

No.: 140 /BC-HDQT

Hanoi, January 29, 2025

**REPORT ON CORPORATE GOVERNANCE
(In 2024)**

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

- Name of company: **HUDLAND Real Estate Investment and Development Joint Stock Company**

- Address of headoffice: 12th Floor, HUDLAND Tower Building, Lo ACC7, Linh Dam General Service Area, Hoang Liet Ward, Hoang Mai District, Hanoi City;

- Telephone: 024.3652.3862 Fax: 024.3652.3864

- Email: hudland@hudland.com.vn

- Charter capital: VND 315,999,610,000;

- Stock symbol: HLD

- Governance model: General Meeting of Shareholders, Board of Supervisors, and Director.

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	None	July 26, 2024	Resolution of the General Meeting of Shareholders on approving the contents of the 2024 Annual General Meeting of Shareholders of HUDLAND Real Estate Investment and Development Joint Stock Company.
2	None	October 14, 2024	Resolution of the General Meeting of Shareholders (approved by obtaining written opinions of shareholders)

II. Board of Directors 2024:

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	Mr. Pham Cao Son	Chairman of Board of Directors	June 26, 2023	
2	Mr. Nguyen Thanh Tu	Member of Board of Directors, Director of Company	June 26, 2023	
3	Ms. Nguyen Thanh Huong	Member of the Board of Directors	June 26, 2023	
4	Mr. Vu Tuan Linh	Member of Board of Directors, Deputy Director of Company	June 26, 2023	
5	Ms. Dong Thi Cuc	Member of Board of Directors (Independent Member of Board of Directors)	June 26, 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	Pham Cao Son	27	100%	
3	Nguyen Thanh Tu	27	100%	
4	Vu Tuan Linh	27	100%	
5	Nguyen Thanh Huong	27	100%	Attend the meeting on March 4, 2024 in person; authorize others to attend the remaining meetings (due to business trips abroad).
6	Dong Thi Cuc	27	100%	

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

In 2024, the Company's entire plan focuses on the Binh Giang project. This is a particularly difficult year for the Company. The People's Committee of Hai Duong province issued Decision No. 456/QĐ-UBND dated February 29, 2024, approving specific land prices when the State allocates land in the first phase for the Binh Giang Project. Land prices

increased abnormally, exceeding the Company's implementation capacity, seriously affecting the Company's production and business plans in 2024 and the subsequent years. The Board of Directors has paid attention and regularly directed the Company's Executive Board to research and propose solutions to remove difficulties and obstacles. Up to now, the difficulties and obstacles have been basically removed, thereby bringing positive results and maintaining stability in the Company's production and business activities. Some activities and results achieved are as follows:

- Investment:

+ Binh Giang Project: Work with relevant agencies of Hai Duong province and the central government to review and resolve the Company's recommendations on issues related to determining land prices to calculate land use fees and land rents at the project; approve project adjustments; request approval to sell project land plots approved by the Hai Duong Provincial People's Committee on July 22, 2024; complete procedures for deducting site clearance costs from land use fees in August 2024; complete procedures for signing an appendix to the contract to extend the project implementation period in September 2024; coordinate with local authorities to organize the enforcement of land recovery for the remaining rice fields on October 10; complete procedures for applying for traffic connection and irrigation connection licenses as planned; deploy documents, procedures, and organize the selection of contractors to implement the project from November 25, 2024.

+ Dong Tam-Yen Bai Project: Select contractors to prepare and review construction drawing design documents and organize the preparation of construction drawings; implement investment project adjustment procedures; follow up with relevant local agencies in site clearance compensation.

+ CC3 Project, Bac Ninh: Implement procedures to request approval to adjust detailed planning (increase the height from 7 floors to a maximum of 27 floors) with local government agencies.

- Through regular and extraordinary meetings, the Board of Directors reviewed and evaluated the implementation of instructions, compliance with the provisions of the Law; the Company's Charter, resolutions of the General Meeting of Shareholders and resolutions and decisions of the Board of Directors regarding the Company's Executive Board and other management staff in the Company. Thereby, it can be seen that the Executive Board complies with and basically fully implements the instructions.

4. Activities of the Board of Directors' subcommittees

Currently, the Board of Directors has not established any subcommittees. The implementation of policies and activities is directly directed by the Board of Directors to the Executive Board to implement the decisions and resolutions of the Board of Directors; assigning 01 person to act as the Company Administrator, Secretary of the Board of Directors, to assist the Board of Directors in synthesizing, reviewing and reporting on the Company's business lines. In addition, when necessary, the Chairman of the Board of Directors directly requests the Director or department/office to make a report, or through working meetings with the Executive Board/department heads to handle the work.

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

See attached Appendix 1

III. Board of Supervisors

1. Information about members of Board of Supervisors or Audit Committee:

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	Ms. Dang Thanh Binh	Head of Board of Supervisors	Commencement date: June 23, 2023	Bachelor of Finance and Banking
2	Ms. Nguyen Vu Ngoc Linh	Member of Board of Supervisors	Commencement date: June 23, 2023	Construction Economics Engineer; Master of Construction Management – Project Management
3	Ms. Ngo Thi Hanh	Member of Board of Supervisors	Commencement date: June 23, 2023	Bachelor of Finance - Accounting

2. Meetings of Board of Supervisors or Audit Committee

No.	Members of Board of Supervisors/Audit Committee	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Dang Thanh Binh	2	100%	100%	
2	Ms. Nguyen Vu Ngoc Linh	2	100%	100%	
3	Ms. Ngo Thi Hanh	2	100%	100%	

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

Through the supervision process, the Board of Supervisors assessed that the Board of Directors and the Executive Board of the Company operate flexibly, creatively, with high solidarity and unity; find all solutions to organize and operate, promote and develop production, improve production and business efficiency; save costs; stabilize jobs and income for employees; always guide and direct the Executive Board to pay attention to the jobs and interests of employees in the Company.

The performance of the Board of Directors/Executive Board has been shown above.

The Company's executive apparatus is increasingly enhancing professionalism and management and direction in each clearly assigned field.

