

JOINT STOCK COMPANY
BV LAND

No: 05./2025/CBTT - BVL

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, 24 month 01 year 2025

**PUBLICATION OF INFORMATION ON ELECTRONIC INFORMATION PORTAL
OF THE STATE SECURITIES COMMISSION & HANOI STOCK EXCHANGE**

Dear :

- State Securities Commission
- Hanoi Stock Exchange

I. Company Information: BVLand Joint Stock Company

- Stock code: **BVL**
- Tax code: **0102983609**
- Head office: No. 92, Truc Khe Street, Lang Ha Ward, Dong Da District, Hanoi City, Vietnam.
- Phone: 024.355 60999 Website: <https://bvland.vn>
- Information Officer : **Mr. Ly Tuan Anh** - General Director
- Address: 24 Cong Gieng, Buoï Ward, Tay Ho District, Hanoi City, Vietnam.
- Phone: 024.355 60999
- Type of information published :
 - ☐ 24 hours
 - ☐ Other irregularities
 - ☐ On demand
 - ☒ Periodically

II. Information disclosure content:

- The Corporate Governance Report for 2024;
- The management information for 2024;
- Report on the list of state shareholders and major shareholders for 2024.
(details in attached document).

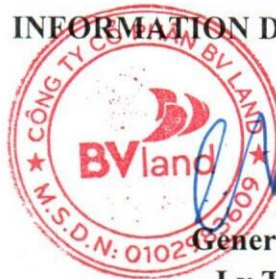
This information is published on the Company's website on 24/01./2025 at the link <https://bvland.vn/pages/quan-he-co-dong>

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Recipient:

- As Dear;
- Save D.Board of Directors.

INFORMATION DISCLOSURE PERSON



**General Director
Ly Tuan Anh**

No. 05.1 /2025/BC-BVL

Date: 24./ 01./2025

**CORPORATE GOVERNANCE REPORT
(2024)**

Dear: - State Securities Commission;
- Hanoi Stock Exchange

- Company name: **BV LAND JOINT STOCK COMPANY**
- Head office address: No. 92, Truc Khe Street, Lang Ha Ward, Dong Da District, Hanoi City, Vietnam.
- Transaction office: 4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Trung Ward, Thanh Xuan District, Hanoi City, Vietnam.
- Phone: 024.35560999 Fax:
- Email: Website: <https://bvland.vn/>
- Charter capital: VND 827,883,000,000 (*Eight hundred twenty seven billion, eight hundred eighty three million VND./.*)
- Stock code: BVL
- Corporate governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors and General Director
- Regarding the implementation of internal audit function: Implemented

I. Activities of the General Meeting of Shareholders :

Information on meetings and Resolutions of the General Meeting of Shareholders (including Resolutions of the General Meeting of Shareholders adopted in the form of written opinions):

No.	Resolution/Decision No.	Day	Content
1	Resolution No. 01/2024/NQ/ĐHĐCĐ-BVL	09/04/2024	Resolution of the 2024 Annual General Meeting of Shareholders of BV Land Joint Stock Company
2	Resolution No. 02/2024/NQ/ĐHĐCĐ-BVL	20/09/2024	Resolution of the Extraordinary General Meeting of Shareholders in 2024 on dismissing Mr. Ta Hoai Hanh from the position of Chairman of the Board of Directors and member of the Board of Directors of BV Land JSC and electing additional members of the Board of Directors for the remaining term of 2023-2028

II. Board of Directors (2024):**1. Information about Board of Directors members:**

No.	Board Member	Position	Date of starting/cease being a member of the Board of Directors/Independent Board of Directors (dd/mm/yyyy)	
			Date of appointment	Dismissal Date
1	Mr. Ta Hoai Hanh	Chairman of the Board	24/04/2023	21/09/2024
2	Mr. Nguyen Tan Thanh	Vice Chairman of Board of Directors	24/04/2023	22/09/2024
		Chairman of the Board	23/09/2024	
3	Mr. Nguyen Vu Thien	Board Member	21/04/2023	
4	Mr. Ly Tuan Anh	Board Member	21/04/2023	
5	Mr. Pham Trong Binh	Independent Member of Board of Directors	21/04/2023	
6	Ms. Khuong Hai Ninh	Board Member	21/09/2024	

2. Board of Directors Meetings:

No.	Board Member	Number of Board of Directors meetings attended	Meeting attendance rate	Reason for not attending the meeting
1	Mr. Ta Hoai Hanh	26/26	100%	Dismissed on 21/09/2024
2	Mr. Nguyen Tan Thanh	36/36	100%	
3	Mr. Nguyen Vu Thien	36/36	100%	
4	Mr. Ly Tuan Anh	36/36	100%	
5	Mr. Pham Trong Binh	36/36	100%	
6	Ms. Khuong Hai Ninh	10/10	100%	Appointed on 21/09/2024

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

The Board of Directors supervises the activities of the Company's General Directors, member companies and key managers through the following activities:

- Supervise production and business operations to ensure compliance with strategic directions and plans approved by the Board of Directors and General Meeting of Shareholders ;

- Evaluate production and business performance in 2023 and develop development orientation for 2024 ;
 - Direct, supervise, assign specialized members to monitor and operate activities to ensure the Company achieves set goals ;
 - Apply inspection and supervision mechanisms to the Board of Directors' activities, provide timely solutions to meet the requirements of production and business activities.
 - Organize regular and ad hoc meetings with the Board of Directors and key staff to resolve problems, provide solutions and provide direction for the Company's operations.
 - The Board of Directors regularly urges and supervises the implementation of the Resolutions and decisions of the General Meeting of Shareholders and the Board of Directors, supervises the activities of the Board of Directors and the representative of capital at member companies;
 - Organize shareholders' meetings in accordance with the provisions of the charter and the law;
 - Monitor and direct the implementation of information disclosure according to regulations.
- 4. Activities of subcommittees of the Board of Directors (if any):**
BV Land Joint Stock Company has not established subcommittees under the Board of Directors.

5. Resolutions/Decisions of the Board of Directors (2024):

No.	Resolution/Decision No.	Content	Meeting date (dd/mm/yy yy)	Passage Rate
1.	01/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the General Director's report on business performance in the fourth quarter of 2023 and business performance plan in the first quarter of 2024	18/01/2024	100%
2.	02/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the implementation of stock distribution to existing shareholders	16/02/2024	100%
3.	03/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the last registration date to exercise shareholder rights and the plan to organize the 2024 Annual General Meeting of Shareholders	21/02/2024	100%
4.	04/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the adjustment of the investment project of Thanh Ba Urban Housing Area in Thanh Ba town and Dong Xuan commune, Thanh Ba district	27/02/2024	100%

5.	05.1/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors promulgating the financial regulations of BV Land JSC - 1st amendment	01/03/2024	100%
6.	05.2/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors promulgating the regulations on organization and operation of BV Land JSC - 3rd amendment	01/03/2024	100%
7.	06/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the Agenda and Draft documents to be submitted to the 2024 Annual General Meeting of Shareholders	15/03/2024	100%
8.	07/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the plan for BV Land to borrow 12 Certificates of land use rights and ownership of house and other property on land from BV Group	22/03/2024	100%
9.	08/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on voting on the contents approved at the 2024 Annual General Meeting of Shareholders Dong Nai Production and Trading Joint Stock Company and nominating personnel to be elected to the Board of Supervisors for the 2023-2028 term	25/03/2024	100%
10.	09/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on extending the time for distributing shares to the public for existing shareholders	29/03/2024	100%
11.	10/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on reappointment of Chief Accountant - Mr.Nguyen Duc Luu	01/04/2024	100%
12.	11/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on dismissal of Deputy General Director – Mr.Luu Vu Truong Dam	26/04/2024	100%
13.	12/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the adjustment of the investment project of Thanh Ba Urban Housing Area in Thanh Ba town and Dong Xuan commune, Thanh Ba district	06/05/2024	100%

