

REPORT ON CORPORATE GOVERNANCE OF LISTING COMPANY
(Semiannual 2023)

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

Name of listing company: **NAM LONG INVESTMENT CORPORATION (“Nam Long” or “NLIC”)**

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

Telephone: +84 28 54 16 17 18

Fax: +84 28 54 17 18 19

Email: info@namlongvn.com

Charter capital: 3,840,803,000,000 Viet Nam dong (at the reporting date)

Securities code: NLG

I. ACTIVITIES OF THE GENERAL SHAREHOLDERS’ MEETING (“GSM”)

Information on meetings and resolutions/decisions of the GSM (including the resolutions of the GSM adopted in the form of written comments) with details as follow:

No.	Resolution/Decision No.	Date	Content
1.	01/2023/NQ/ĐHĐCĐ/ NLG (Approved at the Annual GSM (“AGM”) on 22 nd April 2023)	22 nd Apr 2023	<p>Approve 2022 consolidated financial report of Nam Long</p> <p>Approve profit distribution plan according to 2022 business performance and 2nd dividend payment plan of 2022</p> <p>Approve 2023 Business plan, Profit distribution plan and Dividend payment plan</p> <p>Approve Report of the Board of Directors (“BOD” or “the Board”) in 2022 & direction for 2023</p> <p>Approve the operation budget of the Board for 2023</p> <p>Approve on the purchase of Directors & Officers Liability Insurance for BOD members for 2023</p> <p>Approve shares issuance for NLG executives according to Executives Share Grant Policy (ESG)</p> <p>Approve the list of audit firms and authorize the BODs to choose 1 of them to be auditor for financial year 2023</p>

II. ACTIVITIES OF BOARD OF DIRECTORS

1. Information about BOD members and meetings

In the first 6 months of 2023, the Board had organized 2 meetings on 24th Feb 2023 and 31st Mar 2023, with attendance ratio as follows:

No.	Board member	Position	Day becoming/no longer member of the Board	Number of attendance/Attendance authorization	Ratio	Reasons for absence
1.	Mr Nguyen Xuan Quang	Chairman	Board members for term 2021–2026, appointed	2	100%	
2.	Mr Tran Thanh Phong	Executive Vice Chairman		2	100%	

No.	Board member	Position	Day becoming/no longer member of the Board	Number of attendance/Attendance authorization	Ratio	Reasons for absence
3.	Mr Cao Tan Thach	Member	at the Annual General Shareholders Meeting on 24 th Apr 2021	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%	
9.	Mr Kenneth M Atkinson	Member		2	100%	

2. Supervision activities by the Board of Directors over the Board of Management (“BOM”)

- Assign KPIs 2023 for the BOM and review/assess periodically
- Request the Group CEO to follow the Board’s guidance timely
- Direct the Board’ Sub-committees to supervise and assess the compliance of the Group CEO on Law on Enterprises, Company Charter, Internal regulation on corporate governance, Operational charter of the Board, prevailing Charter of Authorizations and other company regulations
- Review and assess 2022 business performance (audited)
- Review and assess Quarter 1 & 2 of 2023 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 the 2023 business plan and update of 3-year business plan 2021-2023 of the Company and the Business Units;
 - o Appraise the investment, development, business cooperation plans for the projects of the Company and the Group; the investment/divestment plans of the subsidiaries within the Group;
 - o Continue giving direction and guidance for realization of the 10-year vision and growth strategy of the Group 2021-2030, highly prioritized on vision, roadmap and plan of digital transformation.
- Human Resources Committee:
 - o Give direction, appraise proposed updates/revisions of the Group organizational chart from time to time, in accordance with the 10-year growth strategy;
 - o Appraise operating budgets and headcount plans of the Company and the Group in 2023;
 - o Assess 2022 performance of the Group CEO;
 - o Support the Board of Directors in assigning 2023 key objectives (KPIs) for the Group CEO; advise the Group CEO in 2023 goal setting for Heads of the Business Units & other top management leaders of the Company;
 - o Propose operating budget for the Board of Directors in 2023, allocate detailed annual fees for the Board Members (according to the budget approved by AGM);
 - o Appraise execution results of the ESG (Executive Share Grant) policy, approve detailed allocation of ESG shares to top management level and outstanding employees of the Company and the Group;

- o Review, appraise important HR documentations and HR procedures/policies (employees' performance evaluation process and system, overall compensation & remuneration policies of the Company & the Business Units in accordance with the prevailing Group organizational chart...);
- o Advise, support the BOM in searching, evaluating and recruiting candidates for top management positions of the Company and the Group;
- o Advise the BOM to build & implement leadership opportunity matching process, succession plan for top management positions of the Company and the Group.

