HOUSING AND URBAN DEVELOPMENT INVESTMENT CORPORATION **HUDLAND REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION**	**SOCIALIST REPUBLIC OF VIETNAM** **INDEPENDENCE - FREEDOM – HAPPINESS**
No.: 634-HUDLAND-KTE	*Hanoi, 28th July , 2026*

REPORT

CORPORATE GOVERNANCE SITUATION

(First 6 months of 2026**)**

To: **- State Securities Commission;**
- Hanoi Stock Exchange

- Company name: **HUDLAND Real Estate Investment and Development Joint Stock Company**

- Head office address: 12th Floor, HUDLAND Tower, Lot ACC7, Linh Dam General Service Area, Dinh Cong Ward, Hanoi City;

- Phone: 024.3652 3862 Email: hudland@hudland.com.vn

- Charter capital*:* 549.999.610.000 VND*;*

- Stock code*:* HLD

- Corporate governance model: General Meeting of Shareholders, Board of Directors, Audit Committee, and Director.

I. Activities of General Meeting of Shareholders:

Information on meetings and Resolutions/Decisions of the General Meeting of Shareholders (including Resolutions of the General Meeting of Shareholders approved by written ballot):

No	Resolution/Decision No.	Date	Content
1	Unumbered	17/04/2026	Resolution of the General Meeting of Shareholders approving the contents at the 2026 Annual General Meeting of Shareholders of HUDLAND Real Estate Investment and Development Joint Stock Company.

II. Board of Directors (First 6 months of 2026):

1. Information about Board of Directors (BOD) members

No	BOD Member	Position (Independent BOD Member, Non-executive BOD Member)	Date of being/stop being a BOD/Independent BOD Member	
			Date of Appointment	Date of Dismissal
1	Mr. Pham Cao Son	Chairman of the BOD	26/06/2023	
2	Mr. Nguyen Thanh Tu	BOD Member	23/06/2023	
3	Mr. Vu Tuan Linh	BOD Member, Director	23/06/2023	
4	Mrs. Dong Thi Cuc	Independent BOD Member, Head of Audit Committee	23/06/2023	
5	Mrs. Tran Thi Hai Ly	Non-Executive Member of the BOD, Member of Audit Committee	24/04/2025	

2. BOD's Meetings:

No	BOD Member	Number of Meetings Attended	Attendance Rate	Reason for Non-Attendance
1	Mr. Pham Cao Son	13	100%	
2	Mr. Nguyen Thanh Tu	13	100%	
3	Mr. Vu Tuan Linh	13	100%	
4	Mrs. Dong Thi Cuc	13	100%	
5	Mrs. Tran Thi Hai Ly	13	100%	

3. BOD's oversight of the Executive Board.

In the first six months of 2026, the Company's business operations were carried out against the backdrop of a real estate market showing signs of recovery but not yet truly sustainable; market absorption capacity remained slow. In addition, global economic and geopolitical fluctuations, particularly tensions in the Middle East, led to increased volatility in energy, fuel, and construction material prices, impacting investment costs, project schedules, and cash flow balance. At the same time, site clearance work and requirements for completing legal procedures continued to directly affect the implementation progress of key company projects.

Faced with the above difficulties, the Board of Directors regularly monitored, supervised, and directed the Board of Management to flexibly review and adjust project implementation plans, prioritizing resources for urgent items, strictly controlling investment efficiency, managing cash flow, and mitigating arising risks. At the same time, the BOD promptly considered and passed resolutions on matters within its authority, resolving difficulties during project execution and enhancing control over financial, investment, commercial, and corporate governance activities.

Through supervision, the Board of Directors evaluated that the Board of Management seriously implemented the resolutions of the General Meeting of Shareholders and the Board of Directors; actively managed production and business operations, focused resources on the Binh Giang and Dong Tam projects, and ensured full compliance with financial, information disclosure, and corporate governance obligations. Results for the first 6 months showed that revenue, pre-tax profit, and state budget submission targets all made positive progress compared to the annual plan; however, due to certain obstacles in site clearance work and sudden price increases in fuel and construction materials in recent times, output value and construction progress of several investment items were somewhat affected. Therefore, the volume of work to be executed in the last 6 months of the year remains quite large, requiring the Board of Management to continue concentrating resources, accelerating key project progress, strengthening sales activities, and controlling risks to complete the 2026 planned targets.

a) Investment and development work:

*** Binh Giang Project**

Directed to focus on resolving existing issues in site clearance, completing land allocation procedures for Phase 2, technical infrastructure connections, undergrounding electrical systems, and related legal procedures; strengthened coordination with state management agencies to conclusively handle remaining issues of the project.

