

**REPORT ON CORPORATE GOVERNANCE OF LISTING COMPANY**  
(Semiannual 2020)

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

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

Address of head office: 06 Nguyen Khac Vien Street, Tan Phu Ward, District 7, Ho Chi Minh City

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Charter capital: 2,597,025,750,000 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) with details as follow:

No.	Resolution/Decision No.	Date	Content
1.	01/2020/NQ/ĐHĐCĐ/ NLG (Approved at the Annual General Shareholders' Meeting from 25 Apr 2020 to 4 May 2020)	25 Apr 2020 to 4 May 2020	Approve 2019 consolidated financial report of Nam Long Investment Corporation Approve 2019 profit distribution plan Approve the payment of stock dividend 2019 Approve and authorize to BOD (BOD can reauthorize Chairman in specific situation) to choose the appropriate time (in 2021) for the issuance of new shares to pay bonus shares 2019 Approve business plan 2020, profit distribution and dividend payment plans for 2020 and authorize the Board to organize the execution Approve the Board's report in 2019 and direction for 2020 Approve the operation budget of the Board for 2020 Approve the D&O Liability Insurance for BOD members for 2020 Approve shares issuance for NLG Executives according to the Executive Long Term Incentive Plan (ESG shares) in 2019 Appoint Ernst & Young Vietnam Co. Ltd to be auditor for financial year 2020

**II. ACTIVITIES OF BOARD OF DIRECTORS**

**1. Information about Board of Directors' members and meetings**

In the first 6 months of 2020, the Board had organized 02 meetings on 21 Feb 2020 and 10 Apr 2020 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	2	100%	
2.	Mr Tran Thanh Phong	Permanent Vice Chairman		2	100%	
3.	Mr Lai Voon Hon	Member		2	100%	
4.	Mr Bui Đức Khang	Member		2	100%	
5.	Mr Chad Ryan Ovel	Member		2	100%	
6.	Mr Ziang Tony Ngo	Member		2	100%	
7.	Mr Ngian Siew Siong	Member		2	100%	
8.	Mr Cao Tan Thach	Member		2	100%	
9.	Mr Linson Lim Soon Kooi	Member		2	100%	

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

- Assign KPIs 2020 for the Board of Management and review/assess periodically
- Request BOM to follow the Board's guidance timely
- Direct the Board' Sub-committees to supervise and assess the compliance of CEO on legal regulations, Company Charter, Internal Regulation on Corporate Governance, prevailing Charter of Authorizations (COAs) and other company regulations
- Review and assess 2019 business performance (audited)
- Review and assess business performance of Quarter I and II of 2020

## 3. Activities of the Board of Directors' Sub-committees

The Board' Sub-Committees work as assigned by BOD and respective Sub-Committee's working plan, periodically review and evaluate the implementation of the respective working plan. Organizational chart of the Board' Sub-committees is presented in Appendix I. Detailed scopes of work of the Sub-Committees are as follow:

- Investment Committee:
  - o Appraise annual/3-year business plans of Nam Long and its key subsidiaries;
  - o Appraise cooperation, investment, development plans for the projects; investment/divestment plans of subsidiaries within the Group;
  - o Appraise fundraising plans and the plan to realize Nam Long's vision to become 1 billion USD Company;
  - o Lead, give direction in defining vision and growth strategy for Nam Long for the next 10 years 2021-2030, as well as outlining enablers for growth.
- Human Resources Committee:
  - o Appraise 2020 HR operation budget, headcount planning and organization structure of the Company and the Group;
  - o Assess 2019 performance of the Group CEO;
  - o Design & assign 2020 key objectives for the Group CEO and consult him in 2020 goals setting for Division Heads of the Company and General Directors of the subsidiaries within the Group;
  - o Propose operation budget for the Board in 2020 for approval of the Annual General Shareholders' Meeting (AGM) on 25 Apr 2020;
  - o Review and allocate 2019 variable bonus for Board Members (based on the approved operation budget for the Board approved by AGM on 20 Apr 2019 and 2019 audited business results);
  - o Review and appraise execution results of ESG policy as well as detailed allocation of ESG shares (the shares granted to top management level and outstanding employees);
  - o Give advices to enhance capability of the Group's HR Function, focusing on standardizing recruitment criteria & procedure applied for the whole Group;

- o Review, appraise HR documentations and important HR procedures/policies (employees' performance evaluation process and system, C&B policies for subsidiaries...);
- o Advise, support the Board of Management in searching potential candidates for high-level positions;
- o Advise for the Board of Management regarding personnel structure to build 10-year growth strategy (2021-2030) for Nam Long.

