

**VINACONEX 21 JOINT STOCK
COMPANY**
No. 115/ V21

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 29 July 2026

CORPORATE GOVERNANCE REPORT
(For the First Six Months of 2026)

Dear: - State Securities Commission
- Hanoi Stock Exchange

- Company name: **VINACONEX 21 JOINT STOCK COMPANY**
- Head office address: 3rd Floor, Vinaconex 21 Building, Alley 804 Quang Trung Street, Duong Noi Ward, Hanoi.
- Phone: 024.6325.6588 Email: tcktvinaconex21@gmail.com
- Charter capital: 119,997,890,000 VND (One hundred and nineteen billion, nine hundred and ninety seven million, eight hundred and ninety thousand VND)
- Stock code: V21
- Company governance model:
 - + General Meeting of Shareholders, Board of Directors, Board of Supervisors and General Director
- Regarding the implementation of 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 in the form of written opinions):

No.	Resolution/Decision Number	Date	Content
1	Resolution No. 15/V21	28/04/2026	Resolution of the 2026 Annual General Meeting of Shareholders

II. Board of Directors (The First Six Months of 2026):

1. Information about Board of Directors members:

No.	Board Member	Position (independent member of the Board of Directors, non-executive member of the Board of Directors)	Date of commencement/cease as a member of the board of directors/Independent board of directors	
			Date of appointment	Dismissal Date
1	Mr. Nguyen Manh Ha	Chairman of the Board		
2	Mr. Nguyen Huy Cuong	Board Member		
3	Mr. Nguyen Linh Giang	Independent Board Member		

2. Board of Directors Meetings:

No.	Board Member	Number of Board of Directors meetings attended	Meeting attendance rate	Reason for not attending the meeting
1	Mr. Nguyen Manh Ha	12/12	100%	
2	Mr. Nguyen Huy Cuong	12/12	100%	
3	Mr. Nguyen Linh Giang	12/12	100%	

3. Board of Directors' supervision of the Executive Board:

During the first six months of 2026, the Board of Directors has substantially completed the organization of the management and operation apparatus of the Company's production and business activities:

- Supervising and directing the Company's business and production activities during the first six months of 2026;
- Directing the implementation of capital recovery, settlement of the Company's projects and other contracted projects;
- Accelerating the construction progress of projects;
- Enhancing market development, project acquisition and bidding activities, while prioritizing projects with secured funding;
- Improving financial work through audits.
- Implementing the reporting regime, periodic and irregular information disclosure to the Hanoi Stock Exchange, the State Securities Commission and the Vietnam Securities Depository and

Clearing Corporation.

4. Activities of the subcommittees of the Board of Directors:

Assisting the Board of Directors, the Company has a Secretariat to perform the following tasks:

- Attending meetings of the Board of Directors to record minutes, draft Resolutions, and update full information for members of the Board of Directors and the Supervisory Board;
- Preparing programs, documents, and papers for Board of Directors meetings;
- Monitoring the implementation of documents agreed upon at meetings, reporting to the Board of Directors to summarize and handle any problems or issues that arise;
- Updating documents from higher levels and legal documents to serve the management work of the Board of Directors and the Executive Board.

5. Resolutions/Decisions of the Board of Directors (The first six months of 2026):

No.	Resolution/Decision Number	Date	Content	Passage Rate
1	Resolution No. 02/V21	05/01/2026	Approval of the disposal of fixed assets	100%
2	Resolution No. 04/V21	12/01/2026	Approval of salary adjustments in accordance with Decree No. 293/2025/ND-CP	100%
3	Resolution No. 05/2026/NQ-HDQT	17/01/2026	Approval of the total construction cost estimate for the Nam Ngan Ward Social Housing Project	100%
4	Resolution No. 06/2026/NQ-HDQT	19/01/2026	Approval of the selling prices for the Nam Ngan Ward Social Housing Project	100%
5	Resolution No. 08/V21	03/02/2026	Approval of the record date for determining shareholders entitled to attend the 2026 Annual General Meeting of Shareholders	100%
6	Resolution No. 10/V21	23/02/2026	Appointment of the Deputy General Director	100%
7	Resolution No. 11/2026/NQ-HDQT	08/04/2026	Approval of the revised total construction cost estimate for the Nam Ngan Ward Social Housing Project	100%
8	Resolution No. 12/2026/NQ-HDQT	16/04/2026	Approval of the revised selling prices for the Nam Ngan Ward Social Housing Project	100%

