

Danang City, January 30th 2026

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

To:

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

- Name of company: Central Power Real Estate Joint Stock Company
- Address of headoffice: Lot A5 Pham Van Dong, An Hai Ward, Da Nang City
- Telephone: (84-236) 2466.466 Fax: (84-236) 3938.445 Email:
- Charter capital: 261.000.000.000 đồng
- Stock symbol: LEC
- Governance model:
 - + General Meeting of Shareholders, Board of Directors, Board of Supervisors, General Director and Director.
 - The implementation of internal audit: Not yet implemented.

I. Activities of the General Meeting of Shareholders

Information on meetings, resolutions and decisions of the General Meeting of Shareholders (including the resolutions of the General Meeting of Shareholders approved in the form of written comments):

No.	Resolution/Decision No.	Date	Content
1	56/NQ-LEC-ĐHĐCĐ	28/06/2025	<p>The resolutions of the General Meeting of Shareholders of LEC in 2025 approves the following issues :</p> <p>Approving The Report on operation of Board of Directors (BOD) in 2024</p> <p>Approving The Report on the Company Bussiness Results in 2024 and the Bussiness Plan in 2025</p> <p>Approving The Separate Financial Statements and The Consolidated Financial Statements in 2024 audited</p> <p>Approving The Report of Board of Supervisors (BOS) on company operation in 2024</p> <p>Approving the list of auditing companies to audit the Separate and Consolidated Financial Statements of the Company in 2025</p> <p>Approving the Profit Distribution Plan in 2024</p> <p>Approving remuneration for members of the BOD and members of BOS in 2025</p> <p>Election of 01 additional members of Board of Supervisors for the term of 2023-2028</p>



II. Board of Directors (Annual report):

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

No.	Board of Directors' members	Position Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Nguyen Khang Chien	Chairman of the BOD	16/11/2016	
2	Pham Ngoc Binh	Member of the BOD	16/11/2016	
3	Nguyen Thi Minh Phuong	Non-executive Member of the BOD	16/11/2016	
4	Pham Duc Hanh	Independent BOD Member	28/03/2017	
5	Nguyen Xuan Truong	Independent BOD Member	27/04/2023	

2. Meetings of the Board of Directors:

No.	Board of Director' member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Nguyen Khang Chien	8/8	100%	
2	Pham Ngoc Binh	8/8	100%	
3	Nguyen Thi Minh Phuong	8/8	100%	
4	Pham Duc Hanh	8/8	100%	
5	Nguyen Xuan Truong	8/8	100%	

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

General Director reported to BOD the Company Bussiness Results in Quarter 1, Quarter 2, Quarter 3, Quarter 4 and other tasks in operation of the Company.

All General Director's decisions relating to administration and management of the company in accordance with regulation of Company Charter, resolutions of the 2025 General Meeting of Shareholders and within its authorization scopes.

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

5. Resolutions/Decisions of the Board of Directors (Annual report):

No.	Resolution/Decision No.	Date	Content	Approval rate
01	15/2025/NQ-LEC-HĐQT	17/03/2025	Postponement in holding the General Meeting of Shareholders in 2025 of Central Power Real Estate JSC	100%
02	29A/2025/NQ-LEC-HĐQT	16/04/2025	The provisional payment level for the Company's staff	100%
03	31/2025/NQ-LEC-HĐQT	28/04/2025	The date for closing shareholders' list to attend the 2025 General Meeting of Shareholders.	100%
04	44/2025/NQ-LEC-HĐQT	03/06/2025	Meeting Agenda for the General Meeting of Shareholders in 2025 of Central Power Real Estate JSC	100%
05	60/2025/NQ-LEC-HĐQT	10/07/2025	Approving the selection of the auditing companies to audit the Financial Statements of the Company in 2025	100%
06	80/2025/NQ-LEC-HĐQT	24/10/2025	Approving the borrowing loans to support the production and business activities of New Generation Entertainment JSC	100%
07	91/2025/NQ-LEC-HĐQT	26/11/2025	Approving the borrowing loans to support the production and business activities of P&P Construction Investment JSC	100%
08	92/2025/NQ-LEC-HĐQT	30/12/2025	Approving working capital support for New Generation Entertainment JSC	100%

