



No. : 24 /HĐQT

HCM City dated 17 Jul 2026

REPORT ON CORPORATE GOVERNANCE First 6 months of 2026

To : - THE STATE SECURITIES COMMISSION (SSC)
- THE HANOI STOCK EXCHANGE (HNX)

- Company Name: **CHO LON REAL ESTATE JOINT STOCK COMPANY**
- Address: **118 Hung Phu, Chanh Hung Ward, Ho Chi Minh City**
- Telephone: 028.66854118 – Email: info@cholonres.com.vn
- Charter Capital: **VND 144,183,170,000**
- Ticker Status / Stock Code: **RCL**

I/ Activities of the General Meeting of Shareholders

No.	Resolution No.	Date	Content
01	12/NQ-ĐHĐCĐ	22/04/2026	Report on 2025 business performance (Revenue, profit, profit distribution, etc.) and 2026 business plan; Approval of the stock issuance plan for 2025 dividend payment;...

II/ The Board of Directors (BOD)

1 – Information about BOD Members:

No.	BOD Member	Position	Date of Appointment	Number of BOD Meetings Attended	Attendance Rate	Reason for Absence
01	Tran Van Chau	Chairman	04/2014	05/05	100%	
02	Tran Tuan Dat	Board Member	04/2016	05/05	100%	
03	Le Thi Thanh Ngan	Board Member	07/2022	05/05	100%	
04	Nguyen Bao Huy	Board Member	05/2024	05/05	100%	
05	Nguyen Do Ngoc Bao	Board Member	05/2024	05/05	100%	

2 – Supervision by the BOD over the Board of Management (Executive Board):

During the first 6 months of 2026, the global political and economic situation continued to be volatile. Conflicts in the Middle East heavily impacted the global market, driving up oil prices and fueling inflation. Domestically, bank interest rates rose rapidly, increasing corporate capital costs while the real estate market suffered from low liquidity.

Particularly for the Company, prolonged bottlenecks in legal procedures—such as planning approvals, land valuation, and the physical handover of products allocated under historical contracts—have remained unresolved. Consequently, no new projects have been launched since the beginning of the year, significantly affecting the Company's business operations and revenue.

The Board of Directors, together with the Board of Management, concentrated on petitioning HCMC authorities to resolve legal issues in the Company's projects. Key efforts included pursuing ownership certificates for the 99 Ben Binh Dong project and the Bui Minh Truc III Residential Area project, alongside adjusting the investment policy for Block B of the Ta Quang Buu III Apartment project. The BOD also monitored the progress of leveling and technical infrastructure construction at the Sabinco – Tuong Binh Hiep project in Binh Duong to prepare it for commercial exploitation. Furthermore, the Company petitioned the HCMC People's Committee to promptly resolve the practical product allocation dispute at the Nhon Duc Nha Be Project with the Nha Be Public Public Facilities Company under the previously signed product-sharing contract.

Following the successful organization of the 2026 Annual General Meeting of Shareholders, the Board of Directors—including the Chairman—collaborated closely with Executive Leadership to direct and manage all business operations, steering the Company through current adversities and establishing practical, effective strategies for sustainable development moving forward.

3 – Activities of the BOD's Sub-committees:

- Investment Sub-committee:
 - Advised the BOD on market updates regarding real estate and construction to formulate business plans aligned with the Company's financial and human resources.
 - Liaised with competent authorities to adjust the investment approval policy for Block B of the Bui Minh Truc III Apartment project.
 - Monitored and coordinated with the developer of the Lalaland project in Sa Dec, Dong Thap Province, to finalize ownership certificates for purchased houses to transfer them to customers. Additionally, surveyed and explored alternative projects in other provinces to expand the pipeline.
 - Completed the construction of the corporate headquarters for partial leasing and finalized project completion (hoàn công) procedures in compliance with statutory regulations. Tham mưu cho HĐQT về cập nhật tình hình thị trường bất động sản, xây dựng đề lập kế hoạch kinh doanh phù hợp với nguồn lực tài chính và nhân sự của Công ty.
- Legal Sub-committee:
 - Participated in drafting and reviewing sale, purchase, trading, and leasing contracts for the Company's properties and spaces.
 - Accelerated communication with City authorities to untangle legal obstacles at the 99 Ben Binh Dong project, and executed boundary mapping procedures for the Bui Minh Truc III Residential Area to issue homeownership certificates to buyers in both projects.