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

In general, in 2024, the Board of Directors and the Executive Board regularly provided information on the Company's production and business activities and Reports on the implementation of production and business tasks in 2024; the Company's financial reports during the year; and other documents to the Board of Supervisors in accordance with regulations.

The close and serious coordination between the Board of Directors, the Executive Board and the Board of Supervisors of the Company aims at the common goal of helping the Company promote production and business activities, implement the Resolution of the Shareholders' Meeting in accordance with the law and the Company's charter, and at the same time ensure the interests of shareholders.

5. Other activities of the Board of Supervisors (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	Mr. Nguyen Thanh Tu Position: Director	September 10, 1973	Construction engineer	Date of appointment: June 26, 2023
2	Mr. Vu Tuan Linh Position: Deputy Director	December 11, 1976	Bachelor of Economics	Date of appointment: June 02, 2023 Date of resignation: May 20, 2024
3	Mr. Nguyen Nam Cuong Position: Deputy Director	November 09, 1979	Master of Urban Architecture	Date of appointment: June 02, 2023
4	Mr. Tran Dung Sy Position: Deputy Director	May 10, 1973	Construction engineer	Date of appointment: February 08, 2022
5	Mr. Le Quoc Chung Position: Chief Accountant	January 24, 1983	Master of Business Administration	Date of appointment: June 02, 2023

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Le Quoc Chung	January 24, 1983	Master of Business Administration	June 02, 2023

VI. Training courses on corporate governance:

None (Members of the Board of Directors, members of the Board of Supervisors, the Executive Director, other managers and the Company Secretary have participated in corporate governance training courses according to regulations on corporate governance);

VII. The list of affiliated persons of the public company in 2024 and transactions of affiliated persons of the Company

1. The list of affiliated persons of the Company (Attached Appendix 2A and 2B)
2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons. (Attached Appendix 3)
- 3 Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power: None.
4. Transactions between the Company and other objects
 - 4.1. Transactions between the Company and the company that its members of Board of Management, the Board of Supervisors, Director (General Director) have been founding members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting): None.
 - 4.2. Transactions between the Company and the company that its affiliated persons with members of Board of Directors, Board of Supervisors, Director (General Director) and other managers as a member of Board of Directors, Director (General Director or CEO): None.
 - 4.3. Other transactions of the Company (if any) may bring material or non- material benefits for members of Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers: None.

VIII. Share transactions of internal persons and their affiliated persons in 2024

1. The list of internal persons and their affiliated persons (Attached Appendix 4)
2. Transactions of internal persons and affiliated persons with shares of the Company (Attached Appendix 5)

IX. Other significant issues: None

Recipients:

- As request;
- Archives, saved at Economic Department.

ON BEHALF OF THE BOARD OF DIRECTORS

Chairman



PHAM CAO SON

APPENDIX 1: RESOLUTION/DECISION OF THE BOARD OF DIRECTORS

No.	Resolution/ Decision Number	Date	Content	Approval rate
1	291/NQ-HĐQT	4/3/2024	On the approval of the policy and cost of implementing legal consulting services related to capital mobilization; market assessment and business phase consulting, valuation of investment projects to build new residential areas in Phu village, Thai Hoc commune and Nhuan Dong village, Binh Minh commune, Binh Giang district.	100%
2	292/NQ-HĐQT	4/3/2024	On the approval of the production and business results of the fourth quarter of 2023 and the production and business plan of the first quarter of 2024.	100%
3	596/NQ-HĐQT	4/22/2024	On the approval of the policy of postponing the organization of the 2024 Annual General Meeting of Shareholders.	100%
4	748/NQ-HĐQT	5/17/2024	On personnel work of HUDLAND Real Estate Investment and Development Joint Stock Company.	100%
5	765/QĐ-HĐQT	5/20/2024	On the resignation of Deputy Director of HUDLAND Company.	According to the authorization
6	847/NQ-HĐQT	3/6/2024	On the approval of the policy to adjust the internal pavement design of Binh Giang Project	According to the authorization
7	848/NQ-HĐQT	3/6/2024	On the approval of the policy of transporting soil to fill sand in the garden area of the villa area; filling organic soil to take advantage of the location for planting trees and landscape of Binh Giang Project.	According to the authorization
8	849/NQ-HĐQT	3/6/2024	On the approval of the policy to adjust the design of the water-blocking stop-log of the T-CB06 sewer line of the Binh Giang Project	According to the authorization
9	873/NQ-HĐQT	7/6/2024	On the approval of the policy of postponing the organization of the 2024 Annual General Meeting of Shareholders.	100%
10	1052/NQ-HĐQT	4/7/2024	On convening the 2024 Annual General Meeting of Shareholders	100%
11	1053/NQ-HĐQT	4/7/2024	On the approval of the loan plan of organizations (excluding credit institutions), individuals	100%
12	1190/QĐ-HĐQT	7/26/2024	On the approval of the adjustment of the Residential Area project in Phu village, Thai Hoc commune and Nhuan Dong village, Binh Minh commune, Binh Giang district, Hai Duong province.	100%
13	1191/NQ-HĐQT	7/26/2024	On the approval of the medium and long-term loan plan to invest in the construction of residential area projects in Phu village, Thai Hoc commune and Nhuan Dong village, Binh Minh commune, Binh Giang district, Hai Duong province.	100%
14	1215/NQ-HĐQT	7/30/2024	On the approval of loan transactions with insiders, related persons of insiders or related persons of HUDLAND Real Estate Investment and Development Joint Stock Company.	100%
15	1378/NQ-HĐQT	8/30/2024	On the approval of the final registration date to close the list of shareholders to collect written opinions on issues under the authority of the General Meeting of Shareholders.	100%