- Audit Committee:

a. Information about Audit Committee's members and meetings:

In the first 6 months of 2020, Audit Committee has organized 02 meetings on 25/03/2020 and 27/05/2020 with Member attendance ratio as following:

No.	Member	Position	Number of attendance	Ratio	Reasons for absence
1	Ziang Tony Ngo	Head of AC	2/2	100%	
2	Nguyễn Xuân Quang	AC Member in charge of Operations	2/2	100%	
3	Linson Lim Soon Kooi		2/2	100%	1 meeting attended by authorized person
4	Cao Tấn Thạch		2/2	100%	
5	Trần Thanh Phong	AC Member in charge of Compliance, Risk Management & Group Management	2/2	100%	
6	Bùi Đức Khang		2/2	100%	
7	Nguyễn Lưu Tuyền	AC Member in charge of Finance, Accounting and Auditing	2/2	100%	
8	Đặng Hồng Tân		2/2	100%	

b. Activities of Audit Committee:

- o Supervise Internal Audit to conduct the review and report of internal regulations of the Company and Subsidiaries;
- o Supervise Internal Audit to review the compliance of the Board of Management with Company Charter, Corporate Governance regulations, Chart of Authority and other regulations of the Company;
- o Review financial report of 2019, quarterly management reports in Quarter 1 and Quarter 2 of 2020, review monthly/ quarterly sales result for the first 6 months of 2020 and compare to plan;
- o Organise periodically meeting between Audit Committee and the Board of Management on 25/03/2020 and 27/05/2020 to review business performance, compliance status, enhance internal control process and risk assessment and make necessary recommendations, and to ensure the Board of Management implement the recommendations in a timely and effective manner;
- o Monitor implementation of AGM and BOD resolutions;
- o Follow up the recommendations from External Audit, Internal Audit and Audit Committee related to internal regulations improvement and compliance topic;
- o Periodically meeting with External Audit related to the Audited financial report of 2019, recommendations in management letter;
- o Cooperate with Internal Audit in External Audit selection process for 2020. Review, assess audit and non-audit services provided by External Audit.

- Activities of Independent Directors of the Board:

- o Orient, guide the preparation of the 10-year growth strategy (2021-2030) of Nam Long Group
- o Preside at monthly meetings to consult the Board of Management about project management and development, system and procedure improvement, Sales and Marketing activities, HR and IT matters....;
- o Share best practices and standardized operational models of big corporations in the region and then propose proper recommendation for Nam Long to apply.

- Board Office:

- o Organize ordinary Board Meeting, record meeting minutes and related resolutions

- Deploy and supervise the Board of Management on implementing General Shareholders' Meeting/the Board's decisions, resolutions
- Coordinate activities of the Board' Sub-Committees to support the Board on reviewing materials submitted to the Board
- Cooperate with Shareholder Relation Committee to organize 2020 Annual General Shareholders' Meeting, take part in review materials submitted to AGM
- To be a point of contact between the Board of Directors and the Board of Management
- Secretaries to perform effective job and assist the Board very well
- Shareholder Relation Committee:
  - To be a point of contact between the Board of Directors and Shareholders
  - Organize 2020 Annual General Shareholders' Meeting from 25 Apr 2020 to 04 May 2020, record the meeting minute, resolution, and disclosed information as regulated
  - Disclose information periodically, extraordinarily as regulated
  - These following documents were sent to SSC and HOSE (HSX):

