

**VINAHUD HOUSING AND URBAN
DEVELOPMENT INVESTMENT
JOINT STOCK COMPANY**

No. ~~34~~/2026/BC-VINAHUD

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, the day ~~29~~ month ~~7~~ in 2026

**CORPORATE
Governance Report
(first 6 months of 2026)**

To: - The State Securities Commission;
- The Stock Exchange.

- Company name: **VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK COMPANY**
- Head office address: Vinahud Building, 105 Nguyen Ba Khoi Street, Yen Hoa Ward, Hanoi City
- Phone: 024 37835757 Fax: 024 37835656 Email: vinahud2007@gmail.com
- Charter capital: 380,000,000,000 VND
- Stock code: VHD
- Corporate governance model: General Meeting of Shareholders, Board of Directors, Supervisory Board and General Director/Director
- Regarding the implementation of the internal audit function: Not yet implemented

I. Activities of the General Meeting of Shareholders (6-month/year report):

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):

STT	Number of Resolutions	Date	Contents
01	01/2026/NQ/VINAHUD-ĐHĐCĐ	12/06/2026	1. Approving the Report No. 01/2026/BC/VINAHUD-BGD dated 11/06/2026 of the Board of Directors on production and business results in 2025 and the Plan for 2026. 2. Approving the Report No. 02/2026/BC/VINAHUD-HDQT dated 11/06/2026 of the Board of Directors on the performance of the Board of Directors and each member of the Board of Directors. 3. Approving the Report No. 03/2026/BC/VINAHUD-BKS dated 11/06/2026 of the Supervisory Board. 4. Approving the Report No. 01/2026/TTr/VINAHUD-BKS dated 11/06/2026 on

			the Authorization of the Board of Directors to select an audit position for 2026. 5. Approving No. 02/TTr/VINAHUD-HDQT dated 11/06/2026 on approving the audited 2025 financial statements; 6. Approving the Report No. 03/2026/TTr/VINAHUD-HDQT dated 11/06/2026 on the distribution of profits in 2025; 7. Approving the Report No. 04/2026/TTr/VINAHUD-HDQT dated 11/06/2026 on the approval of the plan to pay remuneration to the Board of Directors and the Supervisory Board in 2025 and the plan for 2026 8. Approving the Report No. 05/2026/TTr/VINAHUD-HDQT dated 11/06/2026 on the Plan to elect members of the Board of Directors and members of the Supervisory Board of the Company for the term 2026-2031.
02	02/2026/NQ/VINAHUD-ĐHĐCĐ	12/06/2026	1. To approve the election of members of the Board of Directors for the term 2026-2031, including the following names: - Mr. Truong Quang Minh - Member of the Board of Directors - Mr. Bui Thanh Son - Member of the Board of Directors - Mr. Phan Anh Tuan - Member of the Board of Directors 2. To approve the election of members of the Supervisory Board for the term 2026-2031, including the following names: - Mr. Le Viet Bang - Member of the Supervisory Board - Mr. Mai Kien - Member of the Supervisory Board - Ms. Pham Thanh Huyen - Member of the Supervisory Board

II. Board of Directors (6-month/year report):

1. Information about members of the Board of Directors:

STT	Member of the Board of Directors	Position (<i>independent member of the Board of Directors, non-executive</i>)	Start date/no longer a member of the Board of Directors/ Independent Board of Directors	
			Appointment Date	Date of dismissal

		<i>member of the Board of Directors)</i>		
1	Mr. Truong Quang Minh	Chairman of the Board of Directors/Member of the Board of Directors	12/6/2026 (Reappointment)	
2	Mr. Phan Anh Tuan	Member of the Board of Directors	12/6/2026 (Reappointment)	
3	Mr. Bui Thanh Son	Independent Member of the Board of Directors	12/6/2026 (Reappointment)	

2. Board Meetings

STT	Member of the Board of Directors	Number of meetings attended by the Board of Directors	Meeting Attendance Rate	Reasons for not attending the meeting
1	Mr. Truong Quang Minh	10/10	100%	
2	Mr. Phan Anh Tuan	10/10	100%	
3	Mr. Bui Thanh Son	10/10	100%	

