

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: 128/2026/CBIT-IDJ
No: 128/2026/CBIT-IDJ

TUY, ngày 28 tháng 7 năm 2026
TUY, day 28 month 7 year 2026

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 Yên Hòa, Thành phố Hà Nội/3rd Floor, Grand Plaza Building, 117 Tran Duy Hung, Yen Hoa Ward, 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 2026/Management report for the first 6 months of 2026.

4. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày ngày 28/7/2026 tại đường dẫn <https://idjf.vn>/This information was published on the company's website on 28/7/2026 (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)



NGUYỄN MẠNH CƯỜNG

**IDJ VIET NAM INVESTMENT
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No : 129/2026/BCQT-APEC

Ha Noi, 28, July, 2026

REPORT ON CORPORATE GOVERNANCE
(The first 6 months of 2026)

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, Yen Hoa Ward, 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	12/2026/IDJ/NQ-ĐHĐCĐ	09/06/2026	Approval: (1) Report on the activities of the Board of Directors in 2025; (2) Report on the activities of the Board of Management in 2025; (3) Report on the activities of the Supervisory Board in 2025; (4) Report on the activities of independent members of the Board of Directors in 2025; (5) Audited financial statements in 2025; (6) Operating results in 2025, business plan for 2026; (7) Selection of the auditing/reviewing unit for the financial statements in 2026; (8) Remuneration of the Board of Management and the Supervisory Board; (9) Dismissal of a member of the Board of Directors; (10) Approval of authorization for the Board of Directors to decide on certain matters within the authority of the General Meeting of Shareholders.

II. Board of Directors

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

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 Nguyen Duc Quan	Chairman	28/04/2021	
2	Mr Nguyen Manh Cuong	Member of the BOD	28/05/2024	
3	Ms Nguyen Thi Ngoc Ha	Member of the BOD	28/05/2024	
4	Mr Ngo Thanh Trung	Member of the BOD	28/05/2024	09/06/2026

2. Meetings of the Board of Directors

No.	Board of Director' member	Position	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Mr Nguyen Duc Quan	Chairman	6/6	100%	
2	Mr Nguyen Manh Cuong	Member of the BOD	6/6	100%	
3	Ms Nguyen Thi Ngoc Ha	Member of the BOD	6/6	100%	
4	Mr Ngo Thanh Trung	Member of the BOD	6/6	100%	

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

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.

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

5. Resolutions/Decisions of the Board of Directors (Semi-annual report/annual report):

No.	Resolution/Decision No.	Date	Content	Approval rate
1	01b/2026/IDJ/NQ-HĐQT	10/02/2026	Resolution on the transfer of shares in PVF CAND Joint Stock Company	100%
2	02/2026/IDJ/NQ-HĐQT	25/03/2026	Resolution on convening the 2026 Annual General Meeting of Shareholders	100%

3	04/2026/IDJ/NQ-HĐQT	31/03/2026	Resolution on changing the auditing firm for the 2025 financial statements	100%
4	06/2026/IDJ/NQ-HĐQT	24/04/2026	Resolution on the transfer of shares in Duc Phu Gia Binh Thuan Company	100%
5	08/2026/IDJ/NQ-HĐQT	24/04/2026	Resolution on investment with Duc Phu Gia Binh Thuan Company	100%
6	10/2026/IDJ/NQ-HĐQT	19/05/2026	Resolution on approving transactions with related parties API	100%

III. Board of Supervisors

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

No.	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors		Qualification
			The date becoming to be the member of the Board of Supervisors	The date ceasing to be the member of the Board of Supervisors	
1	Ms Dau Thi Thao	Head of the BOS	28/04/2021		Bachelor of Accounting
2	Ms Ngo Thi Thanh Sac	Member of the BOS	05/06/2025		Bachelor of Accounting
3	Ms Vu Thi Dinh	Member of the BOS	05/06/2025		Bachelor of Accounting

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 Dau Thi Thao	1/1	100%	100%	
2	Ms Ngo Thi Thanh Sac	1/1	100%	100%	
3	Ms Vu Thi Dinh	1/1	100%	100%	

3. 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.	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
1	Nguyen Manh Cuong – General Director	22/03/1995	Master of Construction	14/11/2024

