

Appendix V



PRISTIE REAL ESTATE
JOINT STOCK COMPANY
Number: 157/2026/BC-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, July 24, 2026

SEMI ANNUAL CORPORATE GOVERNANCE REPORT 2026

To:

- State Securities Commission
- Hanoi Stock Exchange

- Company name: Pristie Real Estate Joint Stock Company
- Head office address: 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City
- Phone: 024 39360808
- Charter capital: VND 57.029.400.000
- Stock symbol: TET
- Corporate governance model:
 - + General Shareholders' Meeting, Board of Directors, Supervisory Board, and General Director
- Regarding the implementation of the internal audit function: Not yet implemented.

I. Activities of the General Meeting of Shareholders

Information on meetings and resolutions/decisions of the General Meeting of Shareholders (including resolutions of the General Meeting of Shareholders adopted through written ballots).

No.	Resolution/Decision Number	Date	Content
1	21/2026/NQ-ĐHĐCĐ	24/02/2026	- Approval of the adjustments and additions to the content of the private placement plan to increase charter capital; - Approval of the additional to the list of professional securities investors purchasing shares and the list of professional securities investors purchasing shares offered.
2	25/2026/NQ-ĐHĐCĐ	20/04/2026	- Approve the Board of Directors' activity report for 2025 and the direction for 2026; - Approve the report on the implementation of the resolutions passed by the General Meeting of Shareholders; - Approve of the Supervisory Board's report for 2025 and operational plan for 2026; - Approve the Executive Board's report on the business performance of services in 2025 and the direction for 2026; - Approve the audited financial statements for 2025; - Approve a profit-sharing and dividend payment plan of 6%. The projected dividend for 2026 is 0%;

			- Approve the report on remuneration of the Board of Directors and Supervisory Board for 2025 and the plan for 2026; - Approval of the authorization for the Board of Directors to select the auditor for the 2026 financial statements; - Approval of the investment contract proposal for 2026; - Approval of the proposal to cease business operations in order to switch to a project investment and construction scheme at No. 53 Duc Giang Street; - Approve the proposal to change the company name.
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II. Board of Directors

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

No.	Board Member	Position (Independent Board Member, Non-Executive Board Member)	Appoitment/ Dismissal Date	
			Appointment date	Dismissal date
1	Ms. Nguyen Thi Dieu Thuy	Chairman of the Board (Independent Board Member)	25/11/2016	
2	Mr. Tran Thanh Vinh	Vice Chairman of the Board of Directors (Independent Board Member)	25/11/2016	
3	Mr. Pham Hoang Long	Board of Directors	19/06/2020	
4	Ms. Dinh Thi Huong Quyen	Board of Directors	21/04/2025	
5	Mr. Luu Thai Dong	Independent Board Member	26/12/2025	

2. Board of Directors Meetings:

No.	Board Member	Number of Board of Directors meetings attended	Meeting attendance rate	Reasons for not attending
1	Ms. Nguyen Thi Dieu Thuy	4	100%	
2	Mr. Tran Thanh Vinh	4	100%	
3	Mr. Pham Hoang Long	4	100%	
4	Ms. Dinh Thi Huong Quyen	4	100%	
5	Mr. Luu Thai Dong	4	100%	

3. The Board of Directors' oversight of the Management Board:

- Directing the General Director in the implementation and execution of resolutions and decisions of the Board of Directors;

- Authorize the General Director to execute financial and commercial contracts in accordance with the legal entity of the Northern Textile and Garment Joint Stock Company.

