

Số: 52/2025/CV-AGI-IR

Tp.HCM, ngày 28 tháng 07 năm 2025

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ**

**Kính gửi:**

- Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh

1. Tên tổ chức: **CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA**

Mã chứng khoán : **AGG**  
Địa chỉ : 60 Nguyễn Đình Chiểu, Phường Đa Kao, Quận 1, TP. HCM  
Điện thoại liên hệ : 028 3930 3366  
Email : [ir@angia.com.vn](mailto:ir@angia.com.vn)

2. Nội dung thông tin công bố: Báo cáo tình hình quản trị Công ty 06 tháng đầu năm 2025.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/07/2025 tại đường dẫn <https://angia.com.vn/vi/quan-he-dau-tu.html>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

**Đại diện tổ chức**

Người HQ CBTT

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)



**NGUYỄN THÀNH CHÂU**

Number: 02/2025/BC-AGI-IR

Ho Chi Minh City, July 28, 2025

**CORPORATE GOVERNANCE REPORT**  
**( First 6 months of 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 ( First 6 months of 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 | 15/15  | 100%                    |                                      |
| 2      | Louis T Nguyen | 07/15  | 100%                    | Resigned as BOD member on 16/05/2025 |
| 3      | Le Duy Binh    | 15/15  | 100%                    |                                      |
| 4      | Do Le Hung     | 15/15  | 100%                    |                                      |

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

From January 1, 2025, to June 30, 2025, the Board of Directors held 15 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 preparation and launch of The Gió Riverside project.



- 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 ( First 6 months of 2025 ) :

| Stat<br>us | Resolution<br>Number/ Decision | Day        | Content   | Passage<br>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 Đồng 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%            |

III. Audit Committee (First 6 months of 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)<br>- 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         | 02/02                       | 100%                    |
| 04   | Mr. Le Duy Binh        | 02/02                       | 100%                    |
| 05   | Mr. Louis T Nguyen     | 01/02                       | 100%                    |

**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 2025, and the audited financial statements for 2024.

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

#### IV. Executive Board

| STT | Member<br>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 :

| STT | 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     | Business Registration Certificate 0315801081, Date: July 18, 2019, Department of Planning and Investment of Ho Chi Minh City           | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC     | 2025 | 31/2022/QD-AGI-PL | Fixed income from BCC: 18,239,593,150   |  |
| 2 | An Gia Hung Phat Development Joint Stock Company      | Related party | Business Registration Certificate 0317331522, Date: June 8, 2022, Department of Planning and Investment of Ho Chi Minh City            | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC     | 2025 | Do not have       | Fixed income from BCC: 28,031,796,989; BCC contribution: 131,870,000,000; Revenue from rendering service: 64,000,000,000; Deposit collection: 89,000,000,000; Deposit repayment: 89,000,000,000 | Not a Related Party at the time of the transaction |
| 3 | Phuoc Loc Investment Construction Tourism Corporation | Subsidiary    | Business Registration Certificate 3501860481, Date: June 28, 2011, Department of Planning and Investment of Ba Ria - Vung Tau Province | No. 28 Thi Sach, Vung Tau Ward, HCMC, Vietnam | 2025 |                   | Dividend income: 102,049,477,485  |  |
| 4 | Lan Minh Construction Joint Stock Company             | Subsidiary    | Business Registration Certificate 3502542072, Date: March 26, 2025, Department of Finance of Ba Ria – Vung Tau province                | No. 28 Thi Sach, Vung Tau Ward, HCMC, Vietnam | 2025 | 04/2025/NQ-AGI-PL | Capital contribution: 299,448,253,100   |  |
| 5 | Western City Company Limited                          | Subsidiary    | Business Registration Certificate 0314224378, Date: February 10, 2017, Department of Planning and Investment of Ho Chi Minh City       | 60 Nguyen Dinh Chieu, Tan Dinh ward, HCMC     | 2025 | 21/2023/NQ-AGI-PL | Loan repayment: 8,900,000,000; Interest expenses: 338,050,871   |  |
| 6 | An Gia Phu Thinh Joint Stock Company                  | Subsidiary    | Business Registration Certificate 0314269770, Date: March 7, 2017, Department of Planning and Investment of Ho Chi Minh City           | 60 Nguyen Dinh Chieu, Tan Dinh ward, HCMC     | 2025 | 35/2024/NQ-AGI-PL | Revenue from rendering service: 96,000,000  |  |

