

Appendix V

(Issued in conjunction with Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Minister of Finance)

SAIGON THUONG TIN REAL
ESTATE JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 60/2025/CV-TTCLAND

HCMC, July 30th, 2025

SEMI-ANNUAL REPORT ON CORPORATE GOVERNANCE

Respectfully to: - The State Securities Commission of Vietnam;
- Vietnam Stock Exchange;
- Ho Chi Minh City Stock Exchange.

- **Company Name:** SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY
- **Head Office Address:** 512 Ly Thuong Kiet Street, Tan Son Nhat Ward, Ho Chi Minh City
- **Telephone:** 028.38249988 **Fax:** 028.38249977 **Email:** info@ttcland.vn
- **Charter Capital:** VND 4,305,950,360,000
- **Stock Code:** SCR
- **Corporate Governance Model:** General Meeting of Shareholders, Board of Directors, Chief Executive Officer, and an Audit Committee under the Board of Directors.
- **Implementation of Internal Audit Function:** Implemented.

I. Activities of the General Meeting of Shareholders:

Information on meetings and Resolutions/Decisions of the General Meeting of Shareholders (including resolutions adopted by way of written consultation):

No.	Resolution/Decision No.	Date	Content
1	01/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of the audited financial statements for the fiscal year 2024.
2	02/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of the list of independent audit firms and authorization for the Board of Directors to select the independent auditor for 2025.
3	03/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of the profit distribution plan for 2024.
4	04/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of the business plan for 2025.
5	05/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of remuneration and operating expenses of the Board of Directors, and the estimated operating expenses for 2025.
6	06/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of the change of head office address and amendments to the Company's Charter.
7	07/2025/NQ-ĐHĐCĐ	24/04/2025	Dismissal and additional election of members to the Board of Directors.
8	08/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of the list of candidates for additional election to the Board of Directors.
9	09/2025/NQ-ĐHĐCĐ	24/04/2025	Approval of investment implementation or asset transactions to serve business operations.

II. Board of Directors (Semi-Annual Report):

1. Information on Members of the Board of Directors:

No.	Member of the Board	Position (Independent BOD Member, Non-Executive BOD Member)	Date of Appointment/End of Term as BOD Member/Independent BOD Member	
			Appointment Date	Dismissal Date
1	Mr. Nguyễn Thành Chương	Chairman of the Board of Directors	23/04/2024	
2	Mr. Đặng Hồng Anh	Vice Chairman of the Board of Directors	25/04/2022	24/04/2025
3	Mr. Võ Quốc Khánh	Member of the Board of Directors	26/04/2021	24/04/2025
4	Mr. Phạm Trung Kiên	Independent and Non-Executive Member of the Board	23/04/2024	24/04/2025
5	Mr. Lê Quang Vũ	Independent and Non-Executive Member of the Board	23/04/2024	24/04/2025
6	Mr. Nguyễn Thái Sơn	Member of the Board of Directors	24/04/2025	
7	Mr. Trần Văn An	Member of the Board of Directors	24/04/2025	
8	Mr. Nguyễn Văn Hòa	Independent Member of the Board of Directors	24/04/2025	
9	Mr. Nguyễn Văn Bảnh	Non-Executive Member of the Board of Directors	24/04/2025	

2. Meetings of the Board of Directors:

No.	Member of the Board	Number of Meetings Attended	Attendance Rate	Reason for Non-Attendance
1	Mr. Nguyễn Thành Chương	10/10	100%	
2	Mr. Đặng Hồng Anh	7/10	70%	Dismissed as of 24/04/2025
3	Mr. Võ Quốc Khánh	0/10	0%	<u>1. From 01/01/2025 to 21/02/2025:</u> Unable to attend due to conflicting work schedule. <u>2. From 21/02/2025 to 24/04/2025:</u> Submitted resignation from the Board of Directors effective 21/02/2025. During the interim period pending official approval by

No.	Member of the Board	Number of Meetings Attended	Attendance Rate	Reason for Non-Attendance
				the General Meeting of Shareholders, he did not participate in BOD meetings.
4	Mr. Phạm Trung Kiên	7/10	70%	Dismissed as of 24/04/2025
5	Mr. Lê Quang Vũ	7/10	70%	Dismissed as of 24/04/2025
6	Mr. Nguyễn Thái Sơn	3/10	30%	Appointed as of 24/04/2025
7	Mr. Trần Văn An	3/10	30%	Appointed as of 24/04/2025
8	Mr. Nguyễn Văn Hòa	3/10	30%	Appointed as of 24/04/2025
9	Mr. Nguyễn Văn Bánh	3/10	30%	Appointed as of 24/04/2025

3. Supervisory Activities of the Board of Directors over the Executive Board:

- In the first half of 2025, the Board of Directors (BOD) continued to perform its supervisory role consistently and regularly over the operations of the Executive Board, ensuring that all governance and operational activities comply with legal regulations, the Company's Charter, and the approved strategic objectives.
- The BOD held regular meetings and monitored key management matters through thematic and periodic reports. Resolutions, decisions, and conclusions of the BOD were fully communicated to the Executive Board, along with the establishment of a monitoring mechanism to ensure compliance and effective implementation. Any issues arising during execution were promptly addressed by the Executive Board, with reports on challenges and proposed solutions submitted to the BOD for consideration and resolution within its authority.
- The BOD paid particular attention to the implementation of financial restructuring solutions—one of the key tasks for 2025—aimed at enhancing cash flow management, improving capital efficiency, and strengthening competitiveness. Plans related to investment portfolio restructuring, debt management, and operational cost optimization were carefully reviewed and assigned to the Executive Board for implementation according to a defined roadmap.
- Concurrently, the BOD closely monitored the progress of the 2025 business plan. Performance indicators including revenue, profit, cash flow, and strategic tasks were periodically consolidated, analyzed, and evaluated. During meetings, the BOD requested updated reports from the Executive Board, detailing achieved results, comparisons with planned targets (and explanations for any variances), along with proposed adjustment measures.
- Overall, the BOD assessed that the Executive Board demonstrated proactiveness, diligence, and flexibility in executing directives, contributing to the stability of business operations - especially in the context of ongoing market volatility and increasing competitive pressures.