4. Activities of the Board of Directors' subcommittees (if any):

5. Resolutions/Decisions of the Board of Directors:

No.	Resolution/Decision Number	Date	Content	Approval rate
1	12/2026/NQ-HĐQT	05/01/2026	Regarding the loan granted to Bao Long Investment, Construction and Trading Joint Stock Company.	100%
2	13/2026/NQ-HĐQT	05/01/2026	Regarding the loan granted to Thai Minh Civil Construction and Trading Co., Ltd.	100%
3	14/2026/NQ-HĐQT	06/01/2026	Implement the plan for a private placement of shares to increase charter capital.	100%
4	15/2026/NQ-HĐQT	06/01/2026	Approve a plan to ensure that the share offering meets the regulations on the state ownership ratio.	100%
5	16/2026/NQ-HĐQT	06/01/2026	Implementing the Investment Plan for Real Estate Projects in Duc Giang	100%
6	17/2026/NQ-HĐQT	06/01/2026	Implementing the investment plan for a real estate project in Lac Trung.	100%
7	18/2026/NQ-HĐQT	06/01/2026	Approve the registration dossier for the private placement of shares to increase charter capital.	100%
8	22/2026/NQ-HĐQT	02/03/2026	Implementing the plan for a private placement of shares to increase charter capital (replacing Resolution No. 14 of the Board of Directors dated January 6, 2026)	100%
9	23/2026/NQ-HĐQT	02/03/2026	Approve a plan to ensure the share offering complies with the regulations on state ownership (Replacing Board of Directors Resolution No. 15)	100%
10	24/2026/NQ-HĐQT	02/03/2026	Approve the registration dossier for increasing charter capital (replacing Resolution No. 18 of the Board of Directors dated January 6, 2026)	100%
11	26/2026/NQ-HĐQT	22/04/2026	Regarding the payment of the remaining dividend for 2025 in cash.	100%
12	27/2026/NQ-HĐQT	22/04/2026	Select an auditor for the 2026 financial statements.	100%

III. Supervisory Board

1. Information about the members of the Supervisory Board

No.	Supervisory Board Member	Position	Appoitment/ Dismissal Date	Professional qualifications
1	Ms. Phung Thi Kim Lan	Head of the Supervisory Board	23/04/2018	Bachelor of Economics
2	Mr. Chu Hoang Nam	Supervisory Board Member	21/04/2023	Bachelor of Finance and Banking
3	Ms. Bui Thi Minh Phuong	Supervisory Board Member	21/04/2023	Economic law

2. Meeting of the Supervisory Board:

No.	Supervisory Board Member	Number of sessions attended	Meeting attendance rate	Voting ratio	Reasons for not attending the meeting
1	Ms. Phung Thi Kim Lan	1	100%	100%	
2	Mr. Chu Hoang Nam	1	100%	100%	
3	Ms. Bui Thi Minh Phuong	1	100%	100%	

3. Supervisory activities of the Supervisory Board:

To monitor the company's operations and finances, the legality of the activities of the Board of Directors and the General Director, and to ensure compliance with the company's charter and legal regulations.

4. Coordination of activities between the Supervisory Board and the Board of Directors, the Executive Board, and other management personnel:

5. Other activities of the Supervisory Board (if any):

IV. Executive Board

No.	Executive Board Member	Date of birth	Professional qualifications	Appoitment/ Dismissal Date
1	Mr. Pham Hoang Long	25/07/1987	Bachelor	01/09/2022

V. Chief Accountant

Full name	Date of birth	Professional qualifications	Appoitment/ Dismissal Date
Ms. Nguyen Thi Duc Ha	04/02/1977	Bachelor of Economics	07/07/2016

VI. Training in corporate governance

The corporate governance training courses attended by members of the Board of Directors, members of the Supervisory Board, the General Director, and other management personnel are in accordance with corporate governance regulations.

VII. List of related parties of a public company and transactions of related parties with the Company itself.

1. List of company's related parties:

No.	Name of organization/individual	Trading account securities (if any)	Job title at the company (if any)	NSH certificate number, date of issue, place of issue	Head office address/contact address	Time of becoming a related person	Time of ceasing to be a related person	Reason	Relationship with the company
1	Nguyen Thi Tan					25/11/2016			Mother of the Chairman of the Board of Directors
2	Nguyen Thi Vui					25/11/2016			Mother-in-law of the Chairman of the Board
3	Nguyen Khac Thiep					25/11/2016			Father-in-law, Chairman of the Board of Directors
4	Nguyen Kieu Thanh					25/11/2016			The older sister of the Chairman of the Board.
5	Nguyen Cong Thanh					25/11/2016			The older brother of the Chairman of the Board.
6	Nguyen Anh Tuan					25/11/2016			Husband of the Chairman of the Board
7	Nguyen Thuy Anh					2018			Daughter of the Chairman of the Board
8	Nguyen Minh Khang					2024			Son of the Chairman of the Board