9	Resolution No. 15A/NQ/HDQT-V21	29/04/2026	Approval of the loan facility plan with BIDV Ha Dong Branch	100%
10	Resolution No. 17/V21	25/05/2026	Selection of the independent auditor for the 2026 financial statements	100%
11	Resolution No. 19/V21	01/06/2026	Approval of the detailed implementation plan for the private placement of shares	100%
12	Resolution No. 21/V21	02/06/2026	Approval of the registration dossier for the private placement of shares to be submitted to the State Securities Commission of Vietnam	100%

III. Board of Supervisors (The first six months of 2026):

1. Information about Board of Supervisors members:

No.	Board of Supervisors	Position	Date of commencement/ Cease to be a member of the Supervisory Board	Professional qualification
1	Mr. Nguyen Huu Khanh	Head of the Supervisory Board		Bachelor of Business Administration
2	Mrs. Nguyen Thi Thanh Mai	Board Member		Bachelor of Accounting
3	Mr. Luong Hoai Nam	Board Member		Surveying and mapping engineer

2. Board of Supervisors meeting

No.	Board of Supervisors	Number of meetings attended	Meeting attendance rate	Voting ratio	Reason for not attending the meeting
1	Mr. Nguyen Huu Khanh	3/3	100%	100%	
2	Mrs. Nguyen Thi Thanh Mai	3/3	100%	100%	
3	Mr. Luong Hoai Nam	3/3	100%	100%	

3. Supervisory activities of the Board of Supervisors over the Board of Directors, Executive Board and shareholders:

The Company's Board of Supervisors has performed its specific tasks well as follows:

- Attend all meetings of the Board of Directors to monitor and supervise the activities of the Board of Directors.
- The Head of the Board of Supervisors has directed members to closely follow the unit's operating situation, conduct quarterly inspections to support the implementation of accounting work, and at the same time properly implement policies for employees.
- Check monthly and quarterly financial reports of the accounting department before submitting them to the Board of Directors. Supervise the enforcement of laws and comply with the obligations of the enterprise with state agencies.

4. Coordination of activities between the Board of Supervisors and the activities of the Board of Directors, the Executive Board and other management staff:

Coordinate with the Board of Directors, the Executive Board and management staff to check the following issues:

- Implementation of the planning targets approved by the General Meeting of Shareholders.
- Resolutions and decisions issued, implementation progress.
- Review and evaluate planning targets, promptly direct and orient the Executive Board to ensure stable production and business.

5. Other activities of the Board of Supervisors (if any): none

IV. Executive Board

No.	Board Member	Date of birth	Professional qualification	Date of appointment/removal of members of the Executive Board
1	Mr. Nguyen Huy Cuong	21/04/1978	Master of Urban Management	
2	Mr. Nguyen Ba Hanh	15/09/1978	Deputy General Director	
3	Mr. Vu Duc Hoa	20/02/1985	Deputy General Director	23/02/2026

V. Chief Accountant

Full name	Date of birth	Professional qualifications	Date of appointment/removal
Mr. Phan Truong Quan	09/06/1979	Bachelor of Accounting	

VI. Corporate governance training:

Corporate governance training courses attended by members of the Board of Directors, members of the Supervisory Board, Executive Director (General Director), other managers and the Company Secretary in accordance with regulations on corporate governance:

During the first six months of 2026, the Company sent staff members to attend specialized professional training courses and management skills training courses organized by reputable institutions.

VII. List of related persons of public companies (The first six months of 2026) and transactions of related persons of the company with the Company itself

1. List of related persons of the company

N o.	Name of organization/ individual	Securiti es trading account (if any)	Positi on in the comp any (if any)	Owner's Certificate Number*, date of issue, place of issue	Head office address/Con tact address	The startin g point is the person concer ned.	Tim e is no long er relev ant	Reaso n	Relation ship with the Compan y
1	Nguyen Manh Ha		Chair man of the Board						
2	Nguyen Huy Cuong		Board Memb er, Ge neral Direct or						
3	Nguyen Linh Giang		Board Memb er						
4	Nguyen Ba Hanh		Deput y Gener al Direct or						

5	Vu Duc Hoa		Deputy General Director						
6	Nguyen Huu Khanh		Head of the Supervisory Board						
7	Nguyen Thi Thanh Mai		Board Member						
8	Luong Hoai Nam		Board Member						
9	Phan Truong Quan		Chief Accountant						

+Note: Owner's Certificate Number*: Identity card number/Passport number (for individuals) or Business registration certificate number, Operating license or equivalent legal documents (for organizations).

