

REPORT ON CORPORATE GOVERNANCE OF LISTING COMPANY
(Year 2017)

To: **THE STATE SECURITIES COMMISSION (SSC)**
HO CHI MINH STOCK EXCHANGE (HOSE)

Name of listing company: **NAM LONG INVESTMENT CORPORATION**

Address of headoffice: 06 Nguyen Khac Vien street, Tan Phu ward, district 7, Ho Chi Minh City

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Charter capital: 1,572,264,090,000 Viet Nam dong (at the reporting date)

Securities code: NLG

I. ACTIVITIES OF THE GENERAL SHAREHOLDERS' MEETING

Information on meetings and resolutions/decisions of the General Shareholders' Meeting (including the resolutions of the General Shareholders' Meeting adopted in the form of written comments) details as follow:

No.	Resolution/Decision No.	Date	Content
1.	01/2017/NQ/ĐHĐCĐ/ NLG (Approved at the Annual General Shareholders' Meeting on 22 Apr 2017)	22 Apr 2017	Approve consolidated financial report for 2016 Approve 2016 profit distribution plan Approve the issuance of new shares to pay Dividend 2016 Approve report of the Board of Directors in 2016 Approve business plan 2017, profit distribution and dividend payment plans for 2017 and authorize the Board to organize the execution Approve the operation budget of the Board of Directors and Inspection Committees for 2017 Approve shares issuance for NLG executives (ESG shares) Approve the report of the Inspection Committee for 2016 Appoint Ernst & Young Vietnam Co. Ltd to be auditor for financial year 2017 Approve the election of 2 Inspection Committee members to continue the term 2016 - 2021
2.	02/2017/NQ/ĐHĐCĐ/ NLG (Approved in the form of written comments)	31 Oct 2017	Approve the Rights issue plan for existing shareholders Approve to authorize the Board

II. ACTIVITIES OF BOARD OF DIRECTORS

1. Information about Board of Directors' members and meetings

During 2017, the Board had organized 04 meetings on 24 Feb 2017, 07 Apr 2017, 04 Aug 2017 and 15 Dec 2017 with attendance ratio as follows:

No.	Board member	Position	Day becoming/no longer member of the Board	Number of attendance	Ratio	Reasons for absence
1.	Mr Nguyen Xuan Quang	Chairman	Board members for term 2016 – 2021, reappointed at the Annual General Shareholders Meeting on 23 Apr 2016	4	100%	
2.	Mr Tran Thanh Phong	Permanent Vice Chairman		4	100%	
3.	Mr Lai Voon Hon	Member		4	100%	
4.	Mr Bui Duc Khang	Member		3	75%	Personal reason
5.	Mr Chad Ryan Ovel	Member		3	75%	Personal reason
6.	Mr Trinh Van Tuan	Member		4	100%	
7.	Mr Ziang Tony Ngo	Member		4	100%	
8.	Mr Ngian Siew Siong	Member		4	100%	
9.	Mr Cao Tan Thach	Member		4	100%	
10.	Mr Linson Lim Soon Kooi	Member		3	75%	Personal reason

2. Supervision activities by the Board of Directors over the Board of Management

- Assign KPIs 2017 for BOM and review/assess periodically
- Request BOM to follow the Board's guidance timely
- Direct BOD sub-committees to supervise and assess the compliance of CEO on the legal regulations, company charter, Corporate Governance Regulations, prevailing Charter of Authorizations (COAs) and other company regulations
- Review and assess business performance 2016 (audited)
- Review and assess business performance Q1/2017

3. Activities of the Board of Directors' sub-committees

The Board Sub-Committees work as assigned by BOD and each Sub-Committees working plan, periodically review the implementation of each Sub-Committees. The BOD Sub-Committees organizational chart is presented in Appendix I. The detailed scopes of work of Sub-Committees are as follow:

- Investment Committee:
 - o Review business plan, project investment cooperation plan, investment/divestment into/from at subsidiaries level proposed by CEO, details are as follow:
 - Review business plan 2017, 3-year business plan 2017 – 2019 for Nam Long and subsidiaries
 - Review plans and business cooperation contract for Nam Long and subsidiaries
 - Review capital contribution and divestment plan for Nam Long and subsidiaries
 - Review business cooperation contract and plan of Tan Thuan Dong educational project at district 7
 - Direct and review business cooperation contract of Nguyen Son project with two Japanese Investors are Hankyu Reality Co., Ltd and Nishi Nippon Railroad Co., Ltd
 - Review the purchasing plan of ARECO project at Linh Tay ward, Thu Duc district of Binh Duong Trading and Tourism JSC
 - Direct and review 3-year development strategy of Non-Residential Assets (2017 – 2019)
 - Review Plan of new shares issuance and corporate bonds issuance
 - Review development plan proposal of 52ha Waterpoint Long An project
- Human Resources and External Relations Committee:
 - o Propose new sub-committees members and be approved by the Board of Director on 07 Apr 2017
 - o Propose 02 Inspection Committee members to continue the term 2016 - 2021 and be approved at Annual General Shareholders Meeting on 22 Apr 2017