- Coordinated with joint-venture partners to petition competent City authorities regarding bottlenecks at the 28-hectare Nha Be project and the Moc Bai – Tay Ninh project.
- Executed procedures for the stock issuance to pay the 2025 dividend to shareholders. Tham gia soạn thảo, rà soát các hợp đồng mua bán, kinh doanh nhà, cho thuê mặt bằng công ty.
- Human Resources and Rewards Sub-committee:
 - Advised on renovating work cultures to boost productivity, enhancing labor force capabilities, and restructuring the corporate apparatus into a lean mechanism that elevates responsibility and market competitiveness.
 - Advised the Executive Board on salary and bonus regulations and collective labor agreements to guarantee full compliance with the Law on Social Insurance and other guiding legal documents.

4 – Resolutions and Decisions of the Board of Directors

No.	Resolution No.	Date	Content
01	02/NQ-HĐQT	03/03/2026	Resolution on closing the list of shareholders to organize the 2026 Annual General Meeting of Shareholders.
02	03/NQ-HĐQT	03/03/2026	Resolution approving the time, venue, and agenda for the 2026 Annual General Meeting of Shareholders.
03	13/NQ-HĐQT	02/06/2026	Resolution on implementing the plan for stock issuance to pay the 2025 dividend to shareholders.
04	15/NQ-HĐQT	12/06/2026	Resolution on the record date to exercise rights for the 2025 dividend payment.
05	18/NQ-HĐQT	23/06/2026	Resolution on selecting the independent audit firm for the 2026 financial statements.
06	19/NQ-HĐQT	30/06/2026	Resolution approving the results of the stock issuance for the 2025 dividend payment.

III / The Supervisory Board:

1 – Information about Supervisory Board Members

No.	Supervisory Board Member	Position	Date of Appointment	Number of Meetings Attended	Attendance Rate	Reason for Absence
01	Nguyen Thi Ngoc Duyen	Head of Supervisory Board	04/2019	02/02	100%	
02	Nguyen Xuan Dung	Member	04/2022	02/02	100%	
03	Nguyen Tan Huy	Member	04/2024	02/02	100%	

2 – Activities of the Supervisory Board vis-à-vis the BOD, the Board of Management, and Shareholders: During the first 6 months of 2026, the Supervisory Board continuously appointed representatives to attend BOD meetings to capture operations, and inspect and oversee execution in accordance with statutory laws, GMS Resolutions, and the Company's Charter. The Board collaborated with the BOD to select the independent audit firm for the

semi-annual and annual financial statements of 2026. Furthermore, based on business results and statutory financial reports, the Supervisory Board periodically performed reviews, analyses, evaluations, and put forth risk-management recommendations to the BOD and the Board of Management to facilitate tighter supervision.

3 – Coordination of Activities between the Supervisory Board and the BOD, Board of Management, and Other Managers: The Supervisory Board maintained regular communication with the Chief Accountant to track, monitor, and evaluate figures accounted for and reflected in the Company's Financial Statements, ensuring alignment with current accounting standards, regimes, and financial policies. Concurrently, the Supervisory Board actively contributed feedback to the Management and the BOD during meetings, and provided advisory support on issues arising to secure regulatory compliance and procedural rigor across all operational management activities.

IV/ The Board of Management (Executive Board):

No.	Executive Member	Date of Birth	Professional Qualification	Date of Appointment / Dismissal
1	Tran Tuan Dat	18/09/1984	Civil Engineer	08/2017: Appointed as Deputy General Director
2	Nguyen Bao Huy	04/03/1976	Master of Business Administration (MBA)	09/2022: Appointed as Deputy General Director

V/ Chief Accountant

Full Name	Date of Birth	Professional Qualification	Date of Appointment / Dismissal
Le Thi Kim Xuyen	18/09/1979	Bachelor of Economics	Appointed as Chief Accountant on 01/09/2025

VI/ Corporate Governance Training:

BOD members, Supervisory Board members, the Board of Management, other managers, and the Company Secretary actively participated in corporate governance training courses as required by regulations. Personnel attended information disclosure training sessions organized by the State Securities Commission and the Hanoi Stock Exchange.

The Company consistently fosters conditions for its management, secretaries, and specialists to attend professional management training, technical refreshers, and legal updates to constantly refine expertise and enhance work efficiency.

