

REPORT ON CORPORATE GOVERNANCE
(semi-annual 2026)

- Name of company: **NATIONAL REALTY CORPORATION JOINT STOCK COMPANY**
- Address of headoffice: 03 Tran Nhat Duat Street, Tan Dinh Ward, HCM city.
- Telephone: (84-28) 3622 1399
- Charter capital: 925.977.620.000 đồng
- Stock symbol: NRC
- Governance model: General Meeting of Shareholders, Board of Directors (“BOD”), General Director and Audit Committee (“AC”) under the BOD.
- The implementation of internal audit: Implemented.

I. Activities of the General Meeting of Shareholders

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

1. General Meeting of Shareholders:

- On June 26, 2026, the Company held the 2026 Annual General Meeting of Shareholders.

2. Resolutions of General Meeting of Shareholders:

No.	Resolution/ Decision No.	Date	Content
1	01/2026/NQ- ĐHĐCĐ	26/06/2026	1. Approval of the 2025 Report on activities of the Board of Directors. 2. Approval of the 2025 Report on activities of the Audit Committee. 3. Approval of the 2025 financial statements and profit distribution and fund allocation for year. 4. Approval of the change of the Company’s name from "NRC Corporation Joint Stock Company" to "National Reality Corporation Joint Stock Company" and related matters. 5. Approval of the business plan, profit distribution plan and fund allocation for year 2026. 6. Approval of the remuneration for members of the Board of Directors and the person in charge of Corporate Governance. 7. Approval of the plan of increasing the Company’s charter capital in 2026. 8. Approval of the private placement plan of shares to the strategic investor. 9. Approval of Investment in Real Estate Products.

No.	Resolution/ Decision No.	Date	Content
			10. Approval of the Capital Raising Plan for Business Operations and Working Capital Supplement. 11. Approval of the selection of the independent audit firm for year 2026. 12. Approval of the dismissal and the election of a member of the Board of Directors for the term 2022–2027. 13. Approval of the election results and appointment of Ms. Ngo Thi Nhu Phuong as a member of the Board of Directors for the term 2022–2027.

II. The Board of Directors (semi-annual 2026):

1. Information about the BOD members:

No.	Board members	Position (Independent members of the BOD, Non-executive members of the BOD)	The date becoming/ceasing to be the member of the BOD	
			Date of appointment	Ngày miễn nhiệm Date of dismissal
1	Mr. Le Thong Nhat	Chairman of the BOD	28/04/2022	
2	Mr. Nguyen Huy Cuong	Deputy Chairman of the BOD	24/06/2025	
3	Mr. Tran Vi Thoai	Non-executive Member of the BOD	28/04/2022	
4	Ms. Nguyen Thi Huong Giang	Member of the BOD	24/06/2025	26/06/2026
5	Mr. Tran Dai Duong	Independent Member of the BOD	25/10/2025	
6	Ms. Ngo Thi Nhu Phuong	Member of the BOD	26/06/2026	

2. Meetings of the BOD:

No.	Member of the BOD	Number of BOD meetings attended	Attendance rate	Reasons for absence
1	Mr. Le Thong Nhat	24/24	100%	
2	Mr. Nguyen Huy Cuong	24/24	100%	
3	Mr. Tran Vi Thoai	24/24	100%	
4	Ms. Nguyen Thi Huong Giang	22/24	92%	Dismissal
5	Mr. Tran Dai Duong	24/24	100%	
6	Ms. Ngo Thi Nhu Phuong	02/24	8%	Appointment

3. Supervising the Board of Management (“BOM”) by the BOD:

During the reporting period, the Board of Directors performed its governance, supervisory and strategic oversight functions in accordance with the Law on Enterprises, the Law on Securities, the Company’s Charter and its Internal Regulations on Corporate Governance. The supervision was conducted on a regular basis through meetings of the Board of Directors, reports submitted by the Board of Management and reports from relevant professional departments.

- Supervise the implementation of resolutions of the General Meeting of Shareholders and the Board of Directors; assess progress toward achieving the Company’s business and operational objectives and plans; and promptly direct the Board of Management to address any difficulties

or issues arising during implementation.