III. Board of Supervisors/Audit Committee (Annual report):

1. Information about members of Board of Supervisors (BOS):

No.	Members of Board of Supervisors/ Audit Committee	Position	The date becoming/ceasing to be the member of the Board of Supervisors/ Audit Committee	Qualification
1	Pham Thi Thanh Hang	Head of the BOS	The date becoming: 27/04/2023 The date ceasing: 28/06/2025	Bachelor of Accounting
2	Nguyen Thi Huong	Member of the BOS (Head of the BOS)	The date becoming: 29/06/2021	Intermediate Accounting

3	Nguyen Thi Hue	Member of the BOS	The date becoming: 29/06/2021	Bachelor of Economics
4	Vo Van Thom	Member of the BOS	The date becoming: 28/06/2025	Bachelor of Economics

2. Meetings of Board of Supervisors

Sst No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Pham Thi Thanh Hang	1/1	100%	100%	
2	Nguyen Thi Huong	2/2	100%	100%	
3	Nguyen Thi Hue	2/2	100%	100%	
4	Vo Van Thom	1/1	100%	100%	

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

BOS regularly and irregularly control the entire financial system and the implementation of the company's regulations, the management and operation of the company's activities whenever deemed necessary or according to the decision of the General Meeting of Shareholders at the request of a shareholder or group of shareholders. BOS reports its control information to shareholders through the General Meeting of Shareholders.

4. The coordination among the Board of Supervisors, Audit Committee, the Board of Management, Board of Directors and other managers:

BOS always received resolutions passed by the BOD and has requested the BOD, Board of Management and other management staff to participate and answer issues that are within the authority of the BOS. In addition, BOS was also fully provided with documents and information related to the Company's management situation, business activities, and financial status.

5. Other activities of the Board of Supervisors and Audit Committee (if any): None

IV. Board of Management

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management /
1	Le Hoai Nam	28/01/1981	Bachelor of Economics	09/04/2022

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Tran Minh Tuan	18/03/1979	Bachelor of Finance	18/12/2014

VI. Training courses on corporate governance:

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

VII. 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

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1	Nguyen Khang Chien		Chairman of the BOD			16/11/2016			Internal person
2	Pham Ngoc Binh		Member of the BOD			16/11/2016			Internal person
3	Nguyen Thi Minh Phuong		Non-executive Member of the BOD			16/11/2016			Internal person
4	Pham Duc Hanh		Independent BOD Member			28/03/2017			Internal person
5	Nguyen Xuan Truong		Independent BOD Member			27/04/2023			Internal person
6	Le Hoai Nam		General Director			09/04/2022			Internal person
7	Tran Minh Tuan		Chief Accountant (Person in			18/12/2014			Internal person

			charge of corporate governance)						
8	Pham Thi Thanh Hang		Head of the BOS			27/04/2023	28/06/2025		Internal person
9	Nguyen Thi Huong		Member of the BOS			29/06/2021			Internal person
10	Nguyen Thi Hue		Member of the BOS			29/06/2021			Internal person
11	Vo Van Thom		Member of the BOS			28/06/2025			
12	Lemony Ha Noi Company Limited			BRC No.: 0106242520 Date of issue: 26/07/2013 Place of issue: Ha Noi	41A Ly Thai To, Ha Noi City	14/11/2014			Shareholders holding more than 10% of outstanding shares
13	Viet Trung Investment Development and Construction Company Limited			BRC No.: 0106693393 Date of issue: 17/11/2014 Place of issue: Ha Noi	30 Nguyen Khang, Ha Noi City	24/11/2014			Shareholders holding more than 10% of outstanding shares
14	Doan Linh Gia Investment Development Company Limited			BRC No.: 0106702168 Date of issue: 27/11/2014 Place of issue: Ha Noi	30 Nguyen Khang, Ha Noi City	27/11/2014			Shareholders holding more than 10% of outstanding shares

