

REPORT ON CORPORATE GOVERNANCE OF LISTING COMPANY
(2021)

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: 3,829,400,130,000 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.	01/2021/NQ/ĐHĐCĐ/ NLG (Approved at the Annual General Shareholders' Meeting on 24 th April 2021)	24 th Apr 2021	Approve 2020 consolidated financial report of Nam Long Investment Corporation Approve profit distribution plan according to 2020 business performance Approve the issuance of new shares to pay bonus shares 2019 Approve the issuance of new shares to pay Dividend 2020 Approve 2021 Business plan, Profit distribution plan and Dividend payment plan Approve the private placement plan in 2021 Approve Report of BOD in 2020 & direction for 2021 and Report at the end of the term of existing BOD Approve the election of BOD for term 2021 – 2026 Approve the operation budget of the Board for 2021 Approve on the purchase of Directors & Officers Liability Insurance for BOD members for 2021 Approve shares issuance for NLG executives (ESG shares) in 2020 Approve the ESG Policy for 3 years 2021 – 2023 Approve the revision of Company Charter and Internal Regulation on Corporate Governance Appoint Ernst & Young Vietnam Co., Ltd. to be auditor for financial year 2021

II. ACTIVITIES OF BOARD OF DIRECTORS

1. Information about Board of Directors' members and meetings

In 2021, the Board had organized 4 meetings on 29th Jan 2021, 2nd Apr 2021, 6th Aug 2021 and 17th Dec 2021 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	Executive Vice Chairman		2	100%	
3.	Mr Lai Voon Hon	Member		2	100%	
4.	Mr Bui Duc 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%	Absent with authorization

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 2021– 2026, appointed at the Annual General Shareholders Meeting on 24 th Apr 2021	2	100%	
2.	Mr Tran Thanh Phong	Executive Vice Chairman		2	100%	
3.	Mr Cao Tan Thach	Member		2	100%	
4.	Mr Chad Ryan Ovel	Member		2	100%	
5.	Mr Ziang Tony Ngo	Member		2	100%	
6.	Mr Ngian Siew Siong	Member		2	100%	
7.	Mr Joseph Low Kar Yew	Member		2	100%	
8.	Mr Nguyen Duc Thuan	Member		2	100%	Absent with authorization
9.	Mr Kenneth M Atkinson	Member		2	100%	

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

- Assign KPIs 2021 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 2020 business performance (audited)
- Review and assess 2021 business performance

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 key Business Units of the Group;
 - o Appraise investment, calling investment, development, business cooperation plans for the projects of the Group; plans to expand land bank, project transfer and new project purchase; investment/divestment plans of the subsidiaries within the Group;

- Appraise 3-year dividend policy 2021-2023 and fund-raising plans of the Group;
- Guide, give direction for realization of the Group's vision and growth strategy in the next 10 years 2021-2030; review & evaluate implementing outcomes of the strategic initiatives of strengthening & stretching the core and diversifying growth in the next 3 years, 5 years & 10 years; and appraise sustain plan of the strategic initiatives.
- Human Resources Committee:
 - Give direction, appraise the Group's new structure and organizational chart for the period of 2021-2030 following Business Unit approach, in order to serve the Group's growth strategy in the next 10 years;
 - Appraise operating budget and headcount plan of the Company and the Group in 2021 & 2022;
 - Assess 2020 performance of the Group CEO;
 - Interview, assess and propose for the Board to select the new CEO of Nam Long Group for the new term 2021-2023;
 - Support the Board in assigning 2021 key objectives (KPIs) for the Group CEO; advise the Group CEO in 2021 goals setting for Heads of the Business Units & top management leaders of the Company;
 - Propose structure and composition of the Board of Directors & the Board' Committees of Nam Long for the new term 2021-2026; then submit to AGM for election and approval on 24th April 2021;
 - Propose operating budget for the Board in 2021, then submit to AGM for approval on 24th April 2021;
 - Review and allocate annual fees & variable bonus for Board Members (based on the operating budget for the Board approved by AGM and audited business results);
 - Appraise execution results of ESG policy as well as detailed allocation of ESG shares (the shares granted to top management level and outstanding employees);
 - Evaluate effectiveness of the ESG program 2018-2020; and appraise the new ESG program 2021-2023 to submit to AGM for approval on 24th April 2021;
 - Review, appraise HR documentations and important HR procedures/policies (employees' performance evaluation process and system, overall compensation & remuneration policies of the Company & the Group in accordance with the prevailing Group organizational chart...);
 - Advise, support the Board of Management in searching, evaluating and recruiting candidates for high-level positions of the Group;
 - Advise for the Board of Management regarding personnel structure to implement and realize 10-year growth strategy (2021 -2030) of Nam Long;
 - Advise on the leadership opportunity matching plan and succession plan for top management leaders (Group CEO & CEO-1 level) of the Company.

- Audit Committee:

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

In 2021, Audit Committee has organized 04 meetings on 24th Mar 2021, 28th May 2021, 28th Jul 2021 and 29th Oct 2021 with Member attendance ratio as following:

No.	Member	Position	Number of attendances	Ratio	Note
1	Ziang Tony Ngo	Head of AC	1/1	100%	Relieved on 24 th April 2021
2	Kenneth M. Atkinson		3/3	100%	Appointed on 24 th April 2021
3	Linson Lim Soon Kooi	AC Member in charge of Operations	1/1	100%	Relieved on 24 th April 2021
4	Cao Tấn Thạch		4/4	100%	Reappointed on 24 th April 2021
5	Joseph Low Kar Yew		3/3	100%	Appointed on 24 th April 2021

6	Trần Thanh Phong	AC Member in charge of Compliance, Risk Management & Group Management	4/4	100%	Reappointed on 24 th April 2021
7	Nguyễn Lưu Tuyền	AC Member in charge of Finance, Accounting and Auditing	1/1	100%	Relieved on 24 th April 2021
8	Đặng Hồng Tân		1/1	100%	Relieved on 24 th April 2021

b. Activities of Audit Committee:

- o Supervise Internal Audit to conduct the review and report of internal procedures audited at NLIC 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 Q4/2020 and 2020 audited financial statements prior to information public disclosure, review quarterly management reports in Quarter 1, Quarter 2 and Quarter 3 of 2021, review monthly/ quarterly sales result and compare to Business plan;
 - o Organise periodically meeting between Audit Committee and the Board of Management on 24th Mar 2021, 28th May 2021, 28th Jul 2021 and 29th Oct 2021 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 topics;
 - o Periodically meeting with External Audit related to the Audited financial report of 2020, recommendations in management letter, audited financial statement for the first 6 months of 2021 and timeline to implement IFRS;
 - o Perform External Audit quality assessment and selection process for 2021, submit to BOD and AGM for approval. Review and evaluate external audit services and external audit fees 2021.
 - o Report 2020 operations of Audit Committee to AGM on 24th Apr 2021.
 - o Complete quality appraisal of Nam Long Group Code of Conduct and submitted to Chairman of the Board for approval. Coordinated the communication and monitored compliance with Code of Conduct.
 - o Review and update AC Operation Charter, having BOD Chairman approval on 18th Oct 2021.
- Activities of Independent Directors of the Board:
- o Guide, give direction for the Board of Management to implement & realize 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, IT and digital transformation...;
 - o Share best practices and standardized operational models of big corporations in the region and then propose proper recommendation for Nam Long to apply;
 - o Giving independent & objective opinions, judgments and point of views for the Board & Chairman of the Board on important matters of the Company & the Group.
- Board Office:
- o Organize ordinary Board Meeting, record meeting minutes and related resolutions
 - o Proceed to get the Board's approval by written voting sheet
 - o Deploy and supervise the Board of Management on implementing General Shareholders' Meeting/the Board's decisions, resolutions
 - o Coordinate activities of the Board' Sub-Committees to support the Board on reviewing materials submitted to the Board

- o Cooperate with Shareholder Relation Committee to organize 2021 Annual General Shareholders' Meeting, take part in review materials submitted to AGM
- o To be a point of contact between the Board of Directors and the Board of Management
- o Secretaries to perform effective job and assist the Board very well
- Shareholder Relation Committee:
 - o To be a point of contact between the Board of Directors and Shareholders
 - o Organize 2021 Annual General Shareholders' Meeting on 24th Apr 2021, record the meeting minute, resolution, and disclosed information as regulated
 - o Disclose information periodically, extraordinarily as regulated
 - o These following documents were sent to SSC and HOSE (HSX):