- Review, decide on and supervise the implementation of investment plans, strategic cooperation arrangements, capital increases in member companies and divestments from investments that are no longer appropriate, ensuring the efficient use of capital and alignment with the Company's development strategy.
- Supervise risk management in the areas of investment, finance, legal affairs and operations; require the Board of Management to regularly assess material risks and develop appropriate control measures to ensure the Company's safe and efficient operations.
- Supervise the preparation and disclosure of financial statements, the performance of information disclosure obligations, related-party transactions, and compliance with laws and regulations on securities, enterprises and other relevant matters.
- Supervise the strengthening of the organizational structure, the appointment of managerial personnel and representatives of the Company's contributed capital at member companies, ensuring that the governance and management structure meets the Company's operational requirements at each stage of development.
- Direct the Board of Management to strengthen corporate governance and review and improve the system of internal regulations and procedures in order to enhance governance efficiency, transparency and internal control capabilities.
- The Board of Directors regularly monitors the Company's business and operational performance, market developments and changes in laws and policies in order to promptly adopt appropriate decisions and safeguard the interests of the Company, its shareholders and other stakeholders.

4. Activities of the BOD' subcommittees:

The Board of Directors maintains the Audit Committee as its sole committee, whose activities are detailed in Section III of this Report. In addition to performing its functions as prescribed, the Audit Committee regularly coordinates with the Board of Management and relevant departments in reviewing the internal control system, risk management, the preparation of financial statements, information disclosure and legal compliance, thereby enhancing the effectiveness of corporate governance.

5. Resolutions/Decisions of the BOD (semi-annual 2026):

No.	Resolution/ Decision No.	Date	Content	Approval rate
1	01/2026/NQ- HĐQT	09/01/2026	Approval of the strategic cooperation agreement between Netland Real Estate Joint Stock Company with Hung Thinh Phat General Development Joint Stock Company.	100%
2	02/2026/NQ- HĐQT	13/01/2026	Approval of the Four-Party Agreement.	100%
3	03/2026/NQ- HĐQT	14/01/2026	Approval of the Strategic Cooperation Agreement with Enlie Pharmaceutical Joint Stock Company.	100%

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No.	Resolution/ Decision No.	Date	Content	Approval rate
4	03.1/2026/NQ- HĐQT	14/01/2026	Approval of the signing of Memorandum of Understanding (MOU) with Nipro Sales Vietnam Co., Ltd.	100%
5	04/2026/NQ- HĐQT	17/01/2026	Approval of the dismissal and appointment of the Chief Accountant of Netland Real Estate Joint Stock Company.	100%
6	05/2026/NQ- HĐQT	19/01/2026	Approval of the Strategic Cooperation Agreement with Lam Rice Group Inc Joint Stock Company.	100%
7	06/2026/NQ- HĐQT	20/01/2026	Approval of the adjustment of Nagri's representative of contributed capital at AG High-Tech Agriculture Co., Ltd. and the strengthening of AG Agritech's management personnel.	100%
8	06.1/2026/NQ- HĐQT	24/01/2026	Approval of the plan for handling the investment cooperation in the rice processing factory acquisition project, and the investment in the cultivation of agricultural crops, medicinal plants, etc., and the development of the high-tech agricultural processing factory.	100%
9	06.2/2026/NQ- HĐQT	25/02/2026	Approval of matters related to the audit of the 2025 financial statements, including investment efficiency assessment, the 2026 business plan, and the business cooperation with NTR Real Estate Investment Joint Stock Company.	100%
10	07/2026/NQ- HĐQT	09/03/2026	Approval of the Strategic Cooperation agreement with Netland Real Estate Joint Stock Company with VHR Investment Joint Stock Company.	100%
11	08/2026/NQ- HĐQT	11/03/2026	Approval of the capital increase investment in Danh Khoi TK Joint Stock Company.	100%
12	09/2026/NQ- HĐQT	19/03/2026	Approval of the signing of Strategic Cooperation Agreement with An Giang Import-Export Joint Stock Company.	100%
13	09.1/2026/NQ- HĐQT	01/04/2026	Approval of the termination of Cost Control Regulation.	100%
14	10/2026/NQ- HĐQT	08/04/2026	Approval of the extension of the deadline for organizing the 2026 Annual General Meeting of Shareholders.	100%