- Audit Committee ("AC"):

a. Information about AC's members and meetings:

In the first 6 months of 2023, AC has organized 02 meetings on 16/01/2023 and 26/05/2023, with AC Member attendance ratio as follows:

No.	Member	Position	Number of attendances	Ratio
1	Kenneth M. Atkinson	Head of AC cum AC Member in charge of Finance, Accounting and Auditing	2/2	100%
2	Cao Tan Thach	AC Member in charge of Operations	2/2	100%
3	Joseph Low Kar Yew		2/2	100%
4	Tran Thanh Phong	AC Member in charge of Compliance, Risk Management & Group Management	2/2	100%

b. Activities of AC:

- o Supervise Internal Audit to conduct the review and report of internal procedures audited at NLIC, Business Units and Subsidiaries;
- o Supervise Internal Audit to review the compliance of the BOM with Company Charter, Corporate Governance regulations, Chart of Authority and other regulations of the Company;
- o Review the 2022 financial statement and Q1/2023 financial statement prior to information public disclosure, review quarterly sales performance and compare to Business Plan;
- o Organise periodically meeting between AC and the BOM on 16/01/2023, 26/05/2023 to review business performance, compliance status, enhance internal control process and risk assessment and make necessary recommendations, and to ensure the BOM implement the recommendations in a timely and effective manner;
- o Monitor implementation of AGM and BOD resolutions;
- o Follow up the recommendations from External Audit, Internal Audit and AC related to internal regulations improvement and compliance matters;
- o Periodically meeting with External Audit related to the 2022 audited financial statement, recommendations in management letter, reviewed financial statement for the first 6 months of 2023;
- o Perform External Audit quality assessment and selection process for 2023, submit to BOD and AGM for approval. Review and evaluate external audit services and external audit fee of 2022;
- o Review the non-audit services provided by independent auditors;
- o Report the 2022 operations of AC to AGM on 22/04/2023.

- Activities of Independent Directors of the Board:

- o Continuously give direction and guidance for the BOM to implement & realize the 10-year growth strategy (2021-2030) of Nam Long Group;
- o Preside at monthly meetings to consult the BOM about project management and development, system and process improvement, Sales and Marketing activities, HR, IT and digital transformation...;
- o Share best practices and standardizing operational models of big corporations in the region and then propose proper recommendation for Nam Long to apply;

- Give independent & objective opinions, judgments and point of views for the Board of Directors & Chairman of the Board on important matters of the Company and the Group.
- Board Office:
 - Organize ordinarily Board Meeting, record meeting minutes and related resolutions
 - Proceed to get the Board's approval by written voting sheet
 - Deploy and supervise the BOM on implementing General Shareholders' Meeting/the Board's decisions, resolutions
 - Coordinate activities of the Board' Sub-Committees to support the Board on reviewing materials submitted to the Board
 - Cooperate with Shareholder Relation Committee to organize 2023 AGM, take part in review materials submitted to AGM
 - To be a point of contact between the Board and the BOM
 - Secretaries to perform effective job and assist the Board very well
- Shareholder Relation Committee:
 - To be a point of contact between the Board and Shareholders
 - Organize 2023 AGM on 22nd Apr 2023, record the meeting minute, resolution, and disclosed information as regulated
 - Disclose information periodically, extraordinarily as regulated
 - These following documents were sent to SSC and HOSE:

No.	Date	Documents	Receiver
1.	16 th Jan 2023	Disclosure of information on corporate governance report 2021	SSC/HOSE
2.	16 th Jan 2023	Disclosure of information on corporate governance 2021	HOSE
3.	19 th Jan 2023	Disclosure of information on financial statements Quarter 4 of 2022 – Consolidated & Seperate	SSC/HOSE
4.	3 rd Mar 2023	Disclosure of information on: - Resolution of the Board regarding approving the convening of 2023 AGM, and approving the shareholders list recorded for organizing AGM 2023 - Announcement regarding shareholders list recorded for organizing AGM 2023	SSC/HOSE
5.	10 th Mar 2023	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 28 th Feb 2023	HOSE
6.	27 th Mar 2023	Disclosure of information on: - Resolution of the Board regarding approving the appointment of personnel to the position of Managing Director of Nam Long Land - Curriculum vitae and List of related party of Managing Director of Nam Long Land	SSC/HOSE
7.	30 th Mar 2023	Disclosure of information on audited financial statements 2022 - Consolidated & Seperate	SSC/HOSE
8.	31 st Mar 2023	Disclosure of information on Materials for AGM 2023	SSC/HOSE
9.	5 th Apr 2023	Disclosure of information on Shareholding structure registered on 23 rd Mar 2023 for the purpose of organizing AGM 2023	HOSE
10.	12 th Apr 2023	Disclosure of information on Resolution of the Board regarding approving the replacement of collateral assets of the Bonds issued by Nam Long	SSC/HOSE
11.	17 th Apr 2023	Disclosure of information on Enterprise Registration Certificate of Nam Long Land Co., Ltd	SSC/HOSE
12.	20 th Apr 2023	Disclosure of information on Annual Report 2022	SSC/HOSE

No.	Date	Documents	Receiver
13.	20 th Apr 2023	Disclosure of information on financial statements Quarter 1 of 2023 - Consolidated & Seperate	SSC/HOSE
14.	24 th Apr 2023	Disclosure of information on 2023 AGM's meeting minutes and resolutions	SSC/HOSE
15.	11 th May 2023	Disclosure of information on: - Resolution of the Board regarding the approval of the 2 nd payment of 2022 cash dividend - Announcement regarding the record date to exercise the right to receive 2 nd dividend of 2022 by cash	SSC/HOSE
16.	29 th May 2023	Disclosure of information on: - Resolution of the Board regarding approving the appointment of independent audit firm for 2023 - Announcement regarding approving the exemption from and appointment of the personnel to the position of the Managing Director of Commercial and Ventures Business Unit	SSC/HOSE
17.	8 th Jun 2023	Shareholding structure registered on 30 th May 2023 for the purpose of 2 nd dividend payment of 2022 by cash	HOSE
18.	8 th Jun 2023	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 31 st May 2023	HOSE
19.	12 th Jun 2023	List of Internal persons and Related parties of Internal persons updated 31 st May 2023	HOSE

4. The Board's resolutions/decisions

No.	Resolution No.	Date	Content
1.	01/2023/NQ/HĐQT/NLG	6 th Jan 2023	Approval on replacing capital representatives of Nam Long Service One Member Liability Co. Ltd at Nguyen Phuc Investment and Real Estate Business Co. Ltd and NNH Kikyo Flora Co. Ltd
2.	02/2023/NQ/HĐQT/NLG	6 th Jan 2023	Approval on the bank guarantee for houses to be formed in the future regarding Nguyen Son Residential Area at Vietnam Technological and Commercial Joint Stock Bank
3.	03/2023/NQ/HĐQT/NLG	1 st Mar 2023	Approval on establishing Nam Long Land Investment Co. Ltd
4.	04/2023/NQ/HĐQT/NLG	3 rd Mar 2023	Approval on shareholders list recorded for organizing AGM 2023
5.	05/2023/NQ/HĐQT/NLG	10 th Mar 2023	Agree on the 2022 dividend payment ratio by cash and agree to submit to AGM 2023 for approval Agree on the 2023 dividend payment plan and agree to submit to AGM 2023 for approval Approve the convening of AGM 2023 Agree on the content of appointing external auditor for 2023, and agree to submit to AGM 2023 for approval Agree on the 2023 operating budget of the Board of Directors and agree to submit to AGM 2023 for approval Approve on the assessment of 2022 performance of the Group CEO
6.	06/2023/NQ/HĐQT/NLG	27 th Mar 2023	Approval on the appointment of personnel to the position of Managing Director of Nam Long Land
7.	07/2023/NQ/HĐQT/NLG	29 th Mar 2023	Approval on replacing capital representatives of Nam Long at Dong Nai Waterfront City LLC
8.	08/2023/NQ/HĐQT/NLG	12 th Apr 2023	Approval on the replacement of collateral assets of the Bonds issued by Nam Long