No.	Date	Documents	Receiver
1.	06 Jan 2020	Disclosure of information on Decision of the General Department of Taxation on sanctioning administrative violations of tax	HSX/SSC
2.	13 Jan 2020	Disclosure of information on corporate governance report 2019	HSX/SSC
3.	13 Jan 2020	Disclosure of information on corporate governance 2019	HSX
4.	20 Jan 2020	Disclosure of information on financial statements Quarter 4 of 2019 – Consolidated & Seperate	HSX/SSC
5.	04 Mar 2020	Disclosure of information on Resolution of the Board the approval of the time for organizing 2020 Annual General Shareholders Meeting	HSX/SSC
6.	09 Mar 2020	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 28 Feb 2020	HSX
7.	09 Mar 2020	Disclosure of information on shareholders list recorded for organizing Annual General Shareholders' Meeting 2020	HSX/SSC
8.	17 Mar 2020	Disclosure of information on audited financial statements 2019 - Consolidated & Seperate	HSX/SSC
9.	06 Apr 2020	Disclosure of information on Annual Report 2019	HSX/SSC
10.	08 Apr 2020	Disclosure of information on Resolution of the Board regarding the approval on purchasing NLG share in 2020	HSX/SSC
11.	14 Apr 2020	Shareholding structure registered on 31 Mar 2020 for the purpose of organizing Annual General Shareholders' Meeting 2020	HSX
12.	15 Apr 2020	Disclosure of information on Materials for AGM 2020	HSX/SSC
13.	20 Apr 2020	Disclosure of information on financial statements Quarter 1 of 2020 - Consolidated & Seperate	HSX/SSC
14.	20 Apr 2020	Disclosure of information on Materials for AGM 2020 - updated	HSX/SSC
15.	04 May 2020	Disclosure of information on 2020 AGM's meeting minutes, resolutions and vote counting report	HSX/SSC
16.	22 May 2020	Disclosure of information on Announcement regarding update Shareholders' information and receive dividends in cash	HSX/SSC
17.	25 May 2020	Disclosure of information on Shareholders list recorded for 2019, 2 <sup>nd</sup> dividend payment by cash	HSX/SSC
18.	26 May 2020	Disclosure of information on Resolution of the Board regarding the approval on bond issuance plan for Nam Long Investment Corporation in 2020	HSX/SSC
19.	08 Jun 2020	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 31 May 2020	HSX
20.	19 Jun 2020	Shareholding structure registered on 8 Jun 2020 for the purpose of 2019, 2 <sup>nd</sup> dividend payment by cash	HSX

21.	24 Jun 2020	Disclosure of information on the results of private bond issuance	HSX/SSC
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#### 4. The Board's resolutions/decisions

No	Resolution No.	Date	Content
1.	01/2020/NQ/HĐQT/NLG	03 Mar 2020	Approve the service providing contracts between Nam Long Investment Corporation and Nam Long VCD Corporation
2.	02/2020/NQ/HĐQT/NLG	04 Mar 2020	<p>Agree on the 2020 business plan and agree to submit it to AGM 2020 for final approval</p> <p>Agree on the Group's 2020 operation budget</p> <p>Assign Human Resources Committee to finally appraise and officially approve 2020 KPIs of CEO</p> <p>Assign Human Resource Committee to review, evaluate issues related to CEO's 2019 performance assessment</p> <p>Approve for the time to organize 2020 Annual General Shareholders Meeting</p> <p>Agree on continuously appointing Ernst &amp; Young to be the external auditor in 2020 and agree to submit to AGM 2020 for final approval</p>
3.	03/2020/NQ/HĐQT/NLG	04 Mar 2020	Approve bank loan and capital increase at Dong Nai Waterfront City LLC
4.	04/2020/NQ/HĐQT/NLG	09 Mar 2020	Approve the shareholders list recorded for organizing Annual General Shareholders Meeting 2020
5.	05/2020/NQ/HĐQT/NLG	06 Apr 2020	Approve to give additional value to the service providing contracts between Nam Long Investment Corporation and Nam Long VCD Corporation
6.	06/2020/NQ/HĐQT/NLG	06 Apr 2020	Approval of credit line at Orient Commercial Bank – HCMC branch
7.	07/2020/NQ/HĐQT/NLG	07 Apr 2020	Approve to purchase NLG share in 2020
8.	08/2020/NQ/HĐQT/NLG	09 Apr 2020	Approve Nam Long Investment Corporation to sign General contractor agreement 2 with Nam Long VCD Corporation for Waterpoint project
9.	09/2020/NQ/HĐQT/NLG	20 Apr 2020	Approve changes of capital representatives at Nam Long Property Management & Development One Member Liability Company Ltd.
10.	10/2020/NQ/HĐQT/NLG	20 Apr 2020	Approval on decreasing charter capital of Nguyen Son Real Estate JSC.
11.	11/2020/NQ/HĐQT/NLG	23 Apr 2020	<p>Agree on the 2019 audited business performance and agree to submit to AGM 2020 for approval</p> <p>Agree on 2019 profit distribution plan and agree to submit to AGM 2020 for approval</p> <p>Agree on the delay of 2019 bonus shares issuance and agree to submit to AGM 2020 for approval</p> <p>Agree on updated 2020 business plan and 3-year business plan 2020 – 2022, agree to submit to AGM 2020 for approval</p> <p>Agree on 2020 profit distribution plan and agree to submit to AGM 2020 for approval</p> <p>Agree on the total maximum number of ESG shares granted for 2019 and agree to submit to AGM 2020 for approval</p> <p>Agree on the fixed operation budget and the variable bonus for the Board in 2020 and agree to submit to AGM 2020 for</p>