2. Transactions between the company and related persons of the company; or between the company and major shareholders, insiders, and related persons of insiders.

No.	Name of organization/individual	Relationship with the Company	Business Registration Certificate No., date and place of issuance	Head office / Contact address	Transaction date with the Company	Resolution/Decision of the GMS/Board of Directors approving the transaction (if any, specify issuance date)	Description, quantity and total transaction value	Remarks
1								

Note: Owner's Certificate Number: Identity Card/Passport Number (for individuals) or Business Registration Certificate Number, Operating License or equivalent legal documents (for organizations).*

3. Transactions between company insiders, related persons of insiders and subsidiaries, companies controlled by the company.

N o.	The person who makes the transaction	Insider Relations	Position at listed company	Citizen ID/Passport Number, Date of Issue, Place of Issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Remarks
	None								

4. Transactions between the company and other entities

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

4.2. Transactions between a company and a company in which a related person of a member of the Board of Directors, member of the Board of Supervisors, or Executive Director (General Director) is a member of the Board of Directors or Executive Director (General Director).

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

VIII. Stock transactions by insiders and related parties of insiders (The first six months of 2026)

1. List of insiders and related persons of insiders (Appendix 1 attached)

2. Insider and related person transactions in company shares

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	
	None						

IX. Other issues to note: none

CHAIRMAN OF THE BOARD OF DIRECTORS

Recipient:

- As addressed;
- Filed at the Office.



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
Nguyễn Mạnh Hà



Appendix 1: LIST OF INSIDERS AND PERSONS/ORGANIZATIONS RELATED TO INSIDERS

Company Name Vinaconex 21 Joint Stock Company

Stock code: V21

Numerical order	Stock code	Full name	Securities trading account	Position in the company	Relationship with insiders	Type of Ownership Document (ID card/Passport/business registration)	Owner's license number	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at present	Current share ownership ratio	Start date is insider/person related to insider	Note
				Chairman of the Board of Directors/ Legal representative/ Information disclosure person					Director of the Department of Administrative Police for Social Order					
1	V21	Nguyen Manh Ha				Citizen identification			Director of the Department of Administrative Police for Social Order		410000	3.40%		
2	V21	Nguyen Minh Hien			Father	Citizen identification			Director of the Department of Administrative Police for Social Order					
3	V21	Nguyen Thi Dieu			Mother	Citizen identification			Director of the Department of Administrative Police for Social Order					
4	V21	Dau Thi Quynh Trang			Wife	Citizen identification			Director of the Department of Administrative Police for Social Order					
5	V21	Nguyen Ha Anh			Daughter	Citizen identification			Director of the Department of Administrative Police for Social Order					
6	V21	Nguyen Minh Duc			Son	Passport			Immigration Department					
7	V21	Nguyen Thi Thanh Huyen			Older sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
8	V21	Dau Xuan Duyen			Father in law									
9	V21	Le Thi Lan			Mother in law	Citizen identification			Director of the Department of Administrative Police for Social Order					
10	V21	Nguyen Huy Cuong		Board Member - General Director, Person in charge of corporate governance		Citizen identification			Director of the Department of Administrative Police for Social Order		266899	2.22%		
11	V21	Nguyen Huy Tuc			Father	Citizen identification			Director of the Department of Administrative Police for Social Order					
12	V21	Duong Thi Duong			Mother	Citizen identification			Director of the Department of Administrative Police for Social Order					