16	1561/NQ-HĐQT	9/30/2024	On the approval of the written opinion of shareholders on the content under the authority of the General Meeting of Shareholders of HUDLAND Company (Plan to increase the Company's charter capital to 550 billion dong).	100%
17	1585/NQ-HĐQT	2/10/2024	On the approval of the promulgation of the 13th amended and supplemented Charter of HUDLAND Real Estate Investment and Development Joint Stock Company	100%
18	1677/NQ-HĐQT	15/10/2024	On the implementation of the plan to issue shares to increase share capital from equity capital.	100%
19	1631/NQ-HĐQT	8/10/2024	On deployment of the selection of contractors for construction packages of the construction investment project on residential areas in Phu village, Thai Hoc commune and Nhuan Dong village, Binh Minh commune, Binh Giang district.	100%
20	1618/NQ-HĐQT	7/10/2024	On the approval of adjusting loan plans of organizations (excluding credit institutions) and individuals.	100%
21	1647/QĐ-HĐQT	10/10/2024	On the approval of the Contractor Selection Plan (remaining construction and installation part) for the construction investment project on residential areas of Phu Village, Thai Hoc Commune and Nhuan Dong Village, Binh Minh Commune, Binh Giang District.	According to the authorization
22	1787/NQ-HĐQT	4/11/2024	Authorizing the Chairman of the Board of Directors to, on behalf of the Board of Directors, passing a number of Board Resolutions related to the issuance/offering of shares to increase the Company's charter capital.	100%
23	1785/NQ-HĐQT	4/11/2024	On the approval of the third quarter business results and the fourth quarter 2024 business plan of HUDLAND Company.	100%
24	1778/NQ-HĐQT	4/11/2024	On the approval of the policy of adjusting the construction investment project on a new urban area in Dong Tam ward, Yen Bai city, Yen Bai province.	100%
25	1790/NQ-HĐQT	4/11/2024	On the approval of the policy and additional costs for the design of construction drawings for the Central Park, a landscape item belonging to the Technical Infrastructure work for the construction investment project on the residential areas of Phu Village, Thai Hoc Commune and Nhuan Dong Village, Binh Minh Commune, Binh Giang District.	100%
26	1837/NQ-HĐQT	11/11/2024	On the approval of contractor selection plan (remaining construction and installation): Adjusting bid packages No. 30, 31, supplementing bid packages No. 35, 36, Binh Giang Project	According to the authorization
27	2714/NQ-HĐQT	7/11/2024	On the approval of the business plan for 97 low-income apartments after 5 years of leasing at the Bac Ninh low-income housing project, Vo Cuong ward, Bac Ninh city, Bac Ninh province.	100%
28	1989/NQ-HĐQT	4/12/2024	On the approval of the adjustment and supplement of the Medium and Long-term Loan Plan to invest in the construction of the Residential Area Project in Phu Village, Thai Hoc Commune and Nhuan Dong Village, Binh Minh Commune, Binh Giang District.	100%
29	1936/NQ-HĐQT	26/11/2024	On the approval of the last registration date to exercise the right to receive shares issued due to increasing share capital from equity capital.	According to the authorization
30	1995/NQ-HĐQT	4/12/2024	On the approval of adjusting the enterprise digital transformation project	100%

31	2001/NQ-HDQT	5/12/2024	On the approval of the policy to adjust the basic design of the project: The kindergarten under the construction investment project on a new urban area in Dong Tam ward, Yen Bai city, Yen Bai province.	100%
32	2034/NQ-HDQT	10/12/2024	On the approval of the Contractor Selection Regulations (pilot application for Dong Tam-Yen Bai Project, Binh Giang-Hai Duong Project).	100%
33	2079/NQ-HDQT	17/12/2024	On the implementation of public offering of additional shares to increase charter capital.	100%
34	2137/NQ-HDQT	24/12/2024	Carrying out procedures to increase the Company's charter capital.	According to the authorization
35	2181/NQ-HDQT	30/12/2024	Appointing person in charge of corporate governance;	100%

APPENDIX 2A: LIST OF COMPANY'S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
1.0	Pham Cao Son		Chairman of Board of Directors			Police Department for Administrative Management of Social Order		June 26, 2023			Representative of the Corporation's capital-internal person
1.1	Cao Thi Kim Khanh					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.2	Pham Thi Hai An					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.3	Pham Minh Ngoc					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.4	Pham Minh Chau					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.5	Pham An Bao Linh							June 26, 2023			Affiliated person of internal person
1.6	Pham Cao Truong Giang							June 26, 2023			Affiliated person of internal person
1.7	Pham Anh Tuan					Police Department for Administrative Management of Social Order		June 26, 2023	12/2/2024	Dead	Affiliated person of internal person
1.8	Nguyen Thi Phuong					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.9	Pham Thi Van Khanh					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.10	Pham Thi Thanh Van					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.11	Nguyen Huu Duan					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.12	Pham Thi Van Ha					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.13	Le Dinh Nam					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.14	Pham Dinh Lan					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.15	Nguyen Thi Huong					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.16	Pham Dinh Long					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.17	Pham Dinh Dung					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
1.18	Pham Dinh Hung					Australia		June 26, 2023			Affiliated person of internal person

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1	2	3	4	5	6	7	8	9	10	11	12
2	Nguyen Thanh Tu		Director, Member of the Board of Directors			Police Department for Administrative Management of Social Order		June 26, 2023			Representative of the Corporation's capital-internal person
2.1	Nguyen Thanh Tai					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
2.2	Tran Thi Nhuan					Nghe An		June 26, 2023			Affiliated person of internal person
2.3	Tran Thi Le Hang					Police Department for Administrative Management of Social Order		June 26, 2023	August 2024	Divorced	Affiliated person of internal person
2.4	Nguyen Quynh Anh					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
2.5	Nguyen Quynh Chi					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
2.6	Nguyen Gia Khanh					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
2.7	Nguyen Thi Oanh					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
2.8	Ho Van Hong					Police Department of Residential Registration Management and Civil National Data		June 26, 2023			Affiliated person of internal person
2.9	Nguyen Thi Hai Yen					Police Department of Residential Registration Management and Civil National Data		June 26, 2023			Affiliated person of internal person
2.10	Ta Quang Nhung					Police Department of Residential Registration Management and Civil National Data		June 26, 2023			Affiliated person of internal person
2.11	Nguyen Bao Thai					Police Department of Residential Registration Management and Civil National Data		June 26, 2023			Affiliated person of internal person
2.12	Nguyen Thi Thu Thuy					Police Department of Residential Registration Management and Civil National Data		June 26, 2023			Affiliated person of internal person
2.13	Nguyen Bao Loc					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
2.14	Nguyen Hang Nga					Police Department of Residential Registration Management and Civil National Data		June 26, 2023			Affiliated person of internal person
2.15	Phan Thi Hong					Police Department for Administrative Management of Social Order		June 26, 2023	August 2024	Ms. Tran Thi Le Hang is no longer a affiliated person of the internal person from August 2024.	Affiliated person of internal person