Substantially completed technical infrastructure items on the handed-over land area; continued to complete the design of welcome gates, house models, and finishing items, ensuring quality and investment efficiency.

Implemented operational management, landscape maintenance, and greenery upkeep.

Project commercialization: completed product dossiers, organized sales according to the approved plan; business results during the period were positive.

*** Dong Tam Project**

Focused on resolving difficulties in site clearance and legal issues, while reviewing and adjusting construction organization plans suitable with actual conditions to minimize impacts on progress and investment efficiency.

Completed key project tasks such as finalizing the BIM model for technical infrastructure, designing house models and landscape for Phase 1, electrical undergrounding plans, selecting contractors, and implementing technical infrastructure packages.

Focused on handling issues arising during construction, especially site clearance and design adjustments.

*** For research and investment preparation projects:**

Coordinated with local authorities to complete dossiers, legal procedures, and planning for Khuc Xuyen, Niem Xa, Van An, CC3, Yen Ninh, Binh Giang Social Housing projects, and other investment opportunities; proactively reviewed the investment portfolio and evaluated the efficiency of each project to build an implementation roadmap aligned with the Company's resource balancing capacity.

b) Finance and securities work:

Supervised financial management, cash flow balancing, and cost control; directed the Board of Management to regularly review financial plans, capital raising and allocation plans, ensuring fulfillment of key project requirements while maintaining financial safety for the Company.

Monitored full compliance with information disclosure obligations and reporting regimes for public companies; coordinated compliance inspections on laws governing securities offerings/issuances and the use of proceeds from securities issuances by the State Securities Commission; directed the completion of corrective measures following thematic inspection conclusions by the State Securities Commission and continued to enhance corporate governance quality.

Directed the successful organization of the 2026 Annual General Meeting of Shareholders in compliance with the law and Company Charter.

c) Business operations and asset exploitation

Directed the Board of Management to focus on implementing sales of the Binh Giang Project according to the plan approved by the Board of Directors; business results during the period were positive, generating revenue and cash flow for the Company.

Directed full preparation of conditions to launch sales for the Dong Tam Project immediately upon satisfying regulatory requirements.

Continued to supervise the efficient exploitation of HUDLAND Tower (CC7), enhancing operational management, property maintenance, and servicing.

d) Digital transformation and internal governance

Supervised organizational structure consolidation and corporate governance enhancement; directed the completion of the competency framework, job position descriptions, and continued innovating goal- and result-driven management models.

Directed further improvement of management processes on digital platforms, expanding the application of artificial intelligence (AI) in administration and operations; enhanced efficiency in task control, contract management, cost management, and risk management.

4. Activities of Sub-committees under the Board of Directors:

Since April 2025, the Board of Directors has operated under the model with an Audit Committee directly under the Board of Directors in accordance with the Law on Enterprises, Company Charter, and internal regulations. The Audit Committee performs its functions and duties in accordance with regulations.

Besides the Audit Committee, the Board of Directors has not established other specialized sub-committees. Duties within the authority of the Board of Directors are implemented directly through the Board of Management and the Corporate Governance Officer concurrently serving as Secretary to the Board of Directors. The Corporate Governance Officer is responsible for advising and assisting the Board of Directors in synthesizing, monitoring, and reviewing the implementation of BOD resolutions and decisions, preparing meeting contents, and performing assigned tasks. When necessary, the Chairman of the BOD directly requests the Board of Management or functional departments to report and work to consider, direct, and handle issues within their authority in a timely manner

5. Resolutions/Decisions of the Board of Directors:

During the first 6 months of 2026, the Board of Directors issued 43 Resolutions/Decisions. (*Appendix 1 attached)*

III. Audit Committee (First 6 months of 2026)

1. Information about Audit Committee members:

No	Member	Position	Date of becoming/ceasing to be an AC member	Professional Qualification
1	Ms. Dong Thi Cuc	Chairman of the AC	Start Date: 29/04/2025	Master of Accounting
2	Ms. Tran Thi Hai Ly	Member of the AC	Start Date: 29/04/2025	Bachelor of Finance – Banking