No.	Resolution/ Decision No.	Date	Content	Approval rate
15	11/2026/NQ-HĐQT	10/04/2026	Approval of the appointment of the capital representative of NRC Property.	100%
16	11.1/2026/NQ-HĐQT	20/04/2026	Approval of the transaction of related party between NRC and Danh Khoi Holdings Investment Jsc.	
17	12/2026/NQ-HĐQT	28/04/2026	Approval of the convening of the 2026 Annual General Meeting of Shareholders.	100%
18	12.1/2026/NQ-HĐQT	30/05/2026	Approval the divestment of High Tech Agriculture AG.	
19	13/2026/NQ-HĐQT	03/06/2026	Approval of the agenda and meeting documents to be submitted to the 2026 Annual General Meeting of Shareholders.	100%
20	14/2026/NQ-HĐQT	23/06/2026	Approval of the supplementation of meeting documents to be submitted to the 2026 Annual General Meeting of Shareholders.	100%
21	15/2026/NQ-HĐQT	25/06/2026	Approval of the candidate for the member of the Board of Directors for the term 2022–2027.	100%
22	16/2026/NQ-HĐQT	25/06/2026	Approval of the strategic cooperation with Thien Hoang Holdings Joint Stock Company.	100%
23	17/2026/NQ-HĐQT	26/06/2026	Approval of the divestment from DKTK Thuan An Joint Stock Company.	100%
24	18/2026/NQ-HĐQT	26/06/2026	Approval of the transfer of shares in DKTK Thuan An Joint Stock Company.	100%

During the first six months of 2026, the Board of Directors fully performed its governance functions in accordance with applicable laws and the Company's Charter; convened meetings in compliance with the prescribed procedures; and promptly issued resolutions to meet the Company's governance and management requirements.

The Board of Directors' decisions focused on key matters, including strengthening the governance structure, restructuring the investment portfolio, expanding strategic cooperation, mobilizing resources for business operations, preparing matters for submission to the 2026 Annual General Meeting of Shareholders, and enhancing corporate governance.

The Board of Directors continued to maintain a strict supervisory mechanism over the Board of Management, while strengthening risk management, internal control, information disclosure and legal compliance in order to enhance transparency and operational efficiency and protect the lawful rights and interests of shareholders.



III. The Audit Committee (semi-annual 2026)

1. Information about members of the AC

No.	Members of The Audit Committee	Position	The date becoming to be the member of the Audit Committee	The date ceasing to be the member of the Audit Committee	Qualification
1	Mr. Tran Dai Duong	President of the AC cum BOD non-executive member	25/10/2025		Bachelor of Accounting and Auditing
2	Mr. Tran Vi Thoai	Member of the AC cum BOD member	26/04/2023		Bachelor of Laws

2. Meetings of the Audit Committee

No.	Members of the Audit Committee	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Mr. Tran Dai Duong	1/1	100%	100%	
2	Mr. Tran Vi Thoai	1/1	100%	100%	

3. Supervising the Board of Directors, Board of Management and shareholders by the Audit Committee

During the reporting period, the Audit Committee performed its supervisory functions in accordance with the Law on Enterprises, the Law on Securities, the Company's Charter and the Regulations on the Operation of the Audit Committee, focusing on the following matters:

- Reviewing the quarterly and annual financial statements and discussing with the independent auditor any material matters arising during the audit process.
- Reviewing the application of accounting policies, material items in the financial statements and recommendations made by the independent auditor in order to improve the quality of financial information.
- Supervising compliance with laws and regulations on corporate governance, information disclosure, related-party transactions and the obligations applicable to public companies.
- Reviewing the implementation of internal regulations, assessing the adequacy of the internal control system and making recommendations to enhance the effectiveness of corporate governance.
- Supervising the implementation of recommendations made by the independent auditor, conclusions arising from inspections or examinations, where applicable, and the remedial measures taken by the Board of Management.
- Monitoring and assessing material risks that may affect the Company's operations and recommending appropriate preventive and control measures to the Board of Directors and the Board of Management.

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

- The Audit Committee maintained regular coordination with the Board of Directors, the Board of Management and relevant departments through periodic meetings and professional

consultations to ensure the timely exchange of information on matters relating to finance, accounting, investment, risk management, internal control and information disclosure.

- Based on its supervision and assessment results, the Audit Committee made recommendations to the Board of Directors and the Board of Management to enhance the effectiveness of internal controls, strengthen legal compliance and improve corporate governance practices.