- Propose the operation budget of the Board of Directors and Inspection Committees for 2017 and be approved at Annual General Shareholders' Meeting on 22 Apr 2017
- Design and assign KPIs 2017 for CEO
- Review the execution of ESG Policy 2016
- Assess HR OB 2016, review headcount planning, HR OB 2017, and NLG, Corporate organization structure
- Review Group Human Resources Centralization Plan
- Review Group human resources documentation, procedures, policies
- Internal Audit Committee:
 - Cooperate with Internal Audit to conduct the Review of Company's Corporate Governance audit activity follow ASEAN's best practise.
 - Supervise Internal Audit to conduct the review and report of internal regulations of NLIC and Subsidiaries
 - Supervise Internal Audit to review the compliance of BOM with Company Charter, Corporate Governance regulations, Chart of Authority (COA) and other regulations of the Company.
 - Review financial report of 2016, monthly/ quarterly and full year management report of 2017, review monthly/ quarterly sales result and compare to plan.
 - Organise periodically meeting between Audit Committee and BOM in 15/3/2017, 23/5/2017, 19/07/2017, 04/10/2017, 22/11/2017, 13/12/2017, to review business performance, compliance status, enhance internal control process and risk assessment and make necessary recommendations, and to ensure the BOM implement the recommendations in a timely and effective manner.
 - Follow up the recommendations from Internal Audit and Audit Committee related to internal regulations improvement and compliance topic.
 - Periodically meeting with external audit related to the Audited financial report of 2016, recommendations in management letter and interim report for half year of 2017.
 - Cooperate with Inspection Committee (IC) to review the quality of external audit of 2016
 - Cooperate with IC in external audit selection process for 2017
- Activities of Independent Directors of the Board:
 - Independent Directors of the Board consult BOM in real estate development; project management and development; process systems; sales & marketing; HR..., details are as follow:
 - Preside monthly meeting to consult BOM about sales and marketing plan such as: the best practice for how to set KPIs for Marketing activities, the best practice of promotion for villa/apartment/condo... buyers in international market
 - Consult, design BOM secession planning.
- Board Office:
 - Organize ordinarily Board Meeting, record meeting minutes and related resolution
 - Proceed to get the Board approval by written voting sheet
 - Deploy and supervise BOM on implementing General Shareholders' Meeting/Board decisions, resolutions
 - Coordinate Board Sub-Committees on reviewing materials to submit to the Board
 - Cooperate with Shareholder Relation to organize 2017 Annual General Shareholders' Meeting, took part in review materials to submit to AGM
 - To be a point of contact between Board of Director and Board of Management
 - Secretaries to the Board perform effective job, well assist to the Board
- Shareholder Relation:
 - To be a point of contact between the Board and Shareholders
 - Organize Annual General Shareholders' Meeting on 22 Apr 2017, record the meeting minute, resolution, and disclosed information as regulated



- o Proceed to get the General Shareholders' Meeting's approval by voting about Rights issue plan for existing shareholders; cooperated in proceeding the procedure of issuing rights after GSM approve
- o Disclose information periodically, extraordinarily as regulated
- o These following documents were sent to SSC and HOSE:

No.	Date	Documents	Receiver
1.	20 Jan 2017	Disclosure of information on financial statements Q4/2016	HSX/SSC
2.	24 Jan 2017	Disclosure of information on corporate governance report 2016	HSX/SSC
3.	24 Jan 2017	Disclosure of information on corporate governance 2016	HSX
4.	03 Mar 2017	Disclosure of information on shareholders list recorded for organizing Annual General Shareholders' Meeting 2017	HSX/SSC
5.	09 Mar 2017	Disclosure of information on audited financial statements 2016	HSX/SSC
6.	28 Mar 2017	Disclosure of information on Annual Report 2016	HSX/SSC
7.	30 Mar 2017	Shareholding structure registered on 20 Mar 2017 for the purpose of organizing Annual General Shareholders' Meeting 2017	HSX
8.	20 Apr 2017	Disclosure of information on financial statements Q1/2017	HSX/SSC
9.	24 Apr 2017	Disclosure of information on 2017 AGM's meeting minutes and resolutions; Resumé of Inspection Committee Members to continue the term 2016 - 2021; and Meeting minute about the election of Chief of Inspection Committee	HSX/SSC
10.	01 Jun 2017	Disclosure of information on Resolution of the Board about the implementation to pay cash dividend as well as shares based on Employee Shares Granting ("ESG") program, and approval on issuance dossiers	HSX/SSC
11.	09 Jun 2017	List of State shareholders, stragic shareholders, major shareholders and treasury stocks (semiannual)	HSX
12.	13 Jun 2017	Disclosure of information on the dissolution of Gamuda – Nam Long Development Co., Ltd	HSX/SSC
13.	13 Jun 2017	Disclosure of information on Shareholders list recorded for 2016, 2 nd dividend payment by cash and stock	HSX/SSC
14.	13 Jun 2017	Disclosure of information on the issuance of stock dividend and shares under employee shares granting program	HSX/SSC
15.	06 Jul 2017	Shareholding structure registered on 29 Jun 2017 for the purpose of 2016, 2 nd dividend payment by cash and stock	HSX
16.	07 Jul 2017	Disclosure of information on change of outstanding voting shares	HSX/SSC
17.	17 Jul 2017	Disclosure of information on Report on Corporate Governance of Listing Company (semiannual)	HSX/SSC
18.	17 Jul 2017	Information on Corporate Governance (semiannual)	HSX
19.	20 Jul 2017	Disclosure of information on financial statements Q2/2017	HSX/SSC
20.	15 Aug 2017	Disclosure of information on Interim financial statements 2017	HSX/SSC
21.	29 Aug 2017	Disclosure of information on change of 16 th business registration certificate	HSX/SSC
22.	25 Sep 2017	Disclosure of information on Shareholders list recorded for collecting of shareholders' opinion and 1 st advance payment for 2017 dividend	HSX/SSC
23.	29 Sep 2017	Disclosure of information on BOD's Resolution about 1 st advance payment for 2017 dividend	HSX/SSC
24.	19 Oct 2017	Disclosure of information on financial statements Q3/2017	HSX/SSC
25.	30 Oct 2017	Shareholding structure registered on 16 Oct 2017 for the purpose of collecting of shareholders' opinion and 1 st advance payment for 2017 dividend	HSX

26.	01/11/2017	Disclosure of information on Voting summary report & GSM's Resolution under written ballot form obtaining votes regarding Rights issue plan for existing shareholders	HSX/SSC
27.	08/12/2017	List of State shareholders, strategic shareholders, major shareholders and treasury stocks 2017	HSX