2. Audit Committee Meetings:

No	Member	Number of Meetings Attended	Attendance Rate	Voting Rate	Reason for Non-Attendance
1	Ms. Dong Thi Cuc	1	100%	100%	
2	Ms. Tran Thi Hai Ly	1	100%	100%	

Audit Committee meetings were conducted in compliance with the issued Operating Regulations of the Audit Committee**.**

3. Audit Committee's oversight of the BOD, Executive Board, and shareholders*:*

Activities of the Audit Committee complied with the issued Operating Regulations and relevant governing legal provisions based on suitability with the practical needs and operational status of the Company. The Audit Committee fully attended BOD meetings, closely supervised activities of the BOD and Board of Management in complying with State regulations, internal governance regulations, and implementing AGM Resolutions to protect shareholders' rights.

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

The Audit Committee received close coordination and favorable conditions from the BOD, Board of Management, and functional departments to execute its supervisory duties. The Audit Committee was fully provided with documents, texts, and information related to corporate governance, business operations, and financial status relevant to the Audit Committee's duties in accordance with regulations.

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

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

IV. Board of Management

No	Executive Board member	Position	Date of birth	Professional Qualification	Date of Appointment/Dismissal as Executive Board Member
1	Mr. Vu Tuan Linh	Director	11/12/1976	Bachelor of Economics	Date of Appointment: 01/07/2025
2	Mr. Nguyen Nam Cuong	Deputy Director	09/11/1979	Master of Urban Architecture	Date of Appointment: 02/06/2023
3	Mr. Tran Dung Sy	Deputy Director	10/05/1973	Construction Engineer	Date of Appointment: 08/02/2022

V. Chief Accountant

- **Person in charge of accounting**

Full name	Date of birth	Professional Qualification	Date of Appointment
Mrs Nguyen Hong Nhung	24/12/1990	Bachelor of Accounting	06/12/2025

VI. Corporate Governance Training.

Yes, the Director attended an executive management training course.

VII. List of related parties of the public company and transactions of related parties with the Company.

1. List of related parties of the company: *(Appendices 2A and 2B attached).*
2. Transactions between the company and its related parties; Or between the company and major shareholders, insiders, and related parties of insiders: *(Appendix 3 attached).*

3. Transactions between company insiders, related parties of insiders with subsidiaries, companies controlled by the company: None.

4. Transactions between the company and other subjects.

4.1. Transactions between the company and companies where BOD members, Supervisory Board members, Directors, and other managers have been or are founding members or BOD members, executive directors within the last three (03) years (as of the reporting date): None.

4.2. Transactions between the company and companies where related parties of BOD members, Supervisory Board members, Directors, and other managers are BOD members, executive directors: None.

4.3. Other transactions of the company (if any) that may bring material or non-material benefits to BOD members, Supervisory Board members, Directors, and other managers: None.

VIII. Share transactions of insiders and related parties of insiders in the first 6 months of 2026.

1. List of insiders and related parties of insiders: *(Appendix 4 attached).*

2. Transactions of insiders and related parties regarding company shares: None

IX. Other matters to note: None

Recipients:
- As above;
- Board of Director (for reporting);
- Board of Management;
- Filed at Economy Department, Human Resource Department.

ON BEHALF OF THE BOARD OF DIRECTORS
Chairman

M.S.D.N:0102340326 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN HUDLAND P.ĐỊNH CÔNG - T.P HÀ NỘI

PHAM CAO SON

PHẠM CAO SƠN

Digitally signed by PHẠM CAO SƠN
DN: C=VN, CN=PHẠM CAO SƠN, L=Quận Hoàng Mai, OU=Công Ty Cổ Phần Đầu Tư Và Phát Triển Bất Động Sản HUDLAND, ST=HÀ NỘI, UID=CMND:030071000315, title=Chu tich
Reason: I am the author of this document
Location:
Date: 2026.07.30 15:39:48+07'00'
Foxit PDF Reader Version: 2026.1.1