5. Other activities of the Board of Supervisors and Audit Committee (if any):

During the reporting period, the Audit Committee coordinated with the Board of Management and the Finance and Accounting Division in reviewing accounting policies, improving the accounting information system and assessing compliance with applicable accounting standards and regulations. The Audit Committee also provided comments and recommendations on improving internal procedures relating to financial controls, risk management and information disclosure.

IV. Board of Management

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment of BOM members	Date of dismissal of BOM members
1	Mr. Trinh Van Bao – General Director	18/07/1988	Master of Business Administration	15/08/2025	
2	Ms. Han Thi Quynh Thi –Deputy General Manager	07/04/1982	Master of Business Administration	27/10/2025	

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment	Date of dismissal
Ms. Nguyen Thi Van	15/10/1971	Bachelor of Economics	20/05/2025	

VI. Training courses on corporate governance

- During the reporting period, the Company continued to enhance its governance capacity by facilitating the participation of members of the Board of Directors, the Audit Committee, the Board of Management, the Person in Charge of Corporate Governance and managerial personnel in training programs and updates on new regulations concerning corporate governance, information disclosure, securities laws, internal control and risk management.
- In addition to external training programs, the Company regularly disseminated new legal regulations and internal guidelines and organized professional discussions to enhance compliance awareness, transparency and the effectiveness of corporate governance..

VII. The list of affiliated persons of the public company (semi-annual 2026) and transactions of affiliated persons of the Company)

1. The list of affiliated persons of the Company: The Annex 1 attached.
2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons: The Annex 2 attached.
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 BOD, or CEOs in three (03) latest years (calculated at the time of reporting): The Annex 3 attached.

4.2. Transactions between the Company and the company that its affiliated persons with members of BOD, Board of Supervisors, Director (General Director) and other managers as a member of BOD, 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 BOD, members of the Board of Supervisors, Director (General Director) and other managers: None.

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

1. The list of internal persons and their affiliated persons: The Annex 4 attached.
2. Transactions of internal persons and affiliated persons with shares of the company: The Annex 5 attached.

IX. Other significant issues: None./.

Recipients:

- As above;
- Company's archives;

 **CHAIRMAN OF THE BOARD OF DIRECTORS**

LE THONG NHAT

REPORT OF CORPORATE GOVERNANCE

The Annex 1: The list of affiliated persons of the Company

(Reporting period: 30/06/2026)

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1	Le Thong Nhat		Chairman			28/04/2022			Insider
1.1	Huynh Thi Thanh Thuy					28/04/2022		Mother	Related-person of Mr. Nhat
1.2	Nguyen Ngoc Thuy					28/04/2022		Wife	Related-person of Mr. Nhat
1.3	Le Anh Khoi					28/04/2022		Child	Related-person of Mr. Nhat
1.4	Le Nhat Vy					28/04/2022		Child	Related-person of Mr. Nhat
1.5	Le Bao Han					28/04/2022		Child	Related-person of Mr. Nhat
1.6	Le Nghia					28/04/2022		Brother	Related-person of Mr. Nhat
1.7	Le Khoi					28/04/2022		Brother	Related-person of Mr. Nhat



No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1.8	D&D Engineering Construction Jsc.		BOD member			28/04/2022			Related Company
1.9	Danh Khoi Holdings Investment Jsc.		Chairman cum General Director			28/04/2022			Related Company
1.10	VHR Investment Jsc.		Chairman cum General Director			28/04/2022			Related Company
1.11	Asia Construction Investment and Tourist Jsc.		Chairman			28/04/2022			Related Company
1.12	Saigon Non Nuoc Tourist - Real Estate Jsc.		BOD member			28/04/2022			Related Company
2	Nguyen Huy Cuong		Deputy Chairman			24/06/2025			Insider
2.1	Nguyen Hieu Liem					24/06/2025		Father	Related-person of Mr. Cuong
2.2	Nguyen Thi Nhut					24/06/2025		Mother	Related-person of Mr. Cuong
2.3	Do Thi Tieng					24/06/2025		Mother in law	Related-person of Mr. Cuong