No.	Date	Documents	Receiver
1.	20 th Jan 2021	Disclosure of information on financial statements Quarter 4 of 2020 – Consolidated & Seperate	HSX/SSC
2.	29 th Jan 2021	Disclosure of information on Resolution of the Board regarding the approval on purchasing treasury shares plan of Nam Long Investment Corporation (NLG)	HSX/SSC
3.	29 th Jan 2021	Disclosure of information on corporate governance report 2020	HSX/SSC
4.	29 th Jan 2021	Disclosure of information on corporate governance 2020	HSX
5.	3 rd Feb 2021	Disclosure of information on Decision of Chairman of the Board regarding the appointment of Chief Executive Officer of Nam Long Investment Corporation	HSX/SSC
6.	3 rd Feb 2021	Disclosure of information on Decision of Chairman of the Board regarding the appointment of Chief Executive Officer of Nam Long Land under Nam Long Group	HSX/SSC
7.	9 th Feb 2021	Information on Internal persons and their affiliated persons	HSX
8.	22 nd Feb 2021	Disclosure of information on Resolution of the Board regarding the approval of the time for organizing 2021 Annual General Shareholders Meeting	HSX/SSC
9.	26 th Feb 2021	Disclosure of information on transaction on sale of treasury shares	HSX/SSC
10.	1 st Mar 2021	Disclosure of information on 10 th change of Enterprise Registration Certificate of Dong Nai Waterfront City Limited Liability Company	HSX/SSC
11.	2 nd Mar 2021	Disclosure of information on shareholders list recorded for organizing Annual General Shareholders' Meeting 2021	HSX/SSC
12.	8 th Mar 2021	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 28 th Feb 2021	HSX
13.	17 th Mar 2021	Disclosure of information on audited financial statements 2020 - Consolidated & Seperate	HSX/SSC
14.	2 nd Apr 2021	Disclosure of information on Materials for AGM 2021	HSX/SSC
15.	5 th Apr 2021	Disclosure of information on Annual Report 2020	HSX/SSC
16.	6 th Apr 2021	Shareholding structure registered on 24 th Mar 2021 for the purpose of organizing Annual General Shareholders' Meeting 2021	HSX
17.	20 th Apr 2021	Disclosure of information on financial statements Quarter 1 of 2021 - Consolidated & Seperate	HSX/SSC
18.	26 th Apr 2021	Disclosure of information on: - 2021 AGM's meeting minutes and resolutions - Charter and Internal Regulation on Corporate Governance of Nam Long Investment Corporation - Resolution of the Board regarding the appointment of Chairman, Vice Chairman and Members of the Board' sub-committees	HSX/SSC
19.	28 th Apr 2021	Curriculum vitae and List of related parties of The Board of Directors Members the term 2021 – 2026	HSX/SSC

20.	7 th May 2021	Disclosure of information on Shareholders list recorded for 2 nd dividend payment of 2020 by cash	HSX/SSC
21.	1 st Jun 2021	Shareholding structure registered on 19 th May 2021 for the purpose of 2 nd dividend payment of 2020 by cash	HSX
22.	7 th Jun 2021	Disclosure of information on Resolution of the Board regarding the approval of the deployment of the plan for private placement of shares in 2021, the plan to ensure the foreign ownership ratio of the capital increasing tranche, approval of the list of prospective shareholders to participate in purchasing privately placed shares and approval of the application dossier for issuance	HSX/SSC
23.	9 th Jun 2021	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 27 th May 2021	HSX
24.	7 th Jul 2021	Disclosure of information on Announcement regarding supplementing, updating personal information of Shareholders and receiving dividends by cash	HSX/SSC
25.	8 th Jul 2021	Disclosure of information on Document of the State Securities Commission on the rate of foreign ownership in Nam Long Investment Corporation	HSX
26.	20 th Jul 2021	Disclosure of information on financial statements Quarter 2 of 2021 - Consolidated & Seperate	HSX/SSC
27.	30 th Jul 2021	Disclosure of information on corporate governance report in the first 6 months of 2021	HSX/SSC
28.	30 th Jul 2021	Disclosure of information on corporate governance in the first 6 months of 2021	HSX
29.	16 th Aug 2021	Disclosure of information on Resolution of the Board regarding the approval of issues related to the private placement of Nam Long Investment Corporation	HSX/SSC
30.	16 th Aug 2021	Disclosure of information on Interim financial statements 2021 - Consolidated & Seperate	HSX/SSC
31.	30 th Aug 2021	Disclosure of information on 02 (two) Resolutions of the Board regarding approving the unsecured bond issuance plan of Nam Long Investment Corporation by way of private placement with the total face value of VND 500bil and VND 450bil	HSX/SSC
32.	4 th Sep 2021	Disclosure of information on Resolution of the Board regarding the approval of share price and detailed list of investors to participate in the private placement of Nam Long Investment Corporation	HSX/SSC
33.	7 th Sep 2021	Disclosure of information on the Report on result of the share private placement tranche and the change of the number of voting shares in circulation	HSX/SSC
34.	9 th Sep 2021	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 31 st Aug 2021	HSX
35.	23 rd Sep 2021	Disclosure of information on Resolution of the Board regarding the approval of issuing shares to increase share capital from the owner's equity, issuing shares to pay dividend of 2020 and issuing shares according to ESG policy	HSX/SSC
36.	24 th Sep 2021	Disclosure of information on 23 rd change of Enterprise Registration Certificate of Nam Long Investment Corporation	HSX/SSC
37.	20 th Oct 2021	Disclosure of information on financial statements Quarter 3 of 2021 - Consolidated & Seperate	HSX/SSC
38.	8 th Nov 2021	Disclosure of information on: - The Board's Resolution regarding the approval of issuance of shares to increase share capital from owner's equity, pay stock dividend, and the 1 st payment of 2021 cash dividend - The announcement of issuance of shares to increase share capital from owner's equity, to pay dividend by stock and issuance of shares under the ESG program - The announcement on the record date to exercise the rights of	HSX/SSC



		receiving advance dividend in cash, receive stock dividend and receive shares from issuance to increase share capital from owner's equity	
39.	19 th Nov 2021	Disclosure of information on: - The Board's Resolution regarding the approval for Nam Long Investment Corporation to sign the DMA No.1 with Dong Nai Waterfront City Limited Liability Company - Charter of Operations of Audit Committee	HSX/SSC
40.	2 nd Dec 2021	Disclosure of information on Enterprise Registration Certificate of Nam Phat Land Investment Company Limited	HSX/SSC
41.	3 rd Dec 2021	Disclosure of information on: - The Board's Resolution regarding approving the results of share issuance to increase share capital from owner's equity, share issuance to pay dividend and share issuance under the employee stock option plan - The Report on result of the tranche of share issuance to increase share capital from owner's equity, share issuance to pay dividend and share issuance under the employee stock option plan - The change of the number of voting shares in circulation	HSX/SSC
42.	3 rd Dec 2021	Disclosure of information on Resolution of the Board regarding the approval for Nam Long Investment Corporation to sign the DMA No.2 – Sales & Marketing with Dong Nai Waterfront City Limited Liability Company	HSX/SSC
43.	10 th Dec 2021	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 30 th Nov 2021	HSX

4. The Board's resolutions/decisions

No	Resolution No.	Date	Content
1.	01/2021/NQ/HĐQT/NLG	6 th Jan 2021	Approval on the Code of Conduct of Nam Long Group
2.	02/2021/NQ/HĐQT/NLG	22 nd Jan 2021	Approve for the collateral plan for bank loans at Orient Commercial Joint Stock Bank – HCM City Branch
3.	03/2021/NQ/HĐQT/NLG	26 th Jan 2021	Approve the adjustment of business cooperation plan with Japanese Partners for Akari Project
4.	04/2021/NQ/HĐQT/NLG	26 th Jan 2021	Approve for selling NLG shares in 2021
5.	05/2021/NQ/HĐQT/NLG	26 th Jan 2021	Approve for issuing bank guarantee to secure payment of acquiring the additional 30% capital of Portsville Pte. Ltd at Dong Nai Waterfront City Limited Liability Company
6.	06/2021/NQ/HĐQT/NLG	26 th Jan 2021	Approval on related party transaction
7.	07/2021/NQ/HĐQT/NLG	2 nd Feb 2021	Approval on related party transaction
8.	09/2021/NQ/HĐQT/NLG	9 th Feb 2021	Approval on performance assessment result in 2020 for Chief Executive Officer of Nam Long Investment Corporation
9.	10/2021/NQ/HĐQT/NLG	22 nd Feb 2021	Approve and agree to submit to AGM 2021 for approval of 2021 business performance Agree on 2021 operation budget and total number of headcount of Nam Long Group Approve the Group Organization Chart in details for the transition stage 2021 – 2023 Agree on the content of Mission and Vision 2030 Approve and agree to submit to AGM 2021 for approval of the 3-year dividend policy 2021 – 2023; 2021 dividend payment by cash

