

NO: 555/BC-LSG.BOD

Hồ Chí Minh City, date 24 month 7 year 2026

**MANAGEMENT REPORT OF SAI GON VI NA LAND
JOINT STOCK COMPANY
FIRST HALF OF 2026**

To: Ha Noi Stock Exchange

- **Company name:** Sai Gon Vi Na Land Joint Stock Company (LAND SAI GON)
- **Head Office Address:** 628-630 Võ Văn Kiệt, Chợ Quán Ward, Hồ Chí Minh City
- **Tel:** (028)22418282-Fax: (028)38381626. Email: info@landsaigon.vn
- **Charter Capital:** 900,000,000,000 dong
- **Stock code:** LSG
- **Management Model:** General Meeting of Shareholders, Board of Directors, Supervisory Board and General Director.
- Regarding the implementation of the internal audit function: Not implemented (the Company is not subject to the requirements of Article 10 of Government Decree No. 05/2019/ND-CP dated January 22, 2019).

I. Activities of General Meeting of Shareholders

Resolutions of the General Meeting of Shareholders:

No	Resolution Number	Date	Content
1	291/NQ-LSG.ĐHĐCĐ	23/4/2026	Resolution of the Annual General Meeting of Shareholders for Fiscal Year 2025.

II. Board of Directors (BOD):

1. Information about members of the Board of Directors (BOD)

No	Board of Directors Member	Position	Start/End Date of the BOD Membership	
			Appointment Date	Dismissal Date
1	Mr. Nguyễn Quang Hiến	Chairman	22/04/2019	
2	Mr. Nguyễn Quang Trung	Vice Chairman (Non-executive)	30/06/2014	
3	Mrs. Trần Thị Minh Tâm	Member	16/08/2023	



No	Board of Directors Member	Position	Start/End Date of the BOD Membership	
			Appointment Date	Dismissal Date
4	Mr. Vũ Trung Trực	Member (Non-executive)	24/04/2025	
5	Mrs. Nguyễn Thị Xuân Hoa	Member (Non-executive)	24/04/2025	

2. Meetings of the Board of Directors:

No	Board of Directors Member	Number of BOD meetings attended	BOD participation rate	Reason for absence from the meeting
1	Mr. Nguyễn Quang Hiễn	03/03	100%	
2	Mr. Nguyễn Quang Trung	03/03	100%	
3	Mrs. Trần Thị Minh Tâm	03/03	100%	
4	Mr. Vũ Trung Trực	03/03	100%	
5	Mrs. Nguyễn Thị Xuân Hoa	03/03	100%	

3. Supervision Activities of the Board of Directors for the General Director:

- The Board of Directors (BOD) regularly monitors and examines the activities of the General Director and tasks delegated to the General Director in the management and operation of the Company.

- In the first six months of 2026, the Board of Directors directed, monitored, inspected, and supervised the General Director in carrying out business operations, ensuring that performance results were achieved in line with the established schedule.

- The General Director timely implements and executes the resolutions of the BOD, regularly communicating and seeking the BOD's opinions on arising issues in the Company's management activities.

- The General Director strictly complies with the provisions of the Enterprise Law, relevant State regulations, and the Company's Charter.

4. Activities of Subcommittees under the BOD: None.



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5. Resolutions/Decisions of the BOD:

No.	Resolution / Decision number	Date	Content	Approval rate
A/ BOD Resolution				
1	107/NQ-LSG.HĐQT	09/02/2026	Regarding organizing the Annual General Meeting of Shareholders for Fiscal Year 2025	100%
2	116/NQ-LSG.HĐQT	12/02/2026	Regarding the establishment of the Information Technology Department	100%
3	170/NQ-LSG.HĐQT	25/03/2026	Regarding documents submitted to the Annual General Meeting of Shareholders for the Fiscal Year 2025	100%
4	255/NQ-LSG.HĐQT	16/04/2026	Regarding business cooperation	100%
5	318/NQ-LSG.HĐQT	29/04/2026	Regarding assigning the Business Plan for 2026	100%
6	385/NQ-LSG.HĐQT	20/05/2026	Regarding selecting the Audit Firm for the 2026 Financial Statements	100%
7	488/NQ-LSG.HĐQT	24/6/2026	Regarding the adjustment of the investment policy for the Project	100%
8	492/NQ-LSG.HĐQT	24/6/2026	Regarding opening an account at Vikki Digital Bank	100%
9	506/NQ-LSG.HĐQT	30/6/2026	Regarding receiving additional capital contributions for investment cooperation in the Dragon Riverside City Project	100%
B/ Decision BOD				
1	157/QĐ-LSG.HĐQT	20/3/2026	Regarding the Working Regulations for the Annual General Meeting of Shareholders for Fiscal Year 2025	100%
2	363/QĐ-LSG.HĐQT	19/05/2026	Regarding the issuance of the Organizational and Management Structure Regulations of Sai Gon Vi Na Land Joint Stock Company	100%
3	365/QĐ-LSG.HĐQT	19/05/2026	Regarding the issuance of the Recruitment Regulations of Sai Gon Vi Na Land Joint Stock Company	100%
4	476/QĐ-LSG.HĐQT	18/06/2026	Decision on Adjusting the Salary of	100%



No.	Resolution / Decision number	Date	Content	Approval rate
			the General Director's position	

III. Board of Supervisors

1. Board of Supervisors' members' detail

No.	Board of Supervisors member	Position	Start/End date of Board of Supervisors Membership	Professional Qualification
1	Mr. Trương Thành Long	Head of the Board	18/9/2018	Master's Degree in Accounting and Auditing
2	Mr. Đào Ngọc Phương Nam	Member	30/6/2014	Bachelor's Degree in Economics, specializing in Corporate Finance
3	Mrs. Đoàn Thu Hương	Member	25/3/2016	Bachelor's Degree in Accounting

2. Meeting of Board of Supervisors

No	Board of Supervisors member	Number of meetings attended	Participation rate	Reason for absence
1	Mr. Trương Thành Long	01/01	100%	
2	Mr. Đào Ngọc Phương Nam	01/01	100%	
3	Mrs. Đoàn Thu Hương	01/01	100%	

3. Supervisory Activities of the Board of Supervisors over the Board of Directors, Management Board and Shareholders

Board of Supervisors conducts supervisory activities over the management and operation of the Board of Directors, the General Director and shareholders to ensure strict compliance with the provisions of the Enterprise Law, relevant State regulations and the Company's Charter.



IV. Management Board

No.	Management Board Member	Date of Birth	Professional Qualification	Appointment date
1	Mrs. Trần Thị Minh Tâm - General Director	02/01/1983	Bachelor's Degree in Economics	16/8/2023

V. Chief Accountant

Full name	Date of Birth	Professional Qualification	Appointment date
Mr. Trần Thành Nhơn	26/12/1977	Bachelor's Degree in Economics	16/8/2023

VI. Training on Corporate Governance:

The training courses on corporate governance that members of the Board of Directors, members of the Supervisory Board, General Director (CEO), other management staff and the Company Secretary have participated in according to corporate governance regulations: None.

VII. List of Related Persons of the Public Company (Semi-Annual/Annual Report) and Transactions of Related Persons with the Company

1. List of Internals and Related Persons of Internal people.

No.	Name of Organization / Individual	Securities Trading Account	Position at the Company	Issuance, issuing Authority	/ Head Office Address / Contact Address	Time the person became affiliated person	Time the person ceased to be an affiliated person	Reason	Relationship with the Company
1	Nguyễn Quang Hiến		Chairman			27/04/2023			
1.1	Nguyễn Quang Ngộ								Related to Mr. Nguyễn Quang Hiến - Father
1.2	Lê Thị Lệ Hiền					27/04/2023			Related to Mr. Nguyễn Quang Hiến - Mother
1.3	Vũ Hồ					27/04/2023			Related to Mr. Nguyễn Quang Hiến - Father-in-law