4. The Board's resolutions/decisions

No	Resolution No.	Date	Content
1.	01/2017/NQ/HĐQT/NLG	23 Jan 2017	Approve to sign service agreement with Nam Phan Investment Corporation and Nguyen Son Real Estate Joint Stock Company to raise fund for Phu Huu project and Nguyen Son project
2.	02/2017/NQ/HĐQT/NLG	08 Feb 2017	Approve to sign the Business Cooperation Contract (BCC) of Tan Thuan Dong educational project, District 7, with Khai Sang Corporation
3.	03/2017/NQ/HĐQT/NLG	13 Feb 2017	Approve for the selection of Nam Long Apartment Development Corporation as the contractor for public equipment maintenance and other related services of Ehome 3 Project
4.	04/2017/NQ/HĐQT/NLG	17 Feb 2017	Approve to sign the co-investment contract with two Japanese Investors: Hankyu Reality Co., Ltd and Nishi Nippon Railroad Co., Ltd in Nguyen Son project – Binh Chanh District
5.	05/2017/NQ/HĐQT/NLG	27 Feb 2017	Approve to sign the store leasing contract with Tan Hiep Investment Co., Ltd
6.	06/2017/NQ/HĐQT/NLG	27 Feb 2017	Appointment of authorized representative/contribution capital representative at NNH Mizuki JSC
7.	07/2017/NQ/HĐQT/NLG	03 Mar 2017	Approve business plan 2017 Approve the convening of Annual General Shareholders Meeting 2017 on 22 April 2017
8.	08/2017/NQ/HĐQT/NLG	24 Mar 2017	Approve for Nam Long Investment Corporation to be the social housing project management consultant of Nam Phan Residential Area project
9.	09/2017/NQ/HĐQT/NLG	28 Mar 2017	Approve for Nguyen Son Real Estate JSC and Nam Long Apartment Development JSC to co-invest and co-develop the social housing project through a Business Cooperation Contract
10.	10/2017/NQ/HĐQT/NLG	19 Apr 2017	<p>Agree on the 2016 audited performance and profit distribution proposal for 2016 and agree to submit AGM 2017 for approval</p> <p>Agree to submit Business Plan 2017 to AGM 2017 for approval</p> <p>Agree on profit distribution plan for 2017, in which dividend payout plan for 2017 is at 5% by cash and at 15% by shares and agree to submit AGM 2017 for approval</p> <p>Agree on recommendation from HRER about the election of Inspection Committee members to continue the term 2016 – 2021 are Mr. Dang Hong Tan and Ms. Nguyen Luu Tuyen and agree to submit AGM 2017 for approval</p> <p>Agree ESG pool for 2016 at 975.197 shares and agree to submit AGM for approval and issuance for 2017</p> <p>Agree on recommendation from Inspection Committee about the election of Ernst & Young Company to be the external auditor for 2017 and agree to submit AGM 2017 for approval</p>

No	Resolution No.	Date	Content
11.	11/2017/NQ/HĐQT/NLG	24 Apr 2017	Approve to adjust the partnership rate in the Business Cooperation Contract of Nguyen Son social housing project signed between Nam Long Apartment Development Corporation JSC. And Nguyen Son Real Estate JSC.
12.	12/2017/NQ/HĐQT/NLG	24 Apr 2017	Approve for the subsidiaries finance Nam Long Investment Corporation
13.	13/2017/NQ/HĐQT/NLG	24 Apr 2017	Approve to sign General Development Contract for Nguyen Son project, Binh Chanh district with Nguyen Son Real Estate JSC.
14.	14/2017/NQ/HĐQT/NLG	03 May 2017	Approve to purchase ARECO project at Linh Tay ward, Thu Duc dist., of Binh Duong Trading & Tourism JSC.
15.	15/2017/NQ/HĐQT/NLG	08 May 2017	Approve to purchase new issuing shares of Nam Phan Investment JSC
16.	16/2017/NQ/HĐQT/NLG	08 May 2017	Approve the financing that Nam Long Investment Corporation and Nam Khang Construction Investment Development One Member Limited Liability Company provides to Nam Long VCD JSC
17.	17/2017/NQ/HĐQT/NLG	01 June 2017	Approve the implementation to pay cash dividend as well as shares based on Employee Shares Granting ("ESG") program, and approval on issuance dossiers
18.	18/2017/NQ/HĐQT/NLG	21 June 2017	Approve for Nam Long Investment Corporation to be the social housing project management consultant of Nguyen Son project
19.	19/2017/NQ/HĐQT/NLG	23 June 2017	Approve the credit line at Vietcombank – Ky Dong Branch
20.	20/2017/NQ/HĐQT/NLG	03 Jul 2017	Approve to convert Nam Long Services JSC to One Member Limited Liability Company and contribute the remaining charter capital registered with Authorities
21.	21/2017/NQ/HĐQT/NLG	15 Aug 2017	Approve to advance 1 st dividend of 2017 by cash Approve objectives, 3-year strategy, 3-year action plan, centralized management structure as well as 3-year investment plan (2017 – 2019) of non-residential assets
22.	22/2017/NQ/HĐQT/NLG	15 Aug 2017	Approve to issue shares for 2016, 2 nd dividend payment by stock and ESG policy Approve to increase charter capital
23.	23b/2017/NQ/HĐQT/NLG	05 Sep 2017	Approve bank guarantee for Japanese investors, Nguyen Son project, at Orient Commercial JS Bank – HCM Branch
24.	23/2017/NQ/HĐQT/NLG	20 Sep 2017	Approval of 2017 – 2018 Share issuance plan
25.	24/2017/NQ/HĐQT/NLG	25 Sep 2017	Approval of shareholders list recorded to collect written opinions of shareholders and pay 1 st advance dividend 2017 by cash
26.	24a/2017/NQ/HĐQT/NLG	27 Sep 2017	Approve to select Nam Khang Construction Investment Development One Member Limited Liability Company to be the Constructor for projects of Nam Long Investment Corporation
27.	25/2017/NQ/HĐQT/NLG	29 Sep 2017	Approve details of 1 st advance dividend payment 2017 by cash
28.	26/2017/NQ/HĐQT/NLG	29 Sep 2017	Approve to select Nam Khang Construction Investment Development One Member Limited Liability Company to be the Constructor for projects of Nam Long
29.	27/2017/NQ/HĐQT/NLG	18 Oct 2017	Approval on Rights issue plan for existing shareholders