9	Hoang Thi Chang					25/11/2016			The sister-in-law of the Chairman of the Board of Directors.
10	Bui Van Oanh					25/11/2016			Brother-in-law of the Chairman of the Board of Directors
11	Tran Duong Hoai Linh					25/11/2016			BoD Member's Daughter
12	Tran Nhat Minh					25/11/2016			BoD Member's Son
13	Tran Dai Nghia					25/11/2016			BoD Member's older brother
14	Tran Nhat Thanh					25/11/2016			BoD Member's older brother
15	Tran Thi Thanh Thuy					25/11/2016			BoD Member's sister
16	Tran Thi Phuong					25/11/2016			BoD Member's sister
17	Nguyen Thi Kim Dung					25/11/2016			BoD Member's Sister-in-law
18	Ngo Thi Mai					25/11/2016			BoD Member's Sister-in-law
19	Nguyen Dang Quang					25/11/2016			BoD Member's Brother-in-law
20	Mai Khac Nhu					25/11/2016			BoD Member's Brother-in-law
21	Nguyen Khac Son					25/11/2016			BoD Member's Brother-in-law
22	Delta Construction Group Co., Ltd.					25/11/2016			The company in which the Board of Directors member is the General Director and Board of Directors member

23	Delta-V Construction and Technology Application Joint Stock Company					25/11/2016			The company in which the Board of Directors member is the Board of Directors member
24	Pham Khanh Toan					19/06/2020			Father of the Board of Directors and General Director
25	Do Thuy Ngan					19/06/2020			Mother of the Board of Directors and General Director
26	Tran Nhat Thanh					19/06/2020			Father-in-law of the Board of Directors and General Director
27	Nguyen Thi Kim Dung					19/06/2020			Mother-in-law of the Board of Directors and General Director
28	Tran Huong Anh					19/06/2020			Wife of the Board of Directors and General Director
29	Pham Tran Paris Nhat Ha					19/06/2020			Child of the Board of Directors and General Director
30	Pham Tran Bao Vi					19/06/2020			Child of the Board of Directors and General Director
31	Pham Tran Bach Kim					18/01/2023			Child of the Board of Directors and General Director
32	Dinh Tien Dung					21/04/2025			BoD Member's Father

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									Member's Sister-in-law
48	Bui Thi Minh					07/2016			The chief accountant's mother
49	Nguyen Thi Kim Binh					07/2016			The chief accountant's sister
50	Nguyen Minh Cuong					07/2016			Chief Accountant's Younger Brother
51	Phi Manh Thanh					07/2016			The Chief Accountant's Husband
52	Phi Manh Dat					07/2016			The chief accountant's son
53	Phi Ha My					07/2016			The chief accountant's daughter
54	Nguyen Ngoc Long					07/2016			The chief accountant's brother-in-law
55	Nguyen Hoang Dieu					07/2016			The chief accountant's sister-in-law
56	Phi Manh Duong					07/2016			The chief accountant's father-in-law
57	Le Thi Giac					07/2016			The chief accountant's mother-in-law
58	Le Ba Thua					07/2016			Company's International Relations Officer and Company Secretary's father
59	Bui Thi Nhon					07/2016			Company's International Relations Officer and Company Secretary's mother
60	Le Thi Kim Dung					07/2016			Company's International Relations Officer and Company

									Secretary's younger sister
61	Le Thi Xuan Thu					07/2016			Company's International Relations Officer and Company Secretary 's younger sister Secretary.
62	Nguyen Ngoc Minh					07/2016			Company's International Relations Officer and Company Secretary 's Husband
63	Nguyen Quang Anh					07/2016			Company's International Relations Officer and Company Secretary's son
64	Vu Minh Phuong					03/2023			Company's International Relations Officer and Company Secretary's daughter-in-law
65	Chu Van Long					21/04/2023			Supervisory Board Member's father
66	Truong Thi Mai					21/04/2023			Supervisory Board Member's mother
67	Chu Hoang Linh					21/04/2023			Supervisory Board Member's younger brother
68	Le Hai Chau					21/04/2023			Supervisory Board Member's father-in-law
69	Le Thi Bich Ngoc					21/04/2023			Supervisory Board Member's mother-in-law