No.	Name of Organization / Individual	Securities Trading Account	Position at the Company	Issuance, issuing Authority	/ Head Office Address / Contact Address	Time the person became affiliated person	Time the person ceased to be an affiliated person	Reason	Relationship with the Company
1.4	Vũ Thị Thu Hà					27/04/2023			Related to Mr.Nguyễn Quang Hiến - Wife
1.5	Nguyễn Quang Vũ					27/04/2023			Related to Mr.Nguyễn Quang Hiến - Son
1.6	Nguyễn Hạnh Nhi					27/04/2023			Related to Mr.Nguyễn Quang Hiến - Daughter
1.7	Nguyễn Quang Hưng					27/04/2023			Related to Mr.Nguyễn Quang Hiến - Brother
1.8	Nguyễn Quang Huỳnh					27/04/2023			Related to Mr.Nguyễn Quang Hiến - Brother
1.9	Nguyễn Thị Thanh Tâm					27/04/2023			Related to Mr.Nguyễn Quang Hiến - Sister-in-law
2	Nguyễn Quang Trung		Vice President BOD			27/04/2023			
2.1	Phạm Thị Mân					27/04/2023			Related to Mr. Nguyễn Quang Trung- Mother
2.2	Nguyễn Thị Hồng Hạnh					27/04/2023			Related to Mr. Nguyễn Quang Trung- Wife



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2.3	Nguyễn Thụy Quỳnh Giao					27/04/2023			Related to Mr. Nguyễn Quang Trung- Daughter
2.4	Nguyễn Quang Đăng Khoa					27/04/2023			Related to Mr. Nguyễn Quang Trung- Son
2.5	Nguyễn Quang Đăng Khôi					27/04/2023			Related to Mr. Nguyễn Quang Trung- Son
2.6	Nguyễn Thế Dũng					27/04/2023			Related to Mr. Nguyễn Quang Trung- Brother
2.7	Nguyễn Quang Thành					27/04/2023			Related to Mr. Nguyễn Quang Trung- Brother
2.8	Conasi property management and development joint stock company					27/04/2023			Organization Related to Mr. Nguyễn Quang Trung- General director
2.9	Cong Hoa Trading Investment Joint Stock Company					27/04/2023			Organization related to Mr. Nguyễn Quang Trung- Chairman cum General director
2.10	HD CAPITAL JSC					27/04/2023			Organization related to Mr. Nguyễn Quang Trung- Chairman

No.	Name of Organization / Individual	Securities Trading Account	Position at the Company	Issuance, issuing Authority	/ Head Office Address / Contact Address	Time the person became affiliated person	Time the person ceased to be an affiliated person	Reason	Relationship with the Company
3	Trần Thị Minh Tâm		BOD member & General Director / Legal Representative			16/08/2023			
3.1	Trần Minh Cường					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Father
3.2	Chế Thị Vân					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Mother
3.3	Nguyễn Quang Hộ					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Husband
3.4	Nguyễn Minh Quân					16/08/2023			Related to Ms. Trần Thị Minh Tâm - Son
3.5	Trần Thị Thúy Kiều					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Sister
3.6	Trần Thị Mỹ Kiên					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Sister
3.7	Trần Quốc Trạng					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Brother
3.8	Hồ Nguyên Thảo					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Brother-in-law
3.9	Phạm Bá Ngọc					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Brother-in-law