15	New Generation Entertainment JSC			BRC No.: 0103049194 Date of issue: 03/04/2017 Place of issue: Ha Noi	No.122 Pho Duc Chinh Street, Truc Bach Ward, Ba Dinh District, Ha Noi City	01/07/2016			Subsidiary
16	Phuc Tien Investment and Infrastructure Development Company Limited			BRC No.: 5400481963 Date of issue: 11/05/2017 Place of issue: Hoa Binh	Quyet Tien Village, Phuc Tien Commune, Ky Son District, Hoa Binh Province, Viet Nam	11/05/2017			Subsidiary
17	Anh Duong Hoa Binh Investment and Development JSC			BRC No.: 5400476970 Date of issue: 06/12/2016 Place of issue: Hoa Binh	Group 8, Ward Tan Thinh, Hoa Binh City, Hoa Binh Province	01/07/2017			Associate
18	P&P Construction Investment JSC			BRC No.: 0102552049 Date of issue: 13/07/2017 Place of issue: Ha Noi	No. 551 Lac Long Quan Street, Group 23, Xuan La Ward, Tay Ho District, Ha Noi City	21/08/2017			Subsidiary

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

No.	Name of organization/ individual	Relationship with the Company	No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	PPC An Thinh Da Nang Corporation	Party of internal persons	BRC No.: 0401622745 Date of issue: 06/10/2017 Place of issue: Da Nang	No. 02 Pham Van Dong, An Hai Ward, Da Nang City, Viet Nam	In 2025	08/2021/NQ- LEC-HDQTCT dated 04/03/2021	Design, supply and construction of landscape 1st floor of Building D, Anh Duong Soleil Da Nang Project, worth 19.7 billion VND	Starting in 2021 and still implemented until 2025
2	PPC An Thinh Da Nang Corporation	Party of internal persons	BRC No.: 0401622745 Date of issue: 06/10/2017 Place of issue: Da Nang	No. 02 Pham Van Dong, An Hai Ward, Da Nang City, Viet Nam	In 2025	61A/2021/NQ- LEC-HDQTCT dated 21/07/2021	Supply and installation of mobile Dorma at Building D, Anh Duong Soleil Da Nang Project, worth 2.8 billion VND	Starting in 2021 and still implemented until 2025
3	An Thinh Quang Nam Joint Stock Company	Party of internal persons	BRC No.: 4000 931 091 Date of issue: 30/05/2013 Place of issue: Quang Nam	Dong Que Son Industrial Park, Xuan Phu Commune, Da Nang City	In 2025		Supply stone adhesive with a total value of 0.67 billion VND and industrial cleaning services with a total value of 0.68 billion VND	Starting in 2023 and still implemented until 2025

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.

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
1	PPC An Thinh Da Nang Corporation	Party of internal persons		BRC No.: 0401622745 Date of issue: 06/10/2017 Place of issue: Da Nang	No. 02 Pham Van Dong, An Hai Ward, Da Nang City, Viet Nam	P&P Construction Investment JSC	In year 2025	Supply, Construction services, worth 68.9 billion VND	
2	An Thinh Quang Nam Joint Stock Company	Party of internal persons		BRC No.: 4000 931 091 Date of issue: 30/05/2013 Place of issue: Quang Nam	Dong Que Son Industrial Park, Xuan Phu Commune, Da Nang City	New Generation Entertainment JSC	In year 2025	Purchase goods, worth 0.8 billion VND	
3	PPC An Thinh VN Investment and Infrastructure Development JSC	Party of internal persons		BRC No.: 0106803977 Date of issue: 01/04/2015 Place of issue: Ha Noi	No. 62 Yen Phu Ward, Nguyen Trung Truc, Ba Dinh District, Ha Noi City	P&P Construction Investment JSC	In year 2025	Purchase services, worth 0.1 billion VND	

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.

None.

None.

None.