70	Le Thuy Trang					21/04/2023			Supervisory Board Member's Wife
71	Chu Le Bao Uyen					21/04/2023			TVBKS's daughter
72	Bui Van Canh					21/04/2023			Supervisory Board Member's father
73	Le Thi Lan					21/04/2023			Supervisory Board Member's mother
74	Dao Gia Huy					2024			Supervisory Board Member's child
75	Bui Thi Bich Ngoc					21/04/2023			Supervisory Board Member's younger sister
76	Bui Khanh Bang					21/04/2023			Supervisory Board Member's younger sister
77	Nguyen Thi Thanh Xuan					26/12/2025			BoD Member's Mother
78	Nguyen Mai Hau					26/12/2025			BoD Member's Wife
79	Luu Thai Duy					26/12/2025			BoD Member's Son
80	Luu Thai Quang					26/12/2025			BoD Member's Younger brother
81	Nguyen Thi Thu					26/12/2025			BoD Member's sister-in-law
82	Delta Construction Group Co., Ltd.					25/11/2016			The company in which the Board of Directors member is the General Director and Board of Directors member

83	Delta-V Construction and Technology Application Joint Stock Company					25/11/2016			The company in which the Board of Directors member is the Board of Directors member
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2. Transactions between a company and its related parties; or between a company and major shareholders, insiders, or related parties of insiders:

N o.	Name of organization/in individual	Relation ship with the compan y	NSH certi fi cate numb er, date of issue, place of issue	Head office address/co ntact address	Time of transac tion with the compa ny	Resolution/D ecision No. approved by the General Meeting of Shareholders /Board of Directors... (if any, clearly state the date of issuance)	Con ten t, quantit y, total transac tion value	No te

3. Transactions between company insiders, related parties of insiders, and subsidiaries or companies controlled by the company:

N o.	The person who makes the transacti on	Insider Relatio ns	Positio n at Listed Compa ny	ID card/Passp ort number	Addre ss	Name of subsidia ry, compan y held by Listed Compan y	Time of transacti on	Content, quantity , total transacti on value	Not e

4. Transactions between the company and other entities:

4.1. Transactions between the company and companies in which members of the Board of Directors, members of the Supervisory Board, General Director and other managers have been and are founding members or members of the Board of Directors, General Director within the past three (03) years (calculated at the time of reporting)

4.2. Transactions between the company and companies in which related persons of members of the Board of Directors, members of the Supervisory Board, General Director and other managers are members of the Board of Directors, General Director

4.3. Other transactions of the company (if any) that may bring material or immaterial benefits to members of the Board of Directors, members of the Supervisory Board, General Director and other managers.

VIII. Stock transactions by insiders and related parties of insiders

1. List of insiders and related parties of insiders:

No.	Full name	Trading account securities (if any)	Job title at the company (if any)	ID/Passport number, date of issue, place of issue	Contact address	Number of shares held at the end of the period	Ending stock ownership ratio	Note
1	Nguyen Thi Dieu Thuy		Chairman of the Board			0	0%	
1.1	Nguyen Thi Tan					0	0%	
1.2	Nguyen Thi Vui					0	0%	
1.3	Nguyen Khac Thiep					0	0%	
1.4	Nguyen Kieu Thanh					0	0%	
1.5	Nguyen Cong Thanh					0	0%	
1.6	Nguyen Anh Tuan					0	0%	
1.7	Nguyen Thuy Anh					0	0%	
1.8	Nguyen Minh Khang					0	0%	
1.9	Hoang Thi Chang					0	0%	
1.10	Bui Van Oanh					0	0%	
2	Tran Thanh Vinh		Vice Chairman of the Board of Directors			0	0%	
2.1	Tran Duong Hoai Linh					0	0%	
2.2	Tran Nhat Minh					0	0%	
2.3	Tran Dai Nghia					0	0%	
2.4	Tran Nhat Thanh					0	0%	

2.5	Tran Thi Thanh Thuy					0	0%	
2.6	Tran Thi Phuong					0	0%	
2.7	Nguyen Thi Kim Dung					0	0%	
2.8	Ngo Thi Mai					0	0%	
2.9	Nguyen Dang Quang					0	0%	
2.10	Mai Khac Nhu					0	0%	
2.11	Nguyen Khac Son					0	0%	
2.12	Delta Construction Group Co., Ltd.					1.996.026	35%	
2.13	Delta-V Construction and Technology Application Joint Stock Company					1.996.026	35%	
3	Pham Hoang Long		Board Member, General Director			690.862	12,11%	
3.1	Pham Khanh Toan					0	0%	
3.2	Do Thuy Ngan					0	0%	
3.3	Tran Nhat Thanh					0	0%	
3.4	Nguyen Thi Kim Dung					0	0%	
3.5	Tran Huong Anh					0	0%	
3.6	Pham Tran Paris Nhat Ha					0	0%	
3.7	Pham Tran Bao Vi					0	0%	
3.8	Pham Tran Bach Kim					0	0%	
4	Dinh Thi Huong Quyen		Board Member			0	0%	
4.1	Dinh Tien Dung					0	0%	

