

No: 24 -BC/HĐQT

Ninh Binh, July , 2026

**REPORT ON CORPORATE GOVERNANCE
(First 6 months of 2026)**

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

- Name of Public Company: **THANH AN 77 JOINT STOCK COMPANY**
- Headquarters Address: Dong Muoi Hamlet, Ly Thuong Kiet Ward, Ninh Binh Province
- Telephone: 0989380222
- Charter Capital: VND 13,408,770,000
- Stock Code: X77
- Corporate Governance Model: General Meeting of Shareholders, Board of Directors, Supervisory Board, and General Director.
- Internal Audit Function: Not yet implemented.

I. Activities of the General Meeting of Shareholders

On January 30, 2026, the Company held the 2026 Extraordinary General Meeting of Shareholders with the attendance of 28 shareholders representing 735,147 shares, accounting for 55% of the Company's total voting shares. The meeting was highly successful and adjourned at 11:30 AM on the same day.

On May 26, 2026, the Company held the 2026 Annual General Meeting of Shareholders with the attendance of 32 shareholders representing 750,897 shares, accounting for 56% of the Company's total voting shares. The meeting was highly successful and adjourned at 11:30 AM on the same day.

No.	Resolution No.	Date	Content
1	01/NQ- ĐHĐCĐ- X77	30/01/2026	1. Approving the proposal on delisting from the UPCOM board – Hanoi Stock Exchange. Canceling the public company

			status of Thanh An 77 Joint Stock Company. 2. Approving the plan to handle shareholders' rights and benefits after stock delisting.
2	02/NQ-ĐHĐCĐ-X77	29/5/2026	1. Approving the reports of the Board of Directors and the Management Board. 2. Approving the audited Financial Statements for 2025. 3. Approving the Supervisory Board's report for 2025. 4. Approving the proposal on selecting the independent auditing firm for the 2026 fiscal year. 5. Report on the remuneration payment for the Board of Directors and the Supervisory Board in 2025. 6. Approving the remuneration plan for the Board of Directors and the Supervisory Board for 2026.

II. Activities of the Board of Directors: (6-month report)

1. Information on Members of the Board of Directors:

No.	Member of the Board of Directors	Position (Independent BOD Member, Non-executive BOD Member)	Date of appointment/resignation as a BOD Member/Independent BOD Member	
			Date of appointment	Date of resignation
1	Bui Thi Nguyen Hanh	Chairman of the Board of Directors	08/6/2022	
2	Nguyen Dinh Cong	Member of the Board of Directors	08/6/2022	19/6/2026
3	Vu Tien Nghia	Member of the Board of Directors	08/6/2022	
4	Nguyen Thi Thuy Phuong	Member of the Board of Directors	08/6/2022	19/6/2026

5	Le Thi Lan Hoa	Member of the Board of Directors	08/6/2022	
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2. Meetings of the Board of Directors: From January 1, 2026 to June 30, 2026

No.	Member of the Board of Directors	Number of BOD meetings attended	Meeting attendance rate	Reason for absence
1	Bui Thi Nguyen Hanh	02	100%	
2	Nguyen Dinh Cong	02	100%	
3	Vu Tien Nghia	02	100%	
4	Nguyen Thi Thuy Phuong	02	100%	
5	Le Thi Lan Hoa	02	100%	

3. Supervision of the Management Board by the Board of Directors

The Board of Directors has stepped up its supervision of the Management Board's operations, ensuring strict compliance with the Resolutions of the General Meeting of Shareholders and the Company's Board of Directors.

On behalf of the Board of Directors, its members attended monthly briefing meetings to review production reports and provide timely guidance.

The Board of Directors directed the Management Board's activities, including:

- Directing the implementation of the 2026 production plan.
- Directing the preparations for the 2026 Extraordinary and Annual General Meetings of Shareholders.
- Supervising the Management Board's governance over business and production operations in accordance with the Resolution of the General Meeting of Shareholders.
- Checking the ongoing application of the Charter, internal regulations, and policies, and directing timely amendments to comply with the law.

4. Activities of sub-committees under the Board of Directors:

None

5. Resolutions of the Board of Directors:

No.	Resolution No.	Date	Content	Approval Rate
1	17	02/4/2026	- Approving the convocation of the 2026 Annual General Meeting of Shareholders (on May 26, 2026). - Establishing the Meeting Organizing Committee and preparing key contents related to the General Meeting.	100%
2	18	18/6/2026	- Dismissing Ms. Nguyen Thi Thuy Phuong from her positions as a BOD Member and General Director. - Appointing Mr. Tran Trung Hieu as the new General Director as a replacement. - Dismissing Mr. Nguyen Dinh Cong from his position as a BOD Member.	100%

III. Supervisory Board / Audit Committee (6-month report)

1. Information on Members of the Supervisory Board

No.	BOS Member	Position	Date of appointment/resignation as a BOS Member	
			Date of appointment	Date of resignation
1	Nguyen Thi Minh Thanh	Head of the Supervisory Board	08/6/2022	
2	Nguyen Thi Ha My	BOS Member	24/5/2023	
3	Do Thi Tam	BOS Member	24/5/2023	

2. Meetings of the Supervisory Board: From January 1, 2026 to June 30, 2026

No.	BOS Member	Number of meetings attended	Attendance rate	Voting rate	Reason for absence
1	Nguyen Thi Minh Thanh	02	100%	100%	
2	Nguyen Thi Ha My	02	100%	100%	
3	Do Thi Tam	02	100%	100%	

3. Supervisory activities of the Supervisory Board regarding the Board of Directors, the Board of General Directors, and shareholders:

Conducting inspection and supervision to ensure that the Company operates in strict compliance with the Law on Enterprises, the Company's Charter, as well as the Resolutions of the General Meeting of Shareholders. The Head of the Supervisory Board attends meetings of the Board of Directors and contributes opinions within the scope of their responsibilities and authority.