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3.1	Nguyễn Thị Thùy Trang					16/08/2023			Related to Mrs. Trần Thị Minh Tâm- Sister-in-law
4	Nguyễn Thị Xuân Hoa		BOD member			24/04/2025			
4.1	Nguyễn Anh Quân					24/04/2025			Related to Ms. Nguyễn Thị Xuân Hoa – Father
4.2	Trương Thị Bông					24/04/2025			Related to Ms. Nguyễn Thị Xuân Hoa – Mother
4.3	Huỳnh Thanh					24/04/2025			Related to Ms. Nguyễn Thị Xuân Hoa – Father-in-law
4.4	Lê Thị Hợi								Related to Ms. Nguyễn Thị Xuân Hoa – Father-in-law
4.5	Huỳnh Văn Phước					24/04/2025			Related to Ms. Nguyễn Thị Xuân Hoa – Husband
4.6	Huỳnh Thiên Hương					24/04/2025			Related to Ms. Nguyễn Thị Xuân Hoa – Daughter
4.7	Nguyễn Anh Hải					24/04/2025			Related to Ms. Nguyễn Thị Xuân Hoa –Brother
4.8	Đoàn Thị Kim Ngân					24/04/2025			Related to Ms. Nguyễn Thị Xuân Hoa – Sister-in-law

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4.9	Kim Ngan Real Estate Management service corporation					24/04/2025			Organization related to Ms. Nguyễn Thị Xuân Hoa – -BOD Member
5	Vũ Trung Trực		BOD member			24/04/2025			
5.1	Vũ Trung Kiên					24/04/2025			Related to Mr. Vũ Trung Trực - Father
5.2	Phạm Thị Diệp					24/04/2025			Related to Mr. Vũ Trung Trực - Mother
5.3	Phạm Bình Thành					24/04/2025			Related to Mr. Vũ Trung Trực – Father-in-law
5.4	Nguyễn Thị Minh Thuý					24/04/2025			Related to Mr. Vũ Trung Trực – Mother-in-law
5.5	Phạm Nguyễn Tường Vy					24/04/2025			Related to Mr. Vũ Trung Trực – Wife
5.6	Vũ Thị Minh Ngọc					24/04/2025			Related to Mr. Vũ Trung Trực – Sister
5.7	Vũ Ngọc Tuấn					24/04/2025			Related to Mr. Vũ Trung Trực – Brother-in-law
6	Trương Thành Long		Head of Board of Supervisors			27/04/2023			
6.1	Nguyễn Thị Yễm					27/04/2023			Related to Mr. Trương Thành Long- Mother



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6.2	Lâm Thị Thuỳ Linh					27/04/2023			Related to Mr. Trương Thành Long- Wife
6.3	Trương Kim Bảo Quỳnh					27/04/2023			Related to Mr. Trương Thành Long- Daughter - Reason of not in possession of a NSH: Under Age
6.4	Trương Tân Quân					27/04/2023			Related to Mr. Trương Thành Long- Brother
6.5	Trương Thị Kim Loan					27/04/2023			Related to Mr. Trương Thành Long- Sister
6.6	Trương Văn Dũng (Dũng Anh)					27/04/2023			Related to Mr. Trương Thành Long- Brother
6.7	Công ty Cổ phần Địa ốc Phú Long					27/04/2023			Organization related to Mr. Trương Thành Long- Chief Accountant
7	Đào Ngọc Phương Nam		Board of Supervisors member			27/04/2023			
7.1	Đào Ngọc Phương					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Father
7.2	Trương Thị Hồng Cẩm					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Mother
7.3	Mai Thị Bích Ngọc					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Wife
7.4	Đào Duy Khiêm					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Son

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7.5	Đào Duy Hưng					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Son -Reason of not in possession of a NSH: Under Age
7.6	Đào Duy Phong					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Son -Reason of not in possession of a NSH: Under Age
7.7	Đào Ngọc Phương Yến					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Sister
7.8	Trần Trung Kiên					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Brother-in-law
7.9	Đào Ngọc Phương Nguyên					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Sister
7.1	Nguyễn Thị Thu Thảo					27/04/2023			Related to Mr. Đào Ngọc Phương Nam- Sister-in-law
7.11	Dong Duong Real Estate Trading Construction Limited Company					27/04/2023			Organization related to Mr. Đào Ngọc Phương Nam