14.	13/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the policy of guaranteeing the obligations of BV Invest Joint Stock Company for the loan under the Credit Contract with BIDV Bank - Ha Thanh Branch	08/05/2024	100%
15.	14/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on distribution of remaining shares	27/05/2024	100%
16.	15/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the results of public stock issuance and completion of the charter capital increase issuance	28/05/2024	100%
17.	16/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the change in the plan to use the proceeds from the issuance of shares to existing shareholders to increase charter capital	04/06/2024	100%
18.	17/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on contributing additional capital to the Tay Dinh Tri Urban Area project and lending capital to Areca Vietnam Investment and Services Joint Stock Company	05/06/2024	100%
19.	18/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on purchasing shares of TMG Infrastructure Development Joint Stock Company	12/06/2024	100%
20.	19/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on withdrawal of collateral at Vietnam - Russia Joint Venture Bank - Transaction Office Branch	18/06/2024	100%
21.	20/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the implementation of the plan to increase BVL's charter capital from issuing shares to pay dividends in 2023	19/06/2024	100%
22.	21/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the closing of the shareholder list to pay stock dividends in 2023	02/07/2024	100%
23.	22/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the issuance results and ending the share issuance to pay	26/07/2024	100%

		dividends in 2023 and changing business registration		
24.	23/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the General Director's report on the business performance results for the first 6 months of 2024 and the business performance plan for the last 6 months of 2024	25/07/2024	100%
25.	24/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on adjusting the content of Article 1 of Resolution of the Board of Directors No.22/2024/NQ/HĐQT-BVL	31/07/2024	100%
26.	25/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the transfer of shares at Dong Nai Production and Trading Service JSC and approving the Information Disclosure Regulations	01/08/2024	100%
27.	26/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the resignation letter of Mr. Ta Hoai Hanh; draft Proposal to dismiss Mr. Ta Hoai Hanh and elect additional members of the Board of Directors for the remaining period and approving the last registration date	20/08/2024	100%
28.	27.1/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the election of Chairman of the Board of Directors-Mr.Nguyen Tan Thanh and Deputy General Director – Mr.Khuong Hai Ninh	23/09/2024	100%
29.	27.2/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the transfer of stock transactions from UPCOM to Hose	23/09/2024	100%
30.	28/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the mortgage plan of assets of a third party is BV Invest Joint Stock Company to secure the obligations of BV Land Joint Stock Company at the Joint Stock Commercial Foreign Trade Vietnam Bank - Thanh Xuan Branch	15/10/2024	100%
31.	29/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the loan to BV Bavella Joint Stock Company	31/10/2024	100%

32.	30/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the authorization to perform work related to the project of New Urban Area West of Dinh Tri, Bac Giang city for Areca Vietnam Investment and Service Joint Stock Company	13/11/2024	100%
33.	31/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the plan for BV Land JSC to mortgage all shares owned at Areca Vietnam Investment and Services JSC to ensure the obligations of Areca Vietnam Investment and Services JSC at Military Commercial Joint Stock Bank - Son Tay Branch	26/11/2024	100%
34.	32/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on lending capital to BV Bavella Joint Stock Company	12/12/2024	100%
35.	33/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the transfer of shares owned by BV Land Joint Stock Company at BV Invest Joint Stock Company	24/12/2024	100%
36.	33A/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors to lend capital to BV Bavalla Joint Stock Company	25/12/2024	100%
37.	34/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on changing the position of Deputy Director	30/12/2024	100%
38.	35/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on amending the Charter of organization and operation of BV Land - 4th time	30/12/2024	100%

III. Board of Supervisors (2024)

1. Information about Board of Supervisors members:

No.	Board Member	Position	Date of starting/no longer being a member of the Board of Supervisors (dd/mm/yyyy)	Professional qualifications
1	Ms. Vu Thi Ha	Head of Supervisory Board	24/04/2023	Bachelor of Economics

2	Ms. Nguyen Thi Thuy Linh	Member of The Supervisory Board	21/04/2023	Bachelor of Accounting
3	Mr. Le Thanh Hai	Member of The Supervisory Board	21/04/2023	Construction engineer, Bachelor of Accounting, Master of Business Administration

2. Board of Supervisors Meeting:

Status	Board Member	Number of meetings attended	Meeting attendance rate	Voting ratio	Reason for not attending the meeting
1	Ms. Vu Thi Ha	01	100%	100%	
2	Ms. Nguyen Thi Thuy Linh	01	100%	100%	
3	Mr. Le Thanh Hai	01	100%	100%	

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

- Check and monitor the Company's operations and financial situation;
- Inspect and supervise the Company's management and operations through monitoring the activities of the Board of Directors and the Board of General Directors;
- Evaluate the management work of the Board of Directors and the Board of General Directors to submit to the General Meeting of Shareholders for approval;
- Check the Business Situation Report, Company Financial Report.

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

- The Board of Supervisors is guaranteed access to Board of Directors meeting documents; is invited to attend regular meetings of the Board of Directors;
- The Board of Supervisors regularly discusses with the Board of Directors and Chief Accountant on issues related to Financial Statement figures, participates in meetings with the independent auditing company on issues that the auditors note when auditing the Financial Statements and solutions that need to be overcome;

5. Other activities of Board of Supervisors :

- Conduct meetings of the Board of Supervisors as prescribed.
- Evaluate and monitor the process of organizing the 2024 Annual General Meeting of Shareholders in accordance with the procedures and regulations of the law.
- Evaluate the results of production and business activities in 2024.
- Evaluate the process of Information Disclosure and the process of preparing financial statements.

IV. Board of Directors

No.	Board Member	Date of birth	Professional qualifications	Position	Date of appointment/removal of members of the Executive Board (dd/mm/yyyy)
1	Mr. Ly Tuan Anh	02/02/1977	Construction engineer	General Director	Date of appointment: 21/07/2022
2	Mr. Nguyen Vu Thien	06/11/1983	Construction engineer	Deputy General Manager	Dismissal Date 01/01/2025
3	Mr. Luu Vu Truong Dam	20/01/1987	Master of Economics	Deputy General Manager	Date of dismissal: 26/04/2024
4	Ms. Khuong Hai Ninh	07/05/1986	Bachelor of Economics	Deputy General Manager	Date of appointment: 23/09/2024
5	Mr. Duong Trung Thong	28/07/1987	Construction engineer	Deputy General Manager	Date of appointment 01/01/2025

V. Chief Accountant

Full name	Date of birth	Professional qualifications	Date of appointment/dismissal
Mr.Nguyen Duc Luu	02/05/1984	Bachelor of Accounting	Re-appointment date: 01/04/2024

VI. Corporate governance training:

Corporate governance training courses that members of the Board of Directors, members of the Supervisory Board, the General Director, and other managers have participated in according to regulations on corporate governance :

No.	Time	Course	Participants
1	3/2024–11/2024	Mini MBA course organized by Foreign Trade University (FTU)	Ms. Khuong Hai Ninh Mr. Duong Trung Thong Ms. Nguyen Thi Ngoc Lan

VII. List of related persons of public companies (2024) and transactions of related persons of the company with the Company itself:

- List of related persons of the company : *Appendix 01 attached to this Report.*
- Transactions between the company and related persons of the company; or between the company and major shareholders, insiders, and related persons of insiders:

No.	Name of organization	Relationship with the	ID Certificate No.*, date	Head office address/Contact address	Time of transaction	Number of Resolutions/Decisions	Content, quantity, total transaction value
-----	----------------------	-----------------------	---------------------------	-------------------------------------	---------------------	---------------------------------	--

	on/individual	company	of issue, place of issue		n with the company (dd/mm/y yyy)	passed by the General Meeting of Shareholders/ Board of Directors	
1	Bach Viet Group Joint Stock Company	Parent company	0105019015	3rd floor, Rivera Park building, Thanh Xuan Trung ward, Thanh Xuan district, Hanoi	25/03/2024	07/2024/NQ/ HĐQT/BVL	Resolution of the Board of Directors approving the plan to borrow capital from Vietcombank and the plan for BV Land to borrow 12 Certificates of land use rights and ownership of house and other property on land from BV Group
2	BV Invest Joint Stock Company	Related organizat ions of insiders	0101367050	3rd Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Trung Ward, Thanh Xuan District, Hanoi	08/05/2024	13/2024/NQ/ HĐQT-BVL	Resolution of the Board of Directors approving the policy of guaranteeing the obligations of BV Invest Joint Stock Company for the Credit Contract with BIDV Bank
3	Areca Vietnam Investment and Services Joint Stock Company	Related organizat ions of insiders	2400819333	Bach Viet Lake Garden Urban Area, Dinh Ke Ward, Bac Giang City, Bac Giang Province	05/06/2024	17/2024/NQ/ HĐQT-BVL	Resolution of the Board of Directors on contributing additional capital to the Tay Dinh Tri Urban Area project and lending capital to Areca Vietnam Investment and Services Joint Stock Company
4	BV Asset Joint Stock Company	Related organizat ions of insiders	0108064062	4rd Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Trung Ward, Thanh Xuan District, Hanoi	12/06/2024	18/2024/NQ/ HĐQT-BVL	Resolution of the Board of Directors on purchasing shares of TMG Infrastructure Development Joint Stock Company
5	BV Invest Joint Stock Company	Related organizat ions of insiders	0101367050	3rd Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan	15/10/2024	28/2024/NQ/ HĐQT-BVL	Resolution of the Board of Directors on approving the mortgage plan of assets of a third party is BV Invest

				Trung Ward, Thanh Xuan District, Hanoi			JSC to secure the obligations of BV Land JSC at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch
6	BV Bavella Joint Stock Company	Related organizations of insiders	2400927949	1st Floor, Bach Viet Lake Garden Urban Area, Dinh Ke Ward, Bac Giang City, Bac Giang Province	31/10/2024	29/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on lending capital to Bavella JSC
7	Areca Vietnam Investment and Services Joint Stock Company	Related organizations of insiders	2400819333	Bach Viet Lake Garden Urban Area, Dinh Ke Ward, Bac Giang City, Bac Giang Province	13/11/2024	30/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the authorization to perform work related to the project of New Urban Area West of Dinh Tri, Bac Giang City for Areca Vietnam Investment and Service Joint Stock Company
8	Areca Vietnam Investment and Services Joint Stock Company	Related organizations of insiders	2400819333	Bach Viet Lake Garden Urban Area, Dinh Ke Ward, Bac Giang City, Bac Giang Province	26/11/2024	31/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the plan for BV Land JSC to mortgage all shares owned at Areca Vietnam Investment and Services JSC to ensure the obligations of Areca Vietnam Investment and Services JSC at Military Commercial Joint Stock Bank - Son Tay Branch
9	BV Bavella Joint Stock Company	Related organizations of insiders	2400927949	1st Floor, Bach Viet Lake Garden Urban Area, Dinh Ke Ward, Bac Giang	12/12/2024	32/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on lending capital to Bavella JSC

				City, Bac Giang Province			
10	BV Asset Joint Stock Company	Related organizat ions of insiders	0108064062	5th Floor, Building 25T1 Tran Duy Hung Street, Trung Hoa Ward, Cau Giay District, Hanoi City	24/12/2024	33/2024/NQ/ HĐQT-BVL	Resolution of the Board of Directors on approving the transfer of shares owned by BV Land JSC at BV Invest JSC
11	BV Bavella Joint Stock Company	Related organizat ions of insiders	2400927949	1st Floor, Bach Viet Lake Garden Urban Area, Dinh Ke Ward , Bac Giang City, Bac Giang Province	25/12/2024	34/2024/NQ/ HĐQT-BVL	Resolution of the Board of Directors on lending capital to Bavella JSC

3. Transactions between company insiders, related persons of insiders and subsidiaries, companies controlled by the company: No

4. Transactions between the company and other entities:

- 4.1 Transactions between the company and companies in which members of the Board of Directors, members of the Board of Supervisors, Directors (General Directors) and other managers have been and are founding members or members of the Board of Directors, Directors (General Directors) operating within the past three (03) years (calculated at the time of reporting): **Appendix 02 is attached to this report.**
- 4.2 Transactions between the company and companies in which related persons of members of the Board of Directors, members of the Board of Supervisors, Directors (General Directors) and other managers are members of the Board of Directors, Directors (General Directors) and executives: **No**
- 4.3 Other transactions of the company (if any) that may bring material or immaterial benefits to members of the Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers: **No**

VIII. Stock transactions of insiders and related parties of insiders (2024)

1. List of insiders and related persons of insiders : **Appendix 03 attached to this Report .**
2. Transactions of insiders and related persons on company shares:

No.	The person making the transaction	Insider Relations	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reason for increase, decrease (buy, sell, convert, reward...)
			Number of shares	Percentage	Number of shares	Percentage	
1	Nguyen Vu Thien	Member of Board	840,000	1.5%	913,000	1.1%	Exercise the right to purchase

		Directors, Deputy General Director of the Company					shares issued by BV Land to increase charter capital; receive shares issued by the Company to pay dividends to shareholders; sell shares
2	Nguyen Thi Ngoc Lan	Corporate Governance Officer	0	0	10	0,00%	Exercise the right to purchase shares issued by BV Land to increase charter capital; receive shares issued by the Company to pay dividends to shareholders; sell shares
3	Bach Viet Group Joint Stock Company	Related person	36,442,800	63.59%	52,460,259	63.37%	Exercise the right to purchase shares issued by BV Land to increase charter capital; receive shares issued by the Company to pay dividends to shareholders
4	BV Asset Joint Stock Company	Related person	4,220,000	7.36%	4,515,400	5.45%	Receive shares issued by the Company to pay dividends to shareholders
5	Ngo Thu Huong	Related person	200,000	0.34%	214,000	0.26%	
6	Nguyen Tan Thanh	Chairman of the Board	1,162,000	2.03%	1,243,340	1.5%	
7	Nguyen Thi Hong Mai	Related person	100,000	0.17%	107,000	0.13%	
8	Khuong Hai Ninh	Member of Board of Directors, Deputy General Director of the Company	0	0	0	0%	No transactions since becoming an insider of the Company
9	Duong Trung Thong	Deputy General Manager	5,000	0.01%	5,350	0.01%	Receive shares issued by the Company to pay dividends to shareholders

IX. Other issues to note: No**Recipient:**

- As Dear;
- Save: D.Board of Directors.

CHAIRMAN*(Sign print full name and seal)***NGUYEN TAN THANH**

APPENDIX 03: LIST OF INSIDERS AND RELATED PERSONS OF INSIDERS
 (Attached is the Management Report for the 2024 of BV Land Joint Stock Company)

STT	Full name	Securities trading account (if any)	Position in the company (if any)	ID card number/Business registration certificate, date of issue, place of issue	Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	Note
I	BOARD OF DIRECTORS							
1	Ta Hoai Hanh		Chairman of the Board of Directors Resigned from September 21, 2024					Company Insider
1.1	Ta Hoai Duc							Father
1.2	Nguyen Thi Can							Mother
1.3	Ta Quyet Thang							Brother
1.4	Ta Van Canh							Brother
1.5	Ngo Thu Huong					214.000	0,26%	Wife
1.6	Bach Viet Group Joint Stock Company		Chairman of the Board of Directors and General Director of Bach Viet Group Joint Stock Company			52.460.259	63,37%	Related organizations
1.7	BV Asset Joint Stock Company		Chairman of the Board of Directors of BV Asset Joint Stock Company			4.515.400	5,45%	Related organizations
1.8	BV Education Joint Stock Company		Chairman of the Board of Directors of BV Education Joint Stock Company					Related organizations
1.9	BV EDU One Member Co., Ltd		Chairman of BV EDU One Member Co., Ltd					Related organizations
1.10	Vietschool Pandora inter - level School		Chairman of Vietschool Pandora inter - level School					Related organizations