No.	Resolution No.	Date	Content
9.	09/2023/NQ/HĐQT/NLG		<p>Agree on 2022 audited business performance and agree to submit to AGM 2023 for approval</p> <p>Agree on the 2022 profit distribution plan and agree to submit to AGM 2023 for approval</p> <p>Agree on 2023 business plan and agree to submit to AGM 2023 for approval</p> <p>Agree on the 2023 operation budget and headcount</p> <p>Agree on 2023 profit distribution plan and agree to submit to AGM 2023 for approval</p> <p>Agree on the agenda of AGM 2023</p> <p>Agree on the total maximum number of ESG shares issued in 2023 according to the Executive Share Grant Policy</p> <p>Agree on buying D&O Liability Insurance for BODs in 2023 and agree to submit to AGM 2023 for approval</p>
10.	10/2023/NQ/HĐQT/NLG	11 th May 2023	Approval on 2 nd payment for cash dividend of 2022
11.	11/2023/NQ/HĐQT/NLG	19 th May 2023	Approval on replacing capital representatives of Nam Long at Nam Long Property Management and Development One Member Limited Company and Coordination Board of BCC TMDV 1, 2
12.	12/2023/NQ/HĐQT/NLG	24 th May 2023	Approval on related party transaction
13.	13/2023/NQ/HĐQT/NLG	29 th May 2023	Approval on the appointment of independent audit firm for 2023
14.	14/2023/NQ/HĐQT/NLG	29 th May 2023	Approving exemption from and appointment of the personnel to the position of Managing Director of Commercial and Ventures Business Unit
15.	15/2023/NQ/HĐQT/NLG	31 st May 2023	Approval on related party transaction
16.	16/2023/NQ/HĐQT/NLG	16 th Jun 2023	Approval on a short-term loan for working capital of Nam Long through a credit line provided by Oriental Commercial Joint Stock Bank
17.	17/2023/NQ/HĐQT/NLG	19 th Jun 2023	Approval in principle of the reduction of charter capital at NNH Mizuki Joint Stock Company

III. ACTIVITIES OF INSPECTION COMMITTEE

(AGM 2019 approved the changing of corporate governance structure from Inspection Committee into Audit Committee from 20 Apr 2019. Activities of Audit Committee are mentioned in Article II.3 of this Report)

IV. BOARD OF MANAGEMENT

No.	Members of BOM	Position	Date of birth	Qualification	Date of appointment
1	Mr. Tran Xuan Ngoc	Group CEO		Bachelor - Mechanical (Mechanical Engineer)	30/03/2021
2	Mr. Van Viet Son	Nam Long Land Managing Director		Bachelor - Civil Engineering (Construction Engineer)	27/03/2023
3	Mr. Nguyen Huy Duc	Group CFO		MBA	04/04/2022
4	Mr. Pham Dinh Huy	Group CIO		Bachelor - Business & Commerce	20/04/2019
5	Ms. Nguyen Thi Phuong	Group CPO		Bachelor of Business Administration	18/06/2020

V. CHIEF ACCOUNTANT

Name	Date of birth	Qualification	Date of appointment
Mr. Nguyen Quang Duc		Bachelor – Finance & Banking	10/06/2019

VI. 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	Challenges and Risks for Listed companies' Board - Be ready for the 2023 Annual General Meeting.	21/02/2023	VIOD – Vietnam Institute of Directors.
2	Advanced Governance Program Integrating Environmental & Social Elements.	29/03/2023	VIOD – Vietnam Institute of Directors.

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

1. List of affiliated persons of the public company

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

Stt	Company name	Business registration no., first date of issue	Address	Note
1.	Nam Long Property Management and Development One Member Limited Company			Subsidiary
2.	Nam Long Service JSC.			Subsidiary
3.	Nam Long – Hong Phat JSC.			Subsidiary
4.	Nguyen Son Real Estate JSC.			Subsidiary
5.	Nam Long Apartment Development Company Limited			Subsidiary
6.	Nam Long Real Estate Transaction Floor One Member Limited Liability Company			Subsidiary
7.	Nam Khang Construction Investment Development One Member LLC ("Nam Khang")			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 ("Nam Phat Land")			Subsidiary
23.	Nam Long Commercial Company Limited			Subsidiary
24.	NNH Mizuki Joint Stock Company			Joint venture
25.	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
1.	Nam Khang	Subsidiary			24 th May 2023	Nam Khang constructs foundation, frame of Social housing apartment Nam Long 2 – Can Tho
2.	Nam Phat Land	Subsidiary			31 st May 2023	Nam Phat Land finances Nam Long