APPENDIX 1: RESOLUTION/DECISION OF THE BOARD OF DIRECTORS

No	Resolution/Decision No.	Date	Content	Rating Vote
1	01/QĐ-HĐQT	05/01/2026	Decision on Commendation of Outstanding Employee for Q4 2025	As per authorization
2	02/QĐ-HĐQT	05/01/2026	Decision issuing the Action Program on Practicing Thrift and Combating Waste for 2026	As per authorization
3	21/NQ-HĐQT	14/01/2026	BOD Resolution on Amending the Contractor Selection Regulations	100%
4	25/QĐ-HĐQT	15/01/2026	Decision on Commendation of Outstanding Employee for the Year 2025	As per authorization
5	26/QĐ-HĐQT	15/01/2026	Commendation of Outstanding Employee for the Year 2025	As per authorization
6	27/QĐ-HĐQT	15/01/2026	Commendation of Outstanding Employee for the Year 2025	As per authorization
7	28/QĐ-HĐQT	15/01/2026	Commendation of Outstanding Mid-Level Manager for the Year 2025	As per authorization
8	29/QĐ-HĐQT	15/01/2026	Commendation of Outstanding Department for the Year 2025	As per authorization
9	50/QĐ-HĐQT	23/01/2026	Decision on Commendation of Advanced Labor Collective and Advanced Individual Titles for 2025	As per authorization
10	51/QĐ-HĐQT	23/01/2026	Decision on Disbursing Reward Funds for Advanced Labor Collective and Advanced Individual Titles for 2025	As per authorization
11	123/QĐ-HĐQT	26/01/2026	Decision Approving the Policy on Interior Design, Design Adjustment, and Cost Estimates for House Models in the Dong Tam Project	As per authorization
12	124/QĐ-HĐQT	26/01/2026	Decision on Disbursing Bonus Payments for 2025	As per authorization
13	147/NQ-HĐQT	05/02/2026	Resolution Approving the Work Plan of the Board of Directors for 2026	100%
14	149/NQ-HĐQT	05/02/2026	Resolution Approving the Policy on Dividend Payment for 2022	100%
15	177/NQ-HĐQT	23/02/2026	Re: Finalizing the List of Shareholders to Attend the 2026 Annual General Meeting of Shareholders	As per authorization
16	239/NQ-HĐQT	18/03/2026	Resolution Approving the Policy to Amend Life Insurance and Health Care Insurance Policies for HUDLAND Staff	100%
17	240/QĐ-HĐQT	18/03/2026	Decision Issuing the Life Insurance and Health Care Insurance Policy for HUDLAND Staff (Amended)	As per authorization
18	248/NQ-HĐQT	20/03/2026	BOD Resolution Approving the Planned Salary Fund for 2026 for Managers and Employees	100%
19	250/NQ-HĐQT	20/03/2026	BOD Resolution Approving the Policy to Implement House Model Designs, Adjust the District Neighborhood Welcome Gate Design, and Build Visual Branding Systems for the Binh Giang Project to Enhance Project Value and Sales Efficiency	100%
20	252/QĐ-HĐQT	20/03/2026	Decision Approving the Final Accounts Settlement for Completed Investment Project: Office Fit-Out Phase (Plot A - CC7)	100%
21	254/NQ-HĐQT	20/03/2026	Resolution Approving Amendments and Supplements to Credit Contract No. 01/2024/1906164/HDTD for the Binh Giang Project	100%
22	264/NQ-HĐQT	25/03/2026	Resolution Convening the 2026 Annual General Meeting of Shareholders	100%
23	272/QĐ-HĐQT	26/03/2026	Decision Establishing the Organizing Committee for the 2026 Annual General Meeting of Shareholders	As per authorization
24	276/NQ-HĐQT	27/03/2026	Resolution on the Execution of Cash Dividend Payment for 2022	As per authorization
25	285/QĐ-HĐQT	31/03/2026	Decision on Commendation of Outstanding Employee for Q1	As per authorization
26	291/QĐ-HĐQT	02/04/2026	Decision Establishing the Shareholder Credential Verification Committee	As per authorization
27	320/NQ-HĐQT	13/04/2026	Resolution Approving the Policy to Supplement Compensation and Site Clearance Support Policies for the Binh Giang Project	100%
28	321/NQ-HĐQT	13/04/2026	Resolution Approving Certain Contents of the Board of Directors Meeting for Q2 2026	100%
29	322/NQ-HĐQT	13/04/2026	Resolution Approving Compensation and Site Clearance Support Policies for the Dong Tam Project	100%

