/03	100%	

3. Supervisory activities of the BoD over the Management Board: The supervision was generally conducted in a timely and effective manner, facilitated by the Chairman of the BoD.

4. Activities of BOD committees: No committees have been established.

5. Resolutions/Decisions/Announcements of the BOD – First half of 2026:

No.	Resolution/Decision/ Notice No.	Date	Contents	Approval rate
1	19/NQ-HĐQT-PVR	06/02/2026	Resolution on the Approval of the Estimated Budget, Time and Venue, Record Date for Finalizing the List of Shareholders, and Other Matters in Relation to the 2026 Annual General Meeting of Shareholders	100%
2	51/NQ-HĐQT-PVR	16/03/2026	Resolution on the Approval of the Time, Venue, and Contents of the Reports and Proposals to be Presented at the Board of Directors' Meeting on 16 March 2026	100%
3	106/NQ-HĐQT-PVR	29/06/2026	Resolution on the Selection of AASC Auditing Firm Company Limited to Perform the Audit and Review of the Company's Financial Statements for the Fiscal Year 2026	100%

III. Supervisory Board – Report of First Half of 2026:

1. Information on Supervisory Board Members (BoS):

No.	BoS members	Position	Appointment /Dismissal date	Professional Qualification
1	Mrs. Khuc Thi Thanh Tram	Head of BoS	23/06/2022	Accountant
2	Mrs. Do Thi Huong	Member	23/06/2022	Accountant
3	Ms. Khuc Bich Ngoc	Member	25/07/2024 (24/09/2024)	Accountant

2. Supervisory Board meetings:

No.	BoS members	No. Meetings attended	Attendance rate	Voting ratio	Reason for absence
1	Mrs. Khuc Thi Thanh Tram	01	100%		

2	Mrs. Do Thi Huong	01	100%		
3	Ms. Khuc Bich Ngoc	01	100%		

3. Supervisory activities of the BoS over the BoD, Management Board and Shareholders: BOS assigned member to attend the BOD meetings held in the first half of 2026.
4. The coordination between the BoS, the BoD, the Management Board and other managerial staff: The coordination and information exchange were regularly maintained through direct communication, as most of the above-mentioned members work on a full-time basis at the Company. In addition, the BoD and the Management Board cooperated and created favorable conditions for the BoS to perform its duties in accordance with the regulations.
5. Other activities of the BoS: None.

IV. Management Board:

No.	Member of Management Board	Date of Birth	Professional Qualification	Appointment date
1	Ông Đỗ Duy Điền (CEO)	03/06/1980	construction engineer	29/06/2022

V. Chief Accountant:

Name	Date of Birth	Professional Qualification	Appointment date
Khúc Thị Thanh Huyền	09/10/1979	Bachelor in Finance and Accounting	29/06/2022

VI. Corporate Governance Training:

Corporate governance training courses were attended by BoD members, BoS members, CEO, other managers and company's secretary according to corporate governance regulation: None.

VII. List of related persons of the public company (Report for the First Half of 2026) and transactions between the Company and its related persons:

1. List of related persons of Public Company:

No.	Name of organization/ individual	Securities trading account (if any)	Position in the Company (if any)	Citizen Identification Number (CID)	Date of Issue	Place of Issue	Address	Date of becom ing a related person	Date of ceasin g to be a relate d person	Reason
1	Bùi Văn Phú		BoD chairman					23/06/ 2022		Elected for the 2022- 2027 term
	Bùi Văn Chiêm (Father)									
	Vũ Thị Thân									

	(Mother)									
	Bùi Văn Thắng (Brother)									
	Bùi Văn Chung (Brother)									
	Trần Thị Thắm (Wife)									

	Bùi Huyền My (Daughter)									
	Bùi Đức Hùng (Son)									
	Bùi Chí Dũng (Son)									
2	Đỗ Duy Điền		BoD member cum CEO					23/06/ 2022		Elected for the 2022- 2027 term
	Đỗ Duy Hạ (Father)									

	Đỗ Thị Rậu (Mother)									
	Đỗ Bích Đào (Sister)									
	Đỗ Thị Mai (Sister)									
	Đỗ Thị Hương									

	(Sister)									
	Đỗ Duy Hải (Brother)									
	Nguyễn Thùy Ninh (Wife)									
	Đỗ Khánh Linh (Daughter)									

	Đỗ Mỹ Linh (Daughter)									
3	Phạm Văn Quyết		BoD member					12/08/2024 (24/09/ 2024)		Supplem entarily elected for the 2022- 2027 term
	Phạm Văn Tuấn (Father)									
	Đới Thị Quỳnh (Mother)									
	Lê Thị Hoà (Wife)									

	Phạm Việt Hằng (Daughter)									
	Phạm Việt Hoàng (Son)									
4	Khúc Thị Thanh Trâm		Head of BoS					23/06/2022 30/06/2022 (Elected as Head of BoS)		Elected for the 2022- 2027 term
	Khúc Đình Sơn (Father)									
	Trần Thị Thắm									

	(Mother)									
	Khúc Xuân Trường (Brother)									
	Đồng Phú Đạt (Husband)									
	Đồng Thanh Trà (Daughter)									
5	Đỗ Thị Hương		BoS member					23/06/ 2022		Elected for the 2022- 2027 term

	Nguyễn Mạnh Thắng (Husband)									
	Nguyễn Mạnh Hùng (Son)									
	Nguyễn Lâm Dũng (Son)									
6	Khúc Bích Ngọc		BoS member					25/07/2024 (24/09/ 2024)		Supplem entarily elected for the 2022- 2027 term
	Khúc Mạnh Hùng (Father)									
	Khúc Thị Hằng (Mother)									