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
2.4	Ho Thi Do Quyen					24/06/2025		Wife	Related-person of Mr. Cuong
2.5	Nguyen Ho Hai Dang					24/06/2025		Child	Related-person of Mr. Cuong
2.6	Nguyen Ho Bao Ngoc					24/06/2025		Child	Related-person of Mr. Cuong
2.7	Nguyen Hieu Hue					24/06/2025		Sister	Related-person of Mr. Cuong
2.8	Nguyen Thi Kim Phuong					24/06/2025		Sister	Related-person of Mr. Cuong
2.9	Nguyen Kim Hong					24/06/2025		Sister	Related-person of Mr. Cuong
2.10	Nguyen Kim Yen					24/06/2025		Brother	Related-person of Mr. Cuong
2.11	Nguyen Van Khoa					24/06/2025		Mother in law	Related-person of Mr. Cuong

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
2.12	Asia Construction Investment and Tourist Jsc.		BOD member			24/06/2025			Related Company
2.13	Nhat An Healthcare Corporation		Chairman cum General Director			24/06/2025			Related Company
2.14	DKTK Thuan An Jsc.		Chairman cum General Director			24/06/2025			Related Company
2.15	NRC Property Investment & Development Jsc.		BOD member cum General Director			24/06/2025			Related Company
3	Tran Vi Thoai	068C201509	BOD member cum AC member			28/04/2022			Insider
3.1	Tran Van Thanh					28/04/2022		Father	Related-person of Mr. Thoai
3.2	Duong Thi Loan					28/04/2022		Mother	Related-person of Mr. Thoai
3.3	Tran Giang Thanh					28/04/2022		Sister	Related-person of Mr. Thoai
3.4	Tran Giang Nam					28/04/2022		Brother	Related-person of Mr. Thoai

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
3.5	Expolanka Freight (Vietnam) Ltd		Member of the Board			28/04/2022			Related Company
3.6	IB Legal Vietnam Ltd.		Chairman cum Director			28/04/2022			Related Company
3.7	DKPM Service – Property Management Jsc.		BOD member			28/04/2022			Related Company
4	Nguyen Thi Huong Giang		BOD member			24/06/2025	26/06/2026	Dismissal	Insider
4.1	Nguyen Thanh Long					24/06/2025	26/06/2026	Husband	Related-person of Ms. Giang
4.2	Nguyen Nhut Thanh					24/06/2025	26/06/2026	Brother	Related-person of Ms. Giang
4.3	Nguyen Nhat Truong					24/06/2025	26/06/2026	Brother	Related-person of Ms. Giang
4.4	Nguyen Nhat Vinh					24/06/2025	26/06/2026	Brother	Related-person of Ms. Giang
5	Tran Dai Duong		BOD member			27/10/2025			Insider

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
5.1	Hong Thi Hoa					27/10/2025		Mother	Related-person of Mr. Duong
5.2	Tran Huu Tam					27/10/2025		Brother	Related-person of Mr. Duong
5.3	Tran Trieu Chau					27/10/2025		Brother	Related-person of Mr. Duong
5.4	Tran Hai An					27/10/2025		Brother	Related-person of Mr. Duong
6	Ngo Thi Nhu Phuong					26/06/2026		Appointment	Insider
6.1	Do Thanh Nhan					26/06/2026		Husband	Related-person of Ms. Phuong
6.2	Do Thanh Doi					26/06/2026		Father in law	Related-person of Ms. Phuong
6.3	Dang Thi Hong					26/06/2026		Mother in law	Related-person of Ms. Phuong

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
6.4	Ngo Dinh Tu					26/06/2026		Father	Related-person of Ms. Phuong
6.5	Tran Thi Xuan					26/06/2026		Mother	Related-person of Ms. Phuong
6.6	Ngo Thi Hoai Thuong					26/06/2026		Sister	Related-person of Ms. Phuong
6.7	Ngo Thi Hoai Thanh					26/06/2026		Sister	Related-person of Ms. Phuong
6.8	Tu Cong Quang Khai					26/06/2026		Brother in law	Related-person of Ms. Phuong
6.9	Ngo Dinh Quang Minh					26/06/2026		Brother	Related-person of Ms. Phuong
6.10	Do Tue Minh					26/06/2026		Child	Related-person of Ms. Phuong
6.11	Do Hoang Nam					26/06/2026		Child	Related-person of Ms. Phuong
6.12	Do Hoang Quan					26/06/2026		Child	Related-person of Ms. Phuong