4. Activities of the Subcommittees under the Board of Directors (if any): None.

5. Resolutions/Decisions of the Board of Directors (Semi-Annual Report):

No.	Resolution No.	Date	Content	Approval Rate
1	01/2025/NQ-HĐQT	20/01/2025	Approval of the policy to enter into contracts and transactions with related parties in 2025.	100%
2	02/2025/NQ-HĐQT	21/02/2025	Receipt of resignation letter from a member of the Board of Directors.	100%
3	03/2025/NQ-HĐQT	03/03/2025	Announcement of the record date for the Annual General Meeting of Shareholders for fiscal year 2024.	100%
4	04/2025/NQ-HĐQT	06/03/2025	Approval of land use rights lease and acquisition of assets attached to land, loan arrangement, and collateralization at Saigon Thuong Tin Commercial Joint Stock Bank.	100%
5	05/2025/NQ-HĐQT	02/04/2025	Approval of agenda and documents for the 2025 Annual General Meeting of Shareholders.	100%
6	06/2025/NQ-HĐQT	14/04/2025	Receipt of resignation letter and adjustment of meeting documents for the 2024 Annual General Meeting of Shareholders.	100%
7	07/2025/NQ-HĐQT	22/04/2025	Receipt of the list of candidates for the Board of Directors and supplementation of meeting documents for the 2024 Annual General Meeting of Shareholders.	100%
8	08/2025/NQ-HĐQT	24/04/2025	Approval of the structure of the Board of Directors and appointment of personnel to the Audit Committee.	100%
9	09/2025/NQ-HĐQT	20/05/2025	Dismissal of the Chief Financial Officer.	100%
10	10/2025/NQ-HĐQT	06/06/2025	Change of the person in charge of corporate governance cum Company Secretary.	100%

III. Audit Committee (Semi-Annual Report):

1. Information on Members of the Audit Committee:

No.	Audit Committee Member	Position	Date of Appointment/End of Term as Audit Committee Member	Professional Qualification
1	Mr. Phạm Trung Kiên	Chairman of the Audit Committee	Appointed on 23/04/2024 (Dismissed as of 24/04/2025)	Bachelor of Economics
2	Mr. Lê Quang Vũ	Member of the Audit Committee	Appointed on 23/04/2024 (Dismissed as of 24/04/2025)	Bachelor of Construction

3	Mr. Nguyễn Văn Hòa	Chairman of the Audit Committee	Appointed as of 24/04/2025	Lawyer
4	Mr. Nguyễn Văn Bảnh	Member of the Audit Committee	Appointed as of 24/04/2025	Construction Engineer – Project Management

2. Meetings of the Audit Committee

In the first half of 2025, the Audit Committee held two meetings. Details are as follows:

No.	Audit Committee Member	Meetings Attended	Attendance Rate	Voting Rate	Reason for Non-Attendance
<u>Meeting on 31/03/2025 – Minutes No. 01/2025/BBH-UBKT</u>					
1	Mr. Phạm Trung Kiên	01	1/1	100%	
2	Mr. Lê Quang Vũ	01	1/1	100%	
<u>Meeting on 27/06/2025 – Minutes No. 02/2025/BBH-UBKT</u>					
1	Mr. Nguyễn Văn Hòa	01	1/1	100%	
2	Mr. Nguyễn Văn Bảnh	01	1/1	100%	

3. Supervisory Activities of the Audit Committee over the Board of Directors, Executive Board, and Shareholders

- The Board of Directors (BOD) has performed its corporate governance functions in accordance with the Company's Charter and internal regulations. The direction and management of the Executive Board were carried out through resolutions, decisions, and specific directives. The BOD strictly adhered to the internal regulations on corporate governance and the organizational and operational rules of the BOD. The BOD operates under the principle of collective leadership and individual responsibility; the Chairman assigns specific responsibilities and directly monitors each assigned task.
- The BOD has fully exercised its duties and powers as stipulated in the Company's Charter and applicable laws. BOD members were provided with complete, accurate, and timely information, ensuring sufficient time for thorough discussion prior to decision-making.
- BOD members attended all meetings; the contents of meetings and written consultations were carefully studied and discussed in detail before voting. Resolutions and decisions were reached with high consensus and were strictly implemented by the Company.
- All resolutions and decisions were issued in accordance with proper procedures, within the authorized scope, and in compliance with legal and internal regulations.
- BOD members possess relevant professional qualifications and consistently prioritize the interests of the Company and its shareholders in the performance of their duties.
- The Executive Board operated in accordance with its assigned functions and responsibilities, in compliance with the Law on Enterprises and the Company's organizational regulations. Decisions were issued promptly and within the appropriate authority.
- Resolutions and decisions of the BOD were implemented by the Executive Board in accordance

with the set requirements.

- The Chief Executive Officer clearly assigned responsibilities to each member of the Executive Board to ensure effective management and operations.

4. Coordination between the Audit Committee and the Board of Directors, Executive Board, and Other Management Personnel

- Coordination between the Audit Committee (AC), the BOD, and the Executive Board was conducted in compliance with legal regulations and the Company's internal rules.
- The BOD and Executive Board facilitated the AC's performance of its functions and duties; the AC was provided with full access to relevant information and documents concerning the Company's operations.
- The AC actively participated in regular and extraordinary meetings of the BOD, as well as selected meetings of the Executive Board, and provided opinions on the BOD's and Executive Board's policies and decisions to ensure alignment with legal regulations and the Company's best interests. The AC also received most of the directives and operational documents issued by the BOD and Executive Board, enabling it to provide feedback and guidance to ensure proper implementation of resolutions passed by the General Meeting of Shareholders.
- The AC maintained regular updates to the BOD and Executive Board on the results of audits and supervisory activities, enabling timely direction and adjustments to operations, thereby enhancing management effectiveness and regulatory compliance.

5. Other Activities of the Audit Committee (if any):

The internal control system was assessed based on five components: (i) Control Environment; (ii) Risk Identification and Assessment Process; (iii) Control Activities; (iv) Information and Communication Systems; and (v) Monitoring Mechanisms. The Audit Committee also played an advisory role, helping to prevent and promptly detect errors, mitigate the risk of violations, and proactively respond to quantifiable risks in the Company's operations. These activities were carried out in accordance with the functions defined in the Audit Committee's operational regulations.

IV. Executive Board

No.	Executive Member	Date of Birth	Professional Qualification	Date of Appointment/Dismissal
1	Mr. Võ Thanh Lâm	16/01/1981	Master of Business Administration	Reappointed as Chief Executive Officer on 23/10/2024
2	Ms. Đinh Thị Ngọc Trang	01/05/1985	Master of Business Administration	Appointed as Deputy CEO on 05/03/2024.
3	Ms. Nguyễn Thị Nghi	21/11/1982	Bachelor of Law – Ho Chi Minh City University of Law	Appointed as Deputy CEO on 26/08/2024

V. Chief Accountant

Full Name	Date of Birth	Professional Qualification	Date of Appointment/Dismissal
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Mr. Nguyễn Việt Hùng	12/04/1991	Bachelor of Accounting and Auditing	Reappointed on 01/10/2024
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VI. Corporate Governance Training:

Corporate governance training courses attended by members of the Board of Directors, the Chief Executive Officer, other management personnel, and the Company Secretary in accordance with corporate governance regulations:

Management personnel of the Company participated in a Corporate Governance training course organized by the Institute for Human Resource and Business Development (HUREDIN) – University of Economics Ho Chi Minh City on 19/05/2025.

VII. List of Related Parties of the Public Company (Semi-Annual Report) and Transactions with the Company

1. List of Related Parties of the Company

Refer to Appendix I attached.