|   |  |               |   |   |      |                    |   |  |
|---|--|---------------|---|---|------|--------------------|---|--|
| 7 | AGI&HRS Consultant Joint Stock Company         | Subsidiary    | Business Registration Certificate 0314311503, Date: March 24, 2017, Department of Planning and Investment of Ho Chi Minh City     | 60 Nguyen Dinh Chieu, Tan Dinh ward, HCMC           | 2025 | 14/2025/BBH-AGI-PL | Interest income: 6,229,900,718; Capital contribution: 748,350,000 | Lending incurred in 2017, not yet listed |
| 8 | An Gia Housing Development Joint Stock Company | Related party | Business Registration Certificate 0315918788, Date: September 23, 2019, Department of Planning and Investment of Ho Chi Minh City | 205/82 Tran Van Dang, Nhieu Loc Ward, HCMC, Vietnam | 2025 | 02/2022/QD-AGI-PL  | Revenue from rendering service: 462,834,169                       |  |

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 :

| 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 |
|-----|--------------------------------------|-------------------|-------------------------|--|---------|---|---------------------|--|------|
| 1   | Nguyen Mai Giang                     |                   | Deputy General Director |  |         | Western City Company Limited                                  | 29/5/2025           | Refund of liquidation proceeds for purchase of 4 apartments: VND 9,401,724,740 |      |
|     |                                      |                   |                         |  |         |   | 19/3/2025           | Liquidation of deposit contract: VND 587,229,894                               |      |
|     |                                      |                   |                         |  |         |   | 31/5/2025           | Reimbursement of advance payment: VND 1,686,377,100                            |      |
| 2   | Nguyen Mai Giang                     |                   | 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 | Inside r Relations                                | Position at CTNY           | ID card/Passport number, date of issue, place of issue | Address | Name of subsidiary/c ompany controlled by CTNY        | Time of transaction | Content, quantity, total transaction value                                     | N o t e |
|-----|--------------------------------------|---|----------------------------|--|---------|---|---------------------|--|---------|
| 3   | Nguyen Mai Giang                     |   | Deputy General Director    |  |         | An Gia Phu Thinh Joint Stock Company                  | 31/5/2025           | Advance payment of 2024 dividend: VND 1,500,000                                |         |
| 4   | Nguyen Huong Giang                   | Sister of the Chair man of the Board of Directors | Custome r Service Director |  |         | Western City Company Limited                          | 28/2/2025           | Liquidation of contract for purchasing 1 apartment: VND 22,211,097,245         |         |
|     |                                      |   |                            |  |         |   | 29/5/2025           | Refund of liquidation proceeds for purchasing 4 apartments: VND 27,943,363,549 |         |
|     |                                      |   |                            |  |         |   | 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 209,000,000                            |         |
| 5   | Nguyen Huong Giang                   | Sister of the Chair man of the Board of Directors | Custome r 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                                 |         |