No	Resolution/Decision No.	Date	Content	Rating Vote
30	323/NQ-HĐQT	13/04/2026	Resolution Approving the Policy on Adjusting House Model Designs, Preparing BIM Models, and Adjusting Technical Infrastructure Designs for Dong Tam Ward New Urban Area Investment and Construction Project	100%
31	371/QĐ-HĐQT	24/04/2026	Decision Establishing the Organizing Committee for the Company's 20th Anniversary Event	As per authorization
32	388/NQ-HĐQT	04/05/2026	Resolution Approving Transactions with Shareholders, Enterprise Managers, and Related Parties (Rectifying Deficiencies as per the SSC Inspection Notice)	100%
33	389/NQ-HĐQT	04/05/2026	BOD Resolution Adjusting Quarterly Productivity Advance Rates for Managers and Extending Quarterly Productivity Advance Periods for HUDLAND Staff	100%
34	391/NQ-HĐQT	04/05/2026	Resolution Approving the Policy to Adjust Technical Infrastructure Designs for the Dong Tam Project	100%
35	404/QĐ-HDQT	06/05/2026	Decision Disbursing Rewards for the Grassroots Emulation Fighter Title	As per authorization
36	440/QĐ-HĐQT	18/05/2026	Decision on Disbursing Bonus Payments for Managers	As per authorization
37	500/NQ-HĐQT	08/06/2026	Resolution Approving the Adjustment of the Dong Tam Project	100%
38	514/QĐ-HĐQT	12/06/2026	Decision Approving the Contractor Selection Plan and Cost Estimates for Auditing Financial Statements for 2026	As per authorization
39	535/NQ-HĐQT	19/06/2026	Resolution Approving the 2nd Amendment and Supplement to Credit Contract No. 01.2024.1906164/HDTD Dated Dec 4, 2024 with BIDV Hanoi	100%
40	536/NQ-HĐQT	19/06/2026	Resolution Approving Working Capital Loan Plans for HUDLAND Company's Business and Production Operations	100%
41	537/NQ-HĐQT	19/06/2026	Resolution Approving the List of Projects Under Investment Preparation Research and Development Orientations for 2026–2030	100%
42	538/QĐ-HĐQT	19/06/2026	Decision Approving Contractor Selection Results for the Financial Statement Audit Bidding Package for 2026	100%
43	568/QD-HDQT	30/06/2026	Decision on Commendation of Outstanding Employee for Q2	As per authorization

APPENDIX 2A: LIST OF COMPANY’S AFFILIATED PERSONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	Citizen Identification Number	Date of issue	Place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason	Relationship with the company
1	2	3	4	5	6	7	8	9	10	11	12
1.0	**Pham Cao Son**		**Chairman of Board of Directors**								**Internal person**
1.1	Cao Thi Kim Khanh										Mother
1.2	Pham Thi Hai An										Wife
1.3	Pham Minh Ngoc										Daughter
1.4	Pham Minh Chau										Daughter
1.5	Pham An Bao Linh										Daughter
1.6	Pham Cao Truong Giang										Son
1,7	Nguyen Thi Phuong										Sister in law
1,8	Pham Thi Van Khanh										Sister
1,9	Pham Thi Thanh Van										Sister
1,10	Nguyen Huu Duan										Brother in law
1,11	Pham Thi Van Ha										Sister
1,12	Le Dinh Nam										Brother in law
1,13	Pham Dinh Lan										Father in law
1,14	Nguyen Thi Huong										Mother in law
1,15	Pham Dinh Long										Brother in law
1,16	Pham Dinh Dung										Brother in law
1,17	Pham Dinh Hung										Brother in law
2	**Nguyen Thanh Tu**	**None**	**Member of the Board of Directors**								**Internal person**
2.1	Nguyen Thanh Tai										Father
2.2	Tran Thi Nhuan										Mother
2,3	Nguyen Quynh Anh										Daughter
2,4	Nguyen Quynh Chi										Daughter
2,5	Nguyen Gia Khanh										Son
2,6	Tran Thi Nguyet										Wife
2,7	Tran Dinh Huan										Father in law
2,8	Vu Thi Cai										Mother in law
2,9	Nguyen Thi Oanh										Sister
2,10	Ho Van Hong										Brother in law
2,11	Nguyen Hai Yen										Sister