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1	2	3	4	5	6	7	8	9	10	11	12
2.16	Tran Minh Long					Police Department for Administrative Management of Social Order		June 26, 2023	August 2024	Ms. Tran Thi Le Hang is no longer a affiliated person of the internal person from August 2024.	Affiliated person of internal person
2.17	Tran Hong Quan					Police Department for Administrative Management of Social Order		June 26, 2023	August 2024	Ms. Tran Thi Le Hang is no longer a affiliated person of the internal person from August 2024.	Affiliated person of internal person
3	Vu Tuan Linh		Deputy Director, Member of Board of Directors *			Police Department for Administrative Management of Social Order		June 26, 2023		Resigned from the position of Deputy Director at HUDLAND Company according to Decision No. 765/QĐ-HĐQT dated May 20, 2024	Representative of the Corporation's capital - internal person
3.1	Dao Thi Thanh Xuan					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.2	Vu Thi Thao Nguyen					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.3	Vu Thi Minh Tam					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.4	Vu Tuan Khai					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.5	Vu Duc Thanh Binh					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.6	Nguyen Thi An					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.7	Dao Van Nghia					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.8	Le Thi Lan					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
3.9	Dao Duy Khanh					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
4	Nguyen Thanh Huong		Member of Board of Directors			Police Department for Administrative Management of Social Order		June 26, 2023			Internal person
4.1	Nguyen Xuan Tri					Ha Nam		June 26, 2023			Affiliated person of internal person
4.2	Pham Thi Huong					Ha Nam		June 26, 2023			Affiliated person of internal person
4.3	Mai Gia Dai					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person

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1	2	3	4	5	6	7	8	9	10	11	12
4.4	Mai Gia Viet					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
4.5	Mai Tieu Yen					Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
4.6	Mai Tuan Hung							June 26, 2023		Reasons for not having NSH: Young	Affiliated person of internal person
4.7	Nguyen Huu Thanh					Hanoi		June 26, 2023			Affiliated person of internal person
4.8	Nguyen Hong Hai							June 26, 2023			Affiliated person of internal person
4.9	Nguyen Nam Phong							June 26, 2023			Affiliated person of internal person
4.10	Nguyen Hung Vu							June 26, 2023			Affiliated person of internal person
4.11	Nguyen Hong Son							June 26, 2023			Affiliated person of internal person
4.12	Nguyen Thu Yen							June 26, 2023			Affiliated person of internal person
4.13	Nguyen Thu Ha							June 26, 2023			Affiliated person of internal person
4.14	Nguyen Thi Kim Oanh					Hanoi		June 26, 2023			Affiliated person of internal person
5	Dong Thi Cuc		Independent Board member			Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Internal person
5.1	Dong Huy Bac					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.2	Dang Thi Binh					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.3	Dao Van Kieu					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.4	Dao Kim Ngan							June 26, 2023		Reasons for not having NSH: Young	Affiliated person of internal person
5.5	Dao Trung Nguyen							June 26, 2023		Reasons for not having NSH: Young	Affiliated person of internal person
5.6	Dong Thi Sau					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.7	Dong Huy Tam					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.8	Duong Hong Nhung					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.9	Dong Thi Thuy Huong					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person

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No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
5.10	Vu Hong Quang					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.11	Dao Van Cong					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.12	Do Thi Lan					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.13	Dao Van Cap					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.14	Do Thi Hoa					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.15	Dao Thi Lien					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.16	Hoang Quyet Tien					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
5.17	Dao Quoc Dat					Director of the Police Department for Administrative Management of Social Order		June 26, 2023			Affiliated person of internal person
6	Dang Thanh Binh		Head of Board of Supervisors			Director of the Police Department for Administrative Management of Social Order		June 23, 2023			Internal person
6.1	Dang Quyen					Director of the Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.2	Tran Thi Ngoc Thuy					Director of the Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.3	Nguyen The Anh					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.4	Nguyen The Binh Minh					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.5	Nguyen Minh Hang					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.6	Dang Hong Quang					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.7	Nguyen Thi Hue					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.8	Khuat Thi Lich					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
6.9	Nguyen The Dung					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person

APPENDIX 2A: LIST OF COMPANY'S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
6.10	Nguyen The Hung					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
7	Ngô Thị Hạnh		Member of Board of Supervisors			Police Department for Administrative Management of Social Order		June 23, 2023			Internal person
7.1	Trinh Thi Thu					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
7.2	Duong Van Tien					Police Department of Residential Registration Management and Civil National Data		June 23, 2023			Affiliated person of internal person
7.3	Duong Thao Nguyen							June 23, 2023		Reasons for not having NSH: Young	Affiliated person of internal person
7.4	Duong Tuan Kiet							June 23, 2023		Reasons for not having NSH: Young	Affiliated person of internal person
7.5	Ngô Thị Huyền					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
7.6	Do Van Hong					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
7.7	Duong Xuan Que					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
7.8	Pham Thi Tan					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
7.9	Duong Ngoc Quynh					Police Department for Administrative Management of Social Order		June 23, 2023			Affiliated person of internal person
8	Nguyễn Vũ Ngọc Linh		Member of Board of Supervisors			Police Department for Administrative Management of Social Order.		June 23, 2023			Internal person
8.1	Tran Minh Tri					Police Department for Administrative Management of Social Order.		June 23, 2023			Affiliated person of internal person
8.2	Tran Gia An					The Ministry of Public Security		June 23, 2023			Affiliated person of internal person