Numerical order	Stock code	Full name	Securities trading account	Position in the company	Relationship with insiders	Type of Ownership Document (ID card/Passport/business registration)	Owner's license number	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at present	Current share ownership ratio	Start date is insider/person related to insider	Note
13	V21	Hoang Thi Ngoc Diep			Wife	Citizen identification			Director of the Department of Administrative Police for Social Order					
14	V21	Nguyen Thi Ngoc Mai			Daughter	Citizen identification			Director of the Department of Administrative Police for Social Order					
15	V21	Nguyen Huy Khang			Son	Citizen identification			Ministry of Public Security					
16	V21	Nguyen Thi Hien			Younger sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
17	V21	Nguyen Thi Minh Xuyen			Younger sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
18	V21	Nguyen Thi Kim Dung			Younger sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
19	V21	Nguyen Linh Giang		Board Member		Citizen identification			Director of the Department of Administrative Police for Social Order		0		24/04/2025	
20	V21	Nguyen Thu Trang			Daughter	Citizen identification			Director of the Department of Administrative Police for Social Order					
21	V21	Nguyen Do Duy			Son-in-law	Citizen identification			Director of the Department of Administrative Police for Social Order					
22	V21	Nguyen Thi Thu Hang			Daughter	Citizen identification			Director of the Department of Administrative Police for Social Order					
23	V21	Nguyen Duc Thanh			Son	Citizen identification			Director of the Department of Administrative Police for Social Order					
24	V21	Nguyen Thai Cuong			Older brother									Australia
25	V21	Vo Thi Phuong Dung			Sister-in-law									Australia
26	V21	Nguyen Thi My Linh			Younger sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
27	V21	Tran Van Trung			Brother-in-law	Citizen identification			Director of the Department of Administrative Police for Social Order					
28	V21	Nguyen Ba Hanh		Deputy General Manager		Citizen identification			Director of the Department of Administrative Police for Social Order		4783	0.04%		
29	V21	Nguyen Thi Lanh			Mother	Citizen identification			Director of the Department of Administrative Police for Social Order					

Numerical order	Stock code	Full name	Securities trading account	Position in the company	Relationship with insiders	Type of Ownership Document (ID card/Passport/business registration)	Owner's license number	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at present	Current share ownership ratio	Start date is insider/person related to insider	Note
30	V21	Ngo Thi Hoai Bac			Wife	Citizen identification			Director of the Department of Administrative Police for Social Order					
31	V21	Nguyen Minh Ngoc			Daughter	Citizen identification			Director of the Department of Administrative Police for Social Order					
32	V21	Nguyen Ngoc Minh			Daughter	Citizen identification			Director of the Department of Administrative Police for Social Order					
33	V21	Nguyen Ba Thang			Son	Citizen identification			Ministry of Public Security					
34	V21	Nguyen Ba Hoang			Older brother	Citizen identification			Director of the Department of Administrative Police for Social Order					
35	V21	Nguyen Thi Hue			Older sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
36	V21	Vu Duc Hoa		Deputy General Manager		Citizen identification			Ministry of Public Security		482700	4.02%		
37	V21	Vu Quang Hach			Father	Citizen identification			Police Department for Administrative Management of Social Order					
38	V21	Phung Thi Mung			Mother	Citizen identification			Police Department for Administrative Management of Social Order					
39	V21	Vu Ngoc Han			Elder brother	Citizen identification			Police Department for Administrative Management of Social Order					
40	V21	Vu Thi Ngoc Thuy			Sister-in-law	Citizen identification			Police Department for Administrative Management of Social Order					
41	V21	Vu Ngoc Huan			Elder brother	Citizen identification			Police Department for Administrative Management of Social Order					
42	V21	Nguyen Thi Thinh			Sister-in-law	Citizen identification			Police Department for Administrative Management of Social Order					
43	V21	Vu Thi Huyen			Elder sister	Citizen identification			Police Department for Administrative Management of Social Order					
44	V21	Hoang Thi Quynh Mai			Wife	Citizen identification			Police Department for Administrative Management of Social Order					
45	V21	Vu Duc Minh			Son	Citizen identification			Ministry of Public Security					
46	V21	Vu Minh Duc			Son				People's Committee of Kien Hung Ward					Personal Identification Number

