

No.: 06/2026/CV-AGI-IR

Tp.HCM, 29<sup>th</sup> January 2026

PERIODIC INFORMATION DISCLOSURE

To:

- The State Securities Commission
- Ho Chi Minh City Stock Exchange

1. Name of Organization: An Gia Real Estate Investment And Development Corporation

Stock Symbol : AGG

Address : 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC

Contact Number : 028 3930 3366

Email : [ir@angia.com.vn](mailto:ir@angia.com.vn)

2. Content of information disclosure: Corporate governance 2025 report.

3. Disclosure Platform: This information was published on the Company's website on January 29, 2026, at the following link <https://angia.com.vn/vi/quan-he-dau-tu.html> .

We hereby certify that the information disclosed above is true and correct, and we take full legal responsibility for the content of the disclosed information.

*Representative of the Organization*  
Authorized Person to Disclose Information  
(Signed, sealed, and fill name/title provided)



NGUYEN THANH CHAU

AN GIA REAL ESTATE INVESTMENT  
AND DEVELOPMENT JOINT STOCK  
COMPANY

SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

Number: 01/2026/BC-AGI-IR

Ho Chi Minh City, January 29, 2026

CORPORATE GOVERNANCE REPORT  
(2025 )

Dear:  
- State Securities Commission  
- Ho Chi Minh City Stock Exchange

- Listed company name : AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

- Head office address : 60 Nguyen Dinh Chieu, DaKao Ward, District 1, Ho Chi Minh City

- Phone : 028 39303366

- Charter capital : 1,625,280,810,000 VND

- Stock code: AGG

- Corporate governance model:

General Meeting of Shareholders, Board of Directors, General Director and Audit Committee under the Board of Directors

- Regarding the implementation of internal audit function: Implemented

**I. Activities of the General Meeting of Shareholders :**

Status	Resolution Number/ Decision	Day	Content
01	10/2025/NQ- AGI	May 16, 2025	<ul style="list-style-type: none"><li>- Approval of the entire content of the Board of Directors' report on 2024 activities.</li><li>- Approval of the entire content of the Audit Committee's report and the report of the Independent Member of the Board of Directors in the Audit Committee.</li><li>- Approval of the 2024 business performance report and the 2025 business plan.</li><li>- Approval of the separate and consolidated financial statements for 2024, audited by Ernst &amp; Young Vietnam Co., Ltd.</li><li>- Approval of the principles and proposal for selecting the auditing firm for the 2025 financial statements.</li><li>- Approval of the remuneration for the Board of Directors in 2025.</li><li>- Approval of retaining all accumulated distributable profits after tax for investment and project development activities.</li><li>- Approval of amendments to the Company's Charter and issuance of a new Charter.</li><li>- Approval of amendments to the Internal Corporate Governance Regulations and issuance of new regulations.</li><li>- Approval of the resignation of Mr. Louis T Nguyen as a member of the Board of Directors for the 2024-2029 term, as per his resignation letter, and changes to the number of Board members for the 2024-2029 term.</li></ul>



## II. Board of Directors (2025):

### 1. Information about Board of Directors (BOD) members :

S TT	Board Member	Position ( <i>independent member of the Board of Directors, non-executive member of the Board of Directors</i> )	Date of starting/cease being a member of the Board of Directors/Independent Board of Directors	
			Date of appointment	Dismissal Date
1	Nguyen Ba Sang	Chairman of the Board of Directors	14/05/2024	
2	Louis T Nguyen	Board Member	14/05/2024	16/05/2025
3	Le Duy Binh	Independent Member of the Board of Directors	14/05/2024	
4	Do Le Hung	Independent Member of the Board of Directors	18/10/2024	

### 2. Board of Directors meetings :

Status	Board Member	Number of Board of Directors meetings attended	Meeting attendance rate	Reason for not attending the meeting
1	Nguyen Ba Sang	21/21	100%	
2	Louis T Nguyen	07/21	33%	Resigned as BOD member on 16/05/2025
3	Le Duy Binh	21/21	100%	
4	Do Le Hung	21/21	100%	

### 3. Supervisory activities of the Board of Directors over the Executive Board :

From January 1, 2025, to December 31, 2025, the Board of Directors held 21 meetings, proposing various policies and solutions to promote production and business activities, and worked with the Company's Executive Board to implement the resolutions and targets set by the General Meeting of Shareholders.

- Organized and successfully conducted the 2025 Annual General Meeting of Shareholders on May 16, 2025.
- Supervised the implementation and compliance with the resolutions of the General Meeting of Shareholders and the Board of Directors.
- Supervised the preparation of capital, investment, and implementation of projects.
- Supervised the launch of The Gió Riverside project.

- Supervised the finalization of legal matters for the Westgate 2 and The Lá Village projects
- Supervised the Executive Board's management activities to enhance efficiency and achieve set targets and plans.