2. Transactions between the Company and its Related Parties; or between the Company and Major Shareholders, Insiders, and Related Parties of Insiders

Refer to Appendix II attached.

3. Giao Transactions between Insiders, Related Parties of Insiders and Subsidiaries or Entities Controlled by the Company

None.

4. Transactions between the Company and Other Entities

4.1. Transactions between the Company and entities in which members of the Board of Directors, Supervisory Board, Chief Executive Officer, or other managers have been or are currently founding members, members of the Board of Directors, or Chief Executive Officers within the past three (03) years (as of the reporting date)
None.

4.2. Transactions between the Company and entities in which related parties of members of the Board of Directors, Supervisory Board, Chief Executive Officer, or other managers are members of the Board of Directors or Chief Executive Officers
None.

4.3. Other transactions of the Company (if any) that may result in material or immaterial benefits to members of the Board of Directors, Supervisory Board, Chief Executive Officer, or other managers
None.

VIII. Share Transactions by Insiders and Related Parties of Insiders (Semi-Annual Report)

1. List of Insiders and Related Parties of Insiders

Refer to Appendix III attached.

2. Share Transactions by Insiders and Related Parties of Insiders

Refer to Appendix IV attached.

IX. Other Notable Issues

None.

To:

- As: Respectfully to;
- Archived: P.TCKH, P.HCQT, VPCT.

CHAIRMAN OF THE BOARD OF DIRECTORS



Mr. NGUYỄN THÀNH CHƯƠng

APPENDIX I: THE LIST OF AFFILIATED PERSONS OF THE COMPANY

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
I. INTERNAL PERSONS & AFFILIATED PERSONS OF INTERNAL PERSONS											
1	Mr. Nguyen Thanh Chuong		Chairman of the Board of Directors					Appointed on April 23, 2024			
1.1	Le Cam Hong										Mother
1.2	Ngo Thi Kim Huong										Wife
1.3	Nguyen Truc Quynh Nhu										Child
1.4	Nguyen Khanh Ha										Child
1.5	Nguyen Thi My Trang										Elder Sister

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
1.6	Nguyen Thi My Tien										Elder Sister
1.7	Nguyen Thi My Tam										Elder Sister
1.8	Nguyen Minh Thanh										Elder Brother
1.9	Nguyen Thanh Van										Elder Brother
1.10	Nguyen Ba Thi										Younger Sibling
1.11	Nguyen Minh Thang										Younger Sibling
1.12	Ngo Van Minh										Father-in-law

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
1.13	Pham Van Thuoc Anh										Elder brother-in-law
1.14	Nguyen Van Hung										Elder brother-in-law
1.15	Duong Thi Thu										Elder sister-in-law
1.16	Truong Thi Ut										Younger sister-in-law
1.17	Hoang Thi Thuy Duong										Younger sister-in-law
1.18	Le Thi Bich Huyen										Elder sister-in-law

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
1.19	Thanh Thanh Cong Industrial Park Joint Stock Company										Affiliated organization (Member of the Board of Directors of the organization)
1.20	Dang Huynh Industrial Park Exploitation and Management Joint Stock Company										Affiliated organization (Legal Representative of the organization)
1.21	Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company										Affiliated organization (Legal Representative of the organization)
1.22	Thai Ton Import Export And Trading Construction Joint Stock Company										Affiliated organization (Legal Representative of the organization)

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
1.23	S&D Supporting Industry Joint Stock Company										Affiliated organization
2	Mr. Dang Hong Anh		Vice Chairman of the Board of Directors					Appointed on April 25, 2022	Dismissed on April 24, 2025		
2.1	Dang Van Thanh										Father
2.2	Huynh Bich Ngoc										Mother
2.3	Dang Huynh Uc My										Younger sibling
2.4	Dang Huynh Anh Tuan										Younger sibling
2.5	Dang Huynh Thai Son										Younger sibling

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
3.2	Vo Khanh Hien Hoa										Younger Sibling
3.3	Vo Kien Van										Child
3.4	Cao Xuan Hy										Younger brother-in-law
4	Mr. Pham Trung Kien		Independent members of the Board of Directors and Non-Executive. Chairman of the Audit Committee.					Appointed on April 23, 2024	Dismissed on April 24, 2025		
4.1	Hoang Thi Hoa										Wife
4.2	Pham Gia Khang										Child
4.3	Pham Lan Phuong										Child

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
4.4	Pham Dinh Cuong										Younger Sibling
4.5	Tran Thi Kieu										Younger sister-in-law
4.6	Pham Dinh Tang										Father
4.7	Hoang Van Vinh										Wife's Father
4.8	Tran Thi Thanh										Mother
4.9	Vu Thi Tuat										Wife's Mother
4.10	Thanh Thanh Cong Investment Joint Stock Company										Affiliated organization
5	Mr. Le Quang Vu		Independent members of the Board of Directors. Member of					Appointed on April 23, 2024	Dismissed on April 24, 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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
			the Audit Committee.								
5.1	Nguyen Thi Be										Mother
5.2	Ngo Thi Hai										Wife
5.3	Ngo Dinh Thai										Father-in-law
5.4	Ngo Dinh Dao										Older brother-in-law
5.5	Ngo Thi Ha										Older sister-in-law
5.6	Ngo Dinh Duong										Spouse's younger sibling
5.7	Le Hai Vy										Child

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
5.8	Le Cung Bach										Child
5.9	Thanh Thanh Cong Industrial Park JSC										Affiliated organization
6	Mr. Nguyen Van Hoa		Independent member of the Board of Directors, Chairman of the Audit Committee					Appointed on April 24, 2025			
6.1	Thanh Thanh Cong Trading JSC										Affiliated organization
6.2	Dao Thi Thu Thuyen										Wife
6.3	Nguyen Dao Khanh Nhu										Daughter

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
6.4	Nguyen Thanh Binh										Son
6.5	Nguyen Van Nhan										Biological father
6.6	Le Thi Huong										Biological mother
6.7	Nguyen Van Hiep										Younger brother
6.8	Nguyen Thi Loi										Younger sister-in-law

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
6.9	Nguyen Thi Hai										Younger sister
6.10	Nguyen Trong Tinh										Younger brother-in-law
6.11	Nguyen Thi Hung										Younger sister
6.12	Mai Van Son										Younger brother-in-law
6.13	Dao Kim Truong										Father-in-law
6.14	Nguyen Thi Hong										Mother-in-law
7	Mr. Nguyen Van Banh		Non-executive Board of					Appointed on April 24, 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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
			Directors' member Audit Committee member								
7.1	Dang Huynh Industrial Park Exploitation and Management JSC										Affiliated organization
7.2	Long An Real Estate Investment JSC										Affiliated organization
7.3	Le Thi Bach Mai										Wife
7.4	Nguyen Truc Mai										Daughter
7.5	Nguyen An Khang										Son-in-law
7.6	Nguyen Thi Sang										Younger sister