APPENDIX 2A: LIST OF COMPANY'S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
8.3	Tran Quoc Thai					The Ministry of Public Security		10/6/2023		Born on October 06, 2023	Affiliated person of internal person
8.4	Nguyen Van Minh					Police Department for Administrative Management of Social Order.		June 23, 2023			Affiliated person of internal person
8.5	Nguyen Vu Khanh Linh					Police Department for Administrative Management of Social Order.		June 23, 2023			Affiliated person of internal person
8.6	Dinh Quang Trung					Police Department for Administrative Management of Social Order.		June 23, 2023			Affiliated person of internal person
8.7	Tran Van Minh					Police Department for Administrative Management of Social Order.		June 23, 2023			Affiliated person of internal person
8.8	Pham Thi Hoa					Police Department for Administrative Management of Social Order.		June 23, 2023			Affiliated person of internal person
8.9	Tran Minh Dung					Police Department for Administrative Management of Social Order.		June 23, 2023			Affiliated person of internal person
9	Nguyen Nam Cuong		Deputy Director			Police Department for Administrative Management of Social Order		6/2/2023			Internal person
9.1	Nguyen Hiep					Hanoi		6/2/2023			Affiliated person of internal person
9.2	Dao Thi Tuyet Trinh					Hanoi		6/2/2023			Affiliated person of internal person

APPENDIX 2A: LIST OF COMPANY'S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
9.3	Ngo Thi Thuan					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
9.4	Nguyen Phuc Huy							6/2/2023		Reasons for not having NSH: Young	Affiliated person of internal person
9.5	Nguyen Song Nam					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
9.6	Nguyen Thi Kim Oanh					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
9.7	Nguyen Nam Phong					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
9.8	Ngo Van Thuc					Police Department for Administrative Management of Social Order.		6/2/2023			Affiliated person of internal person
9.9	Bui Thi Nga					Police Department for Administrative Management of Social Order.		6/2/2023			Affiliated person of internal person
9.10	Ngo Van Manh					Police Department for Administrative Management of Social Order.		6/2/2023			Affiliated person of internal person
9.11	Ngo Thi Huyen					Police Department for Administrative Management of Social Order.		6/2/2023			Affiliated person of internal person
10	Tran Dung Sy		Deputy Director			Police Department for Administrative Management of Social Order		2/8/2022			Internal person
10.1	Nguyen Thi Lan Anh					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.2	Tran Thi Tuyet Mai					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.3	Tran Thi Quynh Trang					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person

APPENDIX 2A: LIST OF COMPANY'S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
10.4	Tran Thi Huong					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.5	Tran Thi Hoa					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.6	Tran Cong Tien					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.7	Nguyen Huu Duc					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.8	Nguyen Thi Van Anh					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.9	Nguyen Van Tuan					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
10.10	Tran Thi Hoa					Police Department for Administrative Management of Social Order		2/8/2022			Affiliated person of internal person
11	Le Quoc Chung		Chief accountant			Police Department for Administrative Management of Social Order		6/2/2023			Internal person
11.1	Nguyen Thi Lien					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
11.2	Cao Thi Tuyet					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
11.3	Le Chi Dung							6/2/2023		Reasons for not having NSH: Young	Affiliated person of internal person
11.4	Le Hai Nam							6/2/2023		Reasons for not having NSH: Young	Affiliated person of internal person
11.5	Tran Thi Xuan					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
11.6	Cao Thi Thu					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person

APPENDIX 2A: LIST OF COMPANY'S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
11.7	Cao Van Cuong					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
11.8	Cao Thi Van					Police Department for Administrative Management of Social Order		6/2/2023			Affiliated person of internal person
12	Nguyen Van Huong		Administrators			Police Department for Administrative Management of Social Order		December 30, 2024			Internal person
12.1	Nguyen Van Han					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.2	Tran Thi Lo					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.3	Do Thi Thu Huong					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.4	Nguyen Do Anh Thu					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.5	Nguyen Khanh Toan					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.6	Nguyen Van Hoa					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.7	Nguyen Van Hung					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.8	Nguyen Van Hinh					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.9	Nguyen Van Huong					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.10	Phan Thi Thoa					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.11	Bui Thi Tuyen					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person

APPENDIX 2A: LIST OF COMPANY'S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	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
1	2	3	4	5	6	7	8	9	10	11	12
12.12	Chu Bich Nga					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.13	Pham Minh Phuong					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.14	Do Ngoc Vuong					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person
12.15	Dao Thi Hai Thu					Police Department for Administrative Management of Social Order		December 30, 2024			Affiliated person of internal person

APPENDIX 2B: LIST OF COMPANY'S RELATED ORGANIZATIONS

No.	Name of organization/ individual	Securities trading account	ID/Business Registration Number	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Note
1	Housing and Urban Development Corporation		0100106144	Floor 28, 29, 30, 31, 32, HUDTOWER Commercial Office Building, No. 37 Le Van Luong Street, Nhan Chinh Ward, Thanh Xuan District, Hanoi City, Vietnam	2007		The organization is a major shareholder

APPENDIX 3: 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	Certificate of Securities Registration*, date of issue, place of issue	Head office address / Contact address	Time of transaction with the company	Resolution/Decision Number approved by the General Meeting of Shareholders/Board of Directors... (if any, specify the date of issue)	Content, quantity, total value of transaction	Note
1	Mr. Pham Cao Son	Chairman of Board of Directors of HUDLAND Company			9/8/2024	Resolution No. 1215/NQ-HDQT dated July 30, 2024	10,000,000,000 đ	Loan Contract
					13/08/2024		2,000,000,000 đ	
					16/08/2024		500,000,000 đ	
					19/08/2024		4,000,000,000 đ	
					29/10/2024		8,000,000,000 đ	
2	Ms. Pham Thi Hai An	Wife of Mr. Pham Cao Son			19/08/2024		1,000,000,000 đ	Loan Contract
3	Mr. Nguyen Thanh Tu	Director of HUDLAND Company			9/8/2024		1,500,000,000 đ	Loan Contract
					15/10/2024		2,000,000,000 đ	
					23/10/2024		5,000,000,000 đ	
4	Mr. Nguyen Bao Loc	Mr. Nguyen Thanh Tu's younger brother			19/12/2024		500,000,000 đ	Loan Contract
5	Mr. Le Quoc Chung	Chief accountant			9/8/2024		300,000,000 đ	Loan Contract
					29/08/2024		200,000,000 đ	
6	Ms. Dang Thanh Binh	Head of Board of Supervisors			9/8/2024		500,000,000 đ	Loan Contract
7	Ms. Nguyen The Binh Minh	Daughter of Ms. Dang Thanh Binh			30/08/2024		200,000,000 đ	Loan Contract
8	Mr. Nguyen Van Huong	Administrators *			8/13/2024	Resolution No. 1053/NQ-HDQT dated July 4, 2024, on the Approval of the Plan to Borrow Capital from Organizations (Non-Credit Institutions) and Individuals	500,000,000 đ	Loan Contract