4. Activities of the Board of Directors Committees :

- Audit Committee (Details in Section III)

5. Resolutions/Decisions of the Board of Directors (2025) :

Stat us	Resolution Number/ Decision	Day	Content	Passage Rate
1.	01/2025/NQ-AGI-PL	12/02/2025	Authorized Ms. Nguyễn Mai Giang to temporarily perform the duties and responsibilities of the General Director	100%
2.	02/2025/NQ-AGI-PL	18/02/2025	Approved the suspension of the plan to offer shares to the public to increase charter capital, as approved in Resolution No. 26/2024/NQ-AGI dated 18/10/2024.	100%
3.	03/2025/NQ-AGI-PL	25/02/2025	Approved the merger of the affiliate company Dong Nam Land into Loc Phat Company.	100%
4.	04/2025/NQ-AGI-PL	03/03/2025	Approved the spin-off of the subsidiary Phuoc Loc Investment Construction Tourism Corporation	100%
5.	05/2024/NQ-AGI-PL	28/03/2025	Approved the plan to organize the 2025 Annual General Meeting of Shareholders	100%
6.	06/2025/NQ-AGI-PL	08/04/2025	Approved and issued the Audit Committee Regulations	100%
7.	07/2025/NQ-AGI-PL	25/04/2025	Approved the resignation of Mr. Louis T Nguyen as a BOD member	100%
8.	08/2025/NQ-AGI-PL	25/04/2025	Approved the documents for the 2025 Annual General Meeting of Shareholders	100%
9.	09/2025/NQ-AGI-PL	07/05/2025	Approved updates and amendments to the documents for the 2025 Annual General Meeting of Shareholders	100%
10.	11/2025/NQ-AGI-PL	29/05/2025	Approved the personnel structure of the Audit Committee for the 2024-2029 term	100%
11.	12/2025/NQ-AGI-PL	29/05/2025	Approved the change of the Person in Charge of Corporate Governance	100%
12.	13/2025/NQ-HĐQT	18/06/2025	Approved the Company's signing and execution of a business cooperation contract with Đông Nam Trading Service Construction Co., Ltd	100%
13.	14/2025/BBH-AGI-PL	25/06/2025	Approved the Company's acquisition and transfer of ordinary shares in AGI&HSR Consulting Joint Stock Company	100%
14.	15/2025/NQ-AGI-PL	26/06/2025	Approved the Company's guarantee for a loan of Loc Phat Management and Development Joint Stock Company	100%
15.	16/2025/NQ-AGI-PL	07/07/2025	Approval of the policy to appoint Ernst & Young Vietnam Company Limited as the auditor for the 2025 Financial Statements	100%
16.	17/2025/NQ-AGI-PL	20/10/2025	Approval of the dismissal of Ms. Le Thi Phuong Thao from the position of Head of Internal Audit	100%

17.	18/2025/NQ-AGI-PL	25/12/2025	Approval of the Company receiving credit facilities from Vietcombank – Thu Thiem Branch	100%
18.	19/2025/NQ-AGI-PL	26/12/2025	Approval of the Company's purchase of additional common shares issued by AGI & HSR Joint Stock Company	100%
19.	22/2025/NQ-AGI-PL	28/12/2025	Approval of the use of the appropriated bonus and welfare fund	100%
20.	20/2025/NQ-AGI-PL	30/12/2025	Approval of the appointment of Mrs. Nguyen Thi Phuong Thao as Head of Internal Audit.	100%
21.	21/2025/NQ-AGI-PL	30/12/2025	Approval of the Company entering into and performing the Management Consulting Services Contract with Dong Nam Construction Trading Service Trading Joint Stock Company.	100%

### III. Audit Committee (2025) :

#### 1. Information about Audit Committee members :

S TT	Audit Committee Member	Position	Date of commencement as a member of the Audit Committee	Date of ceasing to be a member of the Audit Committee	Professional qualifications
01	Mr. Do Le Hung	Chairman of the Audit Committee	18/10/2024		- Hanoi University of Finance and Accounting in 1990 (now Academy of Finance) - Master of Public Administration – French Republic in 2000
04	Mr. Le Duy Binh	Audit Committee Member	15/07/2024		
05	Mr. Louis T Nguyen	Audit Committee Member	15/07/2024	29/05/2025	

#### 2. Audit Committee Meeting :

S TT	Audit Committee Member	Number of meetings attended	Meeting attendance rate
01	Mr. Do Le Hung	03/03	100%
04	Mr. Le Duy Binh	03/03	100%
05	Mr. Louis T Nguyen	01/03	33%

#### 3. Supervisory activities of the Audit Committee towards the Board of Directors, Executive Board and shareholders:

- Directly monitored the Board of Directors' activities through meetings, discussions, and the process of issuing resolutions.
- Supervised the Executive Board's activities through compliance with Board resolutions and the delegation mechanism between the Board and the General Director.