No	Resolution No.	Date	Content
			approval Agree on buying D&O Liability Insurance for BOD members in 2020 and agree to submit to AGM 2020 for approval Agree on the agenda of AGM 2020
12.	12/2020/NQ/HĐQT/NLG	13 May 2020	Approval on 2020 key objectives of CEO of Nam Long Investment Corporation
13.	13/2020/NQ/HĐQT/NLG	25 May 2020	Approve the 2 <sup>nd</sup> payment for cash dividend 2019
14.	14/2020/NQ/HĐQT/NLG	25 May 2020	Approval on Bond issuance for Nam Long Investment Corporation at Vietcombank Securities Company Limited
15.	15/2020/NQ/HĐQT/NLG	25 May 2020	Approve to transfer 34.9% contributed capital of Nam Long Investment Corporation in Dong Nai Waterfront City LLC to Hankyu Hanshin Properties Corporation
16.	16/2020/NQ/HĐQT/NLG	8 Jun 2020	Approval of intragroup borrowing for capital contribution to Dong Nai Waterfront City LLC
17.	17/2020/NQ/HĐQT/NLG	10 Jun 2020	Approval of transfer method for assets from Nam Long Group to Nam Long Property Management and Development Company Limited
18.	18/2020/NQ/HĐQT/NLG	22 Jun 2020	Approve to give additional value to the service providing contracts between Nam Long Investment Corporation and Nam Long VCD Corporation
19.	19/2020/NQ/HĐQT/NLG	22 Jun 2020	Approval on establishing a specialized entity to implement Project Management and Construction Management

### III. ACTIVITIES OF INSPECTION COMMITTEE

(2019 Annual General Shareholders Meeting approved the changing of corporate governance structure from Inspection Committee into Audit Committee from 20 Apr 2019)

### 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

### 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 LLC			Subsidiary
8.	Nam Vien Construction & Design Consulting Joint Stock Company			Subsidiary
9.	Nam Khang Construction Materials Trading Company Limited			Subsidiary
10.	Nam Long VCD Corporation			Subsidiary
11.	Nam Phan Investment Corporation			Subsidiary
12.	Nguyen Phuc Real Estate Investment and Trading Co., Ltd.			Subsidiary
13.	6D Joint Stock Company			6D Joint Stock Company
14.	NLG – NNR – HR Fuji Co., Ltd.			Subsidiary
15.	NNH Kikyo Flora Co., Ltd.			Subsidiary
16.	NN Kikyo Valora Co., Ltd.			Subsidiary
17.	Paragon Dai Phuoc One Member Liability Company Limited			Subsidiary
18.	Nam Long Transportation Service Co., Ltd			Subsidiary
19.	NNH Mizuki Joint Stock Company			Joint venture
20.	Southgate Joint Stock Company			Joint venture



21.	Anabuki NL Housing Service Vietnam Limited Company			Joint venture
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**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 Long VCD Corporation	Subsidiary			3 Mar 2020, 6 Apr 2020, 22 Jun 2020	NLVCD provides project development services for Nam Long	
2.	Nam Long VCD Corporation	Subsidiary			9 Apr 2020	Nam Long is general contractor to develop Waterpoint VCD project – phase 2	

**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 end of the period (Shareholder list recorded on 31 Dec 2019, on the total amount of 259,702,575 shares)		Number of shares owned at the end of the period (Shareholder list recorded on 26 Jun 2020, on the total amount of 259,702,575 shares)		Reasons for increase, decrease (purchase, sale, switch, reward...)
			Number of shares	Ratio (%)	Number of shares	Ratio (%)	
1.	Nguyen Xuan Quang	Chairman	34,800,959	13.4	36,800,959	14.17	Purchase
2.	Tan Hiep Investment Co., Ltd.	Company owned by related person of Mr Quang (Chairman)	5,511,688	2.12	4,011,688	1.54	Sale
3.	Ngo Thi Ngoc Lieu	Related person of Mr. Cao Tan Thach (Board member)	7,117,611	2.74	6,872,611	2.65	Sale
4.	Nguyen Thanh Son	Deputy CEO - Development	0	0	73,000	0.03	Purchase
5.	Nguyen Thi To	Related person of Mr. Nguyen Thanh Son (Deputy CEO - Development)	0	0	41,000	0.016	Purchase, Sale