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Nguyen Huu Dat	20/09/1992	Bachelor of Economics	16/05/2023

VI. Training courses on corporate governance (none)

VII. The list of affiliated persons of the public company (Semi-annual report/annual report) and transactions of affiliated persons of the Company

1. The list of affiliated persons of the Company

1.1 List of related persons of the Company who are individuals

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
1	Nguyen Duc Quan		Chairman	28/04/2021			

2	Nguyen Manh Cuong		Member of the BOD; General Director	28/05/2024			
3	Nguyen Thi Ngoc Ha		Member of the BOD	28/05/2024			
4	Ngo Thanh Trung		Member of the BOD	28/05/2024	09/06/2026		
5	Dau Thi Thao		Head of the BOS	28/04/2021			
6	Ngo Thi Thanh Sac		Member of the BOS	05/06/2025			
7	Vu Thi Dinh		Member of the BOS	05/06/2025			
8	Nguyen Huu Dat		Chief Accountant	16/05/2023			

1.2 List of related persons of the Company as 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 Joint Stock Company	Company with the same key management members	2010		
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	Diem Thuy Infrastructure Construction Investment Joint Stock Company	Company with the same key management members	2025		
9	E-ACADEMY Education Joint Stock Company	Company with the same key management members	2025		
10	UEP Education Group Joint Stock Company	Company with the same key management members	2025		
11	Cotana Group Joint Stock Company	Company with the same key management members	2025		

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 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 Street, Yen Hoa Ward, Hanoi City	The first six months of 2026	IDJ offers commercial space for rent	766,682,967
2	Apec Investment Joint Stock Company	Company with the same key management members	0102005769	3rd floor, Grand Plaza building, 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi City	The first six months of 2026	IDJ offers commercial space for rent	658,172,872
3	APEC Group Joint Stock Company	Company with the same key management members	0108072810	3rd floor, Grand Plaza building, 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi City	The first six months of 2026	Offsetting debts	0
						Interest accrued on loans	99,369,864
						IDJ offers commercial space for rent	234,996,136
						IDJ transfers shares	135,400,000,000
						IDJ purchases goods and services	188,162,062
4	Kim Boi Trading and Tourism Joint Stock Company	Company with the same key management members	5400265183	Mo Da Village, Kim Boi Commune, Phu Tho Province	The first six months of 2026	IDJ provides construction services (resulting in a reduction in the final settlement value)	-5,294,199
5	APEC Hoa Binh Investment Joint Stock Company	Subsidiary	5400345569	Nuoc Vai Hamlet, Luong Son Commune, Phu Tho Province	The first six months of 2026	Interest on loans from APEC Hoa Binh to IDJ	31,794,146
6	Thai Nguyen Printing Joint Stock Company	Subsidiary	4600308555	No. 8, Group 23, Phan Dinh Phung Ward, Thai Nguyen	The first six months of 2026	Interest expense accrued during the year	48,269,973

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. Transactions of internal persons and affiliated persons with shares of the Company

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							
	Apec Land Hue Joint Stock Company		Mr Nguyen Manh Cuong is member of the BOD of this company							
	Diem Thuy Infrastructure Construction Investment Joint Stock Company		Mr. Nguyen Manh Cuong is CEO 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
	Nguyen Thi My Hanh									Sister in law

	Apec Investment Joint Stock Company		Company with Ms. Nguyen Thi Ngoc Ha as Head of the Supervisory Board							
4	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
	Apec Securities Joint Stock Company		Company with Ms. Dau Thi Thao as Chief Accountant							
5	Ngo Thi Thanh Sac		Member of the Supervisory Board							
	Tran Thi Thao									Mother
	Nguyen Minh Nhan									Husband
	Nguyen Minh Nhat Nam									Son
	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							
6	Vu Thi Dinh		Member of the Supervisory Board							
	Vu Van Dinh									Father
	Bui Thi Quyet									Mother
7	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 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		Number of shares owned at the end of the period		Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percentage	Number of shares	Percentage	

IX. Other significant issues: None

CHAIRMAN OF THE BOARD OF DIRECTORS

(Sign, full name and seal)



NGUYEN DUC QUAN