- Ensured the Executive Board fully and correctly fulfilled its responsibilities in managing the Company's business activities in compliance with the Enterprise Law, Securities Law, Company Charter, resolutions of the General Meeting of Shareholders, Board resolutions, and other legal regulations.
- Engaged directly with Executive Board members to understand the Company's production and business situation.
- Supervised through reports and interactions with Executive Directors, Chief Accountant, Internal Audit, and Independent Auditors.
- Ensured that the Company's financial statements and business performance disclosures accurately reflected the financial results and operational status.

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

- The Audit Committee consistently coordinated effectively with Board members, Executive Board members, and relevant managers within the scope of its supervisory functions.
- The Executive Board facilitated and promptly provided information to meet the Audit Committee's supervisory requirements.
- The Audit Committee periodically reported its supervisory results to the Board of Directors.
- Reviewed the self-prepared financial statements for Q4 2024, Q1, Q2, Q3 2025, and the audited financial statements for 2024 and interim financial statement 2025.

5. Other activities of the Audit Committee (if any) : *None*

**IV. Executive Board**

STT	Member Board of Directors	Date of birth	Date of appointment	Dismissal Date
1	Mr. Nguyen Thanh Chau	20/08/1973	01/09/2019	
2	Mrs. Nguyen Mai Giang	17/03/1974	11/11/2021	

**V. Chief Accountant**

STT	Full name	Date of birth	Date of appointment
1	Nguyen Thanh Chau	20/08/1973	01/09/2019

**VI. Training on corporate governance :**

The company has organized multiple training sessions on processes, systems and internal documents for staff to improve work efficiency as well as coordination between departments.

An Gia Real Estate Investment and Development Joint Stock Company plans to continue to carry out these activities in the coming time to improve the availability and reliability of data to help the management grasp the actual situation in a timely manner, thereby supporting strategic decision making and effective operations.

**VII. List of related persons of public companies (First 6 months of 2025) and transactions of related persons of the company with the Company itself**

1. List of related persons of the company

*Attached in Appendix I of this report.*

2. 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/ individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue *	Head office address/ Contact address	Time of transaction with the company	Resolution/ Decision No. approved by the General Meeting of Shareholders/Board of Directors	Transaction content, total transaction value (VND)	Note
1	Loc Phat Management And Development Corporation	Associate			2025	31/2022/QD-AGI-PL	Fixed income from BCC: 36,781,499,998	
2	Dong Nam Trading Service Business Construction Company Limited	Associate			2025	13/2025/NQ-AGI-PL	BCC contribution: 108,000,000,000	
3	An Gia Hung Phat Development Joint Stock Company	Related party			2025	Do not have	Collecting from BCC: 155,370,000,000; Revenue from rendering service: 142,401,637,478; Deposit collection: 89,000,000,000; Deposit repayment: 89,000,000,000; Fixed income from BCC: 51,603,664,389	Not a Related Party at the time of the transaction
4	Phuoc Loc Investment Construction Tourism Corporation	Subsidiary			2025		Dividend income: 102,049,477,485	

No.	Name of organization/ individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue *	Head office address/ Contact address	Time of transaction with the company	Resolution/ Decision No. approved by the General Meeting of Shareholders/Board of Directors	Transaction content, total transaction value (VND)	Note
5	Le Gia Real Estate Investment Joint Stock Company	Subsidiary			2025		Dividend income: 21,407,749,650	
6	Western City Company Limited	Subsidiary			2025	21/2023/NQ-AGI-PL	Dividend income: 23,567,582,311; Loan repayment: 15,240,489,000; Interest expenses: 419,999,970	
7	An Gia Phu Thinh Joint Stock Company	Subsidiary			2025	35/2024/NQ-AGI-PL	Revenue from rendering service: 192,000,000	
8	AGI&HRS Consultant Joint Stock Company	Subsidiary			2025	14/2025/BB H-AGI-PL, 19/2025/QĐ-AGI-PL	Capital contribution: 201,008,290,000; Lending collection: 174,250,000,000; Interest income: 11,218,360,641	Lending incurred in 2017, not yet listed
9	An Gia Phu Thuan Real Estate Investment Company Limited	Subsidiary			2025		Deposit repayment: 1,854,000,000	Deposit incurred in 2019, not yet listed
10	An Gia Housing Development Joint Stock Company	Related party			2025	02/2022/QĐ-AGI-PL	Revenue from rendering service: 891,031,641	

No.	Name of organization/ individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue *	Head office address/ Contact address	Time of transaction with the company	Resolution/ Decision No. approved by the General Meeting of Shareholders/Board of Directors	Transaction content, total transaction value (VND)	Note
11	Gia Hung Real Estate Investment and Development Company Limited	Related party			Do not have	Collecting from BCC: 6,049,315,068		Not a Related Party at the time of the transaction