3. Supervisory activities of the Board of Directors over the Board of Directors:

- Organizing the company's 2026 Annual General Meeting of Shareholders on June 12, 2026;
- Supervise the implementation and implementation of production and business tasks and production and business plans in 2026 of the Board of Directors and the Company.
- Direct the Executive Board to continue to arrange and restructure the personnel organization of departments, save costs.
- Decide and direct the Executive Board to perform tasks in the management, operation and leasing of Vinahud Building with high efficiency and safety.
- The Board of Directors coordinates with the Supervisory Board to organize the inspection and supervision of business activities and the management of the company, supervise the Board of Directors in the implementation of Resolutions and Decisions of the General Meeting of Shareholders and the Board of Directors.

4. Activities of subcommittees of the Board of Directors (if any): **None.**

5. Resolutions of the Board of Directors (6-month/year report):

STT	Number of Resolutions	Date	Contents	Pass Rate
1	02/2026/NQ-HDQT	12/03/2026	Convening the Annual General Meeting of Shareholders in 2026	100%

2	20/2026/NQ-HDQT	07/04/2026	Approving the organization of the 2026 Annual General Meeting of Shareholders and the agenda and documents of the General Meeting of Shareholders	100%
3	24/2026/NQ-HDQT	17/4/2026	Approving the contents related to the implementation and completion of the share transfer transaction at Xuan Phu Hai Investment and Construction Joint Stock Company	100%
4	26/2026/NQ-HDQT	22/4/2026	Through the contents related to the transfer of contributed capital (the 1st time) at Friends Investment and Construction Co., Ltd.	100%
5	29/2026/NQ-HDQT	23/4/2026	Through the contents related to the transfer of contributed capital (the 2nd time) at Friends Investment and Construction Co., Ltd.	100%
6	31/2026/NQ-HDQT	23/4/2026	Approving the decision of the Chairman of Friends Investment and Construction Co., Ltd.	100%
7	33/2026/NQ-HDQT	28/4/2026	Convening the second Annual General Meeting of Shareholders in 2026	100%
8	37/2026/NQ-HDQT	04/5/2026	Appointing an authorized representative to manage the contributed capital at Friends Investment and Construction Co., Ltd.	100%
9	29/2026/NQ-HDQT	22/5/2026	Approving the organization of the second Annual General Meeting of Shareholders in 2026 and the meeting agenda, documents of the General Meeting of Shareholders	100%
10	44/2026/NQ-HDQT	12/6/2026	Election of the Chairman of the Board of Directors of the Company for the term 2026-2031	100%

III. Supervisory Board (6-month/year report):

1. Information about members of the Supervisory Board (Supervisory Board):

STT	Member of the Supervisory Board	Position	Date of start/no longer being a member of the Board of Directors	Qualifications
1	Mr. Mai Kien	Head of the Supervisory Board	12/6/2026 (Reappointment)	Civil Engineer, Master of Business Administration
2	Ms. Pham Thanh Huyen	Member of the Supervisory Board	12/6/2026 (Reappointment)	Bachelor of Economic Law
3	Mr. Le Viet Bang	Member of the Supervisory Board	12/6/2026 (Appointment)	Civil Engineer
4	Ms. Nguyen Thi Lieu	Member of the Supervisory Board	12/6/2026 (Dismissal)	Bachelor of Accounting, Auditing

2. Meeting of the Supervisory Board:

STT	Member of the Supervisory Board	Number of meetings attended	Meeting Attendance Rate	Voting Rate	Reasons for not attending the meeting
1	Mr. Mai Kien	1/1	100%	100%	
2	Ms. Pham Thanh Huyen	1/1	100%	100%	
3	Mr. Le Viet Bang	1/1	100%	100%	

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

- Consider the appropriateness of organizing meetings, approve resolutions of the Board of Directors and the Board of Directors in management.
- Examining and supervising the order and procedures for promulgating the Company's documents, in accordance with the provisions of law and the Company's Charter.
- Inspect and supervise the Board of Directors and the Executive Board in the implementation of the Resolutions of the General Meeting of Shareholders.
- Inspecting production and business activities, financial situation and compliance with regulations on finance and accounting, preparation and publication of the company's main reports.