No	Resolution No.	Date	Content
			<p>Approve the convening of AGM 2021</p> <p>Agree on assigning Human Resource Committee to appraise finally and give official approval on Nam Long Group CEO's 2021 KPIs</p> <p>Agree on the issuance of total shares for the new ESG program 2021 - 2023 and agree to submit to AGM 2021 for approval</p> <p>Approve the schedule and other matters related to appointing the new CEO of Nam Long Group for the new term</p> <p>Approve for appointing personel to the position of Nam Long Land CEO and partly managing the Centers of Excellence "COEs"</p> <p>Agree on continuously appointing Ernst & Young to be the external auditor for 2021 and agree to submit to AGM 2021 for approval</p>
10.	11/2021/NQ/HĐQT/NLG	2 nd Mar 2021	Approval on record date for shareholder list of AGM 2021
11.	12/2021/NQ/HĐQT/NLG	4 th Mar 2021	Approve for the internal fund transfer from Nam Khang Construction Investment Development One Member Limited Liability Company via the loan contract
12.	13/2021/NQ/HĐQT/NLG	16 th Mar 2021	Approval on replacing capital representative at Nam Long Property Management & Development One Member Limited Company
13.	14/2021/NQ/HĐQT/NLG	31 st Mar 2021	Approve for receiving the transfer of PG Hai Phong
14.	15/2021/NQ/HĐQT/NLG	6 th Apr 2021	Approval on choosing Orient Commercial Bank as the Lender for Waterfront Project in Long Hung commune, Bien Hoa City
15.	16/2021/NQ/HĐQT/NLG	16 th Apr 2021	<p>Agree on the 2020 audited business performance and agree to submit to AGM 2021 for approval</p> <p>Agree on 2020 profit distribution and agree to submit to AGM 2021 for approval</p> <p>Agree on 2021 profit distribution plan and agree to submit to AGM 2021 for approval</p> <p>Agree on the plan to issue new shares in 2021 including: 2019 bonus shares, 2020 stock dividend, & new shares issuance to increase charter capital through private placement and agree to submit to AGM 2021 for approval</p> <p>Agree on the agenda of AGM 2021</p> <p>Agree on the amendments to NLIC's prevailing Charter and Internal Regulation on Corporate Governance and agree to submit to AGM 2021 for approval</p> <p>Approve and agree to submit to AGM 2021 for approval the total maximum number of ESG shares granted for 2020 and the additional proposal related to the ESG program 2021 - 2023</p> <p>Agree on buying D&O Liability insurance for the Board of Directors in 2021 and agree to submit to AGM 2021 for approval</p> <p>Agree on Human Resource Committee's proposals regarding structure & composition of NLG Board & Board' Sub-Committees in new term 2021 – 2026, and the nomination/self-nomination plan at AGM 2021; agree to submit to AGM 2021 for approval</p>



No	Resolution No.	Date	Content
16.	17/2021/NQ/HĐQT/NLG	22 nd Apr 2021	Approval for Nam Long Investment Corporation to sign DSA 2 contract with Nam Long Construction Management and Investment Co., Ltd.
17.	18/2021/NQ/HĐQT/NLG	23 rd Apr 2021	Approval on increasing the facility limit at Orient Commercial Bank – HCM City Branch for working capital and development cost of Can Tho 43ha Project
18.	19/2021/NQ/HĐQT/NLG	26 th Apr 2021	Approval on the appointment of Chairman, Executive Vice Chairman of the Board of Directors and Members of the Board' Sub-Committees
19.	20/2021/NQ/HĐQT/NLG	26 th Apr 2021	Approval on changing Capital Representatives at Dong Nai Waterfront City Limited Liability Company
20.	21/2021/NQ/HĐQT/NLG	7 th May 2021	Approval of 2 nd payment for cash dividend 2020
21.	22/2021/NQ/HĐQT/NLG	28 th May 2021	Approval on the internal fund transfer from NN Kikyo Valora Co. Ltd., via loan contract
22.	23/2021/NQ/HĐQT/NLG	4 th Jun 2021	Approval on solution selection and implementation plan of ERP
23.	24/2021/NQ/HĐQT/NLG	4 th Jun 2021	Approval for private placement of NLG share in 2021
24.	25/2021/NQ/HĐQT/NLG	7 th Jun 2021	Approval on decreasing charter capital of Nam Phan Investment Corporation
25.	26/2021/NQ/HĐQT/NLG	21 st Jun 2021	Approval on charter capital increasing plan of Nam Long Apartment Development Corporation
26.	27/2021/NQ/HĐQT/NLG	29 th Jun 2021	Approval on the transfer of capital contribution of Nam Long Investment Corporation at Paragon Dai Phuoc One Member Liability Limited Company
27.	28/2021/NQ/HĐQT/NLG	30 th Jun 2021	Approval on issuing the capital return bank guarantee at Orient Commercial Bank – HCM Branch for BCC Akari
28.	29/2021/NQ/HĐQT/NLG	6 th Jul 2021	Approval the notification of maximum foreign ownership ratio in Nam Long as regulated by the law and submit GSM regarding changing business line in Enterprise Registration Certificate at the latest GSM
29.	30/2021/NQ/HĐQT/NLG	14 th Jul 2021	Approval of credit line for Mizuki project, Lot CC3 at Vietnam Technological and Commercial Joint Stock Bank
30.	31/2021/NQ/HĐQT/NLG	16 th Jul 2021	Approval for financing to Nam Long VCD Corporation to implement the Waterpoint Project
31.	32/2021/NQ/HĐQT/NLG	19 th Jul 2021	Approval the adjustment of the plan in using the proceeds from the private placement in 2021
32.	33/2021/NQ/HĐQT/NLG	16 th Aug 2021	Approval on Official private placement share price and Share allocation to investors
33.	34/2021/NQ/HĐQT/NLG	16 th Aug 2021	Approve to revise the purpose of bank loan at Orient Commercial Bank – HCMC Branch for development cost of Can Tho 43ha Project
34.	35/2021/NQ/HĐQT/NLG	19 th Aug 2021	Approve the time and total value for the first dividend advancement of 2021 Approve the total budget, the consultant to implement the ERP project; and authorize Chairman of the Board or the Group CEO to decide issues related to implement ERP project Approve the changes and adjustments to the Group OC; and authorize the Human Resources Committee to appraise the change, adjustment (if any) with the CEO-2 positions before the Chairman officially approves
35.	36/2021/NQ/HĐQT/NLG	30 th Aug 2021	Approval on the issuance of the bond of Nam Long Investment Corporation with Techcombank Securities JSC's

No	Resolution No.	Date	Content
			consultancy
36.	37/2021/NQ/HĐQT/NLG	3 rd Sep 2021	Approval on price and detail list of investors buying shares in private placement of Nam Long Investment Corporation
37.	38/2021/NQ/HĐQT/NLG	23 rd Sep 2021	Approval of issuing shares to increase share capital from the owner's equity, issuing shares to pay dividend of 2020 and issuing shares according to ESG policy
38.	39/2021/NQ/HĐQT/NLG	4 th Oct 2021	Approval for Dong Nai Waterfront City Limited Liability Company to sign contract with Nam Khang Construction Investment Development One Member Limited Liability Company for site clearance, construction leveling and protection the encroachment area
39.	40/2021/NQ/HĐQT/NLG	7 th Oct 2021	Approve the Credit line at Joint Stock Commercial Bank for Foreign Trade of Vietnam - HCMC Branch and Standard Chartered Bank (Vietnam) Limited - HCMC Branch
40.	41/2021/NQ/HĐQT/NLG	22 nd Oct 2021	Approve Southgate Joint Stock Company signs Contract Construction for foundation beams, superstructure, finishing, MEP system and internal infrastructure landscape for Phase 1 MR1 apartment building combined with commercial service – Vam Co Dong Urban Area Project
41.	42/2021/NQ/HĐQT/NLG	27 th Oct 2021	Approval for Nam Long VCD Corporation to borrow capital from Nam Long Investment Corporation
42.	43/2021/NQ/HĐQT/NLG	8 th Nov 2021	Approve Nam Long Investment Corporation to sign Marketing & Sales service contract for Ehome Southgate Project with Nam Long Apartment Development Company Limited
43.	44/2021/NQ/HĐQT/NLG	8 th Nov 2021	Approval of issuance of shares to increase share capital from owner's equity, pay stock dividend, and the 1 st payment of 2021 cash dividend
44.	45/2021/NQ/HĐQT/NLG	11 th Nov 2021	Approval on the auction participation regarding the Land Plot No. 3-5 in Thu Thiem, Thu Duc City
45.	46/2021/NQ/HĐQT/NLG	17 th Nov 2021	Approval on transferring the remaining 25% of contributed capital at Paragon Dai Phuoc Limited Liability Company and purchasing 10% shares at Southgate Joint Stock Company
46.	47/2021/NQ/HĐQT/NLG	18 th Nov 2021	Approval for Nam Long Investment Corporation to sign the DMA No.1 with Dong Nai Waterfront City Limited Liability Company
47.	48/2021/NQ/HĐQT/NLG	3 rd Dec 2021	Approval the results of share issuance to increase share capital from owner's equity, share issuance to pay dividend and share issuance under the employee stock option plan
48.	49/2021/NQ/HĐQT/NLG	3 rd Dec 2021	Approval for Nam Long Investment Corporation to sign the DMA No.2 – Sales & Marketing with Dong Nai Waterfront City Limited Liability Company
49.	50/2021/NQ/HĐQT/NLG	3 rd Dec 2021	Approve for the cooperation of investment and development of TMDV 1, 2 – Mizuki Park – Binh Chanh
50.	51/2021/NQ/HĐQT/NLG	10 th Dec 2021	Approval for signing the Appendix 02 of the General Contractor of 190ha Vam Co Dong Project between Nam Long Investment Corporation and Nam Long VCD Corporation
51.	52/2021/NQ/HĐQT/NLG	24 th Dec 2021	Approval on choosing Standard Chartered Bank Vietnam Limited – Ho Chi Minh Branch and Sumitomo Mitsui Banking Co., Ltd as the Lenders for the Waterfront Project developed by Dong Nai Waterfront City Liability Limited Company
52.	53/2021/NQ/HĐQT/NLG	30 th Dec 2021	Agree on the 2022 business plan – Group level; Assign the Human Resources Committee to appraise the 2022 headcount plan and operating budget of the Group in details