4.2	Bui Thi Huong					0	0%	
4.3	Le Quang Hiep					0	0%	
4.4	Du Thi Thuc					0	0%	
4.5	Le Hoang Linh					0	0%	
4.6	Le Hoang Minh Quang					0	0%	
4.7	Le Minh Quan					0	0%	
4.8	Dinh Quang Tung					0	0%	
5	Luu Thai Dong		Board Member			0	0%	Board Member Commencement Date: December 26, 2025
5.1	Nguyen Thi Thanh Xuan					0	0%	
5.2	Nguyen Mai Hau					0	0%	
5.3	Luu Thai Duy					0	0%	
5.4	Luu Thai Quang					0	0%	
5.5	Nguyen Thi Thu					0	0%	
6	Nguyen Thi Duc Ha		Chief Accountant			5.093	0,0893%	
6.1	Bui Thi Minh					6.444	0,113%	
6.2	Nguyen Thi Kim Binh					0	0%	
6.3	Nguyen Minh Cuong					0	0%	
6.4	Phi Manh Thanh					0	0%	
6.5	Phi Manh Dat					0	0%	
6.6	Phi Ha My					0	0%	
6.7	Nguyen Ngoc Long					0	0%	

6.8	Nguyen Hoang Dieu					0	0%	
6.9	Phi Manh Duong					0	0%	
6.10	Le Thi Giac					0	0%	
7	Phung Thi Kim Lan		Head of the Supervisory Board			3	0%	
7.1	Nguyen Thi Kim Xuyen					0	0%	
7.2	Nguyen Van Hung					0	0%	
7.3	Nguyen Diep Ngan					0	0%	
7.4	Nguyen Anh Quan					0	0%	
7.5	Phung Thuy Anh					0	0%	
7.6	Phung Nguyen Chinh					0	0%	
7.7	Nguyen Thi Thanh Binh					0	0%	
7.8	Pham Nu Huyen Trang					0	0%	
8	Le Thi Kim Hoa		Secretary and Head of Corporate Administration			0	0%	
8.1	Le Ba Thua					0	0%	
8.2	Bui Thi Nhon					0	0%	
8.3	Le Thi Kim Dung					0	0%	
8.4	Le Thi Xuan Thu					0	0%	
8.5	Nguyen Ngoc Minh					0	0%	
8.6	Nguyen Quang Anh					0	0%	
8.7	Vu Minh Phuong					0	0%	

9	Chu Hoang Nam		Supervisory Board Member			0	0%	
9.1	Chu Van Long					0	0%	
9.2	Truong Thi Mai					0	0%	
9.3	Chu Hoang Linh					0	0%	
9.4	Le Hai Chau					0	0%	
9.5	Le Thi Bich Ngoc					0	0%	
9.6	Le Thuy Trang					0	0%	
9.7	Chu Le Bao Uyen					0	0%	
10	Bui Thi Minh Phuong					0	0%	
10.1	Bui Van Canh					0	0%	
10.2	Le Thi Lan					0	0%	
10.3	Dao Gia Huy							
10.4	Bui Thi Bich Ngoc					0	0%	
10.5	Bui Khanh Bang					0	0%	
11	Delta Construction Group Co., Ltd.					1.996.029	35%	
12	Delta-V Construction and Technology Application Joint Stock Company					1.996.029	35%	

2. Transactions by insiders and related parties involving the company's stock:

No.	The person who makes the transaction	Insider Relations	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reason for increase, decrease (buy, sell, convert, reward ...)
			Number of shares	Proportion	Number of shares	Proportion	

IX. Other matters to note

Recipients:

- As Sent;
- Archived: Office;
- Board of Directors, Secretary.

CHAIRMAN

(Sign, print full name and stamp)

(Signed)

Nguyen Thi Dieu Thuy

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