4. Coordination of activities between the Supervisory Board for the activities of the Board of Directors, the Board of Directors and other managers: Important meetings of the Board of Directors and the Board of Directors are appointed representatives of the Supervisory Board to attend, discuss, and give comments to supervise the organization and approve decisions of the Board of Directors in accordance with the law and the Public Charter. ty.

5. Other activities of the Supervisory Board: **None.**

IV. Executive Board:

STT	Member of the Board of Directors	Date of birth	Qualifications	Appointment date of members of the Executive Board
1	Mr. Phan Anh Tuan	23/02/1994	Bachelor of Economics	Appointed on 18/9/2024

V. Chief Accountant

Full name	Date of birth	Professional qualifications	Appointment/Dismissal Date
Khuong Thi Huong	29/04/1984	Bachelor of Economics	Appointed on 03/03/2025

VI. Corporate Governance Training

Training courses on corporate governance that members of the Board of Directors, members of the Supervisory Board, Executive Director (General Director), other managers and the Company Secretary have participated in in accordance with the regulations on corporate governance : **None**.

VII. List of related persons of the public company (6-monthly/annual report) and transactions of related persons of the company with the company itself

1. List of related persons of the company: **Appendix 01** attached
2. Transactions between the company and related persons of the company; or between the company and major shareholders, internal persons, related persons of internal persons: **Appendix 01A** attached
3. Transactions between internal persons of the company, related persons of internal persons and subsidiaries or companies controlled by the company: **None**
4. Transactions between the company and other entities:
 - 4.1. Transactions between companies in which members of the Board of Directors, members of the Supervisory Board, Director (General Director) and other managers have been founding members or members of the Board of Directors, Director (General Director) in the past three (03) years (counting at the time of making the report):
 - The share transfer contract No. 01/2026/HĐCNCP/XPB-FR dated April 17, 2026 between Vinahud Housing and Urban Development Investment Joint Stock Company and Friends Investment and Construction Co., Ltd., has been approved by the Board of Directors of the Company under Resolution No. 24/2026/NQ-HĐQT dated April 17, 2026.
 - 4.2. Transactions between companies and companies operated by related persons of members of the Board of Directors, members of the Supervisory Board, Director (General Director) and other managers who are members of the Board of Directors, Director (General Director): **None**.
 - 4.3. Other transactions of the company (if any) that may bring material or non-material benefits to members of the Board of Directors, members of the Supervisory Board, Director (General Director) and other managers: **None**.

VIII. Trading of shares of insiders and related persons of insiders (6-month/year report)

1. List of internal persons and related persons of internal persons: **Appendix 02** is attached.
2. Transactions of insiders and related persons on the company's shares: **None**.

IX. Other issues to note: None.

Recipients:

- Dear *Stories*;
- Save: *Office*;

CHAIRMAN OF THE BOARD OF DIRECTORS

(Sign, specify full name and seal)



CHỦ TỊCH HĐQT

Trương Quang Minh

Appendix 01: List of related persons of the company.

No	Name of organization/individual	Securities trading account (if any)	Position at the company (if any)	NSH License Number*, date of issue, place of issue	Head Office Address/Contact Address	When to start as a stakeholder	The time when he is no longer the relevant person	Reason	Relationship with the company
1	Truong Quang Minh		Chairman of the Board of Directors			26/04/2021			Major shareholders
2	Phan Anh Tuan		Member of the Board of Directors/Managing Director			05/9/2024			
3	Bui Thanh Son		Member of the Board of Directors			08/10/2025			
4	Mai Kien		Head of the Supervisory Board			05/9/2024			
5	Nguyen Thi Lieu		Member of the Supervisory Board			05/9/2024	12/06/2026	Dismissal	
6	Pham Thanh Huyen		Member of the Supervisory Board			08/10/2025			
7	Le Viet Bang		BKD Members			12/06/2026			
8	Phan Anh Tuan		Deputy General Director			18/9/2024			
9	Khuong Thi Huong		Chief Accountant			03/3/2025			