VIII. Share transactions of internal persons and their affiliated persons (Semi-annual report/annual report)

1. The list of internal persons and their affiliated persons Cong ty / Transactions of internal persons and affiliated persons with shares of the Company

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
I.	BOARD OF DIRECTORS							
1	Nguyen Khang Chien		Chairman of the BOD			0	0	
1.1	Nguyen Van Phuoc					0	0	
1.2	Nguyen Thi Phuong (Passed away)					0	0	Mother
1.3	Nguyen Thanh Xuan (Passed away)					0	0	Father in law
1.4	Nguyen Thi Hai					0	0	Mother in law
1.5	Nguyen Thi Van Anh					0	0	Wife
1.6	Nguyen My Huyen Tram					0	0	Daughter
1.7	Nguyen Huyen Bao Tram					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.8	Nguyen Thi Thu Hoai					0	0	Older sister
1.9	Nguyen Thi Thuy An					0	0	Older sister
1.10	Nguyen Thi Minh Phuong		Member of the BOD			0	0	Younger sister
1.11	Nguyen Van Lac (Passed away)					0	0	Brother in law
1.12	Nguyen Van Tam					0	0	Brother in law
1.13	Pham Ngoc Binh		Member of the BOD			0	0	Brother in law
1.14	PPC An Thinh Da Nang Corporation		Party of internal persons	BRN No.: 0401622745 Date of issue: 06/10/2017 Place of issue: Da Nang	No. 02 Pham Van Dong, An Hai Ward, Da Nang City, Viet Nam	0	0	Mr. Nguyen Khang Chien is Chairman of the BOD
1.15	PPC An Thinh VN Investment and Infrastructure Development JSC		Party of internal persons	BRN No.: 0106803977 Date of issue: 01/04/2015 Place of issue: Ha Noi	No. 62 Yen Phu Ward, Nguyen Trung Truc, Ba Dinh District, Ha Noi City	0	0	Mr. Nguyen Khang Chien is Chairman of the BOD

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.16	Lemony Ha Noi Company Limited		Major shareholder	BRC No.: 0106242520 Date of issue: 26/07/2013 Place of issue: Ha Noi	41A Ly Thai To, Ha Noi	5.235.124	20,058	Mr. Nguyen Khang Chien is Genaral Director
1.17	Viet Trung Investment Development and Construction Company Limited		Major shareholder	BRC No.: 0106693393 Date of issue: 17/11/2014 Place of issue: Ha Noi	30 Nguyen Khang, Ha Noi	5.235.124	20,058	Mr. Nguyen Khang Chien is Genaral Director
1.18	Doan Linh Gia Investment Development Company Limited		Major shareholder	BRC No.: 0106702168 Date of issue: 27/11/2014 Place of issue: Ha Noi	30 Nguyen Khang, Ha Noi	5.235.124	20,058	Mr. Nguyen Khang Chien is Genaral Director
1.19	Nam Hoi An International JSC		Party of internal persons	BRC No.: 4001072029 Date of issue: 01/04/2016 Place of issue: Quang Nam	Buildings of Management Board of Chu Lai Open Economic Zone, Le Thanh Tong Street, An Phu, Tam Ky, Quang Nam	0	0	Mr. Nguyen Khang Chien is Chairman of the BOD