2	Nguyen Tan Thanh		Chairman of the Board of Directors Appointed from September 23, 2024			1.243.340	1,50%	Company Insider
			Vice Chairman of Board of Directors					
2.1	Vu Thi Hop							Mother
2.2	Le Minh Luyen							Father in law
2.3	Nguyen Thi Bich Thanh							Mother in law
2.4	Nguyen Thi Xuan							Sister
2.5	Luu Phuc Thuan							Brother in law
2.6	Nguyen Thi Thu							Sister
2.7	Nguyen Thi Trinh							Sister
2.8	Hoang Van Liet							Brother in law
2.9	Le Thi Thu Hong							Wife
2.10	Nguyen Thi Hong Mai					107.000	0,13%	Daughter
2.11	Nguyen Quang Hieu							Son in law
2.12	Bach Viet Group Joint Stock Company		Vice Chairman of Board of Directors of Bach Viet Group Joint Stock Company			52.460.259	63,37%	Related organizations
2.13	BV Invest Joint Stock Company		Chairman of the Board of Directors and General Director of BV Invest Joint Stock Company					Related organizations
2.14	BV Asset Joint Stock Company		Member of Board of Directors of BV Asset Joint Stock Company			4.515.400	5,45%	Related organizations
3	Nguyen Vu Thien		Member of the Board of Directors, Deputy General Director Dismissed from the position of Deputy General Director on January 1, 2025			913.000	1,10%	Company Insider
3.1	Nguyen Vu Toan							Father
3.2	Vu Thi Huong							Mother
3.3	Nguyen Truong Con							father in law

3.4	Nguyen Thi Chuc							Mother in law
3.5	Nguyen Vu Thanh							Younger brother
3.6	Pham Thi Thu Hien							sister in law
3.7	Nguyen Thi Trang							Wife
3.8	Nguyen Vu Trinh							Son
3.9	Nguyen Vu Khoi							Son
3.10	Bach Viet Group Joint Stock Company		Member of Board of Directors and Deputy General Director of Bach Viet Group Joint Stock Company			52.460.259	63,37%	Related organizations
3.11	BV Asset Joint Stock Company		Member of the Board of Directors and Director of BV Asset Joint Stock Company resigned from December 31, 2024			4.515.400	5,45%	Related organizations
3.12	Areca Vietnam Investment and Services Joint Stock Company		Chairman of the Board of Directors and General Director of Areca Vietnam Investment and Services JSC resigned from December 31, 2024.					Related organizations
3.13	BV Bavella Joint Stock Company		Chairman of the Board of Directors and General Director resigned from December 31, 2024					Related organizations
3.14	TMG Infrastructure Development Joint Stock Company		Board of Directors members are dismissed from December 31, 2024					Related organizations
3.15	BV Life Joint Stock Company		Deputy General Director of TMG Infrastructure Development JSC since January 2, 2025					Related organizations

4	Ly Tuan Anh		Member of Board of Directors and General Director - Legal Representative					Company Insider
4.1	Phung Thi Vuong							Mother
4.2	Nguyen Thi Lan							Mother in law
4.3	Nguyen Thu Huong							Wife
4.4	Ly Huong Anh							Daughter
4.5	Ly Gia Binh							Son
4.6	Ly Anh Tuan							Older brother
4.7	Ly Tuan Khai							Older brother
4.8	Ly Quoc Thang							Older brother
4.9	Huynh Thi Minh Chau							Sister in law
4.10	Tran Thi Ly							Sister in law
4.11	Hoang Tung Hoa							Sister in law
4.12	Bach Viet Group Joint Stock Company		Deputy General Director of Bach Viet Group Joint Stock Company			52.460.259	63,37%	Related organizations
4.13	BV Invest Joint Stock Company		Member of Board of Directors of BV Invest Joint Stock Company					Related organizations
4.14	Areca Vietnam Investment and Services Joint Stock Company		Chairman of the Board of Directors and General Director of Areca Vietnam Investment and Services JSC					Related organizations
4.15	Dong Nai Production and Service Joint Stock Company		Vice Chairman of Board of Directors of Dong Nai Production and Service Joint Stock Company					Related organizations
4.16	Lychee Service Joint Stock Company		Member of Board of Directors of Lychee Service Joint Stock Company					Related organizations
4.17	Central Monument Restoration Joint Stock Company (Vinaremon)		Member of Board of Directors of Central Monuments Restoration Joint Stock Company (Vinaremon)					Related organizations

5	Pham Trong Binh		Independent Board Member					Company Insider
5.1	Pham Thi Dinh							younger brother
5.2	Pham Thi Hao							younger brother
5.3	Nguyen Thi An							Wife
5.4	Pham Viet Nga							Son
5.5	Pham Thu Anh							Son
5.6	Pham Thi Dieu Linh							Son
6	Khuong Hai Ninh		Member of Board of Directors and Deputy General Director					Company Insider
6.1	Khuong Van Bang							Father
6.2	Dang Thi Luu							Mother
6.3	Cao Hai Phong							Son
6.4	Khuong Thuy Lien							Older sister
6.5	Do Van Ly							Brother in law
II	BOARD OF DIRECTORS							
1	Ly Tuan Anh(As above)		General Director					Company Insider
2	Nguyen Vu Thien(As above)		Deputy General Director is dismissed from January 1, 2025			913.000	1,10%	Company Insider
3	Luu Vu Truong Dam		Deputy General Director is dismissed from April 26, 2024					Company Insider

3.1	Vu Thi Thuy							Mother
3.2	Nguyen Huy Ky							father in law
3.3	Nguyen Thi Tien							Mother in law
3.4	Luu Vu Phuong Thao							younger brother
3.5	Nguyen Thi Thu Trang							Wife
3.6	Luu Gia Bao							Son
3.7	Luu Gia Han							Daughter
3.8	Dong Nai Production Trade Service Joint Stock Company		Chairman of Board of Directors of Dong Nai Production and Service Joint Stock Company					Related organizations
3.9	Bach Viet Group Joint Stock Company		Deputy General Director of Bach Viet Group Joint Stock Company			52.460.259	63,37%	Related organizations
3.10	BV Life Joint Stock Company		Chairman of the Board of Directors of BV Life Joint Stock Company					Related organizations
3.11	VINA-MEC HR Human Resources and Trading Joint Stock Company		Chairman of the Board of Directors of VINA-MEC HR Human Resources and Trading Joint Stock Company					Related organizations
4	Khuong Hai Ninh (As above)		Deputy General Director appointed on September 23, 2024					Company Insider

5	Duong Trung Thong		Deputy General Director appointed from January 1, 2025			5.350	0,01%	Company Insider
3.1	Duong Van Nhat							Father
3.2	Nguyen Thi Thoat							Mother
3.3	Dang Van Binh							Father in law
3.4	Nguyen Thi Huong							Mother-in-law passed away
3.5	Dang Thi Mai							Wife
3.6	Duong Quynh Chi							Daughter
3.7	Duong Gia Bao							Son
3.8	Duong Hung Cuong							Son
3.9	Duong Minh Thang							younger brother
III. BOARD OF SUPERVISION								
1	Vu Thi Ha		Head of Supervisory Board					Company Insider
1.1	Vu Van Cam							Father
1.2	Ta Thi Ngo							Mother
1.3	Vu Thi Thanh							Sister
1.4	Vu Van Hai							younger brother
1.5	Dinh Thi Huong Giang							sister in law
1.6	Dinh Vu Anh							Son
1.7	Dinh Duc An							Son
1.8	Bach Viet Group Joint Stock Company		Head of Internal Audit Department, Bach Viet Group Joint Stock Company			52.460.259	63,37%	Related organizations
1.9	BV Education Joint Stock Company		Head of Board of Supervisors, BV Education Joint Stock Company					Related organizations