No	Resolution No.	Date	Content
30.	28/2017/NQ/HĐQT/NLG	18 Oct 2017	Approve for Nam Long to sign Sales & Marketing service contract with Nguyen Son Real Estate JSC
31.	29/2017/NQ/HĐQT/NLG	25 Oct 2017	Approve to select Nam Khang Construction Investment Development One Member Limited Liability Company to be the Constructor of Flora Kikyo project at Phu Huu ward, district 9
32.	30/2017/NQ/HĐQT/NLG	31 Oct 2017	Approve for Nam Long to transfer of land use right of left land plots of 36ha project at Long An province for Nam Long VCD JSC
33.	31/2017/NQ/HĐQT/NLG	03 Nov 2017	Approve the cooperation among Nam Long Services One Member Liability Co., Ltd., Anabuki Housing Services Ltd. and Okamura Home Limited Company
34.	32/2017/NQ/HĐQT/NLG	14 Nov 2017	Approval on the Issuance of Corporate Bond
35.	33/2017/NQ/HĐQT/NLG	27 Nov 2017	Approval of Issuing price of Rights issue
36.	34/2017/NQ/HĐQT/NLG	27 Nov 2017	Approval on Rights issue plan for existing shareholders
37.	35/2017/NQ/HĐQT/NLG	18 Dec 2017	Approval on Divestment in Thao Nguyen Real Estate Investment & Business Ltd. Co. - Ehome 7 project
38.	36/2017/NQ/HĐQT/NLG	20 Dec 2017	Approve for Nam Long Investment Corp. – Can Tho branch to sign the Sales & General affairs service contract with Nam Long Hong Phat Corp
39.	37/2017/NQ/HĐQT/NLG	26 Dec 2017	Approve the continuing development plan of Waterpoint project Approve schedule and agenda of 2018 AGM and Board Meetings Approve timelines for implementation report of 2017 working plan of each Sub-Committee by 29 Dec 2017 and preparing 2018 working plan by 15 Jan 2018

III. ACTIVITIES OF INSPECTION COMMITTEE

1. Information about Inspection Committee's members and meetings:

No.	Member	Position	Day becoming/no longer member of IC	Number of attendance	Ratio	Reasons for absence
1.	Nguyen Thi Thanh Thao	Chief of IC	Appointed on 23/4/2016; Resigned on 22/4/2017			
2.	David Yip Chong Kuan	Member	Resigned on 22/4/2017			
3.	Vuong Thuan	Member	Resigned on 22/4/2017			
4.	Nguyen Luu Tuyen	Chief of IC	Appointed on 22/4/2017	3/3 [22/4/17, 30/06/2017, 31/12/17]	100%	
5.	Dang Hong Tan	Member	Appointed on 22/4/2017	3/3 [22/4/17, 30/06/2017, 31/12/17]	100%	
6.	Nguyen Thi Thanh Thao	Member	Appointed on 22/4/2017	3/3 [22/4/17, 30/06/2017, 31/12/17]	100%	

2. Surveillance activities of the Inspection Committee toward the Board of Directors, Board of Management and shareholders:

- Fully attend the quarterly and extraordinary BOD meetings to catch up with the company's operations
- Report to shareholders the company business performance in 2016 and IC working plan 2017.
- Review the appropriateness of BOD resolutions, BOM decisions in management and operations to ensure compliant with local law and company charter.
- Review the implementation and compliance with Shareholder and BOD resolutions & decisions.

3. The coordination among the Inspection Committee with the Board of Directors, Board of Management, and different managers:

- All members of the IC attended all regular BOD meetings.
- Meeting materials and BOD resolutions is supplemented to IC members in full and in a timely manner.
- IC cooperated with controllers at subs and internal audit to carry out 12 audit mission at subsidiaries in 2017 to enhance the Group's efficiency.
- IC conducted training for controller at subsidiaries, supported and provided updated materials for controllers and auditors to improve the technical skills & knowledge.

4. Other activities of the Inspection Committee (if any):

- Review the quality of external audit
- IC cooperate with Internal audit and AC to monitor the standardization of policies/procedures/processes at NLIC and subsidiaries' to improve the operations efficiency and internal control quality.

IV. Training on corporate governance

Participate in corporate governance training courses which are organized by The State Securities Commission/Ho Chi Minh Stock Exchange and international audit company/international financial organization.

No.	Training courses	Date	Organizer
1.	Disclose information on Annual Report and standard of ASEAN Corporate Governance score card	12,13 Jan 2017	HSX & IFC
2.	Organize Annual General Shareholders' Meeting 2017	23 Feb 2017	HSX & IFC
3.	Issues arising from weak Corporate Governance – Role of Audit Committee and Internal Audit	12 May 2017	HSX, HNX & CPA Australia
4.	Corporate Governance for Listing Companies	02 Aug 2017, 03 Aug 2017	SSC
5.	Corporate Governance Forum 2017 – Handling Conflict of Interest and Related Party Transactions	12 Oct 2017	VCGI

V. LIST OF AFFILIATED PERSONS OF THE PUBLIC COMPANY AS SPECIFIED IN CLAUSE 34, ARTICLE 6 OF THE SECURITIES LAW (SEMI-ANNUAL/ANNUAL REPORTS) AND TRANSACTIONS OF AFFILIATED PERSONS OF THE COMPANY WITH THE COMPANY

1. List of affiliated persons of the public company

List of subsidiaries, joint ventures, associates is as follow. List of internal persons is enclosed with Appendix II.

Stt	Company name	Business registration no., first date of issue	Address	Note
1.	Nam Long Property Management and Development One Member Limited Company			Subsidiary

2.	Nam Long Service JSC.			Subsidiary
3.	Nam Long – Hong Phat JSC.			Subsidiary
4.	Nguyen Son Real Estate JSC.			Subsidiary
5.	Nam Long Apartment Development Corporation			Subsidiary
6.	Nam Long Real Estate Transaction Floor One Member Limited Liability Company			Subsidiary
7.	Nam Khang Construction Investment Development One Member Limited Liability Company			Subsidiary
8.	Nam Long VCD Corporation			Subsidiary
9.	Nam Phan Investment Corporation			Subsidiary
10.	Nguyen Phuc Real Estate Investment and Trading Co., Ltd.			Subsidiary
11.	Thao Nguyen Real Estate Investment and Trading Co., Ltd.			Subsidiary
12.	NLG – NNR – HR Fuji Co., Ltd.			Subsidiary
13.	NNH Kikyo Flora Co., Ltd.			Subsidiary
14.	NN Kikyo Valora Co., Ltd.			Subsidiary
15.	NNH Mizuki Joint Stock Company			Subsidiary