6.	Tran Thi Thanh Van	Related person of Mr. Nguyen Thanh Son (Deputy CEO - Development)	0	0	940	0.0004	Purchase
7.	Chau Quang Phuc	CFO	177,048	0.068	377,025	0.15	Purchase
8.	Pham Dinh Huy	CIO	0	0	50,000	0.02	Purchase

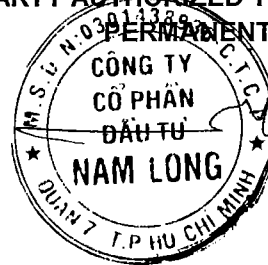
Note: The Board of Directors did not have any information about shares trading without memos from the shareholders to the Board.

**V. OTHER SIGNIFICANT ISSUES: No**

Receivers:

- As above;
- Filing at Board Office.

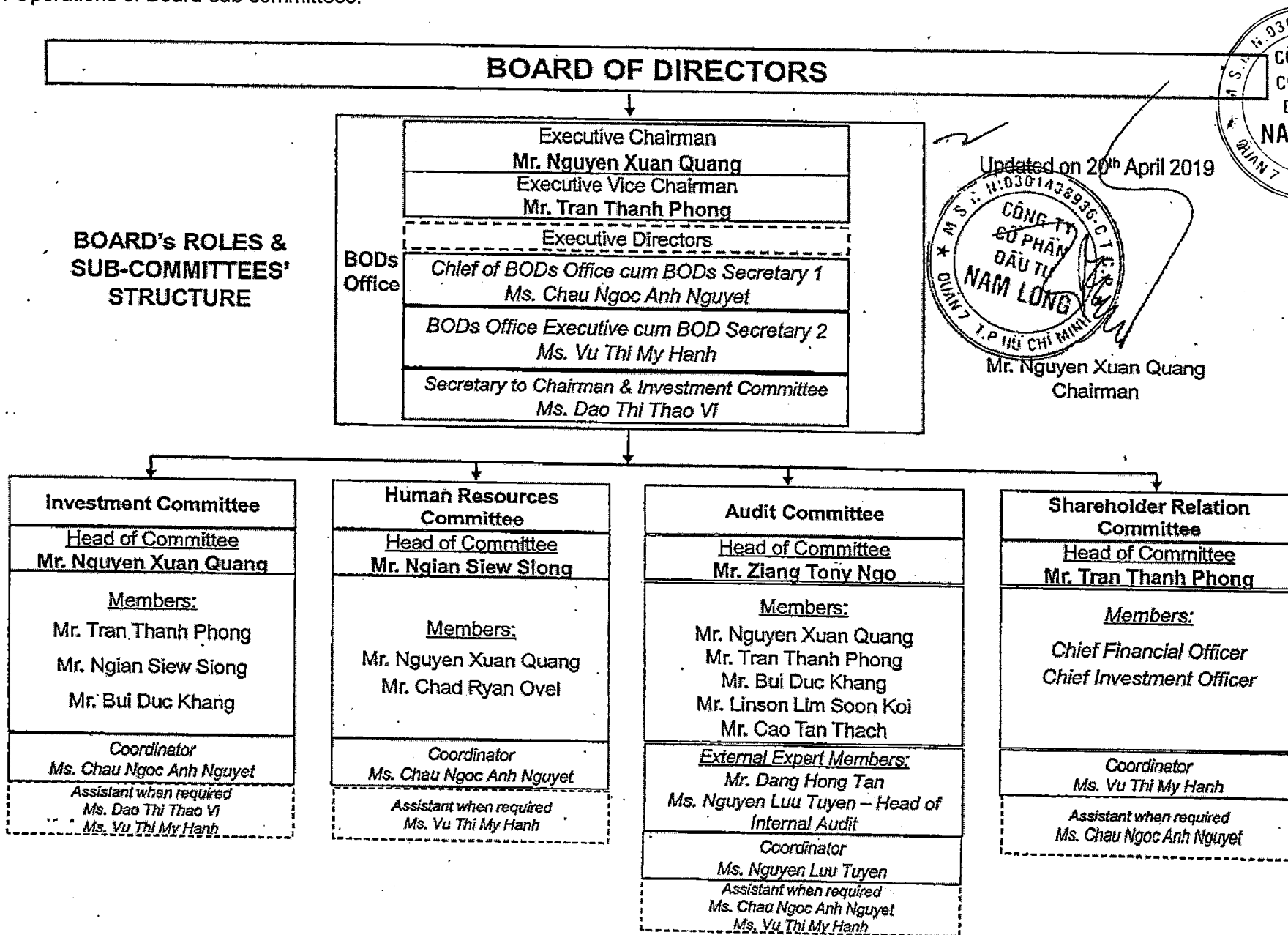
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PERMANENT VICE CHAIRMAN**