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.20	Bien Dong Da Nang Trading JSC		Party of internal persons	BRC No.: 0401999815 Date of issue: 09/09/2019 Place of issue: Đà Nẵng	No. 02 Pham Van Dong, An Hai Ward, Da Nang City	0	0	Mr. Nguyen Khang Chien is Chairman of the BOD
1.21	An Thinh Quang Nam JSC		Party of internal persons	BRC No.: 4000 931 091 Date of issue: 30/05/2013 Place of issue: Quảng Nam	Dong Que Son Industrial Park, Xuan Phu Commune, Da Nang City			Mr. Nguyen Khang Chien is Genaral Director
2	Pham Ngoc Binh		Member of the BOD			0	0	
2.1	Pham Ngoc Tru					0	0	Father
2.2	Dang Thi Trang					0	0	Mother
2.3	Nguyen Van Phuoc					0	0	Father in law
2.4	Nguyen Thi Phuong (Passed away)					0	0	Mother in law
2.5	Nguyen Thi Minh Phuong		Member of the BOD			0	0	Wife
2.6	Pham Minh Trang					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.7	Pham Lan Anh					0	0	Daughter
2.8	Pham Kim Thu (Passed away)					0	0	Older sister
2.9	Pham Ngoc Quang					0	0	Older brother
2.10	Nguyen Thi Thu Huong					0	0	Sister in law
2.11	Pham Thuong Thuy					0	0	Younger sister
2.12	Pham Thi Minh					0	0	Younger sister
2.13	Nguyen Danh Binh					0	0	Brother in law
2.14	PPC An Thinh VN Investment and Infrastructure Development JSC		Party of internal persons	BRCA No.: 0106803977 Date of issue: 01/04/2015 Place of issue: Ha Noi	No. 62 Yen Phu Ward, Nguyen Trung Truc, Ba Dinh District, Ha Noi City	0	0	Mr.Pham Ngoc Binh is Member of the BOD
2.15	Nam Hoi An International JSC		Party of internal persons	BRCA No.: 4001072029 Date of issue: 01/04/2016 Place of issue: Quang Nam	Buildings of Management Board of Chu Lai Open Economic Zone, Le Thanh Tong Street, An Phu, Tam Ky, Quang Nam	0	0	Mr.Pham Ngoc Binh is Member of the BOD
2.16	PPC An Thinh Da Nang Corporation		Party of internal	BRCA No.: 0401622745 Date of issue: 06/10/2017	No. 02 Pham Van Dong, An Hai Ward, Da	0	0	Mr.Pham Ngoc Binh

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
			persons	Place of issue: Da Nang	Nang City			is Member of the BOD
2.17	P&P Construction Investment JSC		Subsidiary	BRC No.: 0102552049 Date of issue: 13/07/2017 Place of issue: Ha Noi	No. 551 Lac Long Quan Street, Group 23, Xuan La Ward, Tay Ho District, Ha Noi City	0	0	Mr.Pham Ngoc Binh is Chairman of the BOD
3	Nguyen Thi Minh Phuong		Member of the BOD			0	0	
3.1	Nguyen Van Phuoc					0	0	Father
3.2	Nguyen Thi Phuong (Passed away)					0	0	Mother
3.3	Pham Ngoc Tru					0	0	Father in law
3.4	Dang Thi Trang					0	0	Mother in law
3.5	Pham Ngoc Binh		Member of the BOD			0	0	Husband
3.6	Pham Minh Trang					0	0	Daughter
3.7	Pham Lan Anh					0	0	Daughte
3.8	Nguyen Khang Chien		Chairman of the BOD			0	0	Older brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.9	Nguyen Thi Van Anh					0	0	Sister in law
3.10	Nguyen Thi Thu Hoai					0	0	Older sister
3.11	Nguyen Van Lac (Passed away)					0	0	Brother in law
3.12	Nguyen Thi Thuy An					0	0	Older sister
3.13	Nguyen Van Tam					0	0	Brother in law
3.14	PPC An Thinh Da Nang Corporation		Party of internal persons	BRG No.: 0401622745 Date of issue: 06/10/2017 Place of issue: Da Nang	No. 02 Pham Van Dong, An Hai Ward, Da Nang City	0	0	Ms. Nguyen Thi Minh Phuong is Member of the BOD / G.Director
3.15	An Thinh Hoa Binh Real Estate Joint Stock Company		Party of internal persons	BRG No.: 5400234650 Date of issue: 29/01/2008 Place of issue: Hoa Binh	Luong Son Industrial Park, Km 36, National road 6, Hoa Son Commune, Luong Son District, Hoa Binh Province	0	0	Ms. Nguyen Thi Minh Phuong is Member of the BOD
3.16	PPC An Thinh VN Investment and Infrastructure		Party of internal persons	BRG No.: 0106803977 Date of issue: 01/04/2015 Place of issue: Ha Noi	No. 62 Yen Phu Ward, Nguyen Trung Truc, Ba Dinh District, Ha Noi	0	0	Ms. Nguyen Thi Minh