| STT | The person who makes the transaction | Inside r Relations                                 | Position at CTNY                 | ID card/Passport number, date of issue, place of issue | Address | Name of subsidiary/c ompany controlled by CTNY        | Time of transaction | Content, quantity, total transaction value                                     | N o t e |
|-----|--------------------------------------|--|----------------------------------|--|---------|---|---------------------|--|---------|
| 6   | Nguyen Huong Giang                   | Sister of the Chair man of the Board of Direct ors | Custome r Service Director       |  |         | Lan Minh Construction Joint Stock Company             | 31/03/2025          | Increase in owner's equity, VND 54,140,000                                     |         |
| 7   | Nguyen Quynh Giang                   | Sister of the Chair man of the Board of Direct ors | Director of Commer cial Division |  |         | Western City Company Limited                          | 29/5/2025           | Refund of liquidation proceeds for purchasing 8 apartments, VND 27,831,297,275 |         |
| 8   | Nguyen Quynh Giang                   | Sister of the Chair man of the Board of Direct ors | Director of Commer cial 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                                    |         |
| 9   | Nguyen Quynh Giang                   | Sister of the Chair man of the Board of Direct ors | Director of Commer cial Division |  |         | Lan Minh Construction Joint Stock Company             | 31/03/2025          | Increase in owner's equity, VND 54,140,000                                     |         |

| 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 |
|-----|--------------------------------------|-------------------|-----------------------|--|-------------|---|---------------------|--|------|
| 10  | 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                                  |      |
| 11  | Nguyen Ba Sang                       |                   | Chairman of the Board |  |             | Le Gia Real Estate development Investment Joint Stock Company | 03/03/ 2025         | Advance payment, VND 11,500,000  |      |
|     |                                      |                   |                       |  |             |   | 31/05/ 2025         | Reimbursement of advance payment, VND 11,500,000                               |      |
| 12  | Nguyen Ba Sang                       |                   | Chairman of the Board |  |             | Western City Company Limited                                  | 29/5/2 025          | Refund of liquidation proceeds for purchasing 5 apartments: VND 42,233,136,154 |      |
| 13  | Nguyen Thanh Chau                    |                   | Chief Accountant      | An Gia Phu Thinh Joint Stock Company                   | 31/01/ 2025 | Purchase of 1 apartment: VND 11,744,597,047                   |                     |  |      |



|    |                   |                  |   |            |  |
|----|-------------------|------------------|---|------------|--|
| 14 | Nguyen Thanh Chau | Chief Accountant | Western City Company Limited                          | 30/05/2025 | Reimbursement of advance payment, VND 5,000,000,000. |
| 15 | Nguyen Thanh Chau | Chief Accountant | Phuoc Loc Investment Construction Tourism Corporation | 06/01/2025 | 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<br>at<br>us | The person who<br>makes the<br>transaction | Insider Relations              | Number of shares<br>owned at the<br>beginning of the<br>period |                        | Number of shares owned<br>at the end of the period |                | Reason for<br>increase<br>(purchase, sale,<br>conversion,<br>bonus...) |
|----------------|--|--------------------------------|--|------------------------|--|----------------|--|
|                |  |                                | <i>Number of<br/>shares</i>                                    | <i>Propor<br/>tion</i> | Number of<br>shares                                | Proportio<br>n |  |
| 06             | Nguyen Huong<br>Giang                      | Mr. Nguyen Ba<br>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 First 6 months of 2025 Governance Report of An Gia Real Estate Investment and Development Joint Stock Company)

| No. | 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  | Relation ship 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                                  |                            |         | Insider                        |
| 8.  | Pham Thi Tra My   | Corporate Governance Officer                                      |                        |               |   |   | 28/04/2022                                  |                            |         | Insider                        |
| 9.  | Tran Thi Van  | Corporate Governance Officer                                      |                        |               |   |   | 29/05/2025                                  |                            | Appoint | Insider                        |
| 10. | An Gia Phu Thuan Real Estate Investment Company Limited |   | 0313303669             | 12/06/2015    | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC | 06/02/2020                                  |                            |         | Direct subsidiary              |
| 11. | AGI&HRS Consultant Joint Stock Company                  |   | 0314311503             | 24/3/2017     | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC | 17/05/2017                                  |                            |         | Direct subsidiary              |
| 12. | An Gia Phu Thinh Joint Stock Company                    |   | 0314269770             | 7/3/2017      | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC | 0 10/7/2019                                 |                            |         | Indirect subsidiary            |
| 13. | Western City Company Limited                            |   | 0314224378             | 10/2/2017     | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC | 30/12/2020                                  |                            |         | Direct subsidiary              |