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
7.7	Nguyen Van Ca										Younger brother
7.8	Nguyen Thi Anh										Younger sister
7.9	Nguyen Van Hoang										Younger brother
7.10	Nguyen Thi Hong Van										Younger sister
8	Mr. Nguyen Thai Son		Board of Directors' members					Appointed on April 24, 2025			
8.1	Tan Hoi Industrial Complex Infrastructure Investment JSC										Affiliated organization
8.2	Le Thi Hong Hanh										Wife

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
8.3	Nguyen Viet Duy										Child
8.4	Nguyen Thi Thu Lan										Elder sister
8.5	Nguyen Thi Minh Phuong										Elder sister
8.6	Nguyen Viet Ha										Younger sibling
8.7	Phan Van Diep										Elder brother- in-law
8.8	Pham Ngoc Hai										Elder brother- in-law
8.9	Ho Van An										Elder brother- in-law
8.10	Nguyen Thi Thanh Mai										Elder sister
8.11	Le Ha Long										Elder brother- in-law
8.12	Le Tan Thi										Wife's elder

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
											brother
8.13	Le Thi Thuy Phuong										Wife's elder sister
8.14	Nguyen Thai Nghia										Husband of wife's elder sister
8.15	Le Thi My Phuoc										Wife's younger sibling
8.16	Le Thi Thuy Hien										Younger brother-in-law
9	Mr. Tran Van An		Board of Directors' members					Appointed on April 24, 2025			
9.1	Phu Quoc Coconut Island Investment Construction JSC										Affiliated organization

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
9.2	D-Read JSC										Affiliated organization
9.3	Tran Thi Hoa										Mother
9.4	Tran Van Nien										Father
9.5	Tran Van Tan										Order Brother
9.6	Dang Thi Phuong										Elder sister-in-law
9.7	Nguyen Thi Phuong Thao										Wife
9.8	Tran Dang Khoa										Child
9.9	Tran Dang Huy										Child

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
9.10	Nguyen Van Vui										Father-in-law
9.11	Nguyen Thi Hau										Mother-in-law
10	Mr. Vo Thanh Lam		General Director, Legal Representative.					Appointed on April 24, 2025			
10.1	Nguyen Thi Hoang Ngau										Wife
10.2	Vo Van Long										Father
10.3	Nguyen Thi Lien										Mother
10.4	Vo Thi Thuy Lynh										Elder sister
10.5	Vo Thi Khanh Ly										Younger sibling

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
10.6	Vo Thi Bach Yen										Mother-in-law
10.7	Huynh Quoc Hung										Elder brother-in-law
10.8	Nguyen Manh Tien										Younger brother-in-law
10.9	Vo Thanh Dan										Child
10.10	Vo Hoang Dan										Child
11	Ms. Dinh Thi Ngoc Trang		Deputy General Director					Appointed on March 05, 2024			
11.1	Nguyen Thanh Phong										Husband
11.2	Nguyen Minh Thu										Child

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
11.3	Nguyen Minh Phuc										Child
11.4	Dinh Ngoc Suong										Father
11.5	Nguyen Thi Hau										Mother-in-law
11.6	Dinh Thanh Tam										Sibling
11.7	Dinh Thi Kim Loan										Sibling
11.8	Dinh Thi Ngoc Hoa										Elder Sister
11.9	Nguyen Thi Ngoc Bich										Sister-in-law (husband's side)
11.10	Nguyen Thi Ngoc Nhung										Sister-in-law (husband's side)
11.11	Nguyen Hoang Minh										Husband's younger sibling
11.12	Nguyen Hoang Yen										Husband's younger sibling
11.13	Nguyen Thanh Thuy										Husband's younger

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
											sibling
11.14	Thanh Thanh Cong Industrial Park JSC										Affiliated organization
11.15	Dang Huynh Industrial Park Exploitation and Management JSC										Affiliated organization
11.16	Tan Hoi Industrial Complex Infrastructure Investment JSC										Affiliated organization
11.17	Thai Ton Import Export And Trading Construction Joint Stock Company										Affiliated organization
11.18	Ninh Thuan Clean Energy JSC										Affiliated organization (Legal Representative of the organization)
12	Ms. Nguyen		Deputy					Appointed			

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
	Thi Nghi		General Director					on Date 26/08/2024			
12.1	Nguyen Van Tho										Father
12.2	Lu Huu										Mother
12.3	Nguyen Dai Quang										Husband
12.4	Nguyen Ngoc Thao My										Child
12.5	Nguyen Minh Tri										Child
12.6	Dao Thi Kim Khanh										Mother-in-law
12.7	Nguyen Thi Hanh										Order Sister
12.8	Trang Kien Dien										Elder brother-in-law
12.9	Nguyen Van Hieu										Order Brother

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
12.10	Do Thi Thum										Elder sister-in-law
12.11	Nguyen Thi Thao										Order Sister
12.12	Phung Van Thuan										Elder brother-in-law
12.13	Nguyen Van Tinh										Order Brother
12.14	Nguyen Thi Ngoc Linh										Elder sister-in-law
12.15	Dang Huynh Industrial Park Exploitation and Management JSC										Affiliated organization (Deputy Sales Director of the organization)
12.16	Thanh Thanh Cong Industrial Park Real Estate The Corporation										Affiliated organization (Director of Logistics Business Unit of the organization)

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
12.17	Thai Ton Import Export And Trading Construction Joint Stock Company										Affiliated organization
12.18	S&D Supporting Industry Joint Stock Company										Affiliated organization
13	Mr. Nguyen Viet Hung		Chief Accountant					Appointed on April 01, 2024			
13.1	Nguyen Thanh Lam										Father
13.2	Nguyen Thi Thanh										Mother
13.3	Nguyen Thanh Lam										Father-in-law
13.4	Nguyen Thi Kim Toan										Mother-in-law
13.5	Nguyen Kim Thanh Thu										Wife

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
13.6	Nguyen Bao Quan										Child
14	Mr. Tran Van An		Director of Finance Division					Appointed on April 26, 2024	Dismissed on May 20, 2025		
14.1	Tran Thi Hoa										Mother
14.2	Tran Van Nien										Father
14.3	Tran Van Tan										Brother
14.4	Dang Thi Phuong										Elder sister-in-law
14.5	Nguyen Thi Phuong Thao										Wife
14.6	Tran Dang Khoa										Child
14.7	Tran Dang Huy										Child
14.8	Nguyen Van Vui										Father-in-law

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
14.9	Nguyen Thi Hau										Mother-in-law
14.10	Thanh Thanh Cong Investment JSC										Affiliated organization
15	Mrs. Le Thi My Chi		Person in charge of corporate governance, Company Secretary.					Appointed on May 24, 2023	Dismissed on June 06, 2025		
15.1	Le Van Chan										Ba
15.2	Nguyen Thi Vi Thuy										Mother
15.3	Nguyen Thanh Trung										Father-in-law
15.4	Nguyen Thi Dung										Mother-in-law
15.5	Nguyen Phu Trung										Husband
15.6	Nguyen Thien Phuc										Child
15.7	Nguyen Khai Anh										Child