(* Mr. Nguyễn Văn Hương was appointed as the Administrator from December 30th, 2024 (according to Resolution No. 2181/NQ-HDQT dated December 30th, 2024).

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
1.0	Pham Cao Son		Chairman of Board of Directors			Police Department for Administrative Management of Social Order		7,900,000	25%	
1.1	Cao Thi Kim Khanh					Police Department for Administrative Management of Social Order		0	0%	
1.2	Pham Thi Hai An					Police Department for Administrative Management of Social Order		0	0%	
1.3	Pham Minh Ngoc					Police Department for Administrative Management of Social Order		0	0%	
1.4	Pham Minh Chau					Police Department for Administrative Management of Social Order		0	0%	
1.5	Pham An Bao Linh							0	0%	
1.6	Pham Cao Truong Giang							0	0%	
1.7	Pham Anh Tuan					Police Department for Administrative Management of Social Order		0	0%	
1.8	Nguyen Thi Phuong					Police Department for Administrative Management of Social Order		0	0%	
1.9	Pham Thi Van Khanh					Police Department for Administrative Management of Social Order		0	0%	
1.10	Pham Thi Thanh Van					Police Department for Administrative Management of Social Order		0	0%	
1.11	Nguyen Huu Duan					Police Department for Administrative Management of Social Order		0	0%	
1.12	Pham Thi Van Ha					Police Department for Administrative Management of Social Order		0	0%	
1.13	Le Dinh Nam					Police Department for Administrative Management of Social Order		0	0%	
1.14	Pham Dinh Lan					Police Department for Administrative Management of Social Order		0	0%	
1.15	Nguyen Thi Huong					Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
1.16	Pham Dinh Long					Police Department for Administrative Management of Social Order		0	0%	
1.17	Pham Dinh Dung					Police Department for Administrative Management of Social Order		0	0%	
1.18	Pham Dinh Hung					Australia		0	0%	
2	Nguyen Thanh Tu		Director, Member of the Board of Directors			Police Department for Administrative Management of Social Order		5,056,000	16%	
2.1	Nguyen Thanh Tai					Police Department for Administrative Management of Social Order		0	0%	
2.2	Tran Thi Nhuan					Nghe An		0	0%	
2.3	Tran Thi Le Hang					Police Department for Administrative Management of Social Order		0	0%	
2.4	Nguyen Quynh Anh					Police Department for Administrative Management of Social Order		0	0%	
2.5	Nguyen Quynh Chi					Police Department for Administrative Management of Social Order		0	0%	
2.6	Nguyen Gia Khanh					Police Department for Administrative Management of Social Order		0	0%	
2.7	Nguyen Thi Oanh					Police Department for Administrative Management of Social Order		0	0%	
2.8	Ho Van Hong					Police Department of Residential Registration Management and Civil National Data		0	0%	
2.9	Nguyen Thi Hai Yen					Police Department of Residential Registration Management and Civil National Data		0	0%	
2.10	Ta Quang Nhung					Police Department of Residential Registration Management and Civil National Data		0	0%	
2.11	Nguyen Bao Thai					Police Department of Residential Registration Management and Civil National Data		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
2.12	Nguyen Thi Thu Thuy					Police Department of Residential Registration Management and Civil National Data		0	0%	
2.13	Nguyen Bao Loc					Police Department for Administrative Management of Social Order		0	0%	
2.14	Nguyen Hang Nga					Police Department of Residential Registration Management and Civil National Data		0	0%	
2.15	Phan Thi Hong					Police Department for Administrative Management of Social Order		0	0%	
2.16	Tran Minh Long					Police Department for Administrative Management of Social Order		0	0%	
2.17	Tran Hong Quan					Police Department for Administrative Management of Social Order		0	0%	
3	Vu Tuan Linh		Deputy Director, Member of Board of Directors *			Police Department for Administrative Management of Social Order		3,160,000	10%	
3.1	Dao Thi Thanh Xuan					Police Department for Administrative Management of Social Order		0	0%	
3.2	Vu Thi Thao Nguyen					Police Department for Administrative Management of Social Order		0	0%	
3.3	Vu Thi Minh Tam					Police Department for Administrative Management of Social Order		0	0%	
3.4	Vu Tuan Khai					Police Department for Administrative Management of Social Order		0	0%	
3.5	Vu Duc Thanh Binh					Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
3.6	Nguyen Thi An					Police Department for Administrative Management of Social Order		0	0%	
3.7	Dao Van Nghia					Police Department for Administrative Management of Social Order		0	0%	
3.8	Le Thi Lan					Police Department for Administrative Management of Social Order		0	0%	
3.9	Dao Duy Khanh					Police Department for Administrative Management of Social Order		0	0%	
4	Nguyen Thanh Huong		Member of Board of Directors			Police Department for Administrative Management of Social Order		391,840	1.24%	
4.1	Nguyen Xuan Tri					Ha Nam		0	0%	
4.2	Pham Thi Huong					Ha Nam		0	0%	
4.3	Mai Gia Dai					Police Department for Administrative Management of Social Order		0	0%	
4.4	Mai Gia Viet					Police Department for Administrative Management of Social Order		0	0%	
4.5	Mai Tieu Yen					Police Department for Administrative Management of Social Order		0	0%	
4.6	Mai Tuan Hung							0	0%	
4.7	Nguyen Huu Thanh					Hanoi		0	0%	
4.8	Nguyen Hong Hai							0	0%	
4.9	Nguyen Nam Phong							0	0%	
4.10	Nguyen Hung Vu							0	0%	
4.11	Nguyen Hong Son							0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
4.12	Nguyen Thu Yen							0	0%	
4.13	Nguyen Thu Ha							0	0%	
4.14	Nguyen Thi Kim Oanh					Hanoi		0	0%	
5	Dong Thi Cuc		Independent Board member			Director of the Police Department for Administrative Management of Social Order		0	0%	
5.1	Dong Huy Bac					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.2	Dang Thi Binh					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.3	Dao Van Kieu					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.4	Dao Kim Ngan							0	0%	
5.5	Dao Trung Nguyen							0	0%	
5.6	Dong Thi Sau					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.7	Dong Huy Tam					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.8	Duong Hong Nhung					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.9	Dong Thi Thuy Huong					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.10	Vu Hong Quang					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.11	Dao Van Cong					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.12	Do Thi Lan					Director of the Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
5.13	Dao Van Cap					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.14	Do Thi Hoa					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.15	Dao Thi Lien					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.16	Hoang Quyet Tien					Director of the Police Department for Administrative Management of Social Order		0	0%	
5.17	Dao Quoc Dat					Director of the Police Department for Administrative Management of Social Order		0	0%	