No.	Name of organization/ individual	Securities trading account	Position in the Company	Citizen Identification Number	Date of issue	Place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason	Relationship with the company
2,12	Ta Quang Nhung										Brother in law
2,13	Nguyen Bao Thai										Brother
2,14	Nguyen Thi Thu Thuy										Sister in law
2,15	Nguyen Bao Loc										Brother
2,16	Nguyen Hang Nga										Sister in law
3	**Vu Tuan Linh**		**Director, Member of Board of Directors**								**Internal person**
3,1	Dao Thi Thanh Xuan										Wife
3,2	Vu Thi Thao Nguyen										Daughter
3,3	Vu Thi Minh Tam										Daughter
3,4	Vu Tuan Khai										Son
3,5	Vu Duc Thanh Binh										Brother
3,6	Nguyen Thi An										Sister in law
3,7	Dao Van Nghia										Father in law
3,8	Le Thi Lan										Mother in law
3,9	Dao Duy Khanh										Brother in law
4	**Dong Thi Cuc**		**Independent Member of the Board of Directors and Chairman of the Audit Committee**								**Internal person**
4.1	Dong Huy Bac										Father
4,2	Dang Thi Binh										Mother
4,3	Dao Van Kieu										Husband
4,4	Dao Kim Ngan										Daughter
4,5	Dao Trung Nguyen										Son
4,6	Dong Thi Sau										Sister in law
4,7	Dong Huy Tam										Brother
4,8	Duong Hong Nhung										Sister in law
4,9	Dong Thi Thuy Huong										Sister in law
4,10	Vu Hong Quang										Brother in law
4,11	Dao Van Cong										Father in law
4,12	Do Thi Lan										Mother in law
4,13	Dao Van Cap										Brother in law
4,14	Do Thi Hoa										Sister in law
4,15	Dao Thi Lien										Sister in law
4,16	Hoang Quyet Tien										Brother in law
4,17	Dao Quoc Dat										Brother in law

No.	Name of organization/ individual	Securities trading account	Position in the Company	Citizen Identification Number	Date of issue	Place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason	Relationship with the company
4,18	LEIDING THORGE										Brother in law
5	**Tran Thi Hai Ly**		**Member of the Board of Directors concurrently and an Audit Committee Member**								**Internal person**
5,1	Nguyen Thi Ngan Thanh										Mother
5,2	Do Hoang Phuc										Father in law
5,3	Pham Thi Linh										Mother in law
5,4	Do Hoang Phuong										Husband
5,5	Do Phuong Nhu										Daughter
5,6	Do Hoang Minh Hai										Son
5,7	Do Hoang Minh An										Son
5,8	Tran Thi Hai Yen										Sister
5,9	Truong Duc Ha										Brother in law
6	**Nguyen Nam Cuong**		**Deputy Director**								**Internal person**
6,1	Nguyen Hiep										Father
6,2	Dao Thi Tuyet Trinh										Mother
6,3	Ngo Thi Thuan										Wife
6,4	Nguyen Phuc Huy										Son
6,5	Nguyen Song Nam										Brother
6,6	Nguyen Thi Kim Oanh										Sister in law
6,7	Nguyen Nam Phong										Brother
6,8	Ngo Van Thuc										Father in law
6,9	Bui Thi Nga										Mother in law
6,10	Ngo Van Manh										Brother in law
6,11	Ngo Thi Huyen										Sister in law
7	**Tran Dung Sy**		**Deputy Director**								**Internal person**
7,1	Nguyen Thi Lan Anh										Wife
7,2	Tran Thi Tuyet Mai										Daughter
7,3	Tran Thi Quynh Trang										Daughter