2. Transactions between the company and the affiliated persons or between the company and major shareholders, internal persons and related person of internal person are as follow:

No.	Name of organization/individual	Relationship	No., date of issue, place of issue	Address	Time of transaction	Transaction information	Note
1.	Nam Phan Investment Corporation	Subsidiary			23 Jan 2017	Nam Long provides fund raising service for Nam Phan	
2.	Nguyen Son Real Estate JSC.	Subsidiary			23 Jan 2017	Nam Long provides fund raising service for Nguyen Son	
3.	Nam Long	Subsidiary			13 Feb 2017	Nam Long ADC provides	

	Apartment Development Corporation					equipment maintenance service for Nam Long	
4.	Tan Hiep Investment Co., Ltd.	Company that is related person of Mr Quang (Chairman) owned			27 Feb 2017	Tan Hiep leases documents store for Nam Long	
5.	Nam Phan Investment Corporation	Subsidiary			24 Mar 2017	Nam Long provides project management service for Nam Phan	
6.	Nam Phan Investment Corporation	Subsidiary			24 Apr 2017	Nam Phan finances Nam Long	
7.	Nam Long Apartment Development Corporation	Subsidiary			24 Apr 2017	Nam Long ADC finances Nam Long	
8.	Nam Long – Hong Phat JSC.	Subsidiary			24 Apr 2017	NL-HP finances Nam Long	
9.	Nguyen Son Real Estate JSC.	Subsidiary			24 Apr 2017	Nam Long is General Development Contractor for Nguyen Son	
10.	Nam Phan Investment Corporation	Subsidiary			08 May 2017	Nam Long purchases new issuing shares of Nam Phan	
11.	Nam Long VCD Corporation	Subsidiary			08 May 2017	Nam Long & Nam Khang finance Nam Long VCD	
12.	Nguyen Son Real Estate JSC.	Subsidiary			21 Jun 2017	Nam Long is Project Contractor for Nguyen Son social housing project	
13.	Nam Khang Construction Investment Development One Member Limited Liability Company	Subsidiary			27 Sep 2017, 29 Sep 2017	Nam Khang is contractor for some projects of Nam Long	
14.	Nguyen Son Real Estate JSC.	Subsidiary			18 Oct 2017	Nam Long provides S&M services for Nguyen Son	
15.	Nam Khang	Subsidiary			25 Oct 2017	Nam Khang is the contractor of	

	Construction Investment Development One Member Limited Liability Company					Flora Kikyo project of Nam Long	
16.	Nam Long VCD Corporation	Subsidiary			03 Nov 2017	Nam Long to transfer of land use right for Nam Long VCD	
17.	Nam Long – Hong Phat JSC. & Nam Long Investment Corp. – Can Tho branch	Subsidiary			20 Dec 2017	Nam Long – Can Tho branch provides sales & general affairs service for Nam Long – Hong Phat	

3. Transaction between internal person of listed company and company's subsidiaries, or the company in which listed company takes controlling power: N/A

4. Transactions between the company and other objects: N/A

VI. TRANSACTIONS OF INTERNAL PERSONS AND RELATED PERSON OF INTERNAL PERSON:

1. List of internal persons and their affiliated persons is enclosed with Appendix II.

2. Transactions of internal persons and affiliated persons on shares of the listed company:

No.	Transaction executor	Relationship with internal shareholder	Number of shares owned at the beginning of the period (Shareholder list recorded on 05 Jun 2017, on the total amount of 142,114,510 shares)		Number of shares owned at the end of the period (Shareholder list recorded on 05 Dec 2017, on the total amount of 157,226,409 shares)		Reasons for increase, decrease (purchase, sale, switch, reward...)
			Number of shares	Ratio (%)	Number of shares	Ratio (%)	
1.	Nguyen Xuan Quang	Chairman	20,819,039	14.65	24,418,923	15.53	Receive 2016 dividend by shares; Purchase
2.	Nguyen Thi Bich Ngoc	Related person of Mr. Nguyen Xuan Quang (Chairman)	8,988,601	6.33	9,883,865	6.29	Receive 2016 dividend by shares
3.	Nguyen Nam	Related person of Mr. Nguyen Xuan Quang (Chairman)	213,318	0.15	234,564	0.15	Receive 2016 dividend by shares
4.	Nguyen Hiep	Related person of Mr. Nguyen Xuan Quang (Chairman)	210,000	0.148	230,916	0.147	Receive 2016 dividend by shares
5.	Nguyen Tien Dung	Related person of Mr. Nguyen Xuan Quang (Chairman)	28,901	0.020	31,779	0.020	Receive 2016 dividend by shares

6.	Tan Hiep Investment Co., Ltd.	Company owned by related person of Mr Quang (Chairman)	3,062,197	2.155	4,892,211	3.112	Receive 2016 dividend by shares; Purchase
7.	Tran Thanh Phong	Permanent Vice Chairman	8,738,095	6.15	8,608,409	5.48	Receive 2016 dividend by shares; Sell
8.	Bui Duc Khang	Board Member	443,793	0.31	487,994	0.31	Receive 2016 dividend by shares
9.	Luong Thi Xuan Dao	Related person of Mr. Bui Duc Khang (Board member)	23,308	0.016	25,629	0.016	Receive 2016 dividend by shares
10.	Nam Khang Construction Investment Development One Member Limited Liability Company	Ownership representative by Mr. Bui Duc Khang (Board Member)	6,502,165	4.58	7,149,780	4.55	Receive 2016 dividend by shares
11.	Cao Tan Thach	Board Member	273,468	0.19	402,046	0.26	Receive 2016 dividend by shares; Purchase
12.	Ngo Thi Ngoc Lieu	Related person of Mr. Cao Tan Thach (Board member)	7,150,001	5.03	7,205,001	4.58	Receive 2016 dividend by shares; Sell
13.	Lam Ngoc Minh	Related person of Mr. Cao Tan Thach (Board member)	8,067	0.006	8,870	0.006	Receive 2016 dividend by shares
14.	Cao Duy Thong	Related person of Mr. Cao Tan Thach (Board member)	14,208	0.01	3	0.00	Receive 2016 dividend by shares; Sell
15.	Ibeworthy Pte Ltd	Ownership representative by Mr. Linson Lim Soon Kooi (Board Member)	7,100,000	5	7,807,160	5	Receive 2016 dividend by shares
16.	Nguyen Thi Thanh Thao	IC Member	1,687	0.001	1,855	0.001	Receive 2016 dividend by shares
17.	Chu Chee Kwang	CEO	170,655	0.12	319,826	0.20	Receive 2016 dividend by shares; Sell, Purchase
18.	Chau Quang Phuc	CFO	745	0.001	114,236	0.073	Receive 2016