No	Resolution No.	Date	Content
			<p>before submitting for the Board's official approval in the Q1.2022 Board Meeting; approve the 2022 investment budget</p> <p>Approve for increasing the charter capital of Nam Khang Investment Construction Development One Member LLC</p> <p>Approve the working schedule and working plan of AGM and the Board of Directors in 2022</p> <p>Agree on 2022 working plan of the Board's Committees</p> <p>Agree on the action plan of 2022 external auditor selection and appointment</p>

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
1	Preparation for 2021 AGM – Maximize efficiency of Online AGM	10 th Mar 2021	Vietnam Institute of Directors (VIOD) and HCM Stock Exchange (HoSE) with technical support from Deloitte Vietnam
2	Update internal audit standards according to Circular 08/2021/TT-BTC – Sharing experience on effective implementation of internal audit function	17 th Mar 2021	Smart Train in cooperation with PwC Vietnam and Wolters Kluwer TeamMate
3	Solutions for Companies applying IFRS for the first time	23 rd Apr 2021	Ministry of Finance in coordination with Vietnam Club of Chief Accountants (VCCA) and ACCA
4	Discuss scenarios while preparing separate and consolidated financial statements in accordance with Circular 200/2014/TT-BTC & Circular 202/2014/TT-BTC	13 th Jun 2021	Ministry of Finance in coordination with Vietnam Club of Chief Accountants (VCCA) and collaboration from Academy of Finance, Smart Train, HQ Protrain, Vietnam Association of Accountants and Auditors (VAA)
5	Successful solutions to implement IFRS – Key points	17 th Jun 2021	Smart Train in coordination with Ministry of Finance and Mazars Vietnam
6	Seminar in improving the capacity of implementing internal audit function in enterprises	21 st Jul 2021	Smart Train in coordination with Ministry of Finance and IIA
7	Seminar in implementing internal audit activities in enterprises	15 th Sep 2021	Smart Train in coordination with Ministry of Finance and EY Viet Nam
8	Transform corporate governance, risk and compliance systems in the enterprise	3 rd Nov 2021	Smart Train in coordination with EY Viet Nam and RSA Archer

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	Adress	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			Subsidiary
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.	Nam Long Construction Management and Investment Co., Ltd				Subsidiary
20.	Dong Nai Waterfront City LLC				Subsidiary
21.	Southgate Joint Stock Company				Subsidiary
22.	Nam Phat Land Investment Company Limited				Subsidiary
23.	NNH Mizuki Joint Stock Company				Joint venture
24.	Anabuki NL Housing Service Vietnam Limited Company				Joint venture

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 Construction Management and Investment Co., Ltd	Subsidiary			26 th Jan 2021	Nam Long CIM provides PM & CM service for Nam Long' projects	
2.	Nam Long VCD Corporation	Subsidiary			2 nd Feb 2021	Nam Long signs general contract appendix to develop project with Nam Long VCD	
3.	Nam Long Construction Management and Investment Co., Ltd	Subsidiary			22 nd Apr 2021	Nam Long CMI signs project management contract with Nam Long	
4.	NN Kikyo Valora Co., Ltd.	Subsidiary			28 th May 2021	Nam Long borrow capital from NN Kikyo Valora	
5.	Dong Nai Waterfront City LLC	Subsidiary			4 th Oct 2021	DNWF signs contract with Nam Khang	

	Nam Khang Construction Investment Development One Member LLC	Subsidiary				for site clearance, construction leveling and protection the encroachment area	
6.	Southgate Joint Stock Company	Subsidiary			22 nd Oct 2021	Southgate signs construction contract with Nam Khang	
	Nam Khang Construction Investment Development One Member LLC	Subsidiary					
7.	Nam Long VCD Corporation	Subsidiary			27 th Oct 2021	Nam Long VCD borrow capital from Nam Long	
8.	Nam Long Apartment Development Corporation	Subsidiary			8 th Nov 2021	Nam Long signs S&M contract for Ehome Southgate project with Nam Long ADC	
9.	Dong Nai Waterfront City LLC	Subsidiary			18 th Nov 2021	Nam Long signs DMA No. 1 with DNWF	
10.	Dong Nai Waterfront City LLC	Subsidiary			3 rd Dec 2021	Nam Long signs DMA No. 2 with DNWF	
11.	Nam Long VCD Corporation	Subsidiary			10 th Dec 2021	Nam Long signs Appendix 02 of General Contract with Nam Long VCD	

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 30 Jun 2021, on the total amount of 285,270,660 shares)		Number of shares owned at the end of the period (Shareholder list recorded on 30 Dec 2021, on the total amount of 382,940,013 shares)		Reasons for increase, decrease (purchase, sale, switch, reward...)
			Number of shares	Ratio (%)	Number of shares	Ratio (%)	
1.	Nguyen Xuan Quang	Chairman	37,022,810	12.98	46,452,850	12.13	Purchase shares from private placement; Receive bonus shares; Receive dividend by stock
2.	Nguyen Thi Bich Ngoc	Related person of Mr. Nguyen Xuan Quang	12,272,284	4.30	15,776,867	4.12	Purchase shares from private placement; Receive bonus shares; Receive dividend by stock
3.	Nguyen Nam	Related person of Mr. Nguyen Xuan Quang	320,162	0.11	353,911	0.09	Receive bonus shares; Receive dividend by stock
4.	Nguyen Hiep	Related person of Mr. Nguyen Xuan Quang	1,665,571	0.58	1,841,153	0.48	Receive bonus shares; Receive dividend by stock
5.	Nguyen Tien Dung	Related person of Mr. Nguyen Xuan Quang	20,078	0.007	16,667	0.004	Receive bonus shares; Receive dividend by stock
6.	Vuong Thi Kim Lien	Related person of Mr. Nguyen Xuan Quang	126,198	0.04	139,501	0.036	Receive bonus shares; Receive dividend by stock
7.	Tan Hiep Investment Co., Ltd.	Company owned by related person of Mr. Nguyen Xuan Quang	1,895,606	0.66	2,215,860	0.58	Purchase shares from private placement; Receive bonus shares; Receive dividend by stock; Sale
8.	Tran Thanh Phong	Executive Vice Chairman	12,136,418	4.25	16,732,098	4.37	Purchase shares from private placement; Receive bonus shares; Receive dividend by stock
9.	Cao Tan Thach	Board Member	1,256,040	0.44	5,272,175	1.38	Purchase shares from private placement; Receive bonus shares; Receive dividend by stock; Reward as ESG policy
10.	Ngo Thi Ngoc Lieu	Related person of Mr. Cao Tan Thach	3,350,019	1.17	2,784,654	0.73	Receive bonus shares; Receive dividend by stock; Sale

11.	Lam Ngoc Minh	Related person of Mr. Cao Tan Thach	14,041	0.005	15,520	0.004	Receive bonus shares; Receive dividend by stock
12.	Tran Truong Doan Thuc	Related person of Mr. Cao Tan Thach	500,030	0.18	221,115	0.058	Receive bonus shares; Receive dividend by stock; Sale
13.	Ibeworthy Pte Ltd	Ownership representative by Mr. Joseph Low Kar Yew (Board Member)	28,374,615	9.95	31,365,866	8.19	Receive bonus shares; Receive dividend by stock
14.	Thai Binh Investment Corporation	Ownership representative by Mr. Nguyen Duc Thuan (Board Member)	17,281,900	6.06	23,746,519	6.2	Purchase shares from private placement; Receive bonus shares; Receive dividend by stock
15.	Kenneth M Atkinson	Board Member	15,000	0.005	16,580	0.004	Receive bonus shares; Receive dividend by stock
16.	Bui Duc Khang	Board Member (end of term on 24 Apr 2021)	190,063	0.07	0	0.00	Sale
17.	Nguyen Luu Tuyen	Audit Committee Member (end of term on 24 Apr 2021)	149	0.00	11,305	0.003	Reward as ESG policy
18.	Chau Ngoc Anh Nguyet	Person in charge of corporate governance	16,763	0.006	29,448	0.008	Receive bonus shares; Receive dividend by stock; Reward as ESG policy
19.	Tran Xuan Ngoc	Group CEO (assigned on 30 Mar 2021)	150,000	0.053	276,355	0.07	Receive bonus shares; Receive dividend by stock; Purchase
20.	Chu Chee Kwang	CEO (end of term on 30 Mar 2021)	1,135,228	0.398	843,598	0.22	Receive bonus shares; Receive dividend by stock; Reward as ESG policy; Sale
21.	Nguyen Thanh Son	CEO of Nam Long Land	123,795	0.043	194,286	0.05	Receive bonus shares; Receive dividend by stock; Reward as ESG policy
22.	Tran Thi Thanh Van	Related person of Mr. Nguyen Thanh Son	1,029	0.00	1,137	0.00	Receive bonus shares; Receive dividend by stock
23.	Chau Quang Phuc	CFO	619,002	0.22	214,373	0.056	Receive bonus shares; Receive dividend by stock; Reward as ESG policy