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Development JSC				City			Phuong is Member of the BOD / G.Director
								Ms.
3.17	Golf An Viet Hoa Binh Joint Stock Company		Party of internal persons	BRG No.: 5400460755 Date of issue: 04/03/2015 Place of issue: Hoa Binh	Quyet Tien, Phuc Tien, Commune, Ky Son District, Hoa Binh Province	0	0	Nguyen Thi Minh Phuong is Member of the BOD
3.18	An Viet Hoa Binh Joint Stock Company		Party of internal persons	BRG No.: 5400455120 Date of issue: 06/11/2014 Place of issue: Hoa Binh	Yen Quang Industrial Park, Yen Quang Commune, Ky Son District, Hoa Binh Province	0	0	Ms. Nguyen Thi Minh Phuong is Member of the BOD
3.19	Lemony Ha Noi Company Limited		Party of internal persons	BRG No.: 0106242520 Date of issue: 26/07/2016 Place of issue: Ha Noi	41A Ly Thai To, Ha Noi	5.235.124	20,058	Ms. Nguyen Thi Minh Phuong is Chief Accountant
3.20	Phuc Tien Investment and Infrastructure Development Company		Subsidiary	BRG No.: 5400481963 Date of issue: 11/05/2017 Place of issue: Hoa Binh	Quyet Tien Village, Phuc Tien Commune, Ky Son District, Hoa	0	0	Ms. Nguyen Thi Minh

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Limited				Binh Province, Viet Nam			Phuong is President of the BOM / Director
3.21	Nam Hoi An International JSC		Party of internal persons	BRG No.: 4001072029 Date of issue: 01/04/2016 Place of issue: Quang Nam	Buildings of Management Board of Chu Lai Open Economic Zone, Le Thanh Tong Street, An Phu, Tam Ky, Quang Nam	0	0	Ms. Nguyen Thi Minh Phuong is Chief Accountant
4	Pham Duc Hanh		Independent BOD Member			0	0	
4.1	Pham Manh Hung					0	0	Father
4.2	Nguyen Thi Tu Yen					0	0	Mother
4.3	Pham Trung Hieu					0	0	Older brother
4.4	Hoang Thi Thanh Thuy					0	0	Sister in law
4.5	Pham Quang Khanh					0	0	Father in law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.6	Lai Thi Hong					0	0	Mother in law
4.7	Pham Thi Thanh Huong					0	0	Wife
5	Nguyen Xuan Truong		Independent BOD Member					
5.1	Nguyen Duy Chinh (Passed away)							Father
5.2	Nguyen Thi Ca							Mother
5.3	Nguyen Ngoc Quynh Chi							Daughter
5.4	Nguyen Thanh Son							Older brother
5.5	Nguyen Thi Thuy Lien							Sister in law
5.6	Nguyen Thi Thanh Nga							Younger sister
5.7	Nguyen Quang Thinh							Brother in law
5.8	ST Home Investment Construction and Commerce JSC			BRC No.: 401883063 Date of issue: 27/10/2023 Place of issue: Da Nang	No. 28 Street 6, Lakeside, Urban Area Hoa Hiep Nam, Lien Chieu, Da Nang			Party of internal persons
5.9	Tung Son Investment and Construction JSC – Da Nang Branch			BRC No.: 0107378877-001 Date of issue: 21/02/2023 Place of issue: Da Nang	No. 28 Street 6, Lakeside, Urban Area Hoa Hiep Nam, Lien			Party of internal persons