No.	Name of organization/ individual	Securities trading account	Position in the Company	Citizen Identification Number	Date of issue	Place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason	Relationship with the company
7,4	Tran Thi Huong										Sister
7,5	Tran Thi Hoa										Sister
7,6	Tran Cong Tien										Brother
7,7	Nguyen Huu Duc										Father in law
7,8	Nguyen Thi Van Anh										Sister in law
7,9	Nguyen Van Tuan										Brother in law
7,10	Tran Thi Hoa										Sister in law
8	**Nguyen Van Huong**		**Person in charge of corporate governance**								**Internal person**
8,1	Nguyen Van Han										Father
8,2	Tran Thi Lo										Mother
8,3	Do Thi Thu Huong										Wife
8,4	Nguyen Do Anh Thu										Daughter
8,5	Nguyen Khanh Toan										Son
8,6	Nguyen Van Hoa										Brother
8,7	Nguyen Van Hung										Brother
8,8	Nguyen Van Hinh										Brother
8,9	Nguyen Van Huong										Brother
8,10	Phan Thi Thoa										Sister in law
8,11	Bui Thi Tuyen										Sister in law
8,12	Chu Bich Nga										Sister in law
8,13	Pham Minh Phuong										Sister in law
8,14	Do Ngoc Vuong										Father in law
8,15	Dao Thi Hai Thu										Mother in law
9	**Nguyen Hong Nhung**		**Person in charge of Corporate Accounting; Deputy Head of Accounting Department**								**Internal person**
9,1	Nguyen Hong Vinh										Father
9,2	Pham Thi Van Khanh										Mother
9,3	Dinh Ngoc Khanh										Husband
9,4	Dinh Ngoc Gia Huy										Son
9,5	Dinh Tuan Khang										Son
9,6	Dinh Manh Quan										Son
9,7	Nguyen Nhat Minh										Sister
9,8	Dinh Van Quan										Father in law
9,9	Nguyen Thi Thu										Mother in law

APPENDIX 2B: LIST OF COMPANY'S RELATED ORGANIZATIONS

No.	Name of organization/ individual	Securities trading account	Position in the Company	ID/Business Registration Number	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason	Note
1	Housing and Urban Development Corporation								- An organization that is a major shareholder and parent company - An organization whose capital is represented by members of the Board of Directors, specifically: Mr. Pham Cao Son: 25%, Mr. Vu Tuan Linh: 16%, Mr. Nguyen Thanh Tu: 10%
2	Quoc Gia Wood Limited Company								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
3	Nhat Cuong Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
4	Nhat Phuc Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
5	Truc Anh Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
6	Ngoc My Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
7	Tam Lap Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
8	Huong Duong Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
9	Man Kieu Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
10	Long Nguyen Solar Power Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
11	Northern Urban Investment and Development Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
12	NORTHWEST WOOD PROCESSING JOINT STOCK COMPANY								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant

No.	Name of organization/ individual	Securities trading account	Position in the Company	ID/Business Registration Number	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason	Note
13	Quoc Gia Real Estate Management Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Dong Thi Cuc holds the position of Chief Accountant
14	Nam Phuong Materials Import Export Company Limited								An organization in which a Board Director holds a management position, specifically: Ms. Tran Thi Hai Ly holds the position of Director

APPENDIX 3: TRANSACTIONS BETWEEN THE COMPANY AND ITS RELATED PARTIES; OR BETWEEN THE COMPANY AND ITS MAJOR SHAREHOLDERS, INSIDERS, OR RELATED PERSONS OF INSIDERS.

No.	Name of organization/ individual	Relationship with the company	Certificate of Securities Registration*, date of issue, place of issue	Date of issue	Place of issue	Head office address / Contact address	Time of transaction with the company	Resolution/Decision Number approved by the General Meeting of Shareholders/Board of Directors... (if any, specify the date of issue)	Content, quantity, total value of transaction (VND)	Note
1	Mr Do Hoang Phuong	Husband of Mrs Tran Thi Hai Ly - Member of the Board of Directors concurrently and an Audit Committee Member					30/06/2026	Resolution No. 1874/NQ-HĐQT dated 31st December, 2026	145.281.238.014	Business Revenue
2	Housing and Urban Services One Member Limited Liability Company - HUDS	Member company within the same Corporation					Every month	Resolution No. 388/NQ-HĐQT dated 4th May, 2026	117.838.600	Water Fee