24.	Nguyen Thanh Huyen	Related person of Mr. Chau Quang Phuc	5,235	0.002	5,786	0.001	Receive bonus shares; Receive dividend by stock
25.	Pham Dinh Huy	CIO	19,418	0.007	1,831,604	0.48	Purchase shares from private placement; Receive bonus shares; Receive dividend by stock; Reward as ESG policy
26.	Nguyen Quang Duc	Chief Accountant	14,285	0.005	41,539	0.01	Receive bonus shares; Receive dividend by stock; Reward as ESG policy

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.

**NAM LONG INVESTMENT CORPORATION
CHAIRMAN OF THE BOARD**

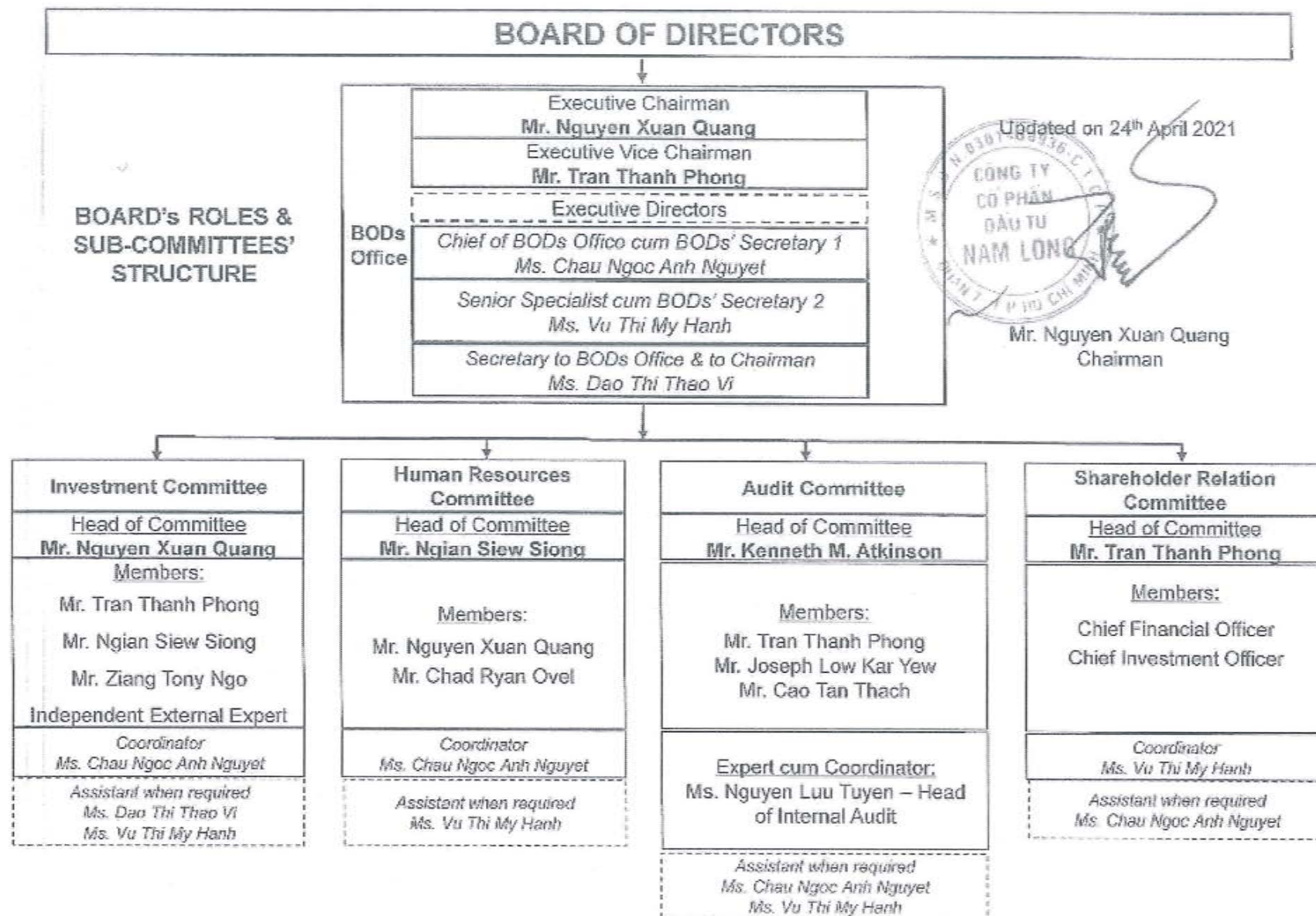


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ANNEX I

II.3. Operations of Board-sub committees.



Annex II

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

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 30/12/2021)	% of ownership at year end	Notes	
1	Mr. Nguyễn Xuân Quang	Chairman	-	-	-	-	-	-	46,452,850	12.13		
			Nguyễn Bá Đệ (Passed away)	Father	-	-	-	-	-	-		
			Bùi Thị Tĩnh (Passed away)	Mother	-	-	-	-	-	-		
			Nguyễn Thị Bích Ngọc	Wife	-	-	-	-	-	15,776,867	4.12	
			Nguyễn Nam	Son	-	-	-	-	-	353,911	0.09	
			Nguyễn Hiệp	Son	-	-	-	-	-	1,841,153	0.48	
			Nguyễn Tiến Dũng	Brother	-	-	-	-	-	16,667	0.004	
			Trần Thị Ri	Sister-in-law	-	-	-	-	-	-	-	
			Nguyễn Thị Ngọc Dung	Sister	-	-	-	-	-	-	-	
			Hoàng Công Phương	Brother-in-law	-	-	-	-	-	10	0.00	
			Nguyễn Thị Ngọc Lan	Sister	-	-	-	-	-	-	-	
			Phạm Văn Bản	Sister-in-law	-	-	-	-	-	-	-	
			Nguyễn Huấn	Father-in-law	-	-	-	-	-	7	0.00	
Vương Thị Kim Liên	Mother-in-law	-	-	-	-	-	139,501	0.036				



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 30/12/2021)	% of ownership at year end	Notes	
			Công ty CP Nam Long VCD	Chairman	-	-	-	-	-	-	-	-
			Công ty TNHH Đầu tư Tân Hiệp	Related company	-	-	-	-	-	2,215,860	0.58	
2	Mr. Trần Thanh Phong	Executive Vice Chairman	-	-	-	-	-	-	-	16,732,098	4.37	
			Trần Anh	Father	-	-	-	-	-	-	-	-
			Phạm Thị Ba	Mother	-	-	-	-	-	-	-	-
			Phan Nguyễn Liên Thành	Wife	-	-	-	-	-	-	-	-
			Trần Chiêu Dương	Daughter	-	-	-	-	-	-	-	-
			Trần Phạm Thị Phương Thảo	Sister	-	-	-	-	-	-	-	-
			Tôn Quang Trí	Brother-in-law	-	-	-	-	-	-	-	-
			Phan Văn Phúc	Father-in-law	-	-	-	-	-	-	-	-
			Nguyễn Thị Tấn	Mother-in-law	-	-	-	-	-	-	-	-
			Công ty CP BDS Nguyễn Sơn	Related company	-	-	-	-	-	-	-	-
			Công ty TNHH Thành Phố Đồng Nai Waterfront	Related company	-	-	-	-	-	-	-	-
			Công ty CP Nam Long VCD	Related company	-	-	-	-	-	-	-	-
3	Mr. Cao Tấn Thạch	Board Member	-	-	-	-	-	-	-	5,272,175	1.38	