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
6.13	Thien Hoang Holdings JSC.		General Director			26/06/2026			Related Company
7	Trinh Van Bao		General Director, Authorized person for info. disclosure			06/01/2025			Insider
7.1	Trinh Tam					06/01/2025		Father	Related-person of Mr. Bao
7.2	Tran Thi Le					06/01/2025		Mother	Related-person of Mr. Bao
7.3	Ho Dac Khuong					06/01/2025		Father in law	Related-person of Mr. Bao
7.4	Nguyen Thi Thu Huong					06/01/2025		Mother in law	Related-person of Mr. Bao
7.5	Ho Huong Thao					06/01/2025		Wife	Related-person of Mr. Bao
7.6	Trinh Van Tanh					06/01/2025		Brother	Related-person of Mr. Bao
7.7	Dang Ngoc Tho					06/01/2025		Sister in law	Related-person of Mr. Bao

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
7.8	Trinh Van Xi					06/01/2025		Brother	Related-person of Mr. Bao
7.9	Pham Thi Ngoc Bich					06/01/2025		Sister in law	Related-person of Mr. Bao
7.1	BTH Trading and Investment Company Ltd.		General Director			06/01/2025			Related Company
7.11	Carbon Vietnam Agricultural Development and Investment Jsc.		General Director			06/01/2025			Related Company
8	Han Thi Quynh Thi	044C418688	Deputy General Director			27/10/2025			Insider
8.1	Truong Hung Viet					27/10/2025		Husband	Related-person of Ms. Thi
8.2	Truong Han Hung Phu					27/10/2025		Child	Related-person of Ms. Thi
8.3	Truong Han Phuc Khang					27/10/2025		Child	Related-person of Ms. Thi
8.4	Han Le Quang					27/10/2025		Father	Related-person of Ms. Thi

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
8.5	Han Thi Quynh Tien					27/10/2025		Sister	Related-person of Ms. Thi
8.6	Le Vu Hung					27/10/2025		Brother in law	Related-person of Ms. Thi
8.7	Le Khanh Hoai					27/10/2025		Father in law	Related-person of Ms. Thi
8.8	Tran Thi Thanh Tung					27/10/2025		Mother in law	Related-person of Ms. Thi
9	Nguyen Thi Van		Chief Accountant			20/05/2025			Insider
9.1	Nguyen Dinh Duy					20/05/2025		Husband	Related-person of Ms. Van
9.2	Nguyen Ngoc Van Khanh					20/05/2025		Child	Related-person of Ms. Van
9.3	Nguyen Dinh Duy Khang					20/05/2025		Child	Related-person of Ms. Van
10	Tran Le Anh Thu		Person in charge of Corporate Governance			20/05/2025			Insider

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
10.1	Le Kim Xuyen					20/05/2025		Mother	Related-person of Ms. Thu
10.2	Do Ngoc Quang					20/05/2025		Husband	Related-person of Ms. Thu
10.3	Do Khanh Ngan					20/05/2025		Child	Related-person of Ms. Thu
10.4	Do Trung Nam					20/05/2025		Child	Related-person of Ms. Thu
11	DKTK Thuan An Jsc.		Subsidiary			Since 2022			Related party
12	NRC Property Investment & Development Jsc.		Subsidiary			Since 2022			Related party
13	NRC High-Tech Agricultural Company Ltd.		Subsidiary			Since 2025			Related party
14	NRC Pharma Company Ltd.		Subsidiary			Since 2025			Related party
15	NETLAND Real Estate Jsc.		Subsidiary			Since 2025			Related party

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

(Reporting period: 30/06/2026)

No.	Name of organization/ individual	Relationship with the Company	No.* date of issue, place of issue	Address	Thời điểm giao dịch	Resolution No. or Decision No. approved	Content, quantity, total value of transaction	Note
1	Le Thong Nhat	Insider			2026		45,206,999,999	Providing loan to the Company
2	Lê Thống Nhất	Insider			2026		15,610,000,000	The Company repaid loan
3	NRC High-Tech Agricultural Company Ltd.	Subsidiary			2026		63,685,200	Revenue from office lease agreements.
4	NRC High-Tech Agricultural Company Ltd.	Subsidiary			2026		136,603,340	The Company makes payments on behalf of the related party.