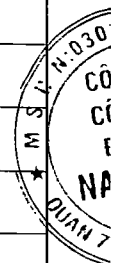
**TRAN THANH PHONG**

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II.3. Operations of Board-sub committees.



No.	Name of internal personnel	Title	LIST OF RELATED PARTIES								Notes	
			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 26/06/2020)	% of ownership at year end		
1	Mr. Nguyễn Xuân Quang	Chairman	-	-	-	-	-	-	36,800,959	14.17		
			Nguyễn Bá Đệ (Pass away)	Father	-	-	-	-	-	-	-	
			Bùi Thị Tĩnh (Pass away)	Mother	-	-	-	-	-	-	-	
			Nguyễn Thị Bích Ngọc	Wife	-	-	-	-	-	11,200,406	4.31	
			Nguyễn Nam	Son	-	-	-	-	-	1,506,036	0.58	
			Nguyễn Hiệp	Son	-	-	-	-	-	333,642	0.13	
			Nguyễn Tiến Dũng	Brother	-	-	-	-	-	32,562	0.013	
			Nguyễn Thị Ngọc Dung	Sister	-	-	-	-	-	-	-	
			Nguyễn Thị Ngọc Lan	Sister	-	-	-	-	-	-	-	
			Công ty CP Nam Long VCD	Chairman	-	-	-	-	-	-	-	
Công ty TNHH Đầu tư Tân Hiệp	Company owned by related person of Mr Quang	-	-	-	-	-	-	4,011,688	1.54			
2	Mr. Trần Thanh Phong	Permanent Vice Chairman	-	-	-	-	-	-	12,484,985	4.81		
			Phan Nguyễn Liên Thành	Wife	-	-	-	-	-	-	-	
			Trần Chiêu Dương	Daughter	-	-	-	-	-	-	-	
			Trần Phạm Thị Phương Thảo	Sister	-	-	-	-	-	-	-	
			Trần Anh	Father	-	-	-	-	-	-	-	
			Phạm Thị Ba	Mother	-	-	-	-	-	-	-	



No.	Name of internal personnel	Title	LIST OF RELATED PARTIES											
			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 26/06/2020)	% of ownership at year end	Notes			
			Công ty CP BĐS Nguyễn Sơn	Chairman	-	-	-	-	-	-	-	-	-	-
			Công ty CP Nam Long VCD	Board Member	-	-	-	-	-	-	-	-	-	-
			Công ty CP Phát triển Căn hộ Nam Long	Vice Chairman	-	-	-	-	-	-	-	-	-	-
3	Mr. Bùi Đức Khang	Board Member	-	-	-	-	-	-	-	-	705,087	0.27	-	-
			Bùi Phương (Pass away)	Father	-	-	-	-	-	-	-	-	-	-
			Phan Thị Thanh Chân (Pass away)	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	-	-	-	-	-	-	-	-	-	-
			Bùi Đức Quý	Brother	-	-	-	-	-	-	-	-	-	-
			Bùi Thị Ngọc Thọ	Sister	-	-	-	-	-	-	-	-	-	-
			Bùi Phan Ngọc Đức	Sister	-	-	-	-	-	-	-	-	-	-
			Bùi Ngọc Đức	Brother	-	-	-	-	-	-	-	-	-	-
			Lương Thị Xuân Đào	Wife	-	-	-	-	-	-	37,024	0.014	-	-
			Bùi Thị Thanh Châu	Daughter	-	-	-	-	-	-	-	-	-	-