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 30/12/2021)	% of ownership at year end	Notes
			Lâm Ngọc Minh	Wife	-	-	-	-	15,520	0.004	
			Cao Tấn Bửu	Father	-	-	-	-	-	-	
			Ngô Thị Ngọc Liễu	Mother	-	-	-	-	2,784,654	0.73	
			Cao Triết Nam	Son	-	-	-	-	-	-	
			Cao Minh Khuê	Daughter	-	-	-	-	-	-	
			Cao Duy Thông	Brother	-	-	-	-	3	0.00	
			Cao Phương Thảo	Sister	-	-	-	-	-	-	
			Phạm Văn	Sister-in-law	-	-	-	-	-	-	
			Lâm Hữu Thi	Father-in-law	-	-	-	-	-	-	
			Vũ Thị Mai	Mother-in-law	-	-	-	-	63	0.00	
			Trần Trương Đoàn Thực	Sister-in-law	-	-	-	-	221,115	0.058	
			Công ty CP Phát triển Căn hộ Nam Long	Related company	-	-	-	-	-	-	
			Công ty TNHH NN Kikyo Valora	Related company	-	-	-	-	-	-	
			Công ty TNHH NLG – NNR – HR Fuji	Related company	-	-	-	-	-	-	
			Công ty CP NNH Mizuki	Related company	-	-	-	-	-	-	
			Công ty CP Southgate	Related company	-	-	-	-	-	-	

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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 30/12/2021)	% of ownership at year end	Notes	
			Công ty TNHH MTV Paragon Đại Phước	Related company	-	-	-	-	-	-	-	-
4	Mr. Chad Ryan Ovel	Board Member	-	-	-	-	-	-	-	-	-	-
			Tran Minh Ngoc Thu	Wife	-	-	-	-	-	-	-	-
			Vienna Mai Ovel	Daughter	-	-	-	-	-	-	-	-
			Isabella An Ovel	Daughter	-	-	-	-	-	-	-	-
			Steven Ovel	Father	-	-	-	-	-	-	-	-
			Susan Ovel	Mother	-	-	-	-	-	-	-	-
			Tran Minh Hiep	Father-in-law	-	-	-	-	-	-	-	-
			Pham Thi Thuan	Mother-in-law	-	-	-	-	-	-	-	-
			ABA Business Solutions Corporation	Related company	-	-	-	-	-	-	-	-
			Red Wok Investment JSC	Related company	-	-	-	-	-	-	-	-
			Mekong Capital Advisors Co. Ltd.	Related company	-	-	-	-	-	-	-	-
5	Mr. Ziang Tony Ngo	Board Member	-	-	-	-	-	-	-	-	-	-
			Minnelly Luu	Wife	-	-	-	-	-	-	-	-
			Ian Chi Ngo	Son	-	-	-	-	-	-	-	-
			Estelle An Ngo	Daughter	-	-	-	-	-	-	-	-
			Timothy Chi Ngo	Father	-	-	-	-	-	-	-	-

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 30/12/2021)	% of ownership at year end	Notes	
			Bich Christina Ngo	Mother	-	-	-	-	-	-	-	-
			Alex Chi Ngo	Brother	-	-	-	-	-	-	-	-
			Carrie Chen	Sister-in-law	-	-	-	-	-	-	-	-
			Jen-Yee Luu	Father-in-law	-	-	-	-	-	-	-	-
			Gia Le Luu	Mother-in-law	-	-	-	-	-	-	-	-
			Everest Vietnam Holdings Pte Ltd	Related company	-	-	-	-	-	-	-	-
6	Mr. Ngian Siew Siong	Board Member	-	-	-	-	-	-	-	-	-	-
			Chong Sau Chun	Wife	-	-	-	-	-	-	-	-
			Ngian Yuchun	Child	-	-	-	-	-	-	-	-
			Ngian Liwan	Child	-	-	-	-	-	-	-	-
			Ngian Weichern	Child	-	-	-	-	-	-	-	-
7	Mr. Joseph Low Kar Yew	Board Member	-	-	-	-	-	-	-	-	-	-
			Yap Chin Ching	Wife	-	-	-	-	-	-	-	-
			Theophilus Low Jun Yang	Son	-	-	-	-	-	-	-	-
			Low Yuet Choeng	Father	-	-	-	-	-	-	-	-
			Ho Mei Foon	Mother	-	-	-	-	-	-	-	-
			Low Wai Cheng	Sister	-	-	-	-	-	-	-	-

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 30/12/2021)	% of ownership at year end	Notes
			Ibworth Pte.Ltd.	Related company	-	-	-	-	31,365,866	8.19	
			Công ty TNHH Keppel Land Việt Nam	Related company	-	-	-	-	-	-	
			Corredance Pte.Ltd.	Related company	-	-	-	-	-	-	
			Elaenie Pte.Ltd.	Related company	-	-	-	-	-	-	
			Flemmington Investments Pte.Ltd.	Related company	-	-	-	-	-	-	
			Glendon Pte.Ltd.	Related company	-	-	-	-	-	-	
			Keppel Land Estate Pte.Ltd.	Related company	-	-	-	-	-	-	
			Portsville Pte.Ltd.	Related company	-	-	-	-	-	-	
			Sophia International Pte.Ltd.	Related company	-	-	-	-	-	-	
			Turrington Pte.Ltd.	Related company	-	-	-	-	-	-	
			VN Investment Pte.Ltd.	Related company	-	-	-	-	-	-	
			Keppel Land Vietnam Prosperities Pte.Ltd.	Related company	-	-	-	-	-	-	
			Krystal Investment Pte.Ltd.	Related company	-	-	-	-	-	-	
			Monestine Pte.Ltd.	Related company	-	-	-	-	-	-	
			VN Prosperity Pte.Ltd.	Related company	-	-	-	-	-	-	
			Pagletto Pte.Ltd.	Related company	-	-	-	-	-	-	
			VN Fortune Lte.Ltd.	Related company	-	-	-	-	-	-	
			Hawlford Pte.Ltd.	Related company	-	-	-	-	-	-	

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 30/12/2021)	% of ownership at year end	Notes
			Willowville Pte.Ltd.	Related company	-	-	-	-	-	-	-
			Mulwort Pte.Ltd.	Related company	-	-	-	-	-	-	-
			Leklier Pte.Ltd.	Related company	-	-	-	-	-	-	-
			Empire City LLC	Related company	-	-	-	-	-	-	-
			Saigon Bund Turrington Company LLC	Related company	-	-	-	-	-	-	-
			Estella Joint Venture Co.Ltd.	Related company	-	-	-	-	-	-	-
			Keppel Land WATCO-I Co.Ltd.	Related company	-	-	-	-	-	-	-
			Keppel Land WATCO-II Co.Ltd.	Related company	-	-	-	-	-	-	-
			Keppel Land WATCO-III Co.Ltd.	Related company	-	-	-	-	-	-	-
			Keppel Land WATCO-IV Co.Ltd.	Related company	-	-	-	-	-	-	-
			Keppel Land WATCO-V Co.Ltd.	Related company	-	-	-	-	-	-	-
			Riviera Cove LLC	Related company	-	-	-	-	-	-	-
			Riviera Point LLC	Related company	-	-	-	-	-	-	-
			Saigon Riviera JV Co.Ltd.	Related company	-	-	-	-	-	-	-
			Saigon Sports City Ltd.	Related company	-	-	-	-	-	-	-
			Keppel Land Mall Management Vietnam Limited Company	Related company	-	-	-	-	-	-	-
			South Rach Chiec LLC	Related company	-	-	-	-	-	-	-
			Vietnam Shopping Centre Management LLC	Related company	-	-	-	-	-	-	-

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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 30/12/2021)	% of ownership at year end	Notes	
			Phu Loc Investment Real Estate JSC	Related company	-	-	-	-	-	-	-	-
			Nha Be Real Estate JSC	Related company	-	-	-	-	-	-	-	-
			Jencity Limited	Related company	-	-	-	-	-	-	-	-
8	Mr. Nguyễn Đức Thuán	Board Member	-	-	-	-	-	-	-	-	-	-
			Nguyễn Huy Cáp	Father	-	-	-	-	-	-	-	-
			Bùi Thị Minh	Mother	-	-	-	-	-	-	-	-
			Lâm Thị Mai	Wife	-	-	-	-	-	-	-	-
			Nguyễn Thanh Thủy	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Thanh Thảo	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Phương Thanh	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Tú Anh	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Đức Dũng	Son	-	-	-	-	-	-	-	-
			Nguyễn Thị Cúc	Sister	-	-	-	-	-	-	-	-
			Đỗ Văn Hạnh	Brother-in-law	-	-	-	-	-	-	-	-
			Nguyễn Thị Hoa	Sister	-	-	-	-	-	-	-	-
			Trần Văn Quang	Brother-in-law	-	-	-	-	-	-	-	-
			Nguyễn Quang Vũ	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 30/12/2021)	% of ownership at year end	Notes
			Nguyễn Quang Bình	Brother	-	-	-	-	-	-	-
			Nguyễn Thị Ngọc Anh	Sister-in-law	-	-	-	-	-	-	-
			Nguyễn Thị Vui	Sister	-	-	-	-	-	-	-
			Lâm Văn Xuân	Father-in-law	-	-	-	-	-	-	-
			Trần Thị Phép	Mother-in-law	-	-	-	-	-	-	-
			Nguyễn Văn Minh	Brother-in-law	-	-	-	-	-	-	-
			Lê Công Khánh	Brother-in-law	-	-	-	-	-	-	-
			Nguyễn Quốc Thắng	Brother-in-law	-	-	-	-	-	-	-
			Trần Thị Hẹn	Sister-in-law	-	-	-	-	-	-	-
			Công ty CP Đầu tư Thái Bình	Related company	-	-	-	-	23,746,519	6.2	-
			Công ty CP Thuốc Sát Trùng Việt Nam	Related company	-	-	-	-	-	-	-
			Công ty CP TM & DL Bình Dương	Related company	-	-	-	-	-	-	-
			Công ty CP Đầu tư và Xúc tiến Thương mại Việt Nam - Lefaso	Related company	-	-	-	-	-	-	-
9	Mr. Kenneth M Atkinson	Board Member	-	-	-	-	-	-	16,580	0.004	-
			Pham Thi To Suong	Wife	-	-	-	-	-	-	-
			James Michael Atkinson	Son	-	-	-	-	-	-	-
			Karen Pomillos	Daughter-in-law	-	-	-	-	-	-	-