Numerical order	Stock code	Full name	Securities trading account	Position in the company	Relationship with insiders	Type of Ownership Document (ID card/Passport/business registration)	Owner's license number	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at present	Current share ownership ratio	Start date is insider/person related to insider	Note
47	V21	Hoang Huynh Tam			Father-in-law	Citizen identification			Police Department for Administrative Management of Social Order					
48	V21	Dinh Thuy Van			Mother-in-law	Citizen identification			Police Department for Administrative Management of Social Order					
49	V21	Hoang Hanh Mai			Wife's elder sister	Citizen identification			Ministry of Public Security					
50	V21	Ha Minh Phuong			Brother-in-law	Citizen identification			Ministry of Public Security					
51	V21	Hoang Hung Anh			Wife's younger brother	Citizen identification			Police Department for Administrative Management of Social Order					
52	V21	Phung Thi Loan			Wife's younger brother's wife	Citizen identification			Police Department for Administrative Management of Social Order					
53	V21	Nguyen Huu Khanh		Head of Supervisory Board		Citizen identification			Director of the Department of Administrative Police for Social Order		5140	0.04%		
54	V21	Nguyen Thi Phai			Mother	Citizen identification			Director of the Department of Administrative Police for Social Order					
55	V21	Hoang Phuong Lan			Wife	Citizen identification			Director of the Department of Administrative Police for Social Order					
56	V21	Nguyen Hoang Anh			Son	Citizen identification			Director of the Department of Administrative Police for Social Order					
57	V21	Nguyen Hoang Lan Nhi			Daughter	Citizen identification			Director of the Department of Administrative Police for Social Order					
58	V21	Nguyen Thi Hiep			Older sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
59	V21	Nguyen Thi Mai Nham			Older sister	Citizen identification			Director of the Department of Administrative Police for Social Order					
60	V21	Nguyen Thi Thanh Mai		Board of Supervisors		Citizen identification			Director of the Department of Administrative Police for Social Order		909	0.008%		
61	V21	Nguyen Van Thanh			Father	Citizen identification			Director of the Department of Administrative Police for Social Order					
62	V21	Dang Thi Hoa			Mother	Citizen identification			Director of the Department of Administrative Police for Social Order					

Numerical order	Stock code	Full name	Securities trading account	Position in the company	Relationship with insiders	Type of Ownership Document (ID card/Passport/business registration)	Owner's license number	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at present	Current share ownership ratio	Start date is insider/person related to insider	Note
63	V21	Nguyen Hong Hien			Husband	Citizen identification			Director of the Department of Administrative Police for Social Order					
64	V21	Nguyen Gia Thinh Hung			Son	Citizen identification			Director of the Department of Administrative Police for Social Order					
65	V21	Nguyen Gia Manh Huy			Son	Citizen identification			Ministry of Public Security					
66	V21	Luong Hoai Nam		Board of Supervisors		Citizen identification			Director of the Department of Administrative Police for Social Order		0	0%		
67	V21	Luong Van Ngoc			Father	Citizen identification			Director of the Department of Administrative Police for Social Order					
68	V21	Le Thi Van			Mother	Citizen identification			Director of the Department of Administrative Police for Social Order					
69	V21	Khuat Huu Truong			Father in law	Citizen identification			Director of the Department of Administrative Police for Social Order					
70	V21	Nguyen Thi Phong Lan			Mother in law	Citizen identification			Director of the Department of Administrative Police for Social Order					
71	V21	Khuat Thuy Thuy			Wife	Citizen identification			Director of the Department of Administrative Police for Social Order					
72	V21	Luong Minh Khoi			Son	Citizen identification			Ministry of Public Security					
73	V21	Luong Manh Linh			Younger brother	Citizen identification			Director of the Department of Administrative Police for Social Order					
74	V21	Khuat Huu Loc			Brother in law	Citizen identification			Director of the Department of Administrative Police for Social Order					
75	V21	Phan Truong Quan		Chief Accountant		Citizen identification			Director of the Department of Administrative Police for Social Order		4052	0.034%		
76	V21	Phan Huu Binh			Father	Citizen identification			Director of the Department of Administrative Police for Social Order					
77	V21	Tran Thi Tuyet			Mother	Citizen identification			Director of the Department of Administrative Police for Social Order					
78	V21	Le Thi Hieu			Wife	Citizen identification			Director of the Department of Administrative Police for Social Order					

Numerical order	Stock code	Full name	Securities trading account	Position in the company	Relationship with insiders	Type of Ownership Document (ID card/Passport/business registration)	Owner's license number	Date of issue	Place of issue	Head office address/Contact address	Number of shares owned at present	Current share ownership ratio	Start date is insider/person related to insider	Note
79	V21	Phan Nam Cuong			Son	Citizen identification			Director of the Department of Administrative Police for Social Order					
80	V21	Phan Anh Tuan			Younger brother	Citizen identification			Director of the Department of Administrative Police for Social Order					
81	V21	Phan Thi Kieu Oanh			Younger sister	Citizen identification			Director of the Department of Administrative Police for Social Order					

Prepared by

Ha Duc Tam

Hanoi, 29/07/2026
VINA CONEX 21 JOINT STOCK COMPANY



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
Nguyễn Mạnh Hà