1.10	Areca Vietnam Investment and Service Joint Stock Company		Head of Supervisory Board of Areca Vietnam Investment and Service Joint Stock Company					Related organizations
1.11	BV Invest Joint Stock Company		Member of Board of Supervisors of BV Invest Joint Stock Company					Related organizations
1.12	Dong Nai Production and Service Joint Stock Company		Head of Board of Supervisors of Dong Nai Production and Service Joint Stock Company					Related organizations
1.13	BV Asset Joint Stock Company		Head of Supervisory Board of BV Asset Joint Stock Company			4,515,400	5,45%	Related organizations
1.14	Central Monument Restoration Joint Stock Company (Vinaremon)		Member of the Board of Supervisors of Central Monuments Restoration Joint Stock Company (Vinaremon)					Related organizations
1.15	BV Life Joint Stock Company		Head of Supervisory Board of BV Life Joint Stock Company					Related organizations
1.16	My Lam Tea Joint Stock Company		Member of Board of Directors of My Lam Tea Joint Stock Company					Related organizations
2	Le Thanh Hai		Member of Supervisory Board					Company Insider
2.1	Le Thanh Duong							Father
2.2	Nguyen Thi Dao							Mother
2.3	Pham Xuan Phien							father in law

2.4	Vu Thi Ba							Mother in law
2.5	Le Thi Hai Yen							Sister
2.6	Le Cong Chinh							brother in law
2.7	Pham Thi Hong Ha							Wife
2.8	Le Thai Son							Son
3	Nguyen Thi Thuy Linh		Member of Supervisory Board					Company Insider
3.1	Doan Thi Duyen							Mother
3.2	Nguyen Van Cuong							Father
3.3	Nguyen Thi Thu Huong							Younger sister
3.4	Pham Tien Dung							brother in law
3.5	Tran Anh Tuan							Husband
3.6	Tran Quang Minh							Son
3.7	Tran Thi Kim Ngan							Daughter
3.8	BV Asset Joint Stock Company		Chief Accountant of BV Asset Joint Stock Company			4,515,400	5,45%	Related organizations
3.9	BV Education Joint Stock Company		Member of Board of Supervisors of BV Education Joint Stock Company					Related organizations
3.10	TA Asset Management Joint Stock Company		Chief Accountant of TA Asset Management Joint Stock Company					Related organizations

3.11	TMG Infrastructure Development Joint Stock Company		Chief Accountant of TMG Infrastructure Development Joint Stock Company					Related organizations
IV.	CHIEF ACCOUNTANT							
1	Nguyen Duc Luu		Chief Accountant					Company Insider
1.1	Nguyen Duc Quang							Father
1.2	Nguyen Thi Kim Hoa							Stepmother
1.3	Nguyen Thi Nham							Wife
1.4	Nguyen Thuy Duong							Daughter
1.5	Nguyen Thi Quynh							Older sister
1.6	Nguyen Ngoc Bich							Younger sister
1.7	Duong Phuc Minh							brother in law
1.8	Dinh Thi Vi							Mother in law
1.9	Areca Vietnam Investment and Services Joint Stock Company		Chief Accountant					Related organizations
1.10	BV Bavella Joint Stock Company		Chief Accountant					Related organizations
1.11	Hoa Lam Construction and Trading Company Limited		Chief Accountant					Related organizations
V	INFORMATION DISCLOSURE PERSON							
1	Ly Tuan Anh (As above)		General Director					Company Insider
VI	CORPORATE ADMINISTRATOR							
1	Nguyen Thi Ngoc Lan		Corporate Administrator			3.312	0,004%	Company Insider
1.1	Le Thi Lien							Mother
1.2	Nguyen Hoang Bi							Father
1.3	Nguyen Van Nga							father in law
1.4	Nguyen Thi Tham							Mother in law
1.5	Nguyen Van Nga							Husband
1.6	Nguyen Thi Chau Ngoc Bich							Older sister
1.7	Nguyen Hong Phuoc							Younger brother

1.8	BV Invest Joint Stock Company		Member of Board of Directors of BV Invest Joint Stock Company					Related organizations
1.9	TA Asset Management Joint Stock Company		Member of Board of Directors of TA Asset Management Joint Stock Company					Related organizations
1.10	Bach Viet Group Joint Stock Company		Chief of Board of Directors Office of Bach Viet Group Joint Stock Company			52.460.259	63,37%	Related organizations



APPENDIX 02 – LIST OF TRANSACTIONS BETWEEN THE COMPANY AND COMPANIES IN WHICH MEMBERS OF THE BOARD OF DIRECTORS, MEMBERS OF THE BOARD OF SUPERVISORS, DIRECTORS (GENERAL DIRECTORS) AND OTHER MANAGERS HAVE BEEN OR ARE FOUNDING MEMBERS OR MEMBERS OF THE BOARD OF DIRECTORS, DIRECTORS (GENERAL DIRECTORS) MANAGING THE COMPANY IN THE PAST THREE (03) YEARS (FROM THE TIME OF REPORT)

(Attached is the 2024 Management Report of BV Land Joint Stock Company)

Status	Company performing the transaction	Name of member of Board of Directors/Board of Supervisors/General Director/Chief Executive Officer	Position held/currently held at the Company conducting the transaction	Position at listed company	Contract number	Time of transaction	Transaction content
1	Bach Viet Group Joint Stock Company	Ta Hoai Hanh	Chairman of the Board of Directors and General Director	Chairman of the Board of Directors	01/2022/HĐHĐ/BVL-LLM	05/01/2022	Stock swap contract of Lilama Construction Investment Joint Stock Company
		Nguyen Vu Thien	Member of Board of Directors and Deputy General Director	Member of the Board of Directors			
		Nguyen Tan Thanh	Vice Chairman of Board of Directors	Vice Chairman of Board of Directors			
2	Areca Vietnam Investment and Service Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director	Member of the Board of Directors	07/TDT/ARECA	28/02/2022	Project management consulting contract for the new urban area west of Dinh Tri, Bac Giang city
3	Lilama Construction Investment Joint Stock Company (Now renamed BV Invest Joint Stock Company)	Nguyen Tan Thanh	Chairman of the Board	Vice Chairman of Board of Directors	2503/Diamond Hill/LI-BVL	25/03/2022	After-sales service contract for complex apartment building project at plots C01 and X03 in the planning of Residential Area No. 2, Bac Giang city
4	Bach Viet Group Joint Stock Company	Ta Hoai Hanh	Chairman of the Board of Directors and General Director	Chairman of the Board	Cooperation contract	17/05/2022	Investment cooperation contract for Thanh Ba Urban Housing Project in Thanh Ba Town and Dong Xuan Commune, Thanh Ba District
		Nguyen Vu Thien	Member of Board of Directors and Deputy General Director	Member of the Board of Directors			
		Nguyen Tan Thanh	Vice Chairman of Board of Directors	Vice Chairman of Board of Directors			
5	Lilama Construction Investment Joint Stock Company (Now renamed BV Invest Joint Stock Company)	Nguyen Tan Thanh	Chairman of the Board	Member of the Board of Directors			
6	Bach Viet Group Joint Stock Company	Ta Hoai Hanh	Chairman of the Board of Directors and General Director	Chairman of the Board	Loan Agreement	20/04/2023	Loan contract (VND 31 billion)
		Nguyen Vu Thien	Member of Board of Directors and Deputy General Director	Member of the Board of Directors			
		Nguyen Tan Thanh	Vice Chairman of Board of Directors	Vice Chairman of Board of Directors			
		Ly Tuan Anh	Deputy General Director	Member of Board of Directors and General Director			