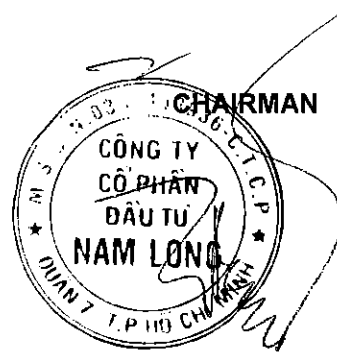
							dividend by shares; Purchase
19.	Nguyen Thanh Huyen	Related person of Mr. Chau Quang Phuc (CFO)	2,663	0.002	2,928	0.002	Receive 2016 dividend by shares
20.	Luong Thi Kim Thoa	Chief Accountant	20,549	0.014	60,605	0.039	Receive 2016 dividend by shares; Purchase

Note: Board of Directors did not have any information about shares trading without memos from the shareholders to the Board.

V. OTHER SIGNIFICANT ISSUES: No

Receivers:

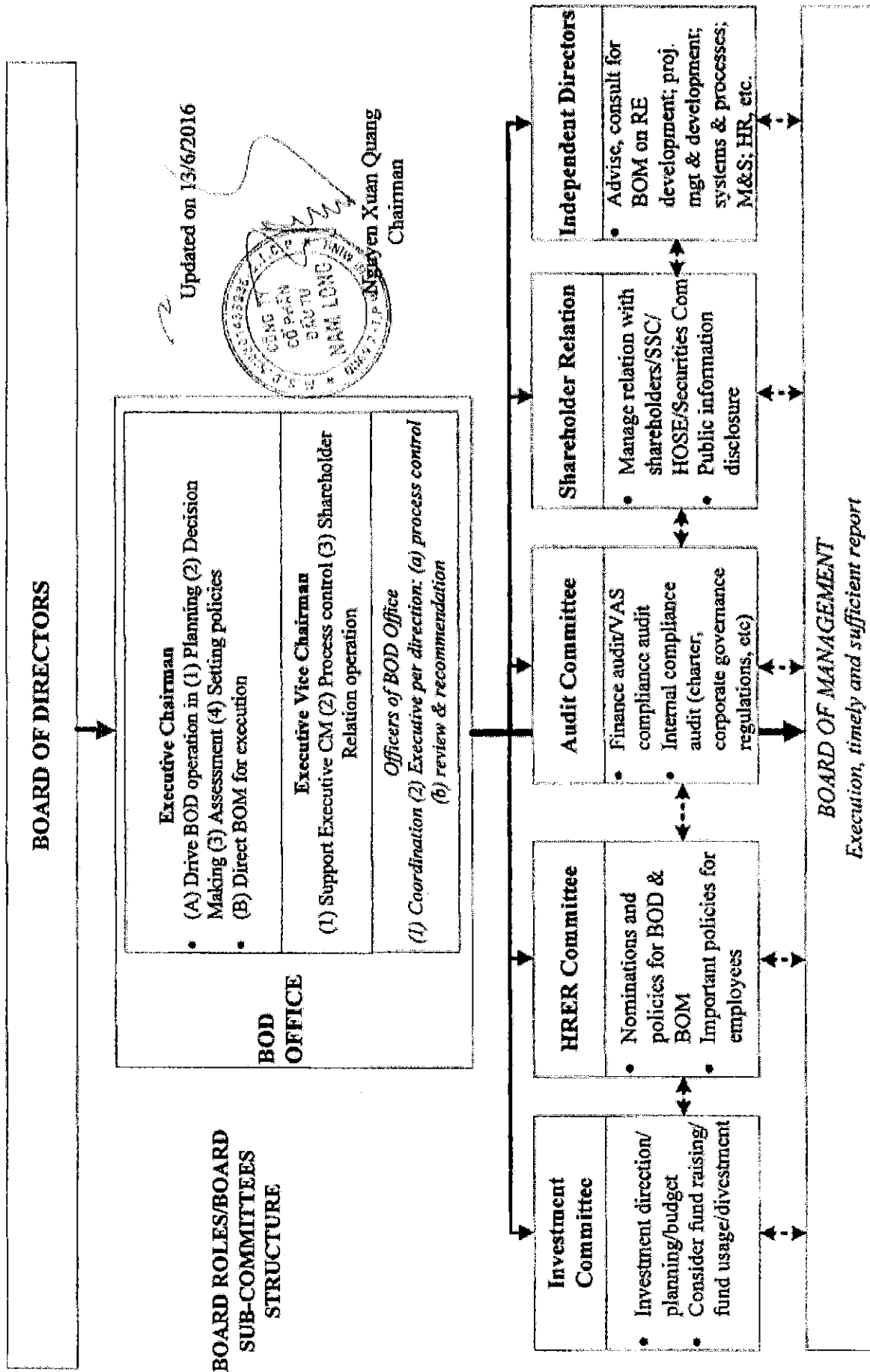
- *As above*
- *Filing at Board Office*



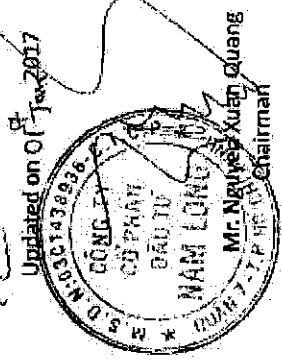
NGUYEN XUAN QUANG

ANNEX 1

II.3. Operations of Board-sub committees.