*Note: NSH Certificate number\*: ID card/Passport number (for individuals) or Business Registration Certificate number, Operating License or equivalent legal documents (for organizations)*

3. Transactions between company insiders, related persons of insiders and subsidiaries, companies controlled by the company :

ST T	The person who makes the transaction	Insider Relations	Position	ID card/Passport number, date of issue, place of issue	Address	Name of subsidiary/ company controlled by CTNY	Time of transaction	Content, quantity, total transaction value	Note
1	Nguyen Mai Giang	Sister of the Chairman of the Board of Directors	Deputy General Director			Western City Company Limited	29/5/2025	Refund of liquidation proceeds for purchase of 11 apartments: VND 29,443,099,683	
							Up to 31/12/2025	Liquidation of the sales contract for 3 apartments, VND 14,493,939,432	
							31/5/2025	Reimbursement of advance payment: VND 1,686,377,100	
							Up to 17/07/2025	Receipt of interest rate support amounting to VND 3,026,669,338	
2	Nguyen Mai Giang	Sister of the Chairman of the Board of Directors	Deputy General Director			Le Gia Real Estate development Investment Joint Stock Company	31/5/2025	Reimbursement of advance payment: VND 100,000,000	

STT	The person who makes the transaction	Insider Relations	Position at CTNY	ID card/Passport number, date of issue, place of issue	Address	Name of subsidiary/company controlled by CTNY	Time of transaction	Content, quantity, total transaction value	Note
3	Nguyen Mai Giang	Sister of the Chairman of the Board of Directors	Deputy General Director				31/5/2025	Advance payment of 2024 dividend: VND 1,500,000	
							19/12/2025	Advance refund of VND 5,484,000,000	
							Up to 12/12/2025	Advances made amounting to VND 8,184,000,00	
4	Nguyen Mai Giang	Sister of the Chairman of the Board of Directors	Deputy General Director				26/12/2025	Capital contribution of VND 20,030,000	
5	Nguyen Huong Giang	Sister of the Chairman of the Board of Directors	Customer Service Director				Up to 30/09/2025	Refund of proceeds from the liquidation of the purchase of 14 apartments amounting to VND 29,943,363,549	
							Up to 31/12/2025	Liquidation of the sales contract for 3 apartments, VND 33,658,897,700	
							31/01/2025	Apartment rental expense: VND 62,000,000	
							14/02/2025	Payment for apartment rental expense: VND 110,185,936	
							14/02/2025	Refund of apartment rental deposit: VND 399,960,000	
								Receipt of interest rate support amounting to VND 1,849,450,625.	

STT	The person who makes the transaction	Insider Relations	Position at CTNY	ID card/Passport number, date of issue, place of issue	Address	Name of subsidiary/company controlled by CTNY	Time of transaction	Content, quantity, total transaction value	Note
6	Nguyen Huong Giang	Sister of the Chairman of the Board of Directors	Customer Service Director			Phuoc Loc Investment Construction Tourism Corporation	31/03/2025	Reduction in owner's equity, VND 54,140,000	
							18/03/2025	Dividend distribution for 2025, VND 19,703,155	
7	Nguyen Huong Giang	Sister of the Chairman of the Board of Directors	Customer Service Director			Lan Minh Construction Joint Stock Company	31/03/2025	Increase in owner's equity, VND 54,140,000	
8	Nguyen Quynh Giang	Sister of the Chairman of the Board of Directors	Director of Commercial Division			Western City Company Limited	29/5/2025	Refund of payment upon termination of the purchase of 9 apartments amounting to VND 32,578,271,687	
							Up to 31/12/2025	Liquidation of the sales contract for 2 apartments, VND 8,483,108,329	
								Receipt of interest rate support amounting to VND 2,905,102,081	

ST T	The person who makes the transaction	Insider Relations	Position at CTNY	ID card/Passport number, date of issue, place of issue	Address	Name of subsidiary/co mpany controlled by CTNY	Time of transaction	Content, quantity, total transaction value	Note
9	Nguyen Quynh Giang	Sister of the Chairman of the Board of Directors	Director of Commercial Division			Phuoc Loc Investment Construction Tourism Corporation	18/03/2025	Dividend distribution for 2025, VND 19,703,155	
							31/03/2025	Reduction in owner's equity, VND 54,140,000	
								Receipt of interest rate support amounting to VND 528,708,288	
10	Nguyen Quynh Giang	Sister of the Chairman of the Board of Directors	Director of Commercial Division			Lan Minh Construction Joint Stock Company	31/03/2025	Increase in owner's equity, VND 54,140,000	
11	Nguyen Ba Sang		Chairman of the Board			An Gia Phu Thinh Joint Stock Company	18/03/2025	Dividend distribution for 2025: VND 1,500,000	
							29/5/2025	Advance payment of VND 5,000,000,000	
							30/9/2025	Reimbursement of advance payment amounting to VND 8,596,578,000	