No.	Name of internal personnel	Title	LIST OF RELATED PARTIES										
			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 26/06/2020)	% of ownership at year end	Notes		
			Bùi Thị Thanh Hiền	Daughter	-	-	-	-	-	-	-	-	-
			Công ty TNHH MTV Đầu tư Xây dựng Phát triển Nam Khang	Chairman	-	-	-	-	-	10,330,505	3.98	-	-
			Công ty TNHH MTV Quản lý & Khai thác BĐS Nam Long	Chairman	-	-	-	-	-	-	-	-	-
			Công ty CP Phát triển Căn hộ Nam Long	Chairman	-	-	-	-	-	-	-	-	-
			Công ty CPTV Thiết kế Xây dựng Nam Viên	Chairman	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-
			Công ty Ireka Development Management SdnBhd	Chairman cum CEO	-	-	-	-	-	-	-	-	-
			Công ty Ireka Corporation Berhad	Group CEO	-	-	-	-	-	-	-	-	-

No.	Name of Internal personnel	Title	LIST OF RELATED PARTIES									
			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 26/06/2020)	% of ownership at year end	Notes	
			Công ty ICSD Ventures SdnBhd	Co-CEO	-	-	-	-	-	-	-	-
			Hoa Lam Shangri-La Ltd	CEO	-	-	-	-	-	-	-	-
			City International Hospital (Bệnh viện Quốc tế Thành Đô)	CEO	-	-	-	-	-	-	-	-
5	Mr. Chad Ryan Ovel	Board Member	-	-	-	-	-	-	-	-	-	-
			Tran Minh Ngoc Thu	Wife	-	-	-	-	-	-	-	-
			Vienna Mai Ovel	Daughter	-	-	-	-	-	-	-	-
			Isabella An Ovel	Daughter	-	-	-	-	-	-	-	-
			Mekong Capital	Partner	-	-	-	-	-	-	-	-
			ABA Business Solutions Corporation	Board Member	-	-	-	-	-	-	-	-
			Traphaco	Board Member	-	-	-	-	-	-	-	-
			AA Corporation	Board Member	-	-	-	-	-	-	-	-
6	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	-	-	-	-	-	-	-	-

No.	Name of internal personnel	Title	LIST OF RELATED PARTIES											
			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 26/06/2020)	% of ownership at year end	Notes			
			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		-	-	-	-	-	-	-		
7	Mr. Ngian Siew Siong	Board Member	-	-		-	-	-	-	-	-	-		
			Chong Sau Chun	Wife		-	-	-	-	-	-	-	-	
			Ngian Yuchun	Son		-	-	-	-	-	-	-	-	
			Ngian Liwan	Daughter		-	-	-	-	-	-	-	-	
			Ngian Weichern	Daughter		-	-	-	-	-	-	-	-	
			IFCA MSC Berhad	Independent Board Member		-	-	-	-	-	-	-	-	
			Hiệp hội Phát triển Nhà ở và BĐS, Malaysia	Board Member		-	-	-	-	-	-	-	-	-
8	Mr. Cao Tấn Thạch	Board Member	-	-		-	-	-	-	658,158	0.25			
			Cao Tấn Bửu	Father		-	-	-	-	-	-	-		
			Ngô Thị Ngọc Liễu	Mother		-	-	-	-	6,872,611	2.65			
			Lâm Ngọc Minh	Wife		-	-	-	-	12,815	0.005			
			Cao Triết Nam	Son		-	-	-	-	-	-	-		
			Cao Minh Khuê	Daughter		-	-	-	-	-	-	-		
			Cao Duy Thông	Brother		-	-	-	-	3	0.00			
Cao Phương Thảo	Sister		-	-	-	-	-	-	-					