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7.12	Phu Hoa Resources Joint Stock Company					27/04/2023			Organisation related to Mr. Đào Ngọc Phương Nam
7.13	Song Nhue Company Limited					27/04/2023			Organisation related to Mr. Đào Ngọc Phương Nam
7.14	Lucky House Viet Nam Joint Stock Company					27/04/2023			Organisation related to Mr. Đào Ngọc Phương Nam
7.15	Quoc Dat Company Limited					27/04/2023			Organisation related to Mr. Đào Ngọc Phương Nam
7.16	Truong Son Plaza Joint Stock Company					27/04/2023			Organisation related to Mr. Đào Ngọc Phương Nam
7.17	Eco Green Ben Tre Joint Stock Company					27/04/2023			Organisation related to Mr. Đào Ngọc Phương Nam
8	Đoàn Thu Hương		Board of Supervisors Member			27/04/2023			
8.1	Phạm Thị Vinh					27/04/2023			Related to Mrs. Đoàn Thu Hương-Mother
8.2	Đào Văn Kiếm					27/04/2023			Related to Mrs. Đoàn Thu Hương-Father-in-law
8.3	Đỗ Thị Mỹ					27/04/2023			Related to Mrs. Đoàn Thu Hương-Mother-in-law
8.4	Đào Duy Tùng					27/04/2023			Related to Mrs. Đoàn Thu Hương-Husband

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8.5	Đào Duy Phương					27/04/2023			Related to Mrs. Đoàn Thu Hương-Son
8.6	Đào Duy Việt Anh					27/04/2023			Related to Mrs. Đoàn Thu Hương-Son
8.7	Đoàn Hưng Thái					27/04/2023			Related to Mrs. Đoàn Thu Hương-Brother
8.8	Phạm Thị Khuân					27/04/2023			Related to Mrs. Đoàn Thu Hương-Sister-in-law
8.9	A&B Sai Gon Nha Trang Corporation					27/04/2023			Organisation related to Mrs. Đoàn Thu Hương – Chief Accountant
9	Trần Thành Nhơn		Chief Accountant & Finance Manager			16/08/2023			-
9.1	Ngô Thị Tuyết Nhung					16/08/2023			Related to Mr. Trần Thành Nhơn-Wife
9.2	Trần Phúc Nguyên					16/08/2023			Related to Mr. Trần Thành Nhơn-Son
9.3	Trần Khôi Nguyên					16/08/2023			Related to Mr. Trần Thành Nhơn-Son
9.4	Trần Ánh Nguyên					16/08/2023			Related to Mr. Trần Thành Nhơn-Daughter

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9.5	Trần Minh Khôi					16/08/2023			Related to Mr. Trần Thành Nhơn-Son
9.6	Trần Thị Trúc Linh					16/08/2023			Related to Mr. Trần Thành Nhơn-Sister
9.7	Trần Thanh Thủy					16/08/2023			Related to Mr. Trần Thành Nhơn-Sister
9.8	Trần Trung Tín					16/08/2023			Related to Mr. Trần Thành Nhơn-Brother
9.9	Ngô Hùng Dũng					16/08/2023			Related to Mr. Trần Thành Nhơn-Father-in-law
9.1	Lê Thị Quôn					16/08/2023			Related to Mr. Trần Thành Nhơn-Mother-in-law
9.11	Nguyễn Triệu Phú					16/08/2023			Related to Mr. Trần Thành Nhơn-Brother-in-law
9.12	Huỳnh Thanh Phong					16/08/2023			Related to Mr. Trần Thành Nhơn-Brother-in-law
9.13	Lê Thị Diệu Hiền					16/08/2023			Related to Mr. Trần Thành Nhơn-Sister-in-law
10	Bùi Hữu Tài		Corporate Governance Officer /Company Secretary / Sales Deputy Manager			01/10/2014			
10.1	Bùi Văn Châu					01/10/2014			Related to Mr. Bùi Hữu Tài- Father