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

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

- List of internal persons and their affiliated persons is enclosed with Appendix II.
- 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 29 Dec 2022, on the total amount of 384,080,300 shares)		Number of shares owned at the end of the period (Shareholder list recorded on 29 Jun 2023, on the total amount of 384,080,300 shares)		Reasons for increase, decrease (purchase, sale, switch, reward...)
			Number of shares	Ratio (%)	Number of shares	Ratio (%)	
1.	Nguyen Xuan Quang ("NXQ")	Chairman	46,452,850	12.09	44,452,850	11.57	Sale
2.	Nguyen Thi Bich Ngoc	Related person of Mr. NXQ	18,340,867	4.78	16,340,867	4.25	Sale
3.	Cao Tan Thach ("CTT")	Board Member	5,292,293	1.38	4,474,693	1.17	Sale
4.	Ngo Thi Ngoc Lieu	Related person of Mr. CTT	2,784,654	0.73	2,090,854	0.54	Sale
5.	Cao Duy Thong	Related person of Mr. CTT	3	0.00	148,003	0.039	Purchase
6.	Chau Ngoc Anh Nguyet ("CNAN")	Person in charge of corporate governance	84,657	0.02	75,957	0.02	Sale
7.	Chau Trong Quoc Huy	Related person of Mrs. CNAN	3,206	0.00	0	0.00	Sale
8.	Tran Xuan Ngoc	Group CEO	588,346	0.15	738,346	0.19	Purchase

9.	Van Viet Son	Managing Director of Nam Long Land	189,548	0.049	151,748	0.039	Sale
10.	Pham Dinh Huy	Group CIO	101,798	0.027	61,798	0.016	Sale

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:

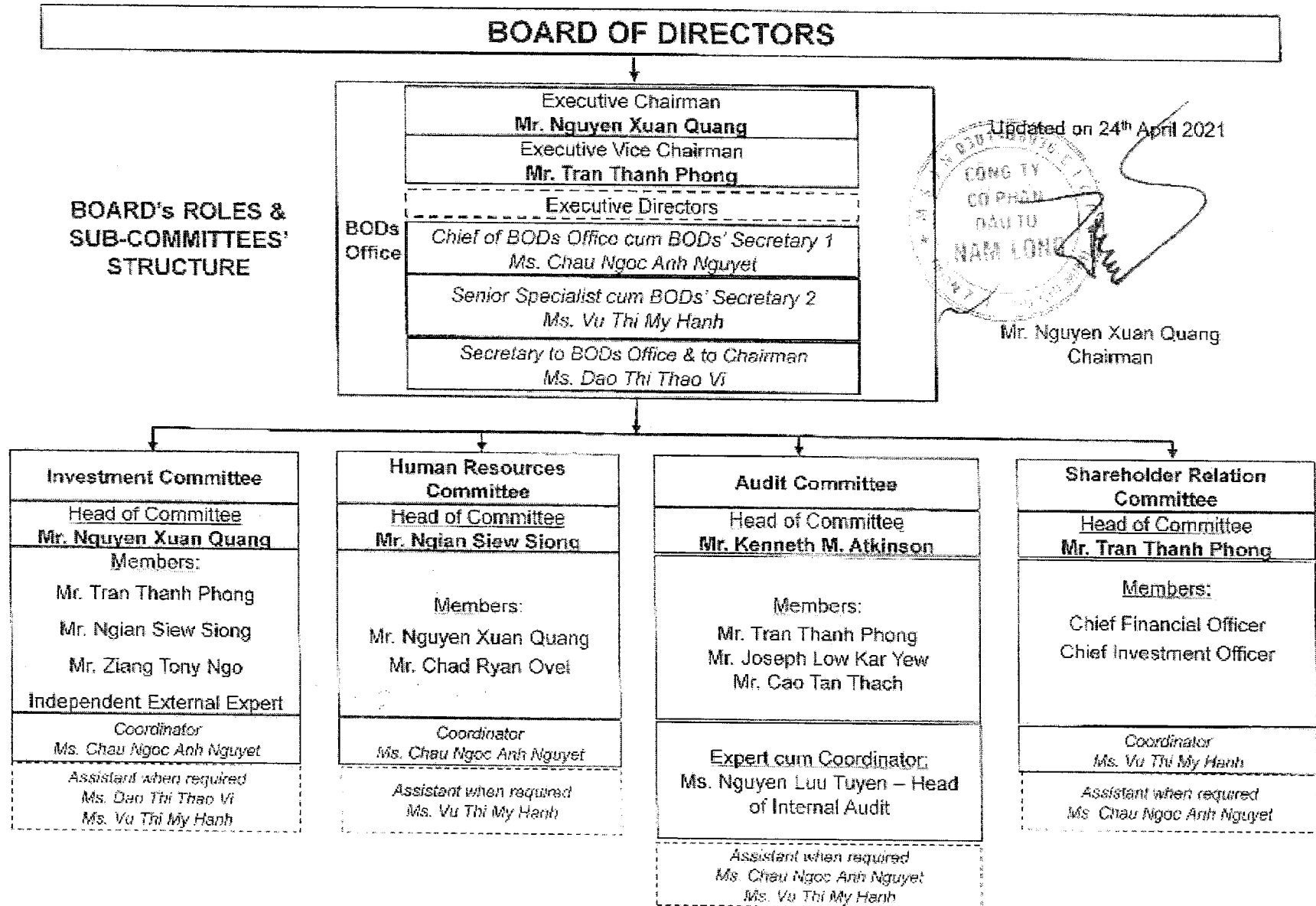
- As above;
- Filing at Board Office.