STT	The person who makes the transaction	Inside r Relati ons	Position at CTNY	ID card/Passport number, date of issue, place of issue	Address	Name of subsidiary/co mpany controlled by CTNY	Time of transactio n	Content, quantity, total transaction value	Note
12	Nguyen Ba Sang		Chairman of the Board			Le Gia Real Estate development Investment Joint Stock Company	3/3/2025	Advance payment, VND 11,500,000	
							31/05/2025	Reimbursement of advance payment, VND 11,500,000	
13	Nguyen Ba Sang		Chairman of the Board			Western City Company Limited	29/5/2025	Refund of liquidation proceeds for purchasing 5 apartments: VND 42,233,136,154	
							Up to 31/12/2025	Liquidation of the sales contract for 1 apartments, VND 26,561,767,265	
							Up to 31/07/2025	Reimbursement of advances amounting to VND 8,100,000,000	
							10/6/2025	Advance payment of VND 100,000,000	
								Receipt of interest rate support amounting to VND 5,627,022,715	
14	Nguyen Thanh Chau		Chief Accountant			An Gia Phu Thinh Joint Stock Company	31/01/2025	Purchase of 1 apartment: VND 11,744,597,047	
15	Nguyen Thanh Chau		Chief Accountant			Western City Company Limited	30/05/2025	Reimbursement of advance payment, VND 5,000,000,000.	

STT	The person who makes the transaction	Insider Relations	Position at CTNY	ID card/Passport number, date of issue, place of issue	Address	Name of subsidiary/ company controlled by CTNY	Time of transaction	Content, quantity, total transaction value	Note
16	Nguyen Thanh Chau		Chief Accountant			Phuoc Loc Investment Construction Tourism Corporation	6/1/2025	Advance payment, VND 11,827,000,000	

**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): None

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: None.

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: None.

**VIII. Stock transactions of insiders and Related party of insiders (First 6 months of 2025)**

**1. List of insiders and related persons of insiders**

*Attached in Appendix II of this report.*

2. Transactions of insiders and related persons on company shares :

St at us	The person who makes 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 (purchase, sale, conversion, bonus...)
			Number of shares	Proportion	Number of shares	Proportion	
06	Nguyen Huong Giang	Mr. Nguyen Ba Sang's sister	2,527,245	1.55%	5,527,245	3.40%	Buy

IX. Other issues to note :

Do not have.

*Recipient:*

- As above ;
- Save: VT,...

CHAIRMAN OF THE BOARD OF DIRECTORS

*(Sign, print full name and stamp)*



NGUYEN BA SANG

**APPENDIX I: LIST OF COMPANY RELATED PERSONS**  
*(Attached is the 2024 Governance Report of An Gia Real Estate Investment and Development Joint Stock Company)*

STT	Name of organization/individual	Position in the company (if any)	NSH Certificate Number	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
1.	Nguyen Ba Sang	Chairman of the Board					09/09/2019			Insider
2.	Do Le Hung	Independent Board Member					10/18/2024		Appoint	Insider
3.	Louis T Nguyen	Board Member					14/05/2024		Appoint	Insider
4.	Le Duy Binh	Independent Board Member					14/05/2024		Appoint	Insider
5.	Nguyen Mai Giang	Deputy General Director					11/11/2021			Insider
6.	Nguyen Thanh Chau	Chief Accountant and Authorized Person for Information Disclosure					01/09/2019			Insider
7.	Le Thi Phuong Thao	Head of Internal Audit					08/06/2021	20/10/2025	Resign	No longer an insider
8.	Nguyen Thi Phuong Thao	Head of Internal Audit					30/12/2025		Appoint	Insider
9.	Pham Thi Tra My	Corporate Governance Officer					28/04/2022	29/05/2025	Resign	No longer an insider
10.	Tran Thi Van	Corporate Governance Officer					29/05/2025		Appoint	Insider
11.	An Gia Phu Thuan Real Estate Investment Company Limited						06/02/2020			Direct subsidiary
12.	AGI&HRS Consultant Joint Stock Company						17/05/2017			Direct subsidiary
13.	An Gia Phu Thinh Joint Stock Company						010/7/2019			Indirect subsidiary