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 30/12/2021)	% of ownership at year end	Notes	
			Claire Jane Revell	Daughter	-	-	-	-	-	-	-	
			Paul Revell	Son-in-law	-	-	-	-	-	-	-	
			Michael Pham Atkinson	Son	-	-	-	-	-	-	-	
			Albert Atkinson (Passed away)	Father	-	-	-	-	-	-	-	
			Mary Nelly Atkinson	Mother	-	-	-	-	-	-	-	
			Phillip Daniel Atkinson	Brother	-	-	-	-	-	-	-	
			Susan Mary Atkinson	Sister-in-law	-	-	-	-	-	-	-	
			Phạm Văn Lợi	Father-in-law	-	-	-	-	-	-	-	
			Lê Thị Mai	Mother-in-law	-	-	-	-	-	-	-	
			Công ty TNHH Foliot Việt Nam	Related company	-	-	-	-	-	-	-	
			Công ty CP Indochine Engineering Việt Nam	Related company	-	-	-	-	-	-	-	
			Công ty TNHH Edge Trading	Related company	-	-	-	-	-	-	-	
			Công ty TNHH Đầu tư Sương Phạm	Related company	-	-	-	-	-	-	-	
			Công ty TNHH Avepoint Việt Nam	Related company	-	-	-	-	-	-	-	
			Công ty CP Du lịch Hải Vương	Related company	-	-	-	-	-	-	-	
			Regna Corporate Pte.Ltd.	Related company	-	-	-	-	-	-	-	

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 30/12/2021)	% of ownership at year end	Notes				
10	Mr. Bùi Đức Khang	Board Member (End of term on 24/04/2021)	-	-	-	-	-	-	-	-	-	-	-	-	
			Bùi Phương (Passed away)	Father	-	-	-	-	-	-	-	-	-	-	-
			Phan Thị Thanh Chân (Passed away)	Mother	-	-	-	-	-	-	-	-	-	-	-
			Bùi Thị Ngọc Dung	Sister	-	-	-	-	-	-	-	-	-	-	-
			Trần Viết Ngạc	Brother-in-law	-	-	-	-	-	-	-	-	-	-	-
			Bùi Thị Ngọc Diệp	Sister	-	-	-	-	-	-	-	-	-	-	-
			Trần Viết Phấn	Brother-in-law	-	-	-	-	-	-	-	-	-	-	-
			Bùi Thị Ngọc Anh	Sister	-	-	-	-	-	-	-	-	-	-	-
			Nguyễn Lệ	Brother-in-law	-	-	-	-	-	-	-	-	-	-	-
			Bùi Thị Ngọc Loan	Sister	-	-	-	-	-	-	-	-	-	-	-
			Lương Văn Kiệt	Brother-in-law	-	-	-	-	-	-	-	-	-	-	-
			Bùi Thị Ngọc Trang	Sister	-	-	-	-	-	-	-	-	-	-	-
			Lôi Quốc Quế	Brother-in-law	-	-	-	-	-	-	-	-	-	-	-
			Bùi Thị Ngọc Liêm	Sister	-	-	-	-	-	-	-	-	-	-	-
			Lê Văn Phùng	Brother-in-law	-	-	-	-	-	-	-	-	-	-	-
Bùi Đức Phú	Brother	-	-	-	-	-	-	-	-	-	-	-			

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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 30/12/2021)	% of ownership at year end	Notes
			Trần Thị Đoan Trang	Sister-in-law	-	-	-	-	-	-	-
			Bùi Đức Quý	Brother	-	-	-	-	-	-	-
			Nguyễn Tuyết Trinh	Sister-in-law	-	-	-	-	-	-	-
			Bùi Thị Ngọc Thọ	Sister	-	-	-	-	-	-	-
			Quách Đình Công	Brother-in-law	-	-	-	-	-	-	-
			Bùi Phan Ngọc Đức	Brother	-	-	-	-	-	-	-
			Lương Thị Kim Trang	Sister-in-law	-	-	-	-	-	-	-
			Bùi Ngọc Đức	Brother	-	-	-	-	-	-	-
			Dương Trần Minh Phương	Sister-in-law	-	-	-	-	-	-	-
			Lương Thị Xuân Đào	Wife	-	-	-	-	73	0.00	-
			Bùi Thị Thanh Châu	Daughter	-	-	-	-	-	-	-
			Nguyễn Quốc Thái	Son-in-law	-	-	-	-	-	-	-
			Bùi Thị Thanh Hiền	Daughter	-	-	-	-	-	-	-
			Lương Thế Bản (Passed away)	Father-in-law	-	-	-	-	-	-	-
			Võ Thị Bằng (Passed away)	Mother-in-law	-	-	-	-	-	-	-
			Công ty TNHH MTV Đầu tư Xây dựng Phát triển Nam Khang	Related company	-	-	-	-	-	-	-
			Công ty CP Phát triển Căn hộ Nam Long	Related company	-	-	-	-	-	-	-

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 30/12/2021)	% of ownership at year end	Notes
			Lai Voon Mei	Sister	-	-	-	-	-	-	-
			Công ty Ireka Development Management Sdn Bhd	Related company	-	-	-	-	-	-	-
			Công ty Ireka Corporation Berhad	Related company	-	-	-	-	-	-	-
12	Mr. Linson Lim Soon Kooi	Board Member (End of term on 24/04/2021)	-	-	-	-	-	-	-	-	-
			Lim Bok Hin	Father	-	-	-	-	-	-	-
			Ooi Poh Kin	Mother	-	-	-	-	-	-	-
			Neo Hwee Hoon	Wife	-	-	-	-	-	-	-
			Leanne Lim Shiqi	Daughter	-	-	-	-	-	-	-
			Justin Lim Jin Yang	Son	-	-	-	-	-	-	-
			Ibeworthy Pte.Ltd.	Related company	-	-	-	-	31,365,866	8.19	-
			Công ty TNHH Keppel Land Việt Nam	Related company	-	-	-	-	-	-	-
13	Ms. Nguyễn Lưu Tuyền	AC Member (End of term on 24/04/2021)	-	-	-	-	-	-	11,305	0.003	-
			Nguyễn Văn Thạch	Father	-	-	-	-	-	-	-
			Nguyễn Thị Lưu (Passed away)	Mother	-	-	-	-	-	-	-
			Nguyễn Danh Vỹ	Husband	-	-	-	-	-	-	-
			Nguyễn Danh Dực	Father-in-law	-	-	-	-	-	-	-

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 30/12/2021)	% of ownership at year end	Notes		
			Lê Thị Thuận	Mother-in-law	-	-	-	-	-	-	-	-	
			Nguyễn Danh Khoa	Son	-	-	-	-	-	-	-	-	
			Nguyễn Danh Khôi	Son	-	-	-	-	-	-	-	-	
			Nguyễn Thạch Lãng	Brother	-	-	-	-	-	-	-	-	
			Nguyễn Thị Ánh Phụng	Sister-in-law	-	-	-	-	-	-	-	-	
			Nguyễn Thạch Lâm	Brother	-	-	-	-	-	-	-	-	
			Huỳnh Minh Trúc	Sister-in-law	-	-	-	-	-	-	-	-	
14	Mr. Đặng Hồng Tân	AC Member (End of term on 24/04/2021)	-	-	-	-	-	-	-	-	-	-	
			Đặng Đức Nhuận (Passed away)	Father	-	-	-	-	-	-	-	-	
			Tô Thị Lân	Mother	-	-	-	-	-	-	-	-	
			Huỳnh Kim Huy	Wife	-	-	-	-	-	-	-	-	
			Đặng Huy Lương	Son	-	-	-	-	-	-	-	-	
			Đặng Thục Phương	Daughter	-	-	-	-	-	-	-	-	
			Huỳnh Thế Mỹ (Passed away)	Father-in-law	-	-	-	-	-	-	-	-	
			Trương Thị Giàu (Passed away)	Mother-in-law	-	-	-	-	-	-	-	-	
			Đặng Sơn Hà	Brother	-	-	-	-	-	-	-	-	