|     |   |  |            |            |   |   |            |            |                      |                   |
|-----|---|--|------------|------------|---|---|------------|------------|----------------------|-------------------|
| 14. | Phuoc Loc Investment Construction Tourism Corporation           |  | 3501860481 | 28/06/2011 | Department of Planning and Investment of Ba Ria Vung Tau  | 28 Thi Sach, Vung Tau Ward, HCMC  | 26/06/2020 |            |                      | Direct subsidiary |
| 15. | AGI & GLC Consultant Joint Stock Company                        |  | 0315332400 | 16/10/2018 | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC                                       | 17/04/2019 |            |                      | Associate         |
| 16. | Loc Phat Management And Development Corporation                 |  | 0315801081 | 18/07/2019 | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC                                       | 23/06/2021 |            |                      | Associate         |
| 17. | Gia Linh Real Estate Corporation                                |  | 0315049104 | 15/5/2018  | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC                                       | 17/04/2019 |            |                      | Associate         |
| 18. | Dang Duong Real Estate Development Corporation                  |  | 0315167281 | 16/07/2018 | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC                                       | 17/04/2019 | 08/01/2025 | Merged into Gia Linh | Associate         |
| 19. | Hung Vuong Real Estate Management And Development Corporation   |  | 0315167570 | 16/07/2018 | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC                                       | 17/04/2019 | 08/01/2025 | Merged into Gia Linh | Associate         |
| 20. | Le Gia Real Estate Investment Joint Stock Company               |  | 3702659938 | 27/4/2018  | Binh Duong Department of Planning and Investment          | Land lot No. 1165, Map No. 09, Khanh Hoi Quarter, Tan Khanh Ward, HCMC, Vietnam | 20/02/2020 |            |                      | Direct subsidiary |
| 21. | Dong Nam Trading Service Business Construction Company Limited  |  | 3700420245 | 20/07/1996 | Binh Duong Department of Planning and Investment          | No. 935, DT 743A Street, Ngai Thang Quarter, Dong Hoa Ward, HCMC, Vietnam       | 23/06/2021 |            |                      | Associate         |
| 22. | An Gia Housing Development Joint Stock Company                  |  | 0315918788 | 23/09/2019 | Department of Planning and Investment of Ho Chi Minh City | 205/82 Tran Van Dang, Nhieu Loc Ward, HCMC, Vietnam                             | 12/30/2022 |            |                      | Related party     |
| 23. | Vinh Nguyen Management and Investment Company Limited           |  | 0316075361 | 19/12/2019 | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC                                       | 12/20/2022 |            |                      | Related party     |
| 24. | An Gia Hung Phat Development Joint Stock Company                |  | 0317331522 | 08/06/2022 | Department of Planning and Investment of Ho Chi Minh City | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC                                       | 06/01/2023 |            |                      | Related party     |
| 25. | Gia Hung Real Estate Investment and Development Company Limited |  | 0314812683 | 02/01/2018 | Department of Planning and Investment of Ho Chi Minh City | 51 Vo Van Tan, Xuan Hoa Ward, HCMC  | 12/30/2023 |            |                      | Related party     |
| 26. | Lan Minh Construction Joint Stock Company                       |  | 3502542072 | 26/03/2025 | Department of Finance of Ba Ria – Vung Tau province       | 28 Thi Sach, Vung Tau Ward, HCMC, Vietnam                                       | 26/03/2025 |            |                      | Direct subsidiary |