14.	Western City Company Limited			30/12/2020			Direct subsidiary
15.	Phuoc Loc Investment Construction Tourism Corporation			26/06/2020			Direct subsidiary
16.	AGI & GLC Consultant Joint Stock Company			17/04/2019			Associate
17.	Loc Phat Management And Development Corporation			23/06/2021			Associate
18.	Gia Linh Real Estate Corporation			17/04/2019			Associate
19.	Dang Duong Real Estate Development Corporation			17/04/2019	08/01/2025	Merged into Gia Linh	Associate
20.	Hung Vuong Real Estate Management And Development Corporation			17/04/2019	08/01/2025	Merged into Gia Linh	Associate
21.	Le Gia Real Estate Investment Joint Stock Company			20/02/2020			Direct subsidiary
22.	Dong Nam Trading Service Business Construction Company Limited			23/06/2021			Associate
23.	An Gia Housing Development Joint Stock Company			12/30/2022			Related party
24.	Vinh Nguyen Management and Investment Company Limited			12/20/2022			Related party
25.	An Gia Hung Phat Development Joint Stock Company			06/01/2023			Related party
26.	Gia Hung Real Estate Investment and Development Company Limited			12/30/2023			Related party

27.	Lan Minh Construction Joint Stock Company			26/03/2025				Direct subsidiary
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*Note: NSH Certificate number\*: ID card/Passport number (for individuals) or Business Registration Certificate number, Operating License or equivalent legal documents (for organizations)*

APPENDIX II: LIST OF INSIDERS AND RELATED PERSONS OF INSIDERS

(Attached is the 2024 Management Report of An Gia Real Estate Investment and Development Joint Stock Company)

Status	Full name	Stock trading account (if any)	Position in the company (if any)	Relationship with NNB	NSH paper type	NSH Certificate Number	Date of issue	Place of issue	Contact address	Number of shares owned at the end of the period	End of period share ownership ratio	The starting time is NCLQ/NNB	Time is no longer NCLQ/NNB	Reason	Notes (regarding the absence of NSH Certificate number and other notes) (***)
1	2	3	4		5	6			6	7	8				9
1	Nguyen Ba Sang		Chairman of the Board							42,508,891	26.15%	15/04/2024		Appointment for term 2024-2029	
1.01	An Gia Phu Thinh Joint Stock Company		Subsidiary		Certificate of Business Registration	0314269770	7/3/2017	DPI HCM	60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC	0	0	15/04/2024			Board Member
1.02	AGI&HRS Consultant Joint Stock Company		Subsidiary		Certificate of Business Registration	0314311503	24/03/2017	DPI HCM	60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC	0	0	15/04/2024			Board Member
1.03	Truong Giang Management and Investment Corporation		None		Certificate of Business Registration	0315957138	10/11/2019	DPI HCM	60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC	30,099,882	24.06%	15/04/2024			
1.04	An Gia Phu Thuan Real Estate Investment Company Limited		Subsidiary		Certificate of Business Registration	0313303669	12/06/2015	DPI HCM	60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC	0	0	15/04/2024			
1.05	Nguyen Ba Ngoc		None	biological father						0	0	15/04/2024			
1.06	Vu Thi Thom		None	biological mother						0	0	15/04/2024			
1.7	Ho Van Thanh		None	father in law						0	0	15/04/2024			
1.8	Tran Thi Minh Nguyet		None	Mother in law						0	0	15/04/2024			

1.9	Ho Thi Nguyet Anh		Product Manager	Wife						1,508,115	0.93%	15/04/202 4			
1.10	Nguyen Ba Lam		None	biological child						0	0	15/04/202 4			Child, Under 10 year old
1.11	Nguyen Mai Giang		Deputy General Director	Sister						2,443,328	1.50%	15/04/202 4			
1.12	Nguyen Quynh Giang		Director of Commer cial Division	Sister						2,780,380	1.71%	15/04/202 4			
1.13	Nguyen Huong Giang		Director of Custome r Service Departm ent	Sister						2,527,245	1.55%	15/04/202 4			
1.14	Nguyen Ngoc Tu		None	brother in law						121,277	0.07%	15/04/202 4			
2	Louis T Nguyen		Board Member							4,186	0.00%	15/04/202 4	29/5/202 5	Resig ned	USA
2.1	Sao Anh Mai Company Limited		General Director	Certificate of Business Registratio n	0311852952	03/5/20 12	DPI HCM	Room 909, 9th Floor, Sunwah Building, 115 Nguyen Hue, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam		0	0	15/04/202 4	29/5/202 5		
2.2	Saigon Asset Management Investment Fund Management Company (SAM)		Chairman and CEO							0	0	15/04/202 4	29/5/202 5		
2.3	Heritage Beverage		Chairpers on							, 0	0	15/04/202 4	29/5/202 5		
3	Le Duy Binh		Indepen dent Board Member							0	0	15/04/202 4			
3.1	Le Dinh Khai		None	biological father						0	0	15/04/202 4			
3.2	Nguyen Van Chinh		None	father in law						0	0	15/04/202 4			