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
15.8	Le Thi My Vi										Younger Sibling
15.9	Nguyen Vu Trung										Younger brother-in-law
16	Mrs. Tran Thi Thanh Hien		Person in charge of corporate governance, Company Secretary					Appointed on June 06, 2025			
16.1	Tran Van Xung										Biological Father
16.2	Nguyen Thi Cuc										Biological Mother
16.3	Cao Van Dong										Father-in-law
16.4	Ha Thi Cuc										Mother-in-law
16.5	Cao Van Lam										Husband

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
16.6	Cao Gia Kiet										Biological Child
16.7	Tran Van Nhat										Order Brother
16.8	Tran Thi Huong										Order Sister
16.9	Tran Duc Manh										Order Brother
16.10	Tran Viet Tho										Order Brother
16.11	Tran Ngoc Thang										Order Brother

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
16.12	Nguyen Thi Huong										Elder sister-in-law
16.13	Bui Duc Manh										Elder brother-in-law
16.14	Bui Thi Bich Binh										Elder sister-in-law
16.15	Tran Ngoc Huyen										Elder sister-in-law
16.16	Duong Thi Thu										Elder sister-in-law
16.17	Dang Huynh Industrial Park Exploitation and Management JSC										Chief of Office
16.18	S&D Supporting Industry Joint Stock										Member of the Board of Supervisors

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
	Company										
16.19	Long An Real Estate Investment JSC										Member of the Board of Supervisors
16.20	Thai Ton Import Export And Trading Construction Joint Stock Company										Member of the Board of Supervisors
II. AFFILIATED PERSONS (ORGANIZATIONS)											
1	Thanh Thanh Cong Industrial Park Joint Stock Company										Organization owning over 10% of voting shares
2	Saigon Thuong Tin Real Estate Services Business One Member Co., Ltd.										Company's subsidiaries
3	Saigon Thuong Tin Real Estate Management										Company's subsidiaries

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
	Services Co., Ltd.										
4	East Saigon Real Estate Development Investment JSC										Company's subsidiaries
5	Thuong Tin Tau Cuoc JSC										Company's subsidiaries
6	Mai Lan JSC										Company's subsidiaries
7	Thuong Tin Company Limited – CJ Cau Tre										Company's subsidiaries
8	Hung Anh Nam Real Estate Investment and Business JSC										Company's subsidiaries
9	Nguyen Kim Da Nang Trading JSC										Company's subsidiaries
10	TTC Land Retail Management One Member								March 31, 2025	Dissolved	Company's subsidiaries

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
	Co., Ltd.										
11	TTC Land Hung Dien Real Estate Investment JSC										Company's subsidiaries
12	Tien Phat Garment JSC										Affiliated company
13	Toan Hai Van JSC										Other related parties
14	Thanh Thanh Cong Tourism JSC										Other related party
15	Thanh Thanh Cong Commercial JSC										Other related party
16	Dang Huynh Industrial Park Exploitation										Other related party

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	Reason	Relationship with the Company/ internal person
1	2	3	4	5	6	7	8	9	10	11	12
	and Management JSC										
17	Thai Ton Import Export And Trading Construction Joint Stock Company										Other related party
18	Ninh Thuan Clean Energy JSC										Other related party
19	Tan Hoi Industrial Cluster Infrastructure Investment JSC										Other related party
20	S&D Supporting Industry Joint Stock Company										Other related party
21	Tin Nghia – A Chau Investment										Other related party

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**APPENDIX II: TRANSACTIONS BETWEEN THE COMPANY AND ITS AFFILIATED PERSONS;
OR BETWEEN THE COMPANY AND MAJOR SHAREHOLDERS, INTERNAL PERSONS, AFFILIATED PERSONS OF INTERNAL PERSONS**

No.	Name of organization/ individual	Relationship with the company	NSH No*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. of the GMS/BOD... approved (if any, specifying date of issue)	Content, quantity total transaction value	Note
1	Thanh Thanh Cong Investment JSC	Organization owning over 10% of voting shares	-		From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Loan principal: VND 96.06 billion. Loan principal repayment: VND 32.28 billion Loan interest: Approximately VND 2.78 billion Service purchase: Approximately VND 1.05 billion	
2	Sai Gon Thuong Tin Real Estate Services Business One Member Co., Ltd.	Company's subsidiary			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provision: Approximately VND 108 million Loan principal granted: Approximately VND 19 billion Capital contribution for business cooperation: Approximately VND 23 billion Loan interest granted: Approximately VND 5 million	
3	Sai Gon Thuong Tin Real Estate Management Services Co., Ltd.	Company's subsidiary			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provision: Approximately VND 2 billion Service purchase: Approximately VND 4.88 billion Loan principal granted: Approximately VND 4.475 billion Loan principal granted repayment: Approximately VND 4.475 billion Loan interest granted: Approximately VND 29.6 million	
4	East Saigon Real Estate Investment and Development JSC	Company's subsidiary			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provision: Approximately VND 255 million Principal borrowed: VND 3 billion Interest on borrowings:	

No.	Name of organization/ individual	Relationship with the company	NSH No*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. of the GMS/BOD... approved (if any, specifying date of issue)	Content, quantity total transaction value	Note
							Approximately VND 1.17 billion	
5	Thuong Tin Tau Cuoc Joint Stock Company	Company's subsidiaries			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provided: Approximately VND 1.42 billion Service purchased: Approximately VND 5.7 billion Principal lent: Approximately VND 3.15 billion Recovery of principal lent: Approximately VND 138.367 billion Interest on loans: Approximately VND 3 billion	
6	Mai Lan Joint Stock Company	Company's subsidiaries			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provided: Approximately VND 35 million Service purchased: Approximately VND 3.65 billion Repayment of principal borrowed: Approximately VND 2.605 billion Interest on borrowings: Approximately VND 314 million	
7	Hung Anh Nam Real Estate Investment and Business Joint Stock Company	Company's subsidiaries			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provided: VND 36 million	
8	Nguyen Kim Da Nang Trading Joint Stock Company	Company's subsidiaries			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provided: Approximately VND 6.98 billion Increase in contributed capital: Approximately VND 180 billion Recovery of business cooperation capital contribution: Approximately VND 180 billion	
9	TTC Land Retail Management One	Company's subsidiaries			From 1/1/2025 –	No. 01/2025/NQ-HĐQT on 20/01/2025	Distributed profit: Approximately VND 330 million	Dissolved