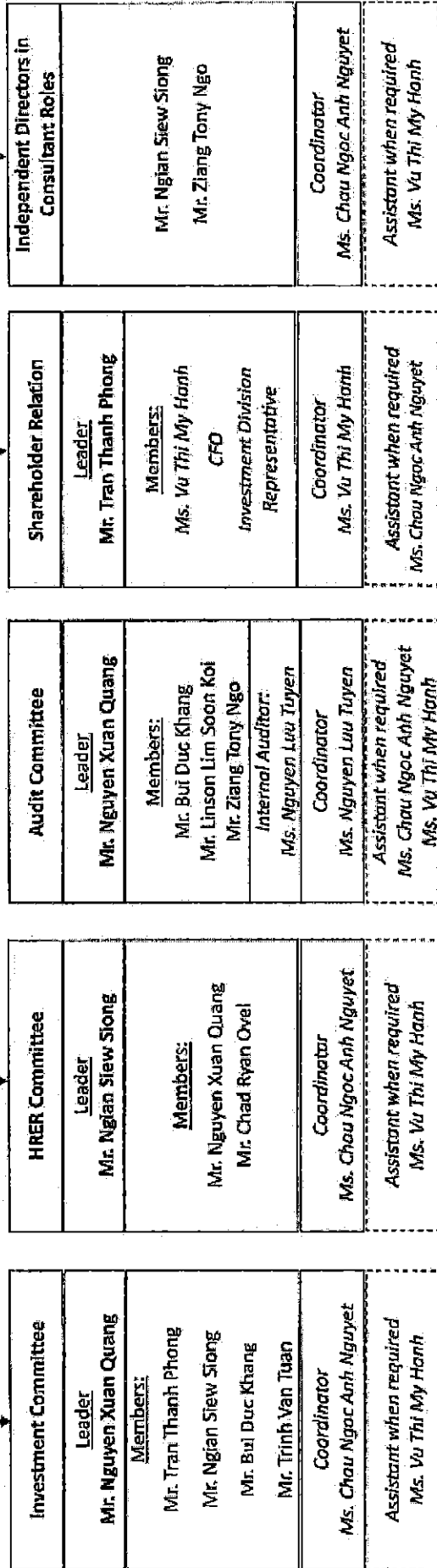


BOARD OF DIRECTORS



Executive Chairman Mr. Nguyen Xuan Quang	
Executive Vice Chairman Mr. Tran Thanh Phong	
Corporate Lawyer Mr. Duong Van Thanh	
Acting Chief of BOD Office cum BOD Secretary 1 Ms. Chau Ngoc Anh Nguyet	
BOD Office Executive cum BOD Secretary 2 Ms. Vu Thi My Hanh	

BOARD'S ROLES & SUB-COMMITTEES' STRUCTURE



Annex II
VI.1. List of internal personnel and their related parties

LIST OF RELATED PARTIES													
No.	Name of internal personnel	Title	Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	Notes		
1	Mr. Nguyễn Xuân Quang	Chairman	Nguyễn Bá Đệ (Đã mất)	Father									
			Bùi Thị Tịnh (Đã mất)	Mother									
			Nguyễn Thị Bích Ngọc	Wife						9,883,865	6.29		
			Nguyễn Nam	Son						234,564	0.15		
			Nguyễn Hiệp	Son						230,916	0.147		
			Nguyễn Tiến Dũng	Brother						31,779	0.02		
			Nguyễn Thị Ngọc Dung	Sister									
			Nguyễn Thị Ngọc Lan	Sister									
			Công ty CP Nam Long VCD	Chairman									
			Công ty CP BDS Nguyễn Sơn	Chairman									
2	Mr. Trần Thanh Phong	Permanent Vice Chairman	Công ty TNHH Đầu tư Tân Hiệp	Company owned by related person of Mr. Quang					4,892,211	3.112			
			Phan Nguyễn Liên Thành	Wife									
			Trần Chiêu Dương	Daughter									

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			Trần Phạm Thị Phương Thảo	Sister							
			Trần Anh	Father							
			Phạm Thị Ba	Mother							
			Công ty CP Nam Long VCD	Board Member							
			Công ty CP Phát triển Cán bộ Nam Long	Vice Chairman							
			Công ty CP BĐS Nguyễn Sơn	Board Member							
			Bùi Phương (Đã mất)	Father							
			Phan Thị Thanh Chân (Đã mất)	Mother							
			Bùi Thị Ngọc Dung	Sister							
			Bùi Thị Ngọc Diệp	Sister							
			Bùi Thị Ngọc Anh	Sister							
			Bùi Thị Ngọc Loan	Sister							
			Bùi Thị Ngọc Trang	Sister							
			Bùi Thị Ngọc Liêm	Sister							
			Bùi Đức Phú	Brother							
3	Mr. Bùi Đức Khang	Board Member									

LIST OF RELATED PARTIES

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			Bùi Đức Quý	Brother							
			Bùi Thị Ngọc Thọ	Sister							
			Bùi Phan Ngọc Đức	Sister							
			Bùi Ngọc Đức	Brother							
			Lương Thị Xuân Đào	Wife					25,629	0.016	
			Bùi Thị Thanh Châu	Daughter							
			Bùi Thị Thanh Hiền	Daughter							
			Công ty TNHH MTV Đầu tư Xây dựng Phát triển Nam Khang	Chairman cum CEO – ownership representative					7,149,780	4.55	
			Công ty CP Nam Long VCD	Board Member							
			Công ty CP Phát triển Căn hộ Nam Long	Chairman							
			Công ty CPTV Thiết kế Xây dựng Nam Viên	Chairman							
			Công ty CP Phát triển Nam Long	Chairman							
			Công ty CP Nam Long – Hồng Phát	Board Member							

LIST OF RELATED PARTIES

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4	Mr. Lai Voon Hon	Board Member	Choi Pueh Teng	Wife									
			Lai Ze Yan	Son									
			Lai Ze Yi	Daughter									
			Lai Ze Qi Keira	Daughter									
			Lai Siew Wah	Father									
			Liw Yoke Yin	Mother									
			Lai Voon Keat	Brother									
			Lai Voon Huey	Sister									
			Lai Voon Wai	Brother									
			Lai Voon Mei	Sister									
			ASPL V6 Limited	GD - Ownership representative									
			Ireka Development Management SdnBhd	Chairman cum CEO									
			Ireka Corporation Berhad	Group CEO									
ICSD Ventures SdnBhd	Co-CEO												
Hoa Lam Shangri-La Ltd	CEO												
City International Hospital (Thanh Do International Hospital)	CEO												
5	Ông Chad Ryan Ovel	Thành viên HĐQT	Tran Minh Ngoc Thu	Wife									