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No.	Name of internal personnel	Title	LIST OF RELATED PARTIES								
			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 26/06/2020)	% of ownership at year end	Notes
			Công ty CP Southgate	Chairman	-	-	-	-	-	-	-
			Công ty CP NNH Mizuki	Chairman	-	-	-	-	-	-	-
			Công ty TNHH Đầu tư & Kinh doanh BĐS Nguyễn Phúc	Chairman	-	-	-	-	-	-	-
			Công ty TNHH NLG – NNR – HR Fuji	Chairman	-	-	-	-	-	-	-
			Công ty TNHH NNH Kikyo Flora	Chairman	-	-	-	-	-	-	-
			Công ty TNHH NN Kikyo Valora	Chairman	-	-	-	-	-	-	-
			Công ty TNHH MTV Paragon Đại Phước	Chairman	-	-	-	-	-	-	-
			Công ty TNHH MTV Dịch vụ Vận tải Nam Long	Chairman	-	-	-	-	-	-	-
9	Mr. Linson Lim Soon Kooi đại diện cho Ibeworthy Pte Ltd	Board Member	-	-	-	-	-	-	-	-	-
			Lim Bok Hin	Father	-	-	-	-	-	-	-
				Ooi Poh Kin	Mother	-	-	-	-	-	-
				Neo Hwee Hoon	Wife	-	-	-	-	-	-
				Leanne Lim Shiqi	Daughter	-	-	-	-	-	-
				Justin Lim Jin Yang	Son	-	-	-	-	-	-
				Ibeworthy Pte Ltd	Director – ownership representative	-	-	-	-	25,896,336	9.97
				Keppel Land Vietnam Limited	CEO	-	-	-	-	-	-
10	Mr. Chu Chee Kwang	CEO	-	-	-	-	-	-	1,503,948	0.58	-
			Chu Chin Koy	Father	-	-	-	-	-	-	-
				Lim Yee Hong	Mother	-	-	-	-	-	-



No.	Name of internal personnel	Title	LIST OF RELATED PARTIES									
			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 26/06/2020)	% of ownership at year end	Notes	
			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	-	-	-	-	-	-	-	-
11	Mr. Châu Quang Phúc	CFO	-	-	-	-	-	-	377,025	0.15	-	-
			Nguyễn Thanh Huyền	Wife	-	-	-	-	4,828	0.0019	-	-
			Châu Minh Hiền Khánh	Daughter	-	-	-	-	-	-	-	-
			Châu Minh Ngọc Khánh	Daughter	-	-	-	-	-	-	-	-
			Châu Quang Tuyển	Father	-	-	-	-	-	-	-	-
			Trần Thị Minh Châu	Mother	-	-	-	-	-	-	-	-
			Công ty TNHH MTV Dịch vụ Nam Long	Chairman	-	-	-	-	-	-	-	-
12	Mr. Phạm Đình Huy	CIO	-	-	-	-	-	-	50,000	0.02	-	-
			Đỗ Thị Thanh Huyền	Mother	-	-	-	-	-	-	-	-
			Phạm Minh Anh	Son	-	-	-	-	-	-	-	-
			Phạm Huy Hoàng	Brother	-	-	-	-	-	-	-	-
			Phạm Hoàng Hải	Brother	-	-	-	-	-	-	-	-
13	Mr. Nguyễn Quang Đức	Chief Accountant	-	-	-	-	-	-	4,455	0.0017	-	-

No.	Name of internal personnel	Title	LIST OF RELATED PARTIES										
			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 26/06/2020)	% of ownership at year end	Notes		
			Nguyễn Văn Hẹ	Father	-	-	-	-	-	-	-	-	
			Lê Thị Bạch Đăng	Mother	-	-	-	-	-	-	-	-	
			Đỗ Thị Thúy Hằng	Wife	-	-	-	-	-	-	-	-	
			Nguyễn Đỗ Ngọc Minh	Daughter	-	-	-	-	-	-	-	-	
			Nguyễn Đỗ An Nhiên	Daughter	-	-	-	-	-	-	-	-	
			Nguyễn Đỗ Vân Khánh	Daughter	-	-	-	-	-	-	-	-	
			Nguyễn Thị Bạch Phượng	Sister	-	-	-	-	-	-	-	-	
			Nguyễn Quang Dũng	Brother	-	-	-	-	-	-	-	-	
			Nguyễn Quang Hậu	Brother	-	-	-	-	-	-	-	-	
14	Mr. Nguyễn Thanh Sơn	Deputy CEO - Development	-	-	-	-	-	-	-	73,000	0.03		
			Nguyễn Mười (Passed away)	Father	-	-	-	-	-	-	-	-	
			Nguyễn Thị Tơ	Mother	-	-	-	-	-	41,000	0.016		
			Nguyễn Thanh Long	Brother	-	-	-	-	-	-	-	-	
			Trần Thị Thanh Vân	Sister	-	-	-	-	-	940	0.00		
			Bùi Thị Thanh Hương	Wife	-	-	-	-	-	-	-	-	
			Nguyễn Thanh Vy	Daughter	-	-	-	-	-	-	-	-	
			Nguyễn Minh Thư	Daughter	-	-	-	-	-	-	-	-	