No.	Name of organization/ individual	Relationship with the company	NSH No*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. of the GMS/BOD... approved (if any, specifying date of issue)	Content, quantity total transaction value	Note
	Member Limited Liability Company				30/06/2025		Capital recovery: Approximately VND 1.3 billion	
10	May Tien Phat Joint Stock Company	Company's subsidiaries			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provided: Approximately VND 213 million Service purchased: Approximately VND 1.1 billion Principal lent: Approximately VND 235.9 billion Recovery of principal lent: Approximately VND 115.6 billion Interest on loans: Approximately VND 37 billion Business cooperation capital contribution: Approximately VND 289 billion	
11	Toan Hai Van Joint Stock Company	Affiliated organization of the Company's Manager			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Bond issuance costs: Approximately VND 86.4 million Bond interest: Approximately VND 35.8 billion Cost of capital: Approximately VND 16.4 billion Goods payment: Approximately VND 126 billion	
12	Thanh Thanh Cong Industrial Park Joint Stock Company	Affiliated organization of the Company's Manager			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Principal borrowed: Approximately VND 459.3 billion Interest on borrowings: Approximately VND 10 billion Repayment of principal borrowed: Approximately VND 461.1 billion Transfer of Shares: Approximately VND 218.6 billion Service provided: Approximately VND 11.9 billion Service purchased: Approximately	

No.	Name of organization/ individual	Relationship with the company	NSH No*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. of the GMS/BOD... approved (if any, specifying date of issue)	Content, quantity total transaction value	Note
							VND 1.44 billion Asset lease: Approximately VND 92.86 billion Asset purchase: Approximately VND 91.16 billion Advance receipts: Approximately VND 11.81 billion	
13	Dang Huynh Industrial Park Management and Exploitation Joint Stock Company	Affiliated organization of the Company's Manager			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Principal borrowed: Approximately VND 429.5 billion Interest borrowed: Approximately VND 6.6 billion Repayment of principal borrowed: Approximately VND 359.27 billion Service provided: Approximately VND 13.47 billion	
14	Thai Ton Import Export And Trading Construction Joint Stock Company	Affiliated organization of the Company's Manager			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service purchased: Approximately VND 8.87 billion	
15	Tan Hoi Industrial Cluster Infrastructure Investment JSC	Affiliated organization of the Company's Manager			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service provided: Approximately VND 161.4 billion Principal borrowed: Approximately VND 1.9 billion Repayment of principal borrowed: Approximately VND 9.4 billion Interest borrowed: Approximately VND 155 million Advance revenue: Approximately VND 30.4 billion	
16	Thanh Thanh Cong Tourism JSC	Affiliated organization of the Company's Manager			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Service purchased: Approximately VND 31.1 billion	

No.	Name of organization/ individual	Relationship with the company	NSH No*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. of the GMS/BOD... approved (if any, specifying date of issue)	Content, quantity total transaction value	Note
17	Thanh Thanh Cong Trading JSC	Affiliated organization of the Company's Manager			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Principal borrowed: Approximately VND 10 billion Repayment of principal borrowed: Approximately VND 10 billion Interest borrowed: Approximately VND 11 million	
18	Huynh Bich Ngoc	Affiliated person of Mr. Dang Hong Anh			From 1/1/2025 – 30/06/2025	No. 01/2025/NQ-HĐQT on 20/01/2025	Interest borrowed: Approximately VND 798.85 million	

APPENDIX III: The list of internal persons and their affiliated persons of the Company

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1	Mr. Nguyen Thanh Chuong	-	Chairman of the Board of Directors			-	-	Appointed on April 23, 2024
1.1	Le Cam Hong	-				-	-	Mother
1.2	Ngo Thi Kim Huong	-				-	-	Wife
1.3	Nguyen Truc Quynh Nhu	-				-	-	Child
1.4	Nguyen Khanh Ha	-				-	-	Child
1.5	Nguyen Thi My Trang	-				-	-	Elder Sister
1.6	Nguyen Thi My Tien	-				-	-	Elder Sister
1.7	Nguyen Thi My Tam	-				-	-	Elder Sister
1.8	Nguyen Minh Thanh	-				-	-	Elder Brother
1.9	Nguyen Thanh Van	-				-	-	Elder Brother
1.10	Nguyen Ba Thi	-				-	-	Younger Sibling

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.11	Nguyen Minh Thang	-				-	-	Younger Sibling
1.12	Ngo Van Minh	-				-	-	Father-in-law
1.13	Pham Van Thuoc Anh	-				-	-	Elder brother-in-law
1.14	Nguyen Van Hung	-				-	-	Elder brother-in-law
1.15	Duong Thi Thu	-				-	-	Elder sister-in-law
1.16	Truong Thi Ut	-				-	-	Younger sister-in-law
1.17	Hoang Thi Thuy Duong	-				-	-	Younger sister-in-law
1.18	Le Thi Bich Huyen	-				-	-	Elder sister-in-law
1.19	Thanh Thanh Cong Industrial Park Joint Stock Company	-				8,429,315	1,95%	Affiliated organization (Member of the Board of Directors of the organization)
1.20	Dang Huynh Industrial Park	-				-	-	Affiliated organization

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Exploitation and Management Joint Stock Company							(Legal Representative of the organization)
1.21	Tan Hoi Industrial Complex Infrastructure Investment Joint Stock Company	-				135.000	0,03%	Affiliated organization (Legal Representative of the organization)
1.22	Thai Ton Import Export And Trading Construction Joint Stock Company	-				-	-	Affiliated organization (Legal Representative of the organization)
1.23	S&D Supporting Industry Joint Stock Company	-				-	-	Affiliated organization
2	Mr. Dang Hong Anh	-	Vice Chairman of the Board of Directors			-	-	Dismissed on April 24, 2025
2.1	Dang Van Thanh	-				-	-	Father
2.2	Huynh Bich Ngoc	-				-	-	Mother
2.3	Dang Huynh Uc My	-				-	-	Younger sibling
2.4	Dang Huynh Anh Tuan	-				-	-	Younger sibling

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.5	Dang Huynh Thai Son	-				-	-	Younger sibling
2.6	Ho Thi Phuong Thao	-				-	-	Wife
2.7	Truong Hong Quan	-				-	-	Younger brother-in-law
2.8	Trinh Nguyen Thuy Trang	-				-	-	Younger sister-in-law
2.9	Dang Quang Anh	-				-	-	Child
2.10	Dang Minh Anh	-				-	-	Child
2.11	Thanh Thanh Cong Investment Joint Stock Company	-				-	-	Affiliated organization
3	Mr. Vo Quoc Khanh	-	Board of Directors' members			-	-	Dismissed on April 24, 2025
3.1	Vo Thi Hien	-				-	-	Mother
3.2	Vo Khanh Hien Hoa	-				-	-	Younger Sibling
3.3	Vo Kien Van	-				-	-	Child
3.4	Cao Xuan Hy	-				-	-	Younger brother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4	Mr. Pham Trung Kien	-	Independent members of the Board of Directors and Non-Executive. Chairman of the Audit Committee.			-	-	Dismissed on April 24, 2025
4.1	Hoang Thi Hoa	-				-	-	Wife
4.2	Pham Gia Khang	-				-	-	Child
4.3	Pham Lan Phuong	-				-	-	Child
4.4	Pham Dinh Cuong	-				-	-	Younger Sibling
4.5	Tran Thi Kieu	-				-	-	Younger sister-in-law
4.6	Pham Dinh Tang	-				-	-	Father
4.7	Hoang Van Vinh	-				-	-	Wife's Father
4.8	Tran Thi Thanh	-				-	-	Mother
4.9	Vu Thi Tuat	-				-	-	Wife's Mother
4.10	Thanh Thanh Cong Investment Joint Stock Company	-				-	-	Affiliated organization