6	Dang Thanh Binh		Head of Board of Supervisors			Director of the Police Department for Administrative Management of Social Order		1,580	0.01%	
6.1	Dang Quyen					Director of the Police Department for Administrative Management of Social Order		0	0%	
6.2	Tran Thi Ngoc Thuy					Director of the Police Department for Administrative Management of Social Order		0	0%	
6.3	Nguyen The Anh					Police Department for Administrative Management of Social Order		0	0%	
6.4	Nguyen The Binh Minh					Police Department for Administrative Management of Social Order		0	0%	
6.5	Nguyen Minh Hang					Police Department for Administrative Management of Social Order		0	0%	
6.6	Dang Hong Quang					Police Department for Administrative Management of Social Order		0	0%	
6.7	Nguyen Thi Hue					Police Department for Administrative Management of Social Order		0	0%	
6.8	Khuat Thi Lich					Police Department for Administrative Management of Social Order		0	0%	
6.9	Nguyen The Dung					Police Department for Administrative Management of Social Order		0	0%	
6.10	Nguyen The Hung					Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
7	Ngo Thi Hanh		Member of Board of Supervisors			Police Department for Administrative Management of Social Order		0	0%	
7.1	Trinh Thi Thu					Police Department for Administrative Management of Social Order		0	0%	
7.2	Duong Van Tien					Police Department of Residential Registration Management and Civil National Data		0	0%	
7.3	Duong Thao Nguyen							0	0%	
7.4	Duong Tuan Kiet							0	0%	
7.5	Ngo Thi Huyen					Police Department for Administrative Management of Social Order		0	0%	
7.6	Do Van Hong					Police Department for Administrative Management of Social Order		0	0%	
7.7	Duong Xuan Que					Police Department for Administrative Management of Social Order		0	0%	
7.8	Pham Thi Tan					Police Department for Administrative Management of Social Order		0	0%	
7.9	Duong Ngoc Quynh					Police Department for Administrative Management of Social Order		0	0%	
8	Nguyen Vu Ngoc Linh		Member of Board of Supervisors			Police Department for Administrative Management of Social Order.		0	0%	
8.1	Tran Minh Tri					Police Department for Administrative Management of Social Order.		0	0%	
8.2	Tran Gia An					The Ministry of Public Security		0	0%	
8.3	Tran Quoc Thai					The Ministry of Public Security		0	0%	
8.4	Nguyen Van Minh					Police Department for Administrative Management of Social Order.		0	0%	
8.5	Nguyen Vu Khanh Linh					Police Department for Administrative Management of Social Order.		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
8.6	Dinh Quang Trung					Police Department for Administrative Management of Social Order.		0	0%	
8.7	Tran Van Minh					Police Department for Administrative Management of Social Order.		0	0%	
8.8	Pham Thi Hoa					Police Department for Administrative Management of Social Order.		0	0%	
8.9	Tran Minh Dung					Police Department for Administrative Management of Social Order.		0	0%	
9	Nguyen Nam Cuong		Deputy Director			Police Department for Administrative Management of Social Order		0	0%	
9.1	Nguyen Hiep					Hanoi		0	0%	
9.2	Dao Thi Tuyen Trinh					Hanoi		0	0%	
9.3	Ngo Thi Thuan					Police Department for Administrative Management of Social Order		0	0%	
9.4	Nguyen Phuc Huy							0	0%	
9.5	Nguyen Song Nam					Police Department for Administrative Management of Social Order		0	0%	
9.6	Nguyen Thi Kim Oanh					Police Department for Administrative Management of Social Order		0	0%	
9.7	Nguyen Nam Phong					Police Department for Administrative Management of Social Order		0	0%	
9.8	Ngo Van Thuc					Police Department for Administrative Management of Social Order.		0	0%	
9.9	Bui Thi Nga					Police Department for Administrative Management of Social Order.		0	0%	
9.10	Ngo Van Manh					Police Department for Administrative Management of Social Order.		0	0%	
9.11	Ngo Thi Huyen					Police Department for Administrative Management of Social Order.		0	0%	
10	Tran Dung Sy		Deputy Director			Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
10.1	Nguyen Thi Lan Anh					Police Department for Administrative Management of Social Order		0	0%	
10.2	Tran Thi Tuyet Mai					Police Department for Administrative Management of Social Order		0	0%	
10.3	Tran Thi Quynh Trang					Police Department for Administrative Management of Social Order		0	0%	
10.4	Tran Thi Huong					Police Department for Administrative Management of Social Order		0	0%	
10.5	Tran Thi Hoa					Police Department for Administrative Management of Social Order		0	0%	
10.6	Tran Cong Tien					Police Department for Administrative Management of Social Order		0	0%	
10.7	Nguyen Huu Duc					Police Department for Administrative Management of Social Order		0	0%	
10.8	Nguyen Thi Van Anh					Police Department for Administrative Management of Social Order		0	0%	
10.9	Nguyen Van Tuan					Police Department for Administrative Management of Social Order		0	0%	
10.10	Tran Thi Hoa					Police Department for Administrative Management of Social Order		0	0%	
11	Le Quoc Chung		Chief accountant			Police Department for Administrative Management of Social Order		0	0%	
11.1	Nguyen Thi Lien					Police Department for Administrative Management of Social Order		0	0%	
11.2	Cao Thi Tuyet					Police Department for Administrative Management of Social Order		0	0%	
11.3	Le Chi Dung							0	0%	
11.4	Le Hai Nam							0	0%	
11.5	Tran Thi Xuan					Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
11.6	Cao Thi Thu					Police Department for Administrative Management of Social Order		0	0%	
11.7	Cao Van Cuong					Police Department for Administrative Management of Social Order		0	0%	
11.8	Cao Thi Van					Police Department for Administrative Management of Social Order		0	0%	
12	Nguyen Van Huong		Administrators			Police Department for Administrative Management of Social Order		0	0%	
12.1	Nguyen Van Han					Police Department for Administrative Management of Social Order		0	0%	
12.2	Tran Thi Lo					Police Department for Administrative Management of Social Order		0	0%	
12.3	Do Thi Thu Huong					Police Department for Administrative Management of Social Order		0	0%	
12.4	Nguyen Do Anh Thu					Police Department for Administrative Management of Social Order		0	0%	
12.5	Nguyen Khanh Toan					Police Department for Administrative Management of Social Order		0	0%	
12.6	Nguyen Van Hoa					Police Department for Administrative Management of Social Order		0	0%	
12.7	Nguyen Van Hung					Police Department for Administrative Management of Social Order		0	0%	
12.8	Nguyen Van Hinh					Police Department for Administrative Management of Social Order		0	0%	
12.9	Nguyen Van Huong					Police Department for Administrative Management of Social Order		0	0%	
12.10	Phan Thi Thoa					Police Department for Administrative Management of Social Order		0	0%	
12.11	Bui Thi Tuyen					Police Department for Administrative Management of Social Order		0	0%	
12.12	Chu Bich Nga					Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 4: LIST OF INTERNAL PERSON'S AFFILIATED PERSONS