The Annex 3: 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 BOD, or CEOs in three (03) latest years (calculated at the time of reporting)

(Reporting period: 30/06/2026)

No.	Name of organization/ individual	Relationship with the Company	No.* date of issue, place of issue	Address	Thời điểm giao dịch	Resolution No. or Decision No. approved	Content, quantity, total value of transaction	Note
1	Danh khô Holdings Investment Jsc.	Mr.Nhat's related Company			2026		21,150,000,000	Revenue from investment cooperation under the Contract No. 01/2020/NRC-DKRH/BD and 02/2020/NRC- DKRH/NH4.
2	Danh khô Holdings Investment Jsc.	Mr.Nhat's related Company			2026		7,500,000,000	The Company collected the debt under Contract No.01/2020/NRC-DKRH/BD.
3	Danh khô Holdings Investment Jsc.	Mr.Nhat's related Company			2026		449,750,000,000	The Company collected the amount from investment cooperation under Contract No.01/2020/NRC-DKRH/BD; 01/2022/HTĐT/NRC- DKRH/NH and 02/2020/NRC- DKRH/NH4.
4	Asia Construction Investment and Tourist Jsc.	Mr.Nhat's related Company			2026		1,484,700,000	The Company collected the debt under Contract No. 03/2024/CHAUA-DKG.

The Annex 4: The list of internal persons and their affiliated persons

(Reporting period: 30/06/2026)

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
1	Le Thong Nhat		Chairman			2,706,957	2.92%	
1.1	Huynh Thi Thanh Thuy					0	0%	Mother
1.2	Nguyen Ngoc Thuy					1,622,196	1.75%	Wife
1.3	Le Anh Khoi					0	0%	Child
1.4	Le Nhat Vy					0	0%	Child
1.5	Le Bao Han					0	0%	Child
1.6	Le Nghia					0	0%	Brother
1.7	Le Khoi					0	0%	Brother

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
1.8	D&D Engineering Construction Jsc.		BOD member			0	0%	
1.9	Danh Khoi Holdings Investment Jsc.		Chairman cum General Director			0	0%	
1.10	VHR Investment Jsc.		Chairman cum General Director			0	0%	
1.11	Asia Construction Investment and Tourist Jsc.		Chairman			0	0%	
1.12	Saigon Non Nuoc Tourist - Real Estate Jsc.		BOD member			0	0%	
2	Nguyen Huy Cuong		Deputy Chairman			124,527	0.134%	
2.1	Nguyen Hieu Liem					0	0%	Father
2.2	Nguyen Thi Nhut					0	0%	Mother



No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
2.3	Do Thi Tieng					0	0%	Mother in law
2.4	Ho Thi Do Quyen					0	0%	Wife
2.5	Nguyen Ho Hai Dang					2,300	0.002%	Child
2.6	Nguyen Ho Bao Ngoc					0	0%	Child
2.7	Nguyen Hieu Hue					0	0%	Sister
2.8	Nguyen Thi Kim Phuong					0	0%	Sister
2.9	Nguyen Kim Hong					0	0%	Sister
2.10	Nguyen Kim Yen					0	0%	Brother

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
2.11	Nguyen Van Khoa					0	0%	Mother in law
2.12	Asia Construction Investment and Tourist Jsc.		BOD member			0	0%	
2.13	Nhat An Healthcare Corporation		Chairman cum General Director			0	0%	
2.14	DKTK Thuan An Jsc.		Chairman cum General Director			0	0%	
2.15	NRC Property Investment & Development Jsc.		BOD member cum General Director			0	0%	
3	Tran Vi Thoai		BOD member cum AC member			40,000	0.043%	
3.1	Tran Van Thanh					0	0%	Father
3.2	Duong Thi Loan					0	0%	Mother
3.3	Tran Giang Thanh					0	0%	Sister

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
3.4	Tran Giang Nam					0	0%	Brother
3.5	Expolanka Freight (Vietnam) Ltd		Member of the Board			0	0%	
3.6	IB Legal Vietnam Ltd.		Chairman cum Director			0	0%	
3.7	DKPM Service – Property Management Jsc.		BOD member			0	0%	
4	Nguyen Thi Huong Giang		BOD member			0	0%	Dismissal
4.1	Nguyen Thanh Long					0	0%	Husband
4.2	Nguyen Nhut Thanh					0	0%	Brother
4.3	Nguyen Nhat Truong					0	0%	Brother