7	BV Invest Joint Stock Company	Nguyen Tan Thanh	Chairman of the Board of Directors	Member of the Board of Directors	Loan Agreement	07/09/2023	Loan contract VND 13 billion
8	Areca Vietnam Investment and Services Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director	Member of the Board of Directors	01/2023/HDNT/Areca-BV Land	06/09/2023	Contract in principle for construction of technical infrastructure items of the Dinh Tri Western Urban Area Project
9	Areca Vietnam Investment and Services Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director	Member of the Board of Directors	02/2023/HDNT/Areca-BV Land	12/09/2023	Contract in principle on the construction of the rough part and finishing the exterior of typical adjacent houses in the West Dinh Tri Urban Area project
10	BV Invest Joint Stock Company	Nguyen Tan Thanh	Chairman of the Board of Directors	Vice Chairman of Board of Directors	04506/TN/BVI-BVL	31/10/2023	Project management consulting contract for complex use high-rise residential, commercial and service building in Hoang Van Thu Ward, Thai Nguyen City
		Ly Tuan Anh	Member of Board of Directors	Member of Board of Directors and General Director			
11	Bach Viet Group Joint Stock Company	Ta Hoai Hanh	Chairman of the Board of Directors and General Director	Chairman of the Board of Directors	07/2024/NQ/HDQT-BVL	25/03/2024	Resolution of the Board of Directors approving the loan plan at Vietcombank and the plan for BV Land to borrow 12 land use right certificates, house ownership rights and other assets attached to land from BV Group Corporation.
		Nguyen Vu Thien	Member of Board of Directors and Deputy General Director	Board Member			
		Nguyen Tan Thanh	Vice Chairman of Board of Directors	Vice Chairman of Board of Directors			
		Ly Tuan Anh	Deputy General Manager	General Director			
12	BV Invest Joint Stock Company	Nguyen Tan Thanh	Chairman of the Board of Directors	Board Member	13/2024/NQ/HDQT-BVL	08/05/2024	Resolution of the Board of Directors approving the policy of guaranteeing the obligations of BV Invest Joint Stock Company for the Credit Contract with BIDV Bank
		Ly Tuan Anh	Member of Board of Directors	Member of Board of Directors and General Director			
13	Areca Vietnam Investment and Services Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director	Member of Board of Directors	17/2024/NQ/HDQT-BVL	05/06/2024	Resolution of the Board of Directors on contributing additional capital to the Tay Dinh Tri Urban Area project and lending capital to Areca Vietnam Investment and Services Joint Stock Company
14	BV Asset Joint Stock Company	Ta Hoai Hanh	Chairman of the Board of Directors	Chairman of the Board of Directors	18/2024/NQ/HDQT-BVL	12/06/2024	Resolution of the Board of Directors on purchasing shares of TMG Infrastructure Development Joint Stock Company
		Nguyen Tan Thanh	Member of Board of Directors	Vice Chairman of Board of Directors			
		Nguyen Vu Thien	Member of Board of Directors	Member of Board of Directors			
15	BV Invest Joint Stock Company	Nguyen Tan Thanh	Chairman of the Board of Directors	Member of Board of Directors	28/2024/NQ/HDQT-BVL	15/10/2024	Resolution of the Board of Directors on approving the mortgage plan of assets of a third party is BV Invest JSC to secure the obligations of BV Land JSC at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch
		Ly Tuan Anh	Member of Board of Directors	Member of Board of Directors and General Director			
16	BV Bavella Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director has been dismissed on December 31, 2024	Member of Board of Directors	29/2024/NQ/HDQT-BVL	31/10/2024	Resolution of the Board of Directors on lending capital to Bavella JSC

17	Areca Vietnam Investment and Services Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director has been dismissed on December 31, 2024	Member of Board of Directors	30/2024/NQ/HDQT-BVL	13/11/2024	Resolution of the Board of Directors on approving the authorization to perform work related to the project of New Urban Area West of Dinh Tri, Bac Giang City for Areca Vietnam Investment and Service Joint Stock Company
18	Areca Vietnam Investment and Services Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director has been dismissed on December 31, 2024	Member of Board of Directors	31/2024/NQ/HDQT-BVL	26/11/2024	Resolution of the Board of Directors on approving the plan for BV Land JSC to mortgage all shares owned at Areca Vietnam Investment and Services JSC to ensure the obligations of Areca Vietnam Investment and Services JSC at Military Commercial Joint Stock Bank - Son Tay Branch
19	BV Bavella Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director has been dismissed on December 31, 2024	Member of Board of Directors	32/2024/NQ/HDQT-BVL	12/12/2024	Resolution of the Board of Directors on lending capital to Bavella JSC
20	BV Asset Joint Stock Company	Ta Hoai Hanh	Chairman of the Board of Directors	Chairman of the Board of Directors	33/2024/NQ/HDQT-BVL	24/12/2024	Resolution of the Board of Directors on approving the transfer of shares owned by BV Land JSC at BV Invest JSC
		Nguyen Tan Thanh	Member of Board of Directors	Vice Chairman of Board of Directors			
		Nguyen Vu Thien	Board member has been dismissed since December 31, 2024	Member of Board of Directors			
21	BV Bavella Joint Stock Company	Nguyen Vu Thien	Chairman of the Board of Directors and General Director has been dismissed on December 31, 2024	Member of Board of Directors	33A/2024/NQ/HDQT-BVL	25/12/2024	Resolution of the Board of Directors on lending capital to Bavella JSC



APPENDIX 01: LIST OF RELATED PERSONS OF THE COMPANY

(Attached is the 2024 Management Report of BV Land Joint Stock Company)

No.	Name of organization/individual	Securities trading account (if any)	Position in the company (if any)	ID card number/Business registration certificate, date of issue, place of issue	Head office address/Contact address	The starting point is the person concerned.	Time is no longer relevant	Reason	Relationship with the company
I	BOARD OF DIRECTORS								
1	Ta Hoai Hanh		Chairman of the Board			01/01/2018			Dismissed on September 21, 2024
1.1	Ta Hoai Duc					01/01/2018			Father
1.2	Nguyen Thi Can					01/01/2018			Mother
1.3	Ta Quyet Thang					01/01/2018			Brother
1.4	Ta Van Canh					01/01/2018			Brother
1.5	Ngo Thu Huong					01/01/2018			Wife
1.6	Bach Viet Group Joint Stock Company		Is a shareholder owning 54.17% of charter capital of Bach Viet Group Corporation			17/04/2006			Enterprise in which Mr. Ta Hoai Hanh owns enough to control the company's decision making
1.7	TA Asset Management Joint Stock Company		Is a shareholder owning 99.52% of charter capital of TA Asset Management JSC			21/12/2018			Enterprise in which Mr. Ta Hoai Hanh owns enough to control the company's decision making
2.	Nguyen Tan Thanh		Vice Chairman of Board of Directors			15/06/2020			Company Insider
			Chairman of the Board			23/09/2024			Company Insider
2.1	Vu Thi Hop					15/06/2020			Mother
2.2	Le Minh Luyen					15/06/2020			Father in law
2.3	Nguyen Thi Bich Thanh					15/06/2020			Mother in law
2.4	Nguyen Thi Xuan					15/06/2020			Sister
2.5	Luu Phuc Thuan					15/06/2020			Brother in law
2.6	Nguyen Thi Thu					15/06/2020			Sister
2.7	Nguyen Thi Trinh					15/06/2020			Sister
2.8	Hoang Van Liet					15/06/2020			Brother in law
2.9	Le Thi Thu Hong					15/06/2020			Wife