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			Vienna Mai Ovel	Daughter							
			Isabella An Ovel	Daughter							
			Mekong Capital	Partner							
			ABA Business Solutions Corporation	Board Member							
			Traphaco	Board Member							
			AA Corporation	Board Member							
			Trịnh Văn Trụ	Father							
			Trần Thị Lộc	Mother							
			Cao Thị Quế Anh	Wife							
			Trịnh Thị Mai Anh	Daughter							
			Trịnh Mai Linh	Daughter							
			Trịnh Mai Phương PAULA	Daughter							
			Trịnh Mai Vân	Daughter							
			Trịnh Kim Thoa	Sister							
			Trịnh Văn Tâm	Brother							
			Trịnh Thị Lan Anh	Sister							
			Trịnh Văn Dũng	Brother							
6	Mr. Trịnh Văn Tuấn	Board Member									

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			Ngân hàng TMCP Phương Đông	Chairman							
			Công ty Cổ phần Du lịch Sài Gòn Bình Châu	Board Member							
			Công ty CP Du lịch Khách sạn Sài Gòn Mũi Né	Board Member							
			Công ty CP Khách sạn Sài Gòn Tourance	Board Member							
7	Mr. Ziang Tony Ngo	Board Member	Minnelly Luu	Wife							
			Ian Chi Ngo	Son							
			Estelle An Ngo	Daughter							
			Timothy Ngo	Father							
			Bich Ngo	Mother							
			Alexander Ngo	Brother							
			Top Mot Vietnam Holdings Pte. Ltd.	Board Member & Co-Founder							
			Công ty TNHH Trung tâm Giáo dục Everest	Chairman and Co-CEO							
			Sponsors for Educational Opportunity – Vietnam (Tổ chức Phi lợi nhuận đặt tại New York)	Board Member							
8	Mr. Ngian Siew Siong	Board Member	Chong Sau Chun	Wife							
			Ngian Yuchun	Son							
			Ngian Liwan	Daughter							
			Ngian Weichern	Daughter							

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			IFCA MSC Berhad	Independent Board Member							
			Hiệp hội Phát triển Nhà ở và Bất động sản, Malaysia	Board Member							
9	Mr. Cao Tấn Thạch	Board Member	Cao Tấn Bửu	Father							
			Ngô Thị Ngọc Liễu	Mother					7,205,001	4.58	
			Lâm Ngọc Minh	Wife					8,870	0.006	
			Cao Triết Nam	Son							
			Cao Minh Khuê	Daughter							
			Cao Duy Thống	Brother					3	0.00	
			Cao Phương Thảo	Sister							
			Công ty CP Phát triển Căn hộ Nam Long	Board Member							
			Công ty CP NNH Mizuki	Chairman							
			Công ty TNHH Đầu tư & Kinh doanh BĐS Nguyễn Phúc	Chairman							
			Công ty TNHH Đầu tư và Kinh doanh BĐS Thảo Nguyễn	Chairman							
			Công ty TNHH NLG – NNR – HR Fuji	Chairman							

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10	Mr. Linson Lim Soon Kooi representative for Ibeworth Pte Ltd	Board Member	Công ty TNHH NNH Kikyo Flora	Chairman									
			Công ty TNHH NN Kikyo Valora	Chairman									
			Lim Bok Hin	Father									
			Ooi Poh Kin	Mother									
			Neo Hwee Hoon	Wife									
			Leanne Lim Shiqi	Daughter									
			Justin Lim Jin Yang	Son									
			Ibeworth Pte Ltd	Director – ownership representative							7,807,160	5	
			Keppel Land Vietnam Limited	CEO									
			11	Ms. Nguyễn Lưu Tuyên	Chief of IC	Nguyễn Văn Thạch	Father						
Nguyễn Thị Lưu (Đã mất)	Mother												
Nguyễn Danh Vỹ	Husband												
Nguyễn Danh Khoa	Son												
Nguyễn Danh Khôi	Son												
Nguyễn Thạch Lãng	Brother												
Nguyễn Thạch Lâm	Brother												

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12	Mr. Đặng Hồng Tân	IC Member	Tô Thị Lân	Mother									
			Huỳnh Kim Huy	Wife									
			Đặng Huy Lương	Son									
			Đặng Thục Phương	Daughter									
			Đặng Sơn Hà	Brother									
			Đặng Thục Trinh	Sister									
			Đặng Châu Dương	Brother									
			Đặng Thục Thanh	Sister									
			Đặng Thục Oanh	Sister									
			Đặng Đức Phở	Brother									
13	Ms. Nguyễn Thị Thanh Thảo	IC Member	Nguyễn Thị Kim Ánh	Mother									
			Âu Thế Tuấn	Husband									
			Nguyễn Thanh Tú	Brother									
			Nguyễn Thị Thanh Trúc	Sister									
14	Mr. Chu Chee Kwang	CEO	Chu Chin Koy	Father									
			Lim Yee Hong	Mother									

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			Ruth Leong	Wife							
			Tropicana Kajang Hill Sdn Bhd	General Director							
			Sapphire Index Sdn Bhd	General Director							
			Tropicana Business Park Sdn Bhd	General Director							
			Lido Waterfront Boulevard Sdn Bhd	General Director							
			T Botanica Sdn Bhd	General Director							
15	Mr. Châu Quang Phúc	CFO	Nguyễn Thanh Huyền	Wife					2,928	0.002	
			Châu Minh Hiền Khánh	Daughter							
			Châu Minh Ngọc Khánh	Daughter							
			Châu Quang Tuyền	Father							
			Trần Thị Minh Châu	Mother							
			Công ty TNHH MTV Đầu tư Xây dựng Phát triển Nam Khang	Board Member					7,149,780	4.55	
16	Ms. Lương Thị Kim Thoa	Chief Accountant	Lương Bà (Đã mất)	Father							
			Vũ Thị Liên	Mother							
			Trương Văn Nghiêm	Husband							
			Trương Hòa Mi	Daughter							
			Trương Bá Sơn	Son							