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



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 29/06/2023)	% of ownership at year end	Notes		
1	Mr. Nguyễn Xuân Quang	Chairman	-	-						44,452,850	11.57		
			Nguyễn Bá Đệ (Passed away)	Father									
			Bùi Thị Tĩnh (Passed away)	Mother									
			Nguyễn Thị Bích Ngọc	Wife							16,340,867	4.25	
			Nguyễn Nam	Son							683,911	0.18	
			Nguyễn Hiệp	Son							1,341,153	0.35	
			Nguyễn Tiến Dũng	Brother							11,667	0.003	
			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 Huân (Passed away)	Father-in-law									
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 29/06/2023)	% of ownership at year end	Notes	
			Công ty CP Nam Long VCD	Chairman						-	-	
			Công ty TNHH Đầu tư Tân Hiệp	Related company						2,200,857	0.57	
2	Mr. Trần Thanh Phong	Executive Vice Chairman	-	-						16,732,098	4.36	
			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 BĐS 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	-	-						4,474,693	1.17	

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 29/06/2023)	% of ownership at year end	Notes	
			Lâm Ngọc Minh	Wife						20	0.00	
			Cao Tấn Bửu	Father						-	-	
			Ngô Thị Ngọc Liễu	Mother						2,090,854	0.54	
			Cao Triết Nam	Son						-	-	
			Cao Minh Khuê	Daughter						-	-	
			Cao Duy Thông	Brother						148,003	0.039	
			Cao Phương Thảo	Sister						-	-	
			Phạm Văn	Sister-in-law						-	-	
			Lâm Hữu Thi	Father-in-law						-	-	
			Vũ Thị Mai	Mother-in-law						69	0.00	
			Trần Trương Đoàn Thục	Sister-in-law						164,744	0.043	
			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						-	-	

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 29/06/2023)	% of ownership at year end	Notes		
			Công ty CP Southgate	Related company									
			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									

100%
 G
 LHM

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 29/06/2023)	% of ownership at year end	Notes
			Timothy Chi Ngo	Father							
			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							

LIST OF 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 29/06/2023)	% of ownership at year end	Notes		
			Low Wai Cheng	Sister									
			Ibeworthy Pte.Ltd.	Related company						31,365,866	8.17		
			Công ty TNHH Keppel Land Việt Nam	Related company									
			Corredance Pte.Ltd.	Related company									
			Elaenie Pte.Ltd.	Related company									
			Flemington 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									

13/11/2023

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 29/06/2023)	% of ownership at year end	Notes	
			Hawford Pte.Ltd.	Related company								
			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								

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 29/06/2023)	% of ownership at year end	Notes	
			Vietnam Shopping Centre Management LLC	Related company								
			Phu Loc Investment Real Estate JSC	Related company								
			Nha Be Real Estate JSC	Related company								
			Jencity Limited	Related company								
8	Mr. Nguyễn Đức Thuận	Board Member	-	-								
			Nguyễn Huy Cáp	Father								
			Bùi Thị Minh	Mother								
			Lâm Thị Mai	Wife					91,100	0.024		
			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								