2.10	Nguyen Thi Hong Mai					15/06/2020			Daughter
2.11	Nguyen Quang Hieu					15/06/2020			Son in law
3	Nguyen Vu Thien		Member of the Board of Directors and Deputy General Director Dismissed from the position of Deputy General Director from January 1, 2025			01/01/2018			Company Insider
3.1	Nguyen Vu Toan					01/01/2018			Father
3.2	Vu Thi Huong					01/01/2018			Mother
3.3	Nguyen Truong Con					01/01/2018			Father in law
3.4	Nguyen Thi Chuc					01/01/2018			Mother in law
3.5	Nguyen Vu Thanh					01/01/2018			Younger brother
3.6	Pham Thi Thu Hien					01/01/2018			Sister in law
3.7	Nguyen Thi Trang					01/01/2018			Wife
3.8	Nguyen Vu Trinh					01/01/2018			Son
3.9	Nguyen Vu Khoi					01/01/2018			Son
4	Ly Tuan Anh		Member of Board of Directors and General Director - Legal Representative			01/04/2022			Company Insider
4.1	Phung Thi Vuong					01/04/2022			Mother
4.2	Nguyen Thi Lan					01/04/2022			Mother in law
4.3	Nguyen Thu Huong					01/04/2022			Wife
4.4	Ly Huong Anh					01/04/2022			Daughter
4.5	Ly Gia Binh					01/04/2022			Son
4.6	Ly Anh Tuan					01/04/2022			Older brother
4.7	Ly Tuan Khai					01/04/2022			Older brother
4.8	Ly Quoc Thang					01/04/2022			Older brother
4.9	Huynh Thi Minh Chau					01/04/2022			Sister in law
4.10	Tran Thi Ly					01/04/2022			Sister in law
4.11	Hoang Tung Hoa					01/04/2022			Sister in law
5	Pham Trong Binh		Independent Board Member			21/04/2023			Company Insider

5.1	Pham Thi Dinh					21/04/2023			Younger brother
5.2	Pham Thi Hao					21/04/2023			Younger brother
5.3	Nguyen Thi An					21/04/2023			Wife
5.4	Pham Viet Nga					21/04/2023			Offspring
5.5	Pham Thu Anh					21/04/2023			Offspring
5.6	Pham Thi Dieu Linh					21/04/2023			Offspring
6	Khuong Hai Ninh		Member of the Board of Directors and Deputy General Director			21/09/2024			Company Insider
6.1	Khuong Van Bang					21/09/2024			Father
6.2	Dang Thi Luu					21/09/2024			Mother
6.3	Cao Hai Phong					21/09/2024			Son
6.4	Khuong Thuy Lien					21/09/2024			Older sister
6.5	Do Van Ly					21/09/2024			Brother in law
II	BOARD OF DIRECTORS								
1	Ly Tuan Anh(As above)		CEO - Legal Representative			01/04/2022			Company Insider
2	Nguyen Vu Thien(As above)		Deputy General Director			01/01/2018	01/01/2025		Company Insider
3	Luu Vu Truong Dam		Deputy General Director			21/07/2022	26/04/2024		Company Insider
3.1	Vu Thi Thuy					21/07/2022	26/04/2024		Mother
3.2	Nguyen Huy Ky					21/07/2022	26/04/2024		Father in law
3.3	Nguyen Thi Tien					21/07/2022	26/04/2024		Mother in law
3.4	Luu Vu Phuong Thao					21/07/2022	26/04/2024		Younger brother
3.5	Nguyen Thi Thu Trang					21/07/2022	26/04/2024		Wife
3.6	Luu Gia Bao					21/07/2022	26/04/2024		Son
3.7	Luu Gia Han					21/07/2022	26/04/2024		Daughter
4	Khuong Hai Ninh (As above)		Deputy General Director			23/09/2024			Company Insider
5	Duong Trung Thong		Deputy General Director			01/01/2025			Company Insider
5.1	Duong Van Nhat					01/01/2025			Father
5.2	Nguyen Thi Thoat					01/01/2025			Mother
5.3	Dang Van Binh					01/01/2025			Father in law
5.4	Nguyen Thi Huong								Mother-in-law passed away
5.5	Dang Thi Mai					01/01/2025			Wife
5.6	Duong Quynh Chi					01/01/2025			Daughter
5.7	Duong Gia Bao					01/01/2025			Son
5.8	Duong Hung Cuong					01/01/2025			Daughter
5.9	Duong Minh Thang					01/01/2025			Younger brother
III	CHIEF ACCOUNTANT								

I	Nguyen Duc Luu		Chief Accountant			01/04/2023			Company Insider
1.1	Nguyen Duc Quang					01/04/2023			Father
1.2	Nguyen Thi Kim Hoa					01/04/2023			Stepmother
1.3	Nguyen Thi Nham					01/04/2023			Wife
1.4	Nguyen Thuy Duong					01/04/2023			Daughter
1.5	Nguyen Thi Quynh					01/04/2023			Older sister
1.6	Nguyen Ngoc Bich					01/04/2023			Younger sister
1.7	Duong Phuc Minh					01/04/2023			Brother in law
1.8	Dinh Thi Vi					01/04/2023			Mother in law
IV	BOARD OF SUPERVISION								
1.	Vu Thi Ha		Head of Supervisory Board			27/04/2023			Company Insider
1.1	Vu Van Cam					27/04/2023			Father
1.2	Ta Thi Ngo					27/04/2023			Mother
1.3	Vu Thi Thanh					27/04/2023			Sister
1.4	Vu Van Hai					27/04/2023			Younger brother
1.5	Dinh Thi Huong Giang					27/04/2023			Sister in law
1.6	Dinh Vu Anh					27/04/2023			Son
1.7	Dinh Duc An					27/04/2023			Son
2.	Le Thanh Hai		Member of Supervisory Board			21/04/2023			Company Insider
2.1	Le Thanh Duong					21/04/2023			Father
2.2	Nguyen Thi Dao					21/04/2023			Mother
2.3	Pham Xuan Phien					21/04/2023			Father in law
2.4	Vu Thi Ba					21/04/2023			Mother in law
2.5	Le Thi Hai Yen					21/04/2023			Sister
2.6	Le Cong Chinh					21/04/2023			Brother in law
2.7	Pham Thi Hong Ha					21/04/2023			Wife
2.8	Le Thai Son					21/04/2023			Son
3.	Nguyen Thi Thuy Linh		Member of Supervisory Board			2018			Company Insider
3.1	Doan Thi Duyen					2018			Mother
3.2	Nguyen Van Cuong					2018			Father
3.3	Tran Anh Tuan					2018			Husband
3.4	Tran Quang Minh					2018			Son
3.5	Tran Thi Kim Ngan					2018			Daughter
V	INFORMATION DISCLOSURE PERSON								

1.	Ly Tuan Anh(<i>As above</i>)		CEO - Legal Representative			01/04/2022			Company Insider
VI	CORPORATE ADMINISTRATOR								
1	Nguyen Thi Ngoc Lan		Corporate Administrator			21/10/2023			Company Insider
1.1	Le Thi Lien					21/10/2023			Mother
1.2	Nguyen Hoang Bi					21/10/2023			Father
1.3	Nguyen Van Nga					21/10/2023			Father in law
1.4	Nguyen Thi Tham					21/10/2023			Mother in law
1.5	Nguyen Van Nga					21/10/2023			Husband
1.6	Nguyen Thi Chau Ngoc Bich					21/10/2023			Older sister
1.7	Nguyen Hong Phuoc					21/10/2023			Younger brother
V	PARENT COMPANY, MANAGER, LEGAL REPRESENTATIVE OF PARENT COMPANY								
1	Bach Viet Group Joint Stock Company					08/05/2012			Parent company
1.1	Ta Hoai Hanh		Chairman of the Board Director			16/06/2020			Legal representative - Chairman of the Board of Directors and General Director of the Parent Company
1.2	Nguyen Tan Thanh		Vice Chairman of Board of Directors			24/04/2017			Vice Chairman of the Board of Directors of Parent Company
1.3	Nguyen Vu Thien		Member of Board of Directors and Deputy General Director			01/01/2019			Member of Board of Directors - Deputy General Director of Parent Company
1.4	Ly Tuan Anh		Member of Board of Directors and General Director						Deputy General Director of parent company
1.5	Luu Vu Truong Dam					01/01/2019			Deputy General Director of parent company
1.6	Trinh Duc Manh					04/05/2023			Chief Accountant of Parent Company
VI	SUBSIDIARIES, MANAGERS, LEGAL REPRESENTATIVES OF SUBSIDIARIES								