Appendix 01A: Transactions between the company and related persons of the company; or between the company and major shareholders, internal persons, related persons of internal persons

No	Name of organization/individual	Relationship with the company	NSH License Number*, date of issue, place of issue	Head Office Address/ Contact Address	When to transact with the company	Number of Resolutions/Decisions of the General Meeting of Shareholders/ Board of Directors... Through	Contents, total quantity, total value of transactions	Notes
1	Friends Investment and Construction Co., Ltd.	- Subsidiaries - Mr. Phan Anh Tuan is the Chairman of Friends Investment and Construction Co., Ltd.			17/4/2026	Resolution of the Board of Directors No. 24/2026/NQ-HDQT dated April 17, 2026.	Signed a contract to transfer 27,440,000 shares with a value of: 300,000,000,000 VND	

Appendix 02: List of internal persons and persons related to internal persons

No	Name of organization/individual	Securities trading account (if any)	Position at the company (if any)	NSH License Number*, date of issue, place of issue	Head Office Address/Contact Address	Number of shares owned at the end of the period	Shareholding ratio at the end of the period	Notes
1	Truong Quang Minh		Chairman of the Board of Directors			9,400,000	24,74%	
	Tran Nguyen Hai					0	0	Wife
	Nguyen Thi Nhung					0	0	Mother
	Truong Minh Duc					0	0	Son
	Truong Nguyen Hanh					0	0	Daughter
	Truong Thu Thao					0	0	Sister
	Truong Anh Tuan					0	0	Brother-in-law
	Son Long Investment and Development Joint Stock Company					0	0	Truong Quang Minh as the CEO
	Xuan Phu Hai Investment and Construction Joint Stock Company					0	0	Truong Quang Minh as Vice Chairman of the Board of Directors
	VNI Invest Joint Stock Company					0	0	Truong Quang Minh as the Board

									of Directors
	Me Linh Homes Joint Stock Company						0	0	Truong Quang Minh as the Board of Directors
2	Phan Anh Tuan				Member of the Board of Directors/Deputy General Director/Managing Director		0	0	
	Mai Thi Khanh Huyen						0	0	Wife
	Phan Hong Tam						0	0	Father
	Dao Thi Tu Anh						0	0	Mother
	Phan Minh Nhat						0	0	Brother
	Nguyen Thi Huong Giang						0	0	Mother- in-law
	Pham Khanh Toan						0	0	Father-in- law
	Phan Ngoc Thao Linh						0	0	Daughter
	Me Linh Homes Joint Stock Company						0	0	Phan Anh Tuan as a TV member of the Board of Directors

	Koji Investment and Trading Production Joint Stock Company						0	0	Member of the Board of Directors, General Director
	TPA Decor Interior Design and Manufacturing Joint Stock Company						0	0	Chairman of the Board of Directors, General Director
	Northwest Thang Long Joint Stock Company						0	0	Chairman of the Board of Directors
3	Bui Thanh Son		Member of the Board of Directors				0	0	
	Tran Thi Vi						0	0	Mother
	Bui Tran Cam Linh						0	0	Daughter
	Bui Tran Tuan Minh						0	0	Son
	Bui Thu Thuy						0	0	Sister
	Bui Thanh Duong						0	0	Brother
4	Pham Thanh Huyen		Member of the Supervisory Board				0	0	
	Pham Dinh Thanh						0	0	Father
	Nong Thi Lich						0	0	Mother
	Tran Huy Binh						0	0	Son
	Tran Huy Tung						0	0	Son
	Tran Huy Nhat Minh						0	0	Son
5	Le Viet Bang		Member of the Supervisory Board				0	0	

[illegible]