4. Coordination between the Supervisory Board, the Board of Directors, the General Director, and other executive officers:

Regularly exchanging relevant information and documents to perform the duties of the Supervisory Board. The Supervisory Board has provided feedback and recommendations to the Board of Directors and the General Director regarding various aspects of the Company's operations.

5. Other activities of the Supervisory Board: None.

IV. Management Board

No.	Management Board Member	Year of birth	Professional qualification	Date of appointment/resignation as a Management Board Member
1	Nguyen Thi Thuy Phuong	1986	Bachelor of Economics	Date of appointment: 08/6/2022 Date of resignation: 19/6/2026

V. Chief Accountant

No.	Full name	Date of birth	Professional qualification	Date of appointment/resignation
1	Nguyen Anh Dung		Bachelor of Economics	08/6/2022

VI. Corporate Governance Training

Training courses on corporate governance attended by members of the Board of Directors, members of the Supervisory Board, the General Director, other

executive officers, and the Company Secretary in accordance with corporate governance regulations: None.

VII. List of affiliated persons of the public company (6-month report) and transactions between the Company and its affiliated persons:

1. List of affiliated persons of the Company: *(Appendix 01 attached)*
2. Transactions between the Company and its affiliated persons, or between the Company and major shareholders, internal persons, or affiliated persons of internal persons: None.
3. Transactions between internal persons of the Company, affiliated persons of internal persons and the subsidiaries or companies controlled by the Company: None.
4. Transactions between the Company and other entities: None.

VIII. Share transactions of internal persons and their affiliated persons (6-month report): None

1. List of internal persons and affiliated persons of internal persons

No.	Full name	Securities trading account (if any)	Position at the Company	ID/Passport No., date of issue, place of issue	Contact address	Number of shares owned at the end of the period	Share ownership percentage at the end of the period	Notes
1	Bui Thi Nguyen Hanh		Chairman of the Board of Directors	011649911	16/15, Lane 477, Kim Ma Street, Ba Dinh District, Hanoi	0	0%	
	Nguyen Thi Su			019147000004	No. 22, Lane 80, Chua Lang Street, Dong Da District, Hanoi			Mother
	Vu Hong Phuc			001205014595	26C5, Ciputra Urban Area, Hanoi			Child
2	Nguyen Dinh Cong		Member of the Board of Directors	035081001970	My Doi, Binh My, Ninh Binh	0	0%	
	Nguyen Thi Hue			035182003113	My Doi, Binh My, Ninh Binh			Wife
3	Nguyen Thuy Phuong		Member of the Board of Directors /	019186003216	Thanh Xuan District, Hanoi	0	0%	

			General Director					
	Le Quang Hiep			001079023590	Giap Thuong Thanh Hanoi Nhat, Dinh, Xuan,			Husband
4	Vu Tien Nghia		Member of the Board of Directors	B7684107	26C5, Ciputra Urban Area, Hanoi	0	0%	
5	Le Thi Lan Hoa		Member of the Board of Directors	042184000549	Room 604, CT3, Xa La Urban Area, Phuc La, Ha Dong, Hanoi	0	0%	
	Le Hong Son			183117850	Pho Chau Town, Huong Son District, Ha Tinh Province			Father
6	Nguyen Thi Minh Thanh		Head of the Supervisory Board	0251740000332	Apartment CH10.2, CT1 Vimeco, Yen Hoa, Hanoi	0	0%	
	Pham Ngoc Quang			010074000058	Apartment CH10.2, CT1 Vimeco, Yen Hoa, Hanoi			Husband
	Pham Thanh Trung			001205002063	Apartment CH10.2, CT1 Vimeco, Yen Hoa, Hanoi			Child
7	Do Thi Tam		BOS Member	036196006090	Vinsmart Urban Area, Tay Mo, Nam Tu Liem, Hanoi	0	0%	
	Vu Van Thuat			036092022117	Vinsmart Urban Area, Tay Mo, Nam Tu Liem, Hanoi			Husband
	Vu Minh Anh				Vinsmart Urban Area, Tay Mo, Nam Tu Liem, Hanoi			Child
8	Nguyen Thi Ha My		BOS Member	001191024885	Giap Bat Lane, Giap Bat Ward, Hoang Mai District, Hanoi	0	0%	
	Le Duc Anh			036091015965	741 Giai Phong, Hoang Mai, Hanoi			Husband
	Nguyen Xuan Nam		Person authorized to disclose information	034065006499	Thai Binh Ward, Hung Yen Province	0	0%	
	Tran Trung Hieu		General	037080003776	Mai Trung Hamlet, Gia	0	0%	

			Director		Van Commune, Ninh Binh Province			
	Nguyen Thi Thao			037182003364	Mai Trung Hamlet, Gia Van Commune, Ninh Binh Province	0	0%	Wife
	Tran Trung Dung			037213013620	Mai Trung Hamlet, Gia Van Commune, Ninh Binh Province	0	0%	Child
	Tran Trung Duc			037216012949	Mai Trung Hamlet, Gia Van Commune, Ninh Binh Province	0	0%	Child

2. Transactions of internal persons and their affiliated persons with the Company's shares: None

No.	Transaction performer	Relationship with internal shareholder	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reason for increase/decrease (purchase, sale, conversion, bonus, etc.)
			Number of shares	Percent age	Number of shares	Percentage	

IX. Other matters to be noted: None.

ON BEHALF OF THE COMPANY'S

BOARD OF DIRECTORS

CHAIRMAN OF THE BOARD



BUI THI NGUYEN HANH