3.3	Nguyen Thi Lan Vi		None	Wife					0	0	15/04/2024		
3.4	Le Nguyen Cat Thanh		None	biological child					0	0	15/04/2024		
3.5	Le Nguyen Cat Ky		None	biological child					0	0	15/04/2024		
3.6	Le Thi Xuan Lan		None	Brother/Sister					0	0	15/04/2024		
3.7	Le The Nghi		None	younger brother					0	0	15/04/2024		
3.8	Le Thi Ai Linh		None	younger brother					0	0	15/04/2024		
3.9	Le Nhat Y		None	younger brother					0	0	15/04/2024		
4	Do Le Hung		Independent Board Member						0	0	10/18/2024		
4.1	Vietnam Dairy Products Joint Stock Company		Independent member of the BODs and Head of the Audit Committee		Certificate of Business Registration	0300588569	30/09/2016	DPI HCM	No. 10, Tan Trao, District 7, HCMC	0	0	10/18/2024	
4.2	Hau Giang Pharmaceutical Joint Stock Company		Independent Member of BODs		Certificate of Business Registration	1800156801	15/09/2004	DPI Can Tho	288 Bis, Nguyen Van Cu, An Hoa Ward, Ninh Kieu District, Can Tho City, Vietnam	0	0	10/18/2024	
4.3	Southern Logistics Joint Stock Company		Independent Member of BODs		Certificate of Business Registration	0300645369	29/12/2006	DPI HCM	No. 1B, Hoang Dieu, District 4, HCMC	0	0	10/18/2024	
4.4	REE Refrigeration Electrical Engineering Joint Stock Company		Independent Member of BODs		Certificate of Business Registration	0300741143	29/12/1993	DPI HCM	364 Cong Hoa, Ward 13, Tan Binh District, HCMC	0	0	10/18/2024	

4.5	Le Thi Hoa Tieu		None	biological mother
4.6	Do Hoang Long		None	biological child
4.7	Do Hoang Linh		None	biological child
4.8	Do Le Minh		None	brother
4.9	Do Le Hoang		None	younger brother
4.10	Ngo Thi Yen		None	Sister in law
5	Le Thi Phuong Thao		<b>Head of Internal Audit</b>	
5.1	Le Ngoc Tinh	None	None	Father
5.2	Le Thi Hien	None	None	Mom
5.3	Le Ngoc Thuan	None	None	me
5.4	Vo Thi Dong Ha	None	None	sister in law
5.5	Le Minh Khoi	None	None	me
5.6	Tran Ly Thuy Tram	None	None	sister in law
5.7	Tran Nguyen Lan	None	None	Husband
5.8	Tran Thao Ha	None	None	Son
5.9	Tran Lan Chi	None	None	Son
5.10	Tran Tran	None	None	father in law
5.11	Nguyen Thi Cuc	None	None	Mother in law
6	Nguyen Mai Giang		<b>Deputy General Director</b>	

0	0	10/18/202 4			
0	0	10/18/202 4			
0	0	10/18/202 4			under 10 years old
0	0	10/18/202 4			
0	0	10/18/202 4			
0	0	10/18/202 4			
0	0	10/18/202 4			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
2,443,328	1.50%	9/9/2019			Under 10 years old

6.1	An Gia Phu Thinh Joint Stock Company		Subsidiary – Chairman of the Board of Directors		Certificate of Business Registration	0314269770	3/7/2017	DPI HCM	60 Nguyen Dinh Chieu, Da Kao Ward, District 1, HCMC	0	0	9/9/2019			
6.2	AGI&HRS Consultant Joint Stock Company		Subsidiary – Chairman of the Board of Directors and General Director		Certificate of Business Registration	0314311503	24/03/2017	DPI HCM	60 Nguyen Dinh Chieu, Da Kao Ward, District 1, HCMC	0	0	9/9/2019			
6.3	Phuoc Loc Investment Construction Tourism Corporation		Subsidiary		Certificate of Business Registration	03501860481	28/06/2011	DPI HCM	No. 28 Thi Sach, Ward Thang Tam, Vung Tau City, Ba Ria - Vung Tau Province	0	0	9/9/2019			
6.4	Gia An Consultant Joint Stock Company		Subsidiary		Certificate of Business Registration	0314812813	2/1/2018	DPI HCM	205/82 Tran Van Dang, Ward 11, District 3, HCMC	0	0	9/9/2019			
6.5	AGI & GLC Consultant Joint Stock Company		Subsidiary		Certificate of Business Registration	0315332400	16/10/2018	DPI HCM	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	0	0	9/9/2019			
6.6	AGI & DDC Consultant Joint Stock Company		Subsidiary		Certificate of Business Registration	0315332425	16/10/2018	DPI HCM	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	0	0	9/9/2019			
6.7	AGI & HVC Consultant Joint Stock Company		Subsidiary		Certificate of Business Registration	0315332418	16/10/2018	DPI HCM	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	0	0	9/9/2019			
6.8	Le Gia Real Estate Investment Joint Stock Company		Subsidiary		Certificate of Business Registration	03702659938	27/04/2018	DPI HCM	Land plot number 1165, map sheet number 09, Khanh Hoi Hamlet, Tan Phuoc Khanh Ward, Tan Uyen City, Binh Duong Province	0	0	9/9/2019			
6.9	Nguyen Ba Ngoc		Dad							0	0	9/9/2019			
6.10	Vu Thi Thom		Mom							0	0	9/9/2019			
6.11	Nguyen Van Quynh		Daughter							0	0	9/9/2019			USA