VII/ List of Related Persons of the Company and Transactions between the Company and its Related Persons:

1 – List of Related Persons of the Company:

No.	Name of Organization / Individual	Position at the Company (if any)	ID Card / Business Registration No., Date & Place of Issue	Head Office Address / Contact Address	Date of Becoming a Related Person	Date of Ceasing to be a Related Person	Reason
A. Board of Directors and Executive Board:							
1	Tran Van Chau	Chairman			07/2007		
2	Tran Tuan Dat	Board Member - Deputy General Director			04/2016		
3	Le Thi Thanh Ngan	Board Member			07/2022		
4	Nguyen Bao Huy	Board Member - Deputy General Director			05/2024		
5	Nguyen Do Ngoc Bao	Board Member			05/2024		
B. Supervisory Board:							
6	Nguyen Thi Ngoc Duyen	Head of Supervisory Board			05/2014		
7	Nguyen Xuan Dung	Supervisory Board Member			04/2022		
8	Nguyen Tan Huy	Supervisory Board Member			05/2024		
C. Chief Accountant:							
9	Le Thi Kim Xuyen	Chief Accountant			09/2024		
D. Authorized Person for Information Disclosure:							
10	Tran Thuy Dung	Head of Corporate Governance & Investment Department - Authorized Person for Information Disclosure			10/2016		
E. Shareholders holding more than 10% of voting shares:							
11	Saigon Real Estate Corporation (RESCO) - One Member Company Limited						Organization owning 20% of voting shares
12	N.T.P Trading Company Limited				30/5/2023		Organization owning 10.4% of voting shares

2 – Transactions between the Company and its related persons, or between the Company and major shareholders, internal persons, or related persons of internal persons: None.

3 – Transactions between internal persons of the Company, related persons of internal persons, and subsidiaries or companies controlled by the listed company: None.

4 – Transactions between the Company and other entities:

4.1 Transactions between the Company and companies where BOD members, Supervisory Board members, or the General Director (CEO) have been founding members or BOD members/General Director (CEO) for the past three (03) years (calculated at the time of reporting): None.

4.2 Transactions between the Company and companies where related persons of BOD members, Supervisory Board members, or the General Director (CEO) act as BOD members or General Director (CEO): None.

4.3 Other transactions of the Company (if any) that could yield material or non-material benefits for BOD members, Supervisory Board members, or the General Director (CEO): None. 4.3 Các giao dịch khác của Công ty (nếu có) có thể mang lại lợi ích vật chất hoặc phi vật chất đối với thành viên HĐQT, thành viên Ban kiểm soát, Tổng giám đốc điều hành: không có

VIII/ Share Transactions of Internal Persons and Related Persons of Internal Persons:

1. List of Internal Persons and Related Persons of Internal Persons:

No.	Name of Organization / Individual	Position at the Company (if any)	Relationship with Internal Person	ID / Business Registration No.	Date of Issue	Place of Issue	Address	Number of Shares Owned at the End of Period	Ownership Percentage at the End of Period
1	Tran Van Chau	Chairman	Internal Person					1,382,579	9.59%
1.1	Vu Thị Hong Van	None	Wife					0	0%
1.2	Tran Phuong Thao	None	Child					0	0%
1.3	Tran Tuan Dat	Deputy General Director	Child					0	0%
1.4	Tran Thuy Dung	Head of CG & Investment Dept - Authorized Information Disclosure Person	Child					76,063	0.53%
1.5	Le Thi Hue	None	Daughter-in-law					0	0%
1.6	Tran Thị Cuc	None	Sister					0	0%
1.7	Tran Thị Minh	None	Sister					0	0%