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5	Mr. Le Quang Vu	-	Independent members of the Board of Directors. Member of the Audit Committee.			-	-	Dismissed on April 24, 2025
5.1	Nguyen Thi Be	-				-	-	Mother
5.2	Ngo Thi Hai	-				-	-	Wife
5.3	Ngo Dinh Thai	-				-	-	Father-in-law
5.4	Ngo Dinh Dao	-				-	-	Older brother-in-law
5.5	Ngo Thi Ha	-				-	-	Older sister-in-law
5.6	Ngo Dinh Duong	-				-	-	Spouse's younger sibling
5.7	Le Hai Vy	-				-	-	Child
5.8	Le Cung Bach	-				-	-	Child
5.9	Thanh Thanh Cong Industrial Park JSC	-				-	-	Affiliated organization
6	Mr. Nguyen Van Hoa	-	Independent member of the			-	-	Appointed on April 24, 2025

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
			Board of Directors, Chairman of the Audit Committee					
6.1	Thanh Thanh Cong Trading JSC	-				35	0,00%	Affiliated organization
6.2	Dao Thi Thu Thuyen	-				-	-	Wife
6.3	Nguyen Dao Khanh Nhu	-				-	-	Daughter
6.4	Nguyen Thanh Binh	-				-	-	Son
6.5	Nguyen Van Nhan	-				-	-	Biological father
6.6	Le Thi Huong	-				-	-	Biological mother
6.7	Nguyen Van Hiep	-				-	-	Younger brother
6.8	Nguyen Thi Loi	-				-	-	Younger sister-in-law
6.9	Nguyen Thi Hai	-				-	-	Younger sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6.10	Nguyen Trong Tinh	-				-	-	Younger brother-in-law
6.11	Nguyen Thi Hung	-				-	-	Younger sister
6.12	Mai Van Son	-				-	-	Younger brother-in-law
6.13	Dao Kim Truong	-				-	-	Father-in-law
6.14	Nguyen Thi Hong	-				-	-	Mother-in-law
7	Mr. Nguyen Van Banh	-	Non-executive Board of Directors' member Audit Committee member			-	-	Appointed on April 24, 2025
7.1	Dang Huynh Industrial Park Exploitation and Management JSC	-				-	-	Affiliated organization
7.2	Long An Real Estate Investment JSC	-				-	-	Affiliated organization
7.3	Le Thi Bach Mai	-				-	-	Wife
7.4	Nguyen Truc Mai	-				-	-	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
7.5	Nguyen An Khang	-				-	-	Son-in-law
7.6	Nguyen Thi Sang	-				-	-	Younger sister
7.7	Nguyen Van Ca	-				-	-	Younger brother
7.8	Nguyen Thi Anh	-				-	-	Younger sister
7.9	Nguyen Van Hoang	-				-	-	Younger brother
7.10	Nguyen Thi Hong Van	-				-	-	Younger sister
8	Mr. Nguyen Thai Son	-	Board of Directors' members			-	-	Appointed on April 24, 2025
8.1	Tan Hoi Industrial Complex Infrastructure Investment JSC	-				135,000	0.03%	Affiliated organization
8.2	Le Thi Hong Hanh	-				-	-	Wife
8.3	Nguyen Viet Duy	-				18.100	0,0004%	Child
8.4	Nguyen Thi Thu Lan	-				-	-	Elder sister
8.5	Nguyen Thi Minh Phuong	-				-	-	Elder sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
8.6	Nguyen Viet Ha	-				-	-	Younger sibling
8.7	Phan Van Diep	-				-	-	Elder brother-in-law
8.8	Pham Ngoc Hai	-				-	-	Elder brother-in-law
8.9	Ho Van An	-				-	-	Elder brother-in-law
8.10	Nguyen Thi Thanh Mai	-				-	-	Elder sister
8.11	Le Ha Long	-				-	-	Elder brother-in-law
8.12	Le Tan Thi	-				-	-	Wife's elder brother
8.13	Le Thi Thuy Phuong	-				-	-	Wife's elder sister
8.14	Nguyen Thai Nghia	-				-	-	Husband of wife's elder sister
8.15	Le Thi My Phuoc	-				-	-	Wife's younger sibling
8.16	Le Thi Thuy Hien	-				-	-	Younger brother-in-law
9	Mr. Tran Van An	-	Board of Directors' members			-	-	Appointed on April 24, 2025
9.1	Phu Quoc Coconut Island Investment Construction JSC	-				-	-	Affiliated organization

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9.2	D-Read JSC	-				-	-	Affiliated organization
9.3	Tran Thi Hoa	-				-	-	Mother
9.4	Tran Van Nien	-				-	-	Father
9.5	Tran Van Tan	-				-	-	Order Brother
9.6	Dang Thi Phuong	-				-	-	Elder sister-in-law
9.7	Nguyen Thi Phuong Thao	-				-	-	Wife
9.8	Tran Dang Khoa	-				-	-	Child
9.9	Tran Dang Huy	-				-	-	Child
9.10	Nguyen Van Vui	-				-	-	Father-in-law
9.11	Nguyen Thi Hau	-				-	-	Mother-in-law
10	Mr. Vo Thanh Lam	-	General Director, Legal Representative.			-	-	Appointed on April 24, 2025
10.1	Nguyen Thi Hoang Ngau	-				-	-	Wife
10.2	Vo Van Long	-				-	-	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
10.3	Nguyen Thi Lien	-				-	-	Mother
10.4	Vo Thi Thuy Lynh	-				-	-	Elder sister
10.5	Vo Thi Khanh Ly	-				-	-	Younger sibling
10.6	Vo Thi Bach Yen	-				-	-	Mother-in-law
10.7	Huynh Quoc Hung	-				-	-	Elder brother-in-law
10.8	Nguyen Manh Tien	-				-	-	Younger brother-in-law
10.9	Vo Thanh Dan	-				-	-	Child
10.10	Vo Hoang Dan	-				-	-	Child
11	Ms. Dinh Thi Ngoc Trang	-	Deputy General Director			18.100	0,0004%	
11.1	Nguyen Thanh Phong	-				-	-	Husband
11.2	Nguyen Minh Thu	-				-	-	Child
11.3	Nguyen Minh Phuc	-				-	-	Child