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10.2	Võ Thị Hồng Châu					01/10/2014			Related to Mr. Bùi Hữu Tài- Mother
10.3	Đỗ Ngọc Bình					01/10/2014			Related to Mr. Bùi Hữu Tài- Father-in-law
10.4	Nguyễn Thị Các					01/10/2014			Related to Mr. Bùi Hữu Tài- Mother-in-law
10.5	Đỗ Bích Thanh					01/10/2014			Related to Mr. Bùi Hữu Tài- Wife
10.6	Bùi Hữu Phúc					01/10/2014			Related to Mr. Bùi Hữu Tài- Brother
10.7	Bùi Hữu Duy					01/10/2014			Related to Mr. Bùi Hữu Tài- Brother
10.8	Bùi Hữu Trí					01/10/2014			Related to Mr. Bùi Hữu Tài- Brother
10.9	Bùi Thị Thùy Trang					01/10/2014			Related to Mr. Bùi Hữu Tài- Sister
10.1	Bùi Hữu Hòa					01/10/2014			Related to Mr. Bùi Hữu Tài- Brother
10.11	Bùi Công Danh					01/10/2014			Related to Mr. Bùi Hữu Tài- Son -Reason of not in possession of a NSH: Under Age
10.12	Bùi Ngọc Thiên Kim					01/10/2014			Related to Mr. Bùi Hữu Tài- Daughter -Reason of not in possession of a NSH: Under Age
11	Dai A Land Corporation						23/06/26	10,000,000 shares (11.11%) have been transferred	Shareholder owning 13,593%



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No.	Name of Organization / Individual	Securities Trading Account	Position at the Company	Issuance, issuing Authority	/ Head Office Address / Contact Address	Time the person became affiliated person	Time the person ceased to be an affiliated person	Reason	Relationship with the Company
12	Trade Union of Sai Gon Vi Na Land Joint Stock Company	None							Related organization

2. Transactions between the company and related persons of the company; or between the company and major shareholders, internal people, related internal people: None

3. Transactions between company insiders, related persons of insiders, and subsidiaries, or companies controlled by the company: None

4. Transactions between the company and other entities: None

4.1. Transactions between the company and companies in which members of the Board of Directors, Board of Supervisors, the Director (General Director), and other managers were or have been co-founders or members of the Board of Directors, General Director within the past three (3) years (as of the report date): None.

4.2. Transactions between the company and companies in which related people of the Board of Directors, Board of Supervisors, the Director (General Director), and other managers serve as members of the Board of Directors or as Director (General Director): None

4.3. Other transactions of the company (if any) that could provide material or non-material benefits to members of the Board of Directors, Board of Supervisors, the Director (General Director) and other managers: None.

VIII. Stock transfer of internal and related persons of internal people

1. List of internal and related persons of internal people

2. Transactions between internal and related person in shares:

No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
1	Nguyễn Quang Hiến		Chairman			232,335	0.258%	
1.1	Nguyễn Quang Ngộ							Father - Deceased



No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
1.2	Lê Thị Lệ Hiền					0		Mother
1.3	Vũ Hồ					0		Father-in-law
1.4	Vũ Thị Thu Hà					0		Wife
1.5	Nguyễn Quang Vũ					0		Son
1.6	Nguyễn Hạnh Nhi					0		Daughter
1.7	Nguyễn Quang Hưng					0		Brother
1.8	Nguyễn Quang Huỳnh					0		Brother
1.9	Nguyễn Thị Thanh Tâm					0		Sister-in-law
2	Nguyễn Quang Trung		Vice President BOD			0	0	
2.1	Phạm Thị Mân					0		Mother
2.2	Nguyễn Thị Hồng Hạnh					0		Wife
2.3	Nguyễn Thụy Quỳnh Giao					0		Daughter
2.4	Nguyễn Quang Đăng Khoa					0		Son
2.5	Nguyễn Quang Đăng Khôi					0		Son
2.6	Nguyễn Thế Dũng					0		Brother
2.7	Nguyễn Quang Thành					0		Brother