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 First 6 months of 2025 Management Report of An Gia Real Estate Investment and Development Joint Stock Company)*

| Stat<br>us | Full name   | Stoc<br>k<br>trad<br>ing<br>acco<br>unt<br>(if<br>any) | Position<br>in the<br>compan<br>y (if<br>any) | Relati<br>onshi<br>p<br>with<br>inside<br>r | Paper type                           | Certificate<br>Number | Date of<br>issue | Place of<br>issue                             | Contact address                           | Number<br>of shares<br>owned at<br>the end of<br>the period | End of<br>period<br>share<br>owners<br>hip<br>ratio | The<br>starting<br>time is<br>NCLQ/N<br>NB | Time<br>is no<br>longe<br>r<br>NCL<br>Q/N<br>NB | Reaso<br>n                     | Notes<br>(regardi<br>ng the<br>absence<br>of NSH<br>Certific<br>ate<br>number<br>and<br>other<br>notes)<br>(**) |
|------------|---|--|---|---|--------------------------------------|-----------------------|------------------|---|---|---|---|--|---|--------------------------------|---|
| 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 | 0314209110            | 11/12/2017       | Department of Planning and Investment of HCMC | 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       | Department of Planning and Investment of HCMC | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC | 0   | 0   | 15/04/2024                                 |   |                                | Board Member  |
| 1.03       | Truong Giang Management and Investment Corporation      |  | Do not have                                   |   | Certificate of Business Registration | 0315957138            | 10/11/2019       | Department of Planning and Investment of HCMC | 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       | Department of Planning and Investment of HCMC | 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC | 0   | 0   | 15/04/2024                                 |   |                                |   |
| 1.05       | Nguyen Ba Ngoc  |  | Do not have                                   | biological father                           |                                      |                       |                  |   |   | 0   | 0   | 15/04/2024                                 |   |                                |   |

|      |                      |  |   |                   |
|------|----------------------|--|---|-------------------|
| 1.06 | Vu Thi Thom          |  | Do not have                             | biological mother |
| 1.7  | Ho Van Thanh         |  | Do not have                             | father in law     |
| 1.8  | Tran Thi Minh Nguyet |  | Do not have                             | Mother in law     |
| 1.9  | Ho Thi Nguyet Anh    |  | Product Manager                         | Wife              |
| 1.10 | Nguyen Ba Lam        |  | Do not have                             | biological child  |
| 1.11 | Nguyen Mai Giang     |  | Deputy General Director                 | Sister            |
| 1.12 | Nguyen Quynh Giang   |  | Director of Commercial Division         | Sister            |
| 1.13 | Nguyen Huong Giang   |  | Director of Customer Service Department | Sister            |
| 1.14 | Nguyen Ngoc Tu       |  | Do not have                             | brother in law    |
| 2    | Louis T Nguyen       |  | Board Member                            |                   |

|     |  |  |  |                  |                                      |            |           |   |  |   |   |            |           |  |  |
|-----|--|--|--|------------------|--------------------------------------|------------|-----------|---|--|---|---|------------|-----------|--|--|
| 2.1 | Sao Anh Mai Company Limited                                      |  |  | General Director | Certificate of Business Registration | 0311852952 | 03/5/2012 | Department of Planning and Investment of HCMC | Room 909, 9th Floor, Sunwah Building, 115 Nguyen Hue, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam | 0 | 0 | 15/04/2024 | 29/5/2025 |  |  |
| 2.2 | Saigon Asset Management Investment Fund Management Company (SAM) |  |  | Chairman and CEO |                                      |            |           |   | 75 Fort Street, PO Box 1350, Grand Cayman KY1108, Cayman Islands   | 0 | 0 | 15/04/2024 | 29/5/2025 |  |  |
| 2.3 | Heritage Beverage  |  |  | Chairperson      |                                      |            |           |   | 3035 Rollingwood Court, San Jose, California, 95148, USA   | 0 | 0 | 15/04/2024 | 29/5/2025 |  |  |