No.	Full name	Securities trading account (if any)	Position in 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	2	3	4	7	8	9	11	12	13	14
12.13	Pham Minh Phuong					Police Department for Administrative Management of Social Order		0	0%	
12.14	Do Ngoc Vuong					Police Department for Administrative Management of Social Order		0	0%	
12.15	Dao Thi Hai Thu					Police Department for Administrative Management of Social Order		0	0%	

APPENDIX 5: TRANSACTIONS OF INTERNAL PERSONS AND AFFILIATED PERSON IN COMPANY SHARES

No.	The person performing the transaction	Relationship with the internal person	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reason for increase or decrease (buying, selling, converting, rewarding ...)
			<i>Number of shares</i>	<i>Rate</i>	<i>Number of shares</i>	<i>Rate</i>	
1	Nguyen Song Nam	- Sister-in-law of Ms. Nguyen Thanh Huong - Member of the Board of Directors - Older brother of Mr. Nguyen Nam Cuong - Deputy Director	950,000	4.75%	475,000	2.38%	Sell
2	Nguyen Song Nam	- Sister-in-law of Ms. Nguyen Thanh Huong - Member of the Board of Directors - Older brother of Mr. Nguyen Nam Cuong - Deputy Director	475,000	2.38%	0	0.00%	Sell
3	Pham Cao Son	Representative of the Corporation's capital - internal person	5,000,000	25.00%	7,900,000	25%	

4	Nguyen Thanh Tu	Representative of the Corporation's capital - internal person	3,200,000	16.00%	5,056,000	16%	HUDLAND Real Estate Investment and Development Joint Stock Company issues shares to increase charter capital from equity
5	Vu Tuan Linh	Representative of the Corporation's capital - internal person	2,000,000	10.00%	3,160,000	10%	
6	Nguyen Thanh Huong	Member of Board of Directors	248,000	1.24%	391,840	1.24%	
7	Dang Thanh Binh	Head of Board of Supervisors	1,000	0.01%	1,580	0.01%	

CÔNG TY CỔ PHẦN DỊCH THUẬT
CHUYÊN NGHIỆP TÂN VIỆT

Tôi, Hà Thị Hương, sinh ngày 16/03/1993, CCCD số [REDACTED] cấp ngày 10/08/2021, bởi Cục Trưởng Cục Cảnh sát Quản lý Hành chính về Trật tự Xã hội, với vai trò là Nhân viên biên dịch tiếng Anh của Công Ty Cổ Phần Dịch Thuật Chuyên Nghiệp Tân Việt, cam đoan đã dịch chính xác, phù hợp nội dung từ tiếng Việt sang tiếng Anh của văn bản kèm theo và ký tên dưới đây.

I, the undersigned, Ha Thi Huong, born on March 16, 1993, I.D No. [REDACTED], issued on August 10, 2021 by Director General of the Police Department for Administrative Management of Social Order, as a translator of Tan Viet Professional Translation Joint Stock Company, pledge to have correctly translated the enclosed translation from Vietnamese into English.

Người dịch/Translator

Huy

Ha Thi Huong

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Chúng nhận chữ ký đã ký vào bản dịch đính kèm theo đây là của Hà Thị Hương, Nhân viên biên dịch tiếng Anh của công ty, là Người có đủ năng lực và kinh nghiệm biên dịch.

Nội dung bản dịch chính xác, phù hợp với bản Tiếng Việt.

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Do hereby certify that Ha Thi Huong, known as a Qualified English Translator has signed on attached documents.

The translation content is accurate and consistent with the original content.

Ngày/Date: 24/01/2025

NGƯỜI ĐẠI DIỆN CÔNG TY
FOR THE COMPANY
DIRECTOR



[Signature]
GIÁM ĐỐC
Phạm Thị Chôm