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No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
2.8	Conasi Property Management and Development Joint Stock Company					4.473.000	4,97%	Related organization
2.9	Cong Hoa Trading Investment Joint Stock Company							Related organization
2.1	HD CAPITAL JSC							Related organization
3	Trần Thị Minh Tâm		BOD member & General Director			4,300,000	4,78%	
3.1	Trần Minh Cường					0		Father
3.2	Chế Thị Vân					0		Mother
3.3	Nguyễn Quang Hộ					0		Husband
3.4	Nguyễn Minh Quân					0		Son
3.5	Trần Thị Thúy Kiều					0		Sister
3.6	Trần Thị Mỹ Kiên					0		Sister
3.7	Trần Quốc Trạng					0		Brother
3.8	Hồ Nguyên Thảo					0		Brother-in-law
3.9	Phạm Bá Ngọc					0		Brother-in-law
3.1	Nguyễn Thị Thùy Trang					0		Sister-in-law



No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
4	Nguyễn Thị Xuân Hoa		BOD Member			0		
4.1	Nguyễn Anh Quân					0		Father
4.2	Trương Thị Bông					0		Mother
4.3	Huỳnh Thanh					0		Father-in-law
4.4	Lê Thị Hợi					0		Mother-in-law
4.5	Huỳnh Văn Phước					0		Husband
4.6	Huỳnh Thiên Hương					0		Daughter
4.7	Nguyễn Anh Hải					0		Brother
4.8	Đoàn Thị Kim Ngân					0		Sister-in-law
4.9	Kim Ngan Real Estate Management Service Corporation					0		BOD Member
5	Vũ Trung Trục		BOD Member			4,300	0,0047%	
5.1	Vũ Trung Kiên					0		Father
5.2	Phạm Thị Diệp					0		Mother
5.3	Phạm Bình Thành					0		Father-in-law
5.4	Nguyễn Thị Minh Thủy					0		Mother-in-law
5.5	Phạm Nguyễn Tường Vy					0		Wife
5.6	Vũ Thị Minh Ngọc					0		Sister



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No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
5.7	Vũ Ngọc Tuấn					0		Brother-in-law
6	Trương Thành Long		Head of Board of Supervisors			0	0.00%	
6.1	Nguyễn Thị Yễm					0		Mother
6.2	Lâm Thị Thuý Linh					0		Wife
6.3	Trương Kim Bảo Quỳnh					0		Daughter
6.4	Trương Tân Quân					0		Brother
6.5	Trương Thị Kim Loan					0		Sister
6.6	Trương Văn Dũng (Dũng Anh)					0		Brother
6.7	Phu Long Real Estate Corporation					0		Related organization
7	Đào Ngọc Phương Nam		Board of Supervisors member			0	0.00%	
7.1	Đào Ngọc Phương					0		Father
7.2	Trương Thị Hồng Cẩm					0		Mother
7.3	Mai Thị Bích Ngọc					0		Wife
7.4	Đào Duy Khiêm					0		Son
7.5	Đào Duy Hưng					0		Son – Under Age
7.6	Đào Duy Phong					0		Son – Under Age
7.7	Đào Ngọc Phương Yến					0		Sister
7.8	Trần Trung Kiên					0		Brother-in-law



No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
7.9	Đào Ngọc Phương Nguyên					0		Sister
7.10	Nguyễn Thị Thu Thảo					0		Sister-in-law
7.11	Dong Duong Real Estate Trading Construction Limited Company					0		Related organization
7.12	Phu Hoa Resources Joint Stock Company					0		Related organization
7.13	Song Nhue Company Limited					0		Related organization
7.14	Lucky House Viet Nam Joint Stock Company					0		Related organization
7.15	Quoc Dat Company Limited					0		Related organization
7.16	Truong Son Plaza Joint Stock Company					0		Related organization
7.17	Eco Green Ben Tre Joint Stock Company					0		Related organization
8	Đoàn Thu Hương		Board of Supervisors member			0	0.00%	
8.1	Phạm Thị Vinh					0		Mother
8.2	Đào Văn Kiêm					0		Father-in-law