	Khúc Quang Minh (Brother)									
7	Khúc Thị Thanh Huyền		Chief Accountant					29/06/2022		
	Đặng Xuân Phúc (Husband)									
	Đặng Nhật Anh (Son)									

	Đặng Bảo Trân (Daughter)									
8	Bùi Thị Thu Thủy		Corporate governan ce officer					29/06/ 2022		
	Bùi Văn Chung (Father)									
	Bùi Thị Thu Hà (Mother)									

	Vũ Tuấn Phong (Husband)									
	Bùi Hồng Hạnh (Sister)									
	Bùi Minh Phúc (Brother)									
9	Trần Thị Thắm									Shareholder holding 10% or more

	Bùi Văn Phú (Husband)		BoD chairman							
	Bùi Huyền My (Daughter)									
	Bùi Đức Hùng (Son)									
	Bùi Chí Dũng (Son)									

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

No.	Name of organization / individual	Relationship with the Company	ID card	Head office address / Contact address	Transaction date with the Company	BoD Resolution/Decision/Notice No. Approving the transaction	Transaction details, quantity, and total transaction value	Note
1	Bùi Thị Thu Thủy	Major Shareholder			2026 January, March, June	Notice No.22/IB-HĐQT-PVR dated February 20, 2025 on the approval of the borrowing plan to cover the Company's operating expenses	Mrs. Bùi Thị Thu Thủy grants a loan to the Company 103.400.000 VNĐ	Outstanding Loan Balance Payable as of 30 June 2026: 14.686.002.703 VNĐ

3. Transactions between insiders of the listed company and related persons of insiders with subsidiaries or companies under the control of 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, or executive officers (Chief Executive Officer/General Director) have been or are founders, members of the Board of Directors, or executive officers within the last three (03) years (as of the reporting date): 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, or executive officers (Chief Executive Officer/General Director) are members of the Board of Directors or executive officers: None

4.3. Other transactions of the Company (if any) that may result in material or non-material benefits to members of the Board of Directors, members of the Supervisory Board, or executive officers (Chief Executive Officer/General Director): None

VIII. Share transactions of insiders and related persons of insiders (Report for First Half of 2026)

1. List of Insiders and Related persons of Insiders:

No	Name	Securities trading account (if any)	Position in the Company (if any)	Relationship with Insider	CID/Passport				Address	Nb of shares held at the end of the period	Share holding percentage at the end of the period	Note
					Type	Number	Issue date	Place of Issue				
1	Bùi Văn Phú		BoD Chair main							2.715.520	5,23%	
	Bùi Văn Chiêm			Father						0	0	
	Vũ Thị Thân			Mother						0	0	

	Bùi Văn Thắng			Brother						0	0	
	Bùi Văn Chung			Brother						0	0	
	Trần Thị Hằm			Wife						12.483.000	24,05 %	

	Bùi Huyền My			Daughter						0	0	
	Bùi Đức Hùng			Son						0	0	
	Bùi Chí Dũng			Son						0	0	
2	Đỗ Duy Điền		BoD member; CEO							2.500	0,0048 %	
	Đỗ Duy Hà			Father						0	0	

	Đỗ Thị Rệu			Mother						0	0	
	Đỗ Bích Đào			Sister						0	0	
	Đỗ Thị Mai			Sister						0	0	
	Đỗ Thị Hương			Sister						0	0	

3	Phạm Văn Quyết		BoD member							0	0	
	Phạm Văn Tuấn			Father								
	Đới Thị Quỳnh			Mother						0	0	
	Lê Thị Hoà			Wife						0	0	

	Phạm Việt Hằng			Daughter						0	0	
	Phạm Việt Hoàng			Son						0	0	
4	Khúc Thị Thanh Trâm		Head of BoS							0	0	
	Khúc Đình Sơn			Father						0	0	



	Trần Thị Thắm			Mother						0	0	
	Khúc Xuân Trường			Brother						0	0	
	Đồng Phú Đạt			Husband						0	0	
	Đồng Thanh Trà			Daughte r						0	0	

5	Đỗ Thị Hường		BoS member							0	0	
	Nguyễn Mạnh Thắng			Husband						0	0	
	Nguyễn Mạnh Hùng			Son						0	0	
	Nguyễn Lâm Dũng			Son						0	0	
6	Khúc Bích Ngọc		BoS member							0	0	

	Khúc Mạnh Hùng			Father								
	Khúc Thị Hằng			Mother						0	0	
	Khúc Quang Minh			Brother						0	0	
7	Khúc Thị Thanh Huyền		Chief Accountant							2.539.400	4,89%	

	Đặng Xuân Phúc			Husband						0	0	
	Đặng Nhật Anh			Son						0	0	
	Đặng Bảo Trân			Daughter						0	0	
8	Bùi Thị Thu Thủy		Corporate governance officer							2.808.000	5,41%	

	Bùi Văn Chung			Father						0	0	
	Bùi Thị Thu Hà			Mother						0	0	
	Vũ Tuấn Phong			Husband						0	0	
	Bùi Hồng Hạnh			Sister						0	0	

	Bùi Minh Phúc			Brother						0	0	

2. Transactions of insiders and related persons in shares of the listed company: None

IX. Other matters: None

Recipient:

- As "To";
- BoS;
- Archive Doc Dept, BoD.



ON BEHALF OF BOD
CHAIRMAN OF BOD

Bùi Văn Phú