LIST OF 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 29/06/2023)	% of ownership at year end	Notes		
			Karen Pomillos	Daughter-in-law									
			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									

Hàng Hải Việt Nam

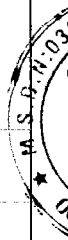
No.	Name of internal personnel	Title	LIST OF RELATED PARTIES								
			Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 29/06/2023)	% of ownership at year end	Notes
10	Ms. Châu Ngọc Ánh Nguyệt	Person in charge of corporate governance	-	-	-	-	-	-	75,957	0.02	
			Nguyễn Hải Đăng	Husband					8	0.00	
			Nguyễn Ngọc Cát Tiên	Daughter					-	-	
			Châu Trọng Nghĩa (Passed away)	Father					-	-	
			Thân Thị Chín	Mother					-	-	
			Nguyễn Văn Năm	Father-in-law					-	-	
			Ngô Thị Thùy Trang	Mother-in-law					-	-	
			Châu Trọng Quốc Huy	Brother					-	-	
			Nguyễn Thị Kim Thoa	Sister-in-law					-	-	
11	Mr. Trần Xuân Ngọc	Group CEO (Assigned on 30/03/2021)	-	-	-	-	-	-	676,355	0.18	
			Trần Thị Thanh Thảo	Wife					-	-	
			Trần Xuân An	Child					-	-	
			Trần Xuân Tâm	Child					-	-	

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 29/06/2023)	% of ownership at year end	Notes	
			Trần Xuân Lập	Father								
			Nguyễn Thị Ánh Tuyết	Mother								
			Phạm Thị Tình	Mother-in-law								
12	Van Viet Son	Managing Director of Nam Long Land	-	-						151,748	0.04	
			Vương Thị Thùy Liên	Wife								
			Vân Xuân Khánh	Daughter								
			Văn Tường Khánh	Daughter								
			Văn Viết Thành	Brother								
			Lê Thị Minh Tâm	Brother-in-law								
			Vân Thị Thu Hương	Sister								
			Nguyễn Đình Tuấn	Sister-in-law								
			Vân Thị Thu Thanh	Sister								

15/12/2023

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 29/06/2023)	% of ownership at year end	Notes	
			Lê Thành Ngữ	Sister-in-law								
			Văn Thị Đông Xuân	Sister								
			Trương Văn Thiện	Sister-in-law								
			Van Cecile	Sister								
			Nguyen Albert	Sister-in-law								
			Văn Thị Thu Hào	Sister								
			Đỗ Đăng Khoa	Sister-in-law								
			Văn Viết Phương Thảo	Sister								
			Công ty TNHH Quản lý Xây dựng & Đầu tư Nam Long	Chairman								
13	Nguyễn Huy Đức	Group CFO	-	-								
			Nguyễn Viết Phúc	Father								
			Vũ Phương Thu	Mother								
			Bùi Minh Phong	Father-in-law								
			Nguyễn Thị Phương Mai	Mother-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 29/06/2023)	% of ownership at year end	Notes			
			Bùi Minh Hương Giang	Wife										
			Nguyễn Đức Minh David	Son										
			Nguyễn Đức Nam Daniel	Son										
			Nguyễn Victoria Phương Vy	Daughter										
			Bùi Minh Mai Khanh	Sister-in-law										
			Bùi Minh Mai Tuấn	Brother-in-law										
			Bùi Minh Tuấn Kiệt	Brother-in-law										
			Nguyễn Vũ Huy Cường	Brother										
			Nguyễn Văn Anh	Sister-in-law										
14	Mr. Phạm Đình Huy	Group CIO	-	-							61,798	0.016		
			Đỗ Thị Thanh Huyền	Mother										
			Phạm Minh Anh	Child										
			Phạm Huy Hoàng	Brother										
			Phạm Hoàng Hải	Brother										
			Huỳnh Bảo Trân	Wife										
			Huỳnh Minh Huệ	Father-in-law										
			Đặng Thị Minh Trâm	Mother-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 29/06/2023)	% of ownership at year end	Notes		
15	Mr. Nguyễn Quang Đức	Chief Accountant	Công ty TNHH MTV Quản lý và Khai thác Bất Động Sản Nam Long	Related company									
			-	-						72,638	0.019		
			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 Phượng	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												