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No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
8.3	Đỗ Thị Mỹ					0		Mother-in-law
8.4	Đào Duy Tùng					0		Husband
8.5	Đào Duy Phương					0		Son
8.6	Đào Duy Việt Anh					0		Son
8.7	Đoàn Hưng Thái					0		Brother
8.8	Phạm Thị Khuân					0		Sister-in-law
8.9	A&B Sai Gon Nha Trang Corporation					0		Related organization
9	Trần Thành Nhơn		Chief Accountant & Finance Manager			4,200,000	4.67%	
9.1	Ngô Thị Tuyết Nhung					0		Wife
9.2	Trần Phúc Nguyên					0		Son
9.3	Trần Khôi Nguyên					0		Son
9.4	Trần Ánh Nguyên					0		Daughter
9.5	Trần Minh Khôi					0		Son
9.6	Trần Thị Trúc Linh					0		Sister
9.7	Trần Thanh Thúy					0		Sister
9.8	Trần Trung Tín					0		Brother

No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
9.9	Ngô Hùng Dũng					0		Father-in-law
9.10	Lê Thị Quờn					0		Mother-in-law
9.11	Nguyễn Triệu Phú					0		Brother-in-law
9.12	Huỳnh Thanh Phong					0		Brother-in-law
9.13	Lê Thị Diệu Hiền							Sister-in-law
10	Bùi Hữu Tài		Corporate Governance /Company Secretary /Sales Deputy Manager			3,931,100	4.37%	
10.1	Bùi Văn Châu					0		Father
10.2	Võ Thị Hồng Châu					0		Mother
10.3	Đỗ Ngọc Bình					0		Father-in-law
10.4	Nguyễn Thị Các					0		Mother-in-law
10.5	Đỗ Bích Thanh					12,000	0.013%	Wife
10.6	Bùi Hữu Phúc					0		Brother
10.7	Bùi Hữu Duy					0		Brother
10.8	Bùi Hữu Trí					0		Brother



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No.	Full name	Securities trading account	Position at company (if any)	ID/Passport Number, Date of Issue, Place of Issue	Contact address	Number of shares owned at the end of period	End of stock ownership (%)	Note
10.9	Bùi Thị Thùy Trang					0		Sister
10.10	Bùi Hữu Hòa					0		Brother
10.11	Bùi Công Danh					0		Son -Under Age
10.12	Bùi Ngọc Thiên Kim					0		Daughter-Under Age
11	Trade Union of Sai Gon Vi Na Land Joint Stock Company					0		

2. Transactions between internal and related person in shares:

No.	Transaction Executor	Relationship with Related Person	Number of Shares at Beginning of Period		Number of Shares at End of Period		Reason for Increase/Decrease
			Number of Shares	Ownership Ratio	Number of Shares	Ownership Ratio	
1	Nguyễn Quang Hiến	Chairman	291,735	0.324%	232,335	0.258%	Sell
2	Bùi Hữu Tài	Person in Charge of Corporate Governance / Company Secretary / Deputy Director of Sales Department	3,936,800	4.37%	3,931,900	4.37%	Sell
3	Đỗ Bích Thanh	Wife of Mr. Bùi Hữu Tài	16,200	0.018%	12,000	0.013%	Sell



IX. Other notes: None.

This is the corporate governance report for the first half of 2026 of Saigon Vi Na Land Joint Stock Company, submitted to the State Securities Commission.

Respectfully submitted./.

Recipients:

- As above;
- Member of BOD;
- Head of Board of Supervisors;
- Archive: VT, HR Department, Finance and Accounting Department (Tài, Nhơn)

**ON BEHALF OF BOARD OF
DIRECTOR
CHAIRMAN**



Nguyễn Quang Hiền



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