|           |       |            |           |  |                           |
|-----------|-------|------------|-----------|--|---------------------------|
| 0         | 0     | 15/04/2024 |           |  |                           |
| 0         | 0     | 15/04/2024 |           |  |                           |
| 0         | 0     | 15/04/2024 |           |  |                           |
| 1,508,115 | 0.93% | 15/04/2024 |           |  |                           |
| 0         | 0     | 15/04/2024 |           |  | Child, Under 10 years old |
| 2,443,328 | 1.50% | 15/04/2024 |           |  |                           |
| 2,780,380 | 1.71% | 15/04/2024 |           |  |                           |
| 2,527,245 | 1.55% | 15/04/2024 |           |  |                           |
| 121,277   | 0.07% | 15/04/2024 |           |  |                           |
| 4,186     | 0.00% | 15/04/2024 | 29/5/2025 |  | USA                       |



|          |  |  |  |                   |
|----------|--|--|--|-------------------|
| <b>3</b> | <b>Le Duy Binh</b>                         |  | <b>Independent Board Member</b>                                |                   |
| 3.1      | Le Dinh Khai                               |  | Do not have  | biological father |
| 3.2      | Nguyen Van Chinh                           |  | Do not have  | father in law     |
| 3.3      | Nguyen Thi Lan Vi                          |  | Do not have  | Wife              |
| 3.4      | Le Nguyen Cat Thanh                        |  | Do not have  | biological child  |
| 3.5      | Le Nguyen Cat Ky                           |  | Do not have  | biological child  |
| 3.6      | Le Thi Xuan Lan                            |  | Do not have  | Brother/Sister    |
| 3.7      | Le The Nghi                                |  | Do not have  | younger brother   |
| 3.8      | Le Thi Ai Linh                             |  | Do not have  | younger brother   |
| 3.9      | Le Nhat Y                                  |  | Do not have  | younger brother   |
| <b>4</b> | <b>Do Le Hung</b>                          |  | <b>Independent Board Member</b>                                |                   |
| 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

Department of Planning and Investment of HCMC

No. 10, Tan Trao, District 7, HCMC

|          |          |                   |  |  |  |
|----------|----------|-------------------|--|--|--|
| <b>0</b> | <b>0</b> | <b>15/04/2024</b> |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| 0        | 0        | 15/04/2024        |  |  |  |
| <b>0</b> | <b>0</b> | <b>10/18/2024</b> |  |  |  |
| 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 | Can Tho Department of Planning and Investment | 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 | Department of Planning and Investment of HCMC | 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 | Department of Planning and Investment of HCMC | 364 Cong Hoa, Ward 13, Tan Binh District, HCMC                                 | 0 | 0 | 10/18/2024 |  |  |                    |
| 4.5  | Le Thi Hoa Tieu  |             | Do not have                | biological mother |                                      |            |            |   |  | 0 | 0 | 10/18/2024 |  |  |                    |
| 4.6  | Do Hoang Long  |             | Do not have                | biological child  |                                      |            |            |   |  | 0 | 0 | 10/18/2024 |  |  |                    |
| 4.7  | Do Hoang Linh  |             | Do not have                | biological child  |                                      |            |            |   |  | 0 | 0 | 10/18/2024 |  |  | under 16 years old |
| 4.8  | Do Le Minh   |             | Do not have                | brother           |                                      |            |            |   |  | 0 | 0 | 10/18/2024 |  |  |                    |
| 4.9  | Do Le Hoang  |             | Do not have                | younger brother   |                                      |            |            |   |  | 0 | 0 | 10/18/2024 |  |  |                    |
| 4.10 | Ngo Thi Yen  |             | Do not have                | Sister in law     |                                      |            |            |   |  | 0 | 0 | 10/18/2024 |  |  |                    |
| 5    | Le Thi Phuong Thao   |             | Head of Internal Audit     |                   |                                      |            |            |   |  | 0 | 0 | 9/9/2019   |  |  |                    |
| 5.1  | Le Ngoc Tinh   | Do not have | Do not have                | Father            |                                      |            |            |   |  | 0 | 0 | 9/9/2019   |  |  |                    |
| 5.2  | Le Thi Hien  | Do not have | Do not have                | Mom               |                                      |            |            |   |  | 0 | 0 | 9/9/2019   |  |  |                    |
| 5.3  | Le Ngoc Thuan  | Do not      | Do not have                | me                |                                      |            |            |   |  | 0 | 0 | 9/9/2019   |  |  |                    |