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
11.4	Dinh Ngoc Suong	-				-	-	Father
11.5	Nguyen Thi Hau	-				-	-	Mother-in-law
11.6	Dinh Thanh Tam	-				-	-	Sibling
11.7	Dinh Thi Kim Loan	-				-	-	Sibling
11.8	Dinh Thi Ngoc Hoa	-				-	-	Elder Sister
11.9	Nguyen Thi Ngoc Bich	-				-	-	Sister-in-law (husband's side)
11.10	Nguyen Thi Ngoc Nhung	-				-	-	Sister-in-law (husband's side)
11.11	Nguyen Hoang Minh	-				-	-	Husband's younger sibling
11.12	Nguyen Hoang Yen	-				-	-	Husband's younger sibling
11.13	Nguyen Thanh Thuy	-				-	-	Husband's younger sibling
11.14	Thanh Thanh Cong Industrial Park JSC	-				8.429.315	1,95%	Affiliated organization
11.15	Dang Huynh Industrial Park Exploitation and Management JSC	-				-	-	Affiliated organization
11.16	Tan Hoi Industrial Complex Infrastructure Investment JSC	-				135.000	0,03%	Affiliated organization

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
11.17	Thai Ton Import Export And Trading Construction Joint Stock Company	-				-	-	Affiliated organization
11.18	Ninh Thuan Clean Energy JSC	-				-	-	Affiliated organization (Legal Representative of the organization)
12	Ms. Nguyen Thi Nghi	-	Deputy General Director			-	-	
12.1	Nguyen Van Tho	-				-	-	Father
12.2	Lu Huu	-				-	-	Mother
12.3	Nguyen Dai Quang	-				-	-	Husband
12.4	Nguyen Ngoc Thao My	-				-	-	Child
12.5	Nguyen Minh Tri	-				-	-	Child
12.6	Dao Thi Kim Khanh	-				-	-	Mother-in-law
12.7	Nguyen Thi Hanh	-				-	-	Order Sister
12.8	Trang Kien Dien	-				-	-	Elder brother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
12.9	Nguyen Van Hieu	-				-	-	Order Brother
12.10	Do Thi Thum	-				-	-	Elder sister-in-law
12.11	Nguyen Thi Thao	-				-	-	Order Sister
12.12	Phung Van Thuan	-				-	-	Elder brother-in-law
12.13	Nguyen Van Tinh	-				-	-	Order Brother
12.14	Nguyen Thi Ngoc Linh	-				-	-	Elder sister-in-law
12.15	Dang Huynh Industrial Park Exploitation and Management JSC	-				-	-	Affiliated organization (Deputy Sales Director of the organization)
12.16	Thanh Thanh Cong Industrial Park Real Estate The Corporation	-				-	-	Affiliated organization (Director of Logistics Business Unit of the organization)
12.17	Thai Ton Import Export And Trading Construction Joint Stock Company	-				-	-	Affiliated organization
12.18	S&D Supporting Industry Joint Stock	-				-	-	Affiliated organization

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Company							
13	Mr. Nguyen Viet Hung	-	Chief Accountant			-	-	
13.1	Nguyen Thanh Lam	-				-	-	Father
13.2	Nguyen Thi Thanh	-				-	-	Mother
13.3	Nguyen Thanh Lam	-				-	-	Father-in-law
13.4	Nguyen Thi Kim Toan	-				-	-	Mother-in-law
13.5	Nguyen Kim Thanh Thu	-				-	-	Wife
13.6	Nguyen Bao Quan	-				-	-	Child
14	Mr. Tran Van An	-	Director of Finance Division			-	-	
14.1	Tran Thi Hoa	-				-	-	Mother
14.2	Tran Van Nien	-				-	-	Father
14.3	Tran Van Tan	-				-	-	Brother
14.4	Dang Thi Phuong	-				-	-	Elder sister-in-law
14.5	Nguyen Thi Phuong Thao	-				-	-	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
14.6	Tran Dang Khoa	-				-	-	Child
14.7	Tran Dang Huy	-				-	-	Child
14.8	Nguyen Van Vui	-				-	-	Father-in-law
14.9	Nguyen Thi Hau	-				-	-	Mother-in-law
14.10	Thanh Thanh Cong Investment JSC	-				-	-	Affiliated organization
15	Mrs. Le Thi My Chi	-	Person in charge of corporate governance, Company Secretary.			-	-	
15.1	Le Van Chan	-				-	-	Ba
15.2	Nguyen Thi Vi Thuy	-				-	-	Mother
15.3	Nguyen Thanh Trung	-				-	-	Father-in-law
15.4	Nguyen Thi Dung	-				-	-	Mother-in-law
15.5	Nguyen Phu Trung	-				-	-	Husband
15.6	Nguyen Thien Phuc	-				-	-	Child
15.7	Nguyen Khai Anh	-				-	-	Child

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
15.8	Le Thi My Vi	-				-	-	Younger Sibling
15.9	Nguyen Vu Trung	-				-	-	Younger brother-in-law
16	Mrs. Tran Thi Thanh Hien	-	Person in charge of corporate governance, Company Secretary			-	-	
16.1	Tran Van Xung	-				-	-	Biological Father
16.2	Nguyen Thi Cuc	-				-	-	Biological Mother
16.3	Cao Van Dong	-				-	-	Father-in-law
16.4	Ha Thi Cuc	-				-	-	Mother-in-law
16.5	Cao Van Lam	-				-	-	Husband
16.6	Cao Gia Kiet	-				-	-	Biological Child
16.7	Tran Van Nhat	-				-	-	Order Brother
16.8	Tran Thi Huong	-				-	-	Order Sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
16.9	Tran Duc Manh	-				-	-	Order Brother
16.10	Tran Viet Tho	-				-	-	Order Brother
16.11	Tran Ngoc Thang	-				-	-	Order Brother
16.12	Nguyen Thi Huong	-				-	-	Elder sister-in-law
16.13	Bui Duc Manh	-				-	-	Elder brother-in-law
16.14	Bui Thi Bich Binh	-				-	-	Elder sister-in-law
16.15	Tran Ngoc Huyen	-				-	-	Elder sister-in-law
16.16	Duong Thi Thu	-				-	-	Elder sister-in-law
16.17	Dang Huynh Industrial Park Exploitation and Management JSC	-				-	-	Chief of Office
16.18	S&D Supporting Industry Joint Stock Company	-				-	-	Member of the Board of Supervisors
16.19	Long An Real Estate Investment JSC	-				-	-	Member of the Board of Supervisors

No.	Name	Securities trading account (if any)	Position at the company (if any)	Registration Certificate Number*	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
16.20	Thai Ton Import Export And Trading Construction Joint Stock Company	-				-	-	Member of the Board of Supervisors

APPENDIX IV: Transactions of internal persons and affiliated persons with shares of the company

No.	Transaction executor transaction	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 increase/decrease (purchase, sale, conversion, bonus...)
			Number of shares	Percentage	Number of shares	Percentage	
1	Dang Huynh Industrial Park Exploitation and Management JSC	Affiliated organization of Deputy General Director Dinh Thi Ngoc Trang	637.500	0,148%	0	0%	Sale
2	Thanh Thanh Cong Industrial Park JSC	Affiliated organization of Chairman of the Board of Directors Nguyen Thanh Chuong	5.429.315	1,261%	8.429.315	1,958%	Purchase