1	Dong Nai Production Trade Service Joint Stock Company					19/12/2018			Subsidiary
1.1	Ly Tuan Anh		Member of Board of Directors			22/04/2022			Vice Chairman of Board of Directors of Subsidiary Company
1.2	Luu Vu Truong Dam					10/06/2020			Chairman of the Board of Directors of the Subsidiary, Legal Representative
1.3	Nguyen Thi Hong Phuong					10/04/2019			Member of Board of Directors, General Director of Subsidiary, Legal Representative
1.4	Le Van Phung					29/04/2019			Member of Board of Directors, Deputy General Director of Subsidiary
1.5	Mai Ngoc Thuan					22/04/2022			Member of Board of Directors of Subsidiary Company
1.6	Nguyen Thi Thanh Huyen					01/05/2021			Chief Accountant of Subsidiary
2.	BV Invest Joint Stock Company					05/01/2022			Subsidiary
2.1	Nguyen Tan Thanh (As above)		Vice Chairman of Board of Directors						Chairman of the Board of Directors and General Director - Legal Representative of the Subsidiary Company
2.2	Ly Tuan Anh (As above)		Board Member						Member of Board of Directors of Subsidiary Company
2.3	Nguyen Thi Ngoc Lan (As above)		Corporate Governance Officer						Member of Board of Directors of Subsidiary Company
2.4	Vu Thi Hoang Lan					05/01/2022			Chief Accountant of Subsidiary
3	Areca Vietnam Investment and Services Joint Stock Company					08/09/2022			Subsidiary

3.1	Nguyen Vu Thien (As above)					2019	31/12/2024	Dismissal	Chairman of the Board of Directors and General Director - Legal Representative of the Subsidiary Company
3.2	Ly Tuan Anh (As above)						31/12/2024	Appoint	Chairman of the Board of Directors and General Director - Legal Representative of the Subsidiary Company
3.2	Tran Van Son					02/02/2024			Member of Board of Directors of Subsidiary Company
3.3	Luu Thi Thu Trang					12/04/2024			Member of Board of Directors of Subsidiary Company
3.4	Nguyen Duc Luu (As above)					01/01/2020			Chief Accountant of Subsidiary
4	TMG Infrastructure Development Joint Stock Company					08/09/2022			Subsidiary
4.1	Nguyen Vu Thien		Member of Board of Directors, Deputy General Director of the Company			2021	31/12/2024	Dismissal	Member of Board of Directors of Subsidiary Company
4.2	Hoang Ngoc Minh					31/12/2024		Appoint	Member of Board of Directors of Subsidiary Company
4.3	La Xuan Hoa					01/02/2024			Chairman of the Board of Directors and Director - Legal Representative of the Subsidiary Company
4.4	Pham Viet Quang					2021			Member of Board of Directors of Subsidiary Company
4.5	Nguyen Thi Thuy Linh		Member of Board of Directors			10/01/2024			Chief Accountant of Subsidiary
VII A COMPANY IN WHICH THE PARENT/SUBSIDIARY COMPANY HAS SUCH OWNERSHIP TO THE EXTENT THAT IT CONTROLS THE COMPANY'S DECISION MAKING									
1	BV Asset Joint Stock Company					23/11/2018			Related organizations
2	BV EDU One Member Co., Ltd					18/08/2020			Related organizations

3	Lychee Service Joint Stock Company					26/02/2021			Related organizations
---	------------------------------------	--	--	--	--	------------	--	--	-----------------------

No: 05.2/ 2025/BC-BVL

Hanoi, date 24 month 01 year 2025

CORPORATE GOVERNANCE INFORMATION
SUBMISSION TABLE To: Hanoi Stock Exchange

STT		Question	Answer section
1	General Information	Stock code	BVL
2		State shareholder ownership ratio (%)	0%
3		Management structure: choose 1 of 2	
		(1): According to point a, clause 1, Article 137 of the Law on Enterprises 2020	<input checked="" type="checkbox"/>
		(2): According to point b, clause 1, Article 137 of the Law on Enterprises 2020	<input type="checkbox"/>
4		Does the company have an Internal Audit Department? (Yes/No)	Yes
5		Number of legal representatives of the company?	01
6		Date of issue of the Company Charter (latest version)	31/07/2024
7		Amended Charter under Enterprise Law 2020 (Yes/No)	Yes
8		Date of Annual/Extraordinary General Meeting of Shareholders (if any) - Annual General Meeting of Shareholders 2024 - Get shareholders' opinions in writing in 2024	- 09/04/2024 - 20/09/2024
9		Date of publication of General Meeting of Shareholders documents : - Annual General Meeting of Shareholders 2024	15/03/2024
10		Date of announcement of Resolution and Minutes of General Meeting of Shareholders - Annual General Meeting of Shareholders 2024 - Get shareholders' opinions in writing in 2024	- 09/04/2024 - 20/09/2024
11	Has the company been sued regarding the organization of the General Meeting of Shareholders and the Resolution of the General Meeting of Shareholders? (Yes/No)	No	
12	How many times have you been reminded and noted by the Stock Exchange regarding the organization and disclosure of information about the General Meeting of Shareholders?	No	

13		How many times has the State Securities Commission reminded and noted regarding the organization and disclosure of information about the General Meeting of Shareholders?	No
14	Board of Directors	Number of Board Members currently?	05
15		Number of independent Board members?	1/5
16		Ratio of independent Board members/Total Board members?	20%
17		Does the Chairman of the Board of Directors concurrently hold the position of General Director/Director? (Yes/No)	No
18		Number of Board meetings in 2024 ?	36
19		Does the company establish subcommittees under the Board of Directors? (Yes/No)	No
20		Names of subcommittees under the Board of Directors	No
21		Does the company have an independent Board Member in charge of compensation and personnel issues? (Yes/No)	No
22	Board of Control / Internal Audit Board (for organizations without a Board of Supervisors)	Number of controllers/auditors currently?	03
23		Number of controllers who are accountants/auditors/Number of auditors who are accountants? (list specifically for each person)	03/03
24		Number of controllers/auditors who are related persons of Board Members, Director/General Director and other managers (list names of controllers/auditors who are related persons if any)	No
25		Number of controllers/auditors holding management positions?	No
26		Number of controllers/auditors who are people in the financial accounting department or employees of the auditing firm who have audited the company within the previous 3 years	No
27		Number of meetings of the Board of Supervisors/Internal Audit Board in 2024	01
28	Other	Does the company website provide full information to shareholders as required? (Yes/No)	Yes
29		The company pays dividends within 6 months from the date of closing of the Annual General Meeting of Shareholders (Yes/No)	Yes
30		Has the Company been reminded or cautioned by the Stock Exchange or the State Securities Commission about transactions with related parties? (Yes/No)	Yes Penalty Decision No. 493/QĐ- XPHC dated May 3, 2024

LEGAL REPRESENTATIVE



General Director
LY TUAN ANH



JOINT STOCK COMPANY
BV LAND

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 05.3/2025/BC-BVL

Hanoi, January 24, 2025

LIST OF STATE SHAREHOLDERS, MAJOR SHAREHOLDERS

Dear: Hanoi Stock Exchange
State Securities Commission.

Stock code: BVL

Closing date of ownership list: September 23, 2024

No.	Name of individual/organization (representative)	Shareholder classification		ID card number / Business registration certificate	Date of issue	Number of shares held	Percentage of shares held (%)	Note
		State shareholder	Major shareholder					
1	2	3	4	5	6	7	8	9
1	Bach Viet Group Joint Stock Company		x	0105019015	07/12/2010	52,460,259	63.37%	
2	BV Asset Joint Stock Company		x	0108064062	17/11/2017	4,515,400	5.45%	

Organization representative
LEGAL REPRESENTATIVE



GENERAL DIRECTOR
LY TUAN ANH