[illegible]



|      |   |  |                            |                 |                                      |             |            |  |  |           |        |          |  |  |     |
|------|---|--|----------------------------|-----------------|--------------------------------------|-------------|------------|--|--|-----------|--------|----------|--|--|-----|
|      | Joint Stock Company                               |  |                            |                 | Registration                         |             |            | Planning and Investment of HCM               |  |           |        |          |  |  |     |
| 6.5  | AGI & GLC Consultant Joint Stock Company          |  | Subsidiary                 |                 | Certificate of Business Registration | 0315332400  | 16/10/2018 | Department of Planning and Investment of 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 | Department of Planning and Investment of 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 | Department of Planning and Investment of 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 | Department of Planning and Investment of 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 |                                      |             |            |  |  | 42508891  | 0.2615 | 9/9/2019 |  |  |     |
| 6.13 | Ho Thi Nguyet Anh                                 |  | Product Manager            | sister in law   |                                      |             |            |  |  | 1,508,115 | 0.93%  | 9/9/2019 |  |  |     |
| 6.14 | Nguyen Quynh Giang                                |  | Director of Business Block | Younger sister  |                                      |             |            |  |  | 2,780,380 | 1.71%  | 9/9/2019 |  |  |     |
| 6.15 | Nguyen Ngoc Tu                                    |  |                            | brother in law  |                                      |             |            |  |  | 121,277   | 0.07%  | 1/1/2021 |  |  |     |
| 6.16 | Nguyen Huong Giang                                |  | Director of                | Younger         |                                      |             |            |  |  | 2,527,245 | 1.55%  | 9/9/2019 |  |  |     |



|      |                       |  |                              |                 |
|------|-----------------------|--|------------------------------|-----------------|
|      |                       |  |                              | brother         |
| 8.9  | Tran Quoc Hung        |  |                              | brother in law  |
| 8.10 | Pham Thi Y Nhi        |  |                              | younger brother |
| 8.11 | Pham Huu Truong An    |  |                              | younger brother |
| 8.12 | Dang Thuy Thanh Huong |  |                              | sister in law   |
| 9    | Tran Thi Van          |  | Corporate governance officer |                 |
| 9.1  | Le Thi Hien           |  |                              | Mother          |
| 9.2  | Huynh Thanh Phu       |  |                              | Husband         |
| 9.3  | Huynh Thanh Truc      |  |                              | Daughter        |
| 9.4  | Huynh Thanh Phong     |  |                              | Father in law   |
| 9.5  | Lam Ngoc Phuong       |  |                              | Mother in law   |
| 9.6  | Tran Thi Anh          |  |                              | Sister          |
| 9.7  | Do Xuan Phuong        |  |                              | Brother in law  |
| 9.8  | Tran Duy Quang        |  |                              | Brother         |

|   |       |            |           |  |           |
|---|-------|------------|-----------|--|-----------|
|   |       |            |           |  |           |
| 0 | 0     | 28/4/2022  | 29/5/2025 |  |           |
| 0 | 0     | 28/4/2022  | 29/5/2025 |  |           |
| 0 | 0     | 28/4/2022  | 29/5/2025 |  |           |
| 0 | 0     | 28/4/2022  | 29/5/2025 |  |           |
| 0 | 0.00% | 29/5/2025  |           |  | Appointed |
| 0 | 0     | 29/5/2025  |           |  |           |
| 0 | 0     | 29/5/2025  |           |  |           |
| 0 | 0     | 29/5/2025  |           |  | Under 10  |
| 0 | 0     | 29/5/2025  |           |  |           |
| 0 | 0     | 29/05/2025 |           |  |           |
| 0 | 0     | 29/05/2025 |           |  |           |
| 0 | 0     | 29/05/2025 |           |  |           |
| 0 | 0     | 29/05/2025 |           |  |           |