6.12	Nguyen Ba Sang		Chairman of the Board	Younger brother
6.13	Ho Thi Nguyet Anh		Product Manager	sister in law
6.14	Nguyen Quynh Giang		Director of Business Block	Younger sister
6.15	Nguyen Ngoc Tu			brother in law
6.16	Nguyen Huong Giang		Director of Procurement & Supply	Younger sister
7	Nguyen Thanh Chau		Chief Accountant	
7.1	Nguyen Cong Thanh			biological father
7.2	Nguyen Thi Huynh			biological mother
7.3	Nguyen Thanh Tam			brother
7.4	Nguyen Thanh Danh			brother
7.5	Phan Thi Truc Mai			Sister in law
7.6	Nguyen Thanh Tin			brother
8	Pham Thi Tra My		Corporate governance officer	
8.1	Pham Huu Bon			biological father
8.2	Nguyen Thi Tuyet			biological mother
8.3	Le Ngoc Van			father in law

42508891	0.2615	9/9/2019			
1,508,115	0.93%	9/9/2019			
2,780,380	1.71%	9/9/2019			
121,277	0.07%	1/1/2021			
2,527,245	1.55%	9/9/2019			
3,600,298	2.21%	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			
0	0	9/9/2019			USA
50,000	0.04%	28/4/2022	29/05/2025	Resigned	
0	0	28/4/2022	29/05/2025		
0	0	28/4/2022	29/05/2025		
0	0	28/4/2022	29/05/2025		

8.4	Nguyen Thi Thanh			Mother in law			ent			0	0	28/4/2022	29/05/20 25		
8.5	Le Ngoc Hung			Husband						0	0	28/4/2022	29/05/20 25		
8.6	Le Ngoc Phuong Nghi			biological child						0	0	28/4/2022	29/05/20 25		
8.7	Le Viet Minh Lam			biological child						0	0	28/4/2022	29/05/20 25		
8.8	Pham Thi My Lien			younger brother						0	0	28/4/2022	29/05/20 25		
8.9	Tran Quoc Hung			brother in law						0	0	28/4/2022	29/05/20 25		
8.10	Pham Thi Y Nhi			younger brother						0	0	28/4/2022	29/05/20 25		
8.11	Pham Huu Truong An			younger brother						0	0	28/4/2022	29/05/20 25		
8.12	Dang Thuy Thanh Huong			sister in law						0	0	28/4/2022	29/05/20 25		
9	Tran Thi Van		Corpora te govern ance officer							0	0.00%	29/5/2025			Appoin ed
9.1	Le Thi Hien			Mother						0	0	29/5/2025			
9.2	Huynh Thanh Phu			Husband						0	0	29/5/2025			
9.3	Huynh Thanh True			Daughter						0	0	29/5/2025			Under 10
9.4	Huynh Thanh Phong			Father in law						0	0	29/5/2025			
9.5	Lam Ngoc Phuong			Mother in law						0	0	29/05/202 5			
9.6	Tran Thi Anh			Sister						0	0	29/05/202 5			
9.7	Do Xuan Phuong			Brother in law						0	0	29/05/202 5			
9.8	Tran Duy Quang			Brother						0	0	29/05/202 5			

10	Nguyen Thi Phuong Thao		Head of Internal Audit			0	0	30/12/2025
10.1	Nguyen Trong Dai	None	None			0	0	30/12/2025
10.2	Pham Thi Thanh Van	None	None			0	0	30/12/2025
10.3	Vu Duy Quang	None	None			0	0	30/12/2025
10.4	Vu Duy Khang	None	None			0	0	30/12/2025
10.5	Nguyen Thi Phuong Vy	None	None			0	0	30/12/2025
10.6	Nguyen Anh Vu	None	None			0	0	30/12/2025
10.7	Nguyen Thi Kieu Oanh	None	None			0	0	30/12/2025
10.8	Nguyen Quoc Hiep	None	None			0	0	30/12/2025
10.9	Nguyen Thi Phuong Loan	None	None			0	0	30/12/2025
10.10	Pham Thanh Long	None	None			0	0	30/12/2025