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
					Chieu, Da Nang			
II.	BOARD OF MANAGEMENT							
1	Le Hoai Nam		Genaral Director			0	0	
1.1	Le Van Kien					0	0	Father
1.2	Nguyen Thi Viet Cuong					0	0	Mother
1.3	Le Nhu Hue					0	0	Father in law
1.4	Nguyen Thi Thiep					0	0	Mother in law
1.5	Le Thi Hai Yên					0	0	Wife
1.6	Le Hoang Minh Anh					0	0	Daughter
1.7	Le Hoang Minh Minh					0	0	Daughter
1.8	Le Hoang Minh Thu					0	0	Daughter
1.9	Le Anh Dung					0	0	Older brother
1.10	Le Thi Quynh Giang					0	0	Older sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.8	Pham Cong Hieu							Young brother
1.9	Bui Thi Hang							Sister in law
2	Nguyen Thi Huong		Member of the BOS (Head of the BOS)			0	0	
2.1	Nguyen Van Nhan					0	0	Father
2.2	Pham Thi Tan					0	0	Mother
2.3	Hoang Van Thao					0	0	Father in law
2.4	Hoang Thi Vui					0	0	Mother in law
2.5	Hoang Van Hieu					0	0	Husband
2.6	Hoang Yen Nhi					0	0	Daughter
2.7	Hoang Truc Linh					0	0	Daughter
2.8	Hoang Quynh Anh					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.9	Nguyen Thi Lan					0	0	Younger sister
2.10	Nguyen Van An					0	0	Young brother
2.11	Doan Van Doan					0	0	Brother in law
2.12	Luu Thi Huong					0	0	Sister in law
3	Nguyen Thi Hue		Member of the BOS			0	0	
3.1	Nguyen Van Bach					0	0	Father
3.2	Nguyen Thi My					0	0	Mother
3.3	Do Van Phuc					0	0	Father in law
3.4	Nguyen Thi Binh					0	0	Mother in law
3.5	Do Viet Hung					0	0	Husband
3.6	Do Nguyen Gia Huy					0	0	Son
3.7	Do Tu Anh					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.8	Nguyen Thi Ngoc Ha					0	0	Older sister
3.9	Nguyen Son Nam					0	0	Older brother
3.10	Nguyen Van Dong					0	0	Brother in law
3.11	Vu Thi Bich Ngoc					0	0	Sister in law
4	Vo Van Thom		Member of the BOS			0	0	
4.1	Vo Van Thanh					0	0	Father
4.2	Le Thi Mat (Passed away)							Mother
4.3	Ngo Ngoc Chuan (Passed away)							Father in law
4.4	Nguyen Thi Sang					0	0	Mother in law
4.5	Ngo Thi Ngoc Hoa					0	0	Wife
4.6	Vo Bao Phuc					0	0	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.7	Vo Ngoc Cat Tuong					0	0	Daughter
4.8	Vo Van Xung					0	0	Older brother
4.9	Nguyen Thi Bich Huong					0	0	Sister in law
4.10	Vo Thi Hai					0	0	Older sister
4.11	Pham Phuong					0	0	Brother in law
4.12	Vo Van Son					0	0	Older brother
4.13	Tran Thi Dai					0	0	Sister in law
4.14	Vo Van Minh					0	0	Older brother
4.15	Vo Thi Lan					0	0	Sister in law
4.16	Vo Thi Huong					0	0	Older sister
4.17	Nguy Hon Thanh					0	0	Brother in law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
IV	CHIEF ACCOUNTANT					0	0	
1	Tran Minh Tuan		Chief Accountant (Person in charge of corporate governance)			120	0,0005	
1.1	Tran Dinh Van (Passed away)					0	0	Father
1.2	Vu Thi Tin					0	0	Mother
1.3	Nguyen Duc Hanh							Father in law
1.4	Cao Thi Loan							Mother in law
1.5	Nguyen Thi Trung Tu					0	0	Wife
1.6	Tran Anh Duc					0	0	Son
1.7	Tran Dieu Anh					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
V	ORGANIZATION REPRESENTATIVE							
1	Le Hoài Nam		Genaral Director			0	0	
	As presented at II.1							
VI	PARTY AUTHORIZED TO DISCLOSE INFORMATION							
1	Pham Ngoc Binh		Member of the BOD			0	0	
	As presented at I.2							

2. Transactions of internal persons and affiliated persons with shares of the company.

None.

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

Recipients:

- Above;
- Archived: PAD, FAD

CHAIRMAN OF THE BOARD OF DIRECTORS

(Sign full name and seal)



Nguyen Khang Chien