1.8	Tran Thi Mai	None	Sister					0	0%
2	Tran Tuan Dat	Board Member - Deputy General Director	Internal Person					0	0%
2.1	Tran Van Chau	Chairman	Father					1,382,579	9.59%
2.2	Vu Thi Hong Van	None	Mother					0	0%
2.3	Tran Thuy Dung	Head of Corporate Administration Dept; Authorized Information Disclosure Person	Sister					76,063	0.53%
2.4	Tran Phuong Thao	None	Sister					0	0%
2.5	Le Thi Hue	None	Wife					0	0%
2.6	Tran Tuan Phat	None	Child					0	0%
2.7	Tran Minh Khoa	None	Child					0	0%
2.8	Le Quy Thuong	None	Father-in-law					0	0%
2.9	Le Thi Gia	None	Mother-in-law					0	0%
3	Le Thi Thanh Ngan	Board Member	Internal Person					3,547	0.025%
3.1	Le Ngoc Han	None	Husband					0	0%
3.2	Le Hai Kiet	None	Child					0	0%
3.3	Le Quoc Thanh	None	Child					0	0%
3.4	Saigon Real Estate Corporation (RESCO) - One Member Co., Ltd		Representative of State Capital					2,883,988	20%
4	Nguyen Bao Huy	Board Member - Deputy General Director	Internal Person					0	0%
4.1	Tran Thi Xuan	None	Mother					0	0%

4.2	Ho Thi Ranh	None	Mother-in-law					0	0%
4.3	Pham Kim Loan	None	Wife					0	0%
4.4	Nguyen Pham Hong Ngoc	None	Child					0	0%
4.5	Nguyen Pham Ngoc Minh	None	Child					0	0%
5	Nguyen Do Ngoc Bao	Board Member	Internal Person					0	0%
5.1	Do Thi Kiem	None	Mother					0	0%
5.2	Nguyen Thanh Phong	None	Husband					0	0%
5.3	Nguyen The Phu	None	Child					0	0%
5.4	Nguyen The Phuong	None	Child					0	0%
5.5	Nguyen Do Bao Chau	None	Sister					0	0%
5.6	Nguyen Khoi Nguyen	None	Brother					554,476	3.86%
6	Nguyen Thi Ngoc Duyen	Head of Supervisory Board	Internal Person					0	0%
6.2	Nguyen Thi Tuyet Dung	None	Mother					0	0%
6.4	Nguyen Thi Bao Ngoc	None	Sister					0	0%
7	Nguyen Xuan Dung	Supervisory Board Member	Internal Person					33,635	0.23%
7.1	Tran Thi Chi	None	Wife					102,073	0.71%
7.2	Nguyen Tran Xuan Kim	None	Child					0	0%
7.3	Nguyen Tran Kim Xuan	None	Child					0	0%
8	Nguyen Tan Huy	Supervisory Board Member	Internal Person					0	0%
8.1	Nguyen Tan Hung	None	Father					0	0%
8.2	Le Hong Huong	None	Mother					0	0%
8.3	Nguyen Quy Mai	None	Sister					0	0%

8.4	Dang Mai Thao Vi	None	Wife					0	0%
8.5	Dinh Gia Bao	None	Broth er-in- law					0	0%
8.6	Dang Ngoc Son	None	Father -in- law					0	0%
8.7	Mai Thị Lien	None	Mothe r-in- law					0	0%
9	Tran Thuy Dung	Head of CG & Investme nt Dept - Authoriz ed Info Disclosur e Person	Intern al Perso n					76,063	0.53%
9.1	Tran Van Chau	Chairma n	Father					1,382,579	9.59%
9.2	Vu Thị Hong Van	None	Mothe r					0	0%
9.3	Tran Tuan Dat	Board Member - Deputy General Director	Broth er					0	0%
9.4	Tran Phuong Thao	None	Sister					0	0%
9.5	Le Thi Hue	None	Sister- in-law					0	0%
10	Le Thi Kim Xuyến	In charge of Accounti ng (Chief Accounta nt)	Intern al Perso n					0	0%
10.1	Le Ba Quan	None	Father					0	0%
10.2	Le Thi Ngoc Huyen	None	Mothe r					0	0%
10.3	Mai Thi Bich	None	Mothe r-in- law					0	0%
10.4	Mai Quang Chinh	None	Husba nd					0	0%
10.5	Mai Ngoc Phuong Trang	None	Child					0	0%
10.6	Mai Duc Trong	None	Child					0	0%
11	Bui Thi Minh Hoa	BOD Secretary	Intern al Perso n					0	0%
11.1	Lai Thao Nguyen	None	Husba nd					0	0%
11.	Lai Phuong	None	Child					0	0%

2	Anh								
11.	Lai	Viet	None	Child				0	0%
3	Hung								

2. Share transactions of internal persons and related persons regarding shares of the listed company: None.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Recipients

- As above,
- Archived.



TRẦN VĂN CHAU