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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 30/12/2021)	% of ownership at year end	Notes	
			Phan Thị Tân	Sister-in-law	-	-	-	-	-	-	-	-
			Đặng Thục Trinh	Sister	-	-	-	-	-	-	-	-
			Phan Hồng Quân	Brother-in-law	-	-	-	-	-	-	-	-
			Đặng Châu Dương	Brother	-	-	-	-	-	-	-	-
			Nguyễn Thị Thanh	Sister-in-law	-	-	-	-	-	-	-	-
			Đặng Thục Thanh	Sister	-	-	-	-	-	-	-	-
			Phan Thế Hùng	Brother-in-law	-	-	-	-	-	-	-	-
			Đặng Thục Oanh	Sister	-	-	-	-	-	-	-	-
			Lưu Việt Tùng	Brother-in-law	-	-	-	-	-	-	-	-
			Đặng Đức Phổ	Brother	-	-	-	-	-	-	-	-
			Phạm Thanh Nga	Sister-in-law	-	-	-	-	-	-	-	-
15	Ms. Châu Ngọc Ánh Nguyệt	Person in charge of corporate governance	-	-	-	-	-	-	-	29,448	0.008	
			Nguyễn Hải Đăng	Husband	-	-	-	-	-	8	0.00	
			Nguyễn Ngọc Cát Tiên	Daughter	-	-	-	-	-	-	-	
			Châu Trọng Nghĩa (Passed away)	Father	-	-	-	-	-	-	-	

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 30/12/2021)	% of ownership at year end	Notes
			Thân Thị Chín	Mother	-	-	-	-	-	-	-
			Nguyễn Văn Năm	Father-in-law	-	-	-	-	-	-	-
			Ngô Thị Thủy Trang	Mother-in-law	-	-	-	-	-	-	-
			Châu Trọng Quốc Huy	Brother	-	-	-	-	-	-	-
			Nguyễn Thị Kim Thoa	Sister-in-law	-	-	-	-	-	-	-
16	Mr. Trần Xuân Ngọc	Group CEO (Assigned on 30/03/2021)	-	-	-	-	-	-	276,355	0.07	
			Trần Thị Thanh Thảo	Wife	-	-	-	-	-	-	-
			Trần Xuân An	Child	-	-	-	-	-	-	-
			Trần Xuân Tâm	Child	-	-	-	-	-	-	-
			Trần Xuân Lập	Father	-	-	-	-	-	-	-
			Nguyễn Thị Ánh Tuyết	Mother	-	-	-	-	-	-	-
			Phạm Thị Tinh	Mother-in-law	-	-	-	-	-	-	-
17	Mr. Chu Chee Kwang	CEO (End of term on 30/03/2021)	-	-	-	-	-	-	843,598	0.22	

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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 30/12/2021)	% of ownership at year end	Notes	
			Chu Chin Koy	Father	-	-	-	-	-	-	-	-
			Lim Yee Hong	Mother	-	-	-	-	-	-	-	-
			Ruth Leong	Wife	-	-	-	-	-	-	-	-
			Celina Chu Yen Ling	Daughter	-	-	-	-	-	-	-	-
			Leon Chu King Ming	Son	-	-	-	-	-	-	-	-
18	Mr. Nguyễn Thanh Sơn	CEO of Nam Long Land	-	-	-	-	-	-	-	194,286	0.05	
			Nguyễn Mười (Passed away)	Father	-	-	-	-	-	-	-	-
			Nguyễn Thị Tư	Mother	-	-	-	-	-	3	0.00	
			Nguyễn Thanh Long	Brother	-	-	-	-	-	-	-	-
			Trần Thị Thanh Vân	Sister	-	-	-	-	-	1,137	0.00	
			Bùi Thị Thanh Hương	Wife	-	-	-	-	-	-	-	-
			Nguyễn Thanh Vy	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Minh Thư	Daughter	-	-	-	-	-	-	-	-
			Vũ Thị Lê	Mother-in-law	-	-	-	-	-	-	-	-
			Trần Thị Phương Thảo	Sister-in-law	-	-	-	-	-	-	-	-

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 30/12/2021)	% of ownership at year end	Notes
			Công ty TNHH Quản lý Xây dựng và Đầu tư Nam Long	Related company	-	-	-	-	-	-	-
			Công ty TNHH Đầu tư Nam Phát Land	Related company	-	-	-	-	-	-	-
19	Mr. Châu Quang Phúc	CFO	-	-	-	-	-	-	214,373	0.056	
			Nguyễn Thanh Huyền	Wife	-	-	-	-	5,786	0.001	
			Châu Minh Hiền Khánh	Daughter	-	-	-	-	-	-	
			Châu Minh Ngọc Khánh	Daughter	-	-	-	-	-	-	
			Châu Quang Tuyển	Father	-	-	-	-	-	-	
			Trần Thị Minh Châu	Mother	-	-	-	-	-	-	
			Châu Thị Minh Hiền	Sister	-	-	-	-	-	-	
			Châu Thị Minh Phương	Sister	-	-	-	-	-	-	
			Phạm Thế Hoa Cường	Brother-in-law	-	-	-	-	7	0.00	
20	Mr. Phạm Đình Huy	CIO	-	-	-	-	-	-	1,831,604	0.48	
			Đỗ Thị Thanh Huyền	Mother	-	-	-	-	-	-	
			Phạm Minh Anh	Child	-	-	-	-	-	-	
			Phạm Huy Hoàng	Brother	-	-	-	-	-	-	
			Phạm Hoàng Hải	Brother	-	-	-	-	-	-	
			Huỳnh Bảo Trân	Wife	-	-	-	-	-	-	

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 30/12/2021)	% of ownership at year end	Notes	
			Huỳnh Minh Huệ	Father-in-law	-	-	-	-	-	-	-	-
			Đặng Thị Minh Trâm	Mother-in-law	-	-	-	-	-	-	-	-
			Công ty TNHH MTV Quản lý và Khai thác Bất Động Sản Nam Long	Related company	-	-	-	-	-	-	-	-
21	Mr. Nguyễn Quang Đức	Chief Accountant	-	-	-	-	-	-	-	41,539	0.01	-
			Nguyễn Văn Hẹ	Father	-	-	-	-	-	-	-	-
			Lê Thị Bạch Đằng	Mother	-	-	-	-	-	-	-	-
			Trần Thị Phi	Mother-in-law	-	-	-	-	-	-	-	-
			Đỗ Thị Thúy Hằng	Wife	-	-	-	-	-	-	-	-
			Nguyễn Đỗ Ngọc Minh	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Đỗ An Nhiên	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Đỗ Văn Khánh	Daughter	-	-	-	-	-	-	-	-
			Nguyễn Thị Bạch Phương	Sister	-	-	-	-	-	-	-	-
			Lê Văn Tiến	Brother-in-law	-	-	-	-	-	-	-	-
			Nguyễn Quang Dũng	Brother	-	-	-	-	-	-	-	-
			Nguyễn Thị Tuyết	Sister-in-law	-	-	-	-	-	-	-	-
			Nguyễn Quang Hậu	Brother	-	-	-	-	-	-	-	-
			Lê Thị Huyền Trang	Sister-in-law	-	-	-	-	-	-	-	-

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 30/12/2021)	% of ownership at year end	Notes
22	Mr. Koh Mui Kwang	Commercial & Ventures Managing Director	-	-	-	-	-	-	-	-	-
			Ng Mui Boon	Wife	-	-	-	-	-	-	-
			Eugene Koh Wei Yang	Son	-	-	-	-	-	-	-
			Clara Koh Wei Teng	Daughter	-	-	-	-	-	-	-
			Koh Bee Eng	Sister	-	-	-	-	-	-	-
			Png Eng Seong	Brother-in-law	-	-	-	-	-	-	-
			Koh Mui Liang	Sister	-	-	-	-	-	-	-
			Koh Bee Choo	Sister	-	-	-	-	-	-	-
			Aw Thiam Seng	Brother-in-law	-	-	-	-	-	-	-
			Koh Kin Amy	Sister	-	-	-	-	-	-	-
			Koh Bee Sin	Brother	-	-	-	-	-	-	-
			Jennifer Labrador	Sister-in-law	-	-	-	-	-	-	-
			Koh Bee Siang	Brother	-	-	-	-	-	-	-
			Lee Poh Siew	Sister-in-law	-	-	-	-	-	-	-
			Yeo Tah Hoon	Mother-in-law	-	-	-	-	-	-	-



[Handwritten signature]