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
4.4	Nguyen Nhat Vinh					0	0%	Brother
5	Tran Dai Duong		BOD member			0	0%	
5.1	Hong Thi Hoa					0	0%	Mother
5.2	Tran Huu Tam					0	0%	Brother
5.3	Tran Trieu Chau					0	0%	Brother
5.4	Tran Hai An					0	0%	Brother
6	Ngo Thi Nhu Phuong					0	0%	Appointment
6.1	Do Thanh Nhan					0	0%	Husband

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
6.2	Do Thanh Doi					0	0%	Father in law
6.3	Dang Thi Hong					0	0%	Mother in law
6.4	Ngo Dinh Tu					0	0%	Father
6.5	Tran Thi Xuan					0	0%	Mother
6.6	Ngo Thi Hoai Thuong					0	0%	Sister
6.7	Ngo Thi Hoai Thanh					0	0%	Sister
6.8	Tu Cong Quang Khai					0	0%	Brother in law
6.9	Ngo Dinh Quang Minh					0	0%	Brother

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
6.10	Do Tue Minh					0	0%	Child
6.11	Do Hoang Nam					0	0%	Child
6.12	Do Hoang Quan					0	0%	Child
6.13	Thien Hoang Holdings JSC.		General Director			0	0%	
7	Trinh Van Bao		General Director, Authorized person for information disclosure			0	0%	
7.1	Trinh Tam					0	0%	Father
7.2	Tran Thi Le					0	0%	Mother

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
7.3	Ho Dac Khuong					0	0%	Father in law
7.4	Nguyen Thi Thu Huong					0	0%	Mother in law
7.5	Ho Huong Thao					0	0%	Wife
7.6	Trinh Van Tanh					0	0%	Brother
7.7	Dang Ngoc Tho					0	0%	Sister in law
7.8	Trinh Van Xi					0	0%	Brother
7.9	Pham Thi Ngoc Bich					0	0%	Sister in law
7.10	BTH Trading and Investment Company Ltd.		General Director			0	0%	
7.11	Carbon Vietnam Agricultural Development and Investment Jsc.		General Director			0	0%	

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
8	Han Thi Quynh Thi		Deputy General Director			8,275	0.01%	
8.1	Truong Hung Viet					0	0%	Husband
8.2	Truong Han Hung Phu					0	0%	Child
8.3	Truong Han Phuc Khang					0	0%	Child
8.4	Han Le Quang					0	0%	Father
8.5	Han Thi Quynh Tien					0	0%	Sister
8.6	Le Vu Hung					0	0%	Brother in law
8.7	Le Khanh Hoai					0	0%	Father in law
8.8	Tran Thi Thanh Tung					0	0%	Mother in law
9	Nguyen Thi Van		Chief Accountant			0	0%	

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	No. of share owned at the end of period	% owned at the end of period	Reasons
9.1	Nguyen Dinh Duy					0	0%	Husband
9.2	Nguyen Ngoc Van Khanh					0	0%	Child
9.3	Nguyen Dinh Duy Khang					0	0%	Child
10	Tran Le Anh Thu		Person in charge of Corporate Governance			0	0%	
10.1	Le Kim Xuyen					0	0%	Mother
10.2	Do Ngoc Quang					0	0%	Husband
10.3	Do Khanh Ngan					0	0%	Child
10.4	Do Trung Nam					0	0%	Child

The Annex 5: Transactions of internal persons and affiliated persons with shares of the company (Reporting period: 30/06/2026)

No	Transaction executors	Relationship with internal persons	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reasons for increasing/ decreasing
			Number of shares	%	Number of shares	%	
1	Tran Vi Thoai	Member of the BOD cum Member of the AC	67,500	0.073%	40,000	0,043%	Sell
2	Han Thi Quynh Thi	Deputy General Manager	6,675	0.009%	8,275	0,009%	Buy
3	Nguyen Huy Cuong	Deputy Chairman	104,040	0.112%	124,527	0.134%	Buy
4	Nguyen Ho Hai Dang	Child of Mr.Nguyen Huy Cuong- Deputy Chairman	0	0%	2,300	0.002%	Buy

(*)Number of shares and ratio at the beginning of the period: calculated from 01/01/2026.

(**)Number of shares and ratio at the end of the period calculated based on 92,597,762 shares (according to the list finalized on 20/05/2026).