APPENDIX 04: LIST OF INSIDERS AND RELATED PERSONS

No.	Trading code	Name	Position in the Company	Relationship with the company	Type of Personal Identification	No of Personal Identification	Date of Issue
1	**HLD**	**Pham Cao Son**	**Chairman of Board of**	**Internal person**			
1.1	HLD	Cao Thi Kim Khanh		Mother			
1.2	HLD	Pham Thi Hai An		Wife			
1.3	HLD	Pham Minh Ngoc		Daughter			
1.4	HLD	Pham Minh Chau		Daughter			
1.5	HLD	Pham An Bao Linh		Daughter			
1.6	HLD	Pham Cao Truong Giang		Son			
1.7	HLD	Nguyen Thi Phuong		Sister in law			
1.8	HLD	Pham Thi Van Khanh		Sister			
1.9	HLD	Pham Thi Thanh Van		Sister			
1.10	HLD	Nguyen Huu Duan		Brother in law			
1.11	HLD	Pham Thi Van Ha		Brother			
1.12	HLD	Le Dinh Nam		Brother in law			
1.13	HLD	Pham Dinh Lan		Father in law			
1.14	HLD	Nguyen Thi Huong		Mother in law			
1.15	HLD	Pham Dinh Long		Brother in law			
1.16	HLD	Pham Dinh Dung		Brother in law			
1.17	HLD	Pham Dinh Hung		Brother in law			
2	**HLD**	**Nguyen Thanh Tu**	**Member of the Board of Directors**	**Internal person**			
2.1	HLD	Nguyen Thanh Tai		Father			
2.2	HLD	Tran Thi Nhuan		Mother			
2.3	HLD	Nguyen Quynh Anh		Daughter			
2.4	HLD	Nguyen Quynh Chi		Daughter			
2.5	HLD	Nguyen Gia Khanh		Son			
2.6	HLD	Tran Thi Nguyet		Wife			
2.7	HLD	Tran Dinh Huan		Father in law			
2.8	HLD	Vu Thi Cai		Mother in law			
2.9	HLD	Nguyen Thi Oanh		Sister			
2.10	HLD	Ho Van Hong		Brother in law			
2.11	HLD	Nguyen Hai Yen		Sister			
2.12	HLD	Ta Quang Nhung		Brother in law			
2.13	HLD	Nguyen Bao Thai		Brother			
2.14	HLD	Nguyen Thi Thu Thuy		Sister in law			
2.15	HLD	Nguyen Bao Loc		Brother			
2.16	HLD	Nguyen Hang Nga		Sister in law			
3	**HLD**	**Vu Tuan Linh**	**Director, Member of Board of Directors**	**Internal person**			
3.1	HLD	Dao Thi Thanh Xuan		Wife			
3.2	HLD	Vu Thi Thao Nguyen		Daughter			
3.3	HLD	Vu Thi Minh Tam		Daughter			
3.4	HLD	Vu Tuan Khai		Son			
3.5	HLD	Vu Duc Thanh Binh		Brother			
3.6	HLD	Nguyen Thi An		Sister in law			
3.7	HLD	Dao Van Nghia		Father in law			
3.8	HLD	Le Thi Lan		Mother in law			
3.9	HLD	Dao Duy Khanh		Brother in law			
4	**HLD**	**Dong Thi Cuc**	**Independent Member of the Board of Directors and Chairman of the Audit Committee**	**Internal person**			
4.1	HLD	Dong Huy Bac		Father			
4.2	HLD	Dang Thi Binh		Mother			
4.3	HLD	Dao Van Kieu		Husband			
4.4	HLD	Dao Kim Ngan		Daughter			
4.5	HLD	Dao Trung Nguyen		Son			
4.6	HLD	Dong Thi Sau		Sister			
4.7	HLD	Dong Huy Tam		Brother			
4.8	HLD	Duong Hong Nhung		Sister in law			
4.9	HLD	Dong Thi Thuy Huong		Sister in law			
4.1	HLD	Vu Hong Quang		Brother in law			
4.11	HLD	Dao Van Cong		Father in law			
4.12	HLD	Do Thi Lan		Mother in law			
4.13	HLD	Dao Van Cap		Brother in law			
4.14	HLD	Do Thi Hoa		Sister in law			
4.15	HLD	Dao Thi Lien		Sister in law			
4.16	HLD	Hoang Quyet Tien		Brother in law			
4.17	HLD	Dao Quoc Dat		Brother in law			

No.	Trading code	Name	Position in the Company	Relationship with the company	Type of Personal Identification	No of Personal Identification	Date of Issue
4.18	HLD	LEIDING THORGE		Brother in law			
5	**HLD**	**Tran Thi Hai Ly**	**Member of the Board of Directors concurrently and an Audit Committee Member**	**Internal person**			
5,1	HLD	Nguyen Thi Ngan Thanh		Mother			
5,2	HLD	Do Hoang Phuc		Father in law			
5,3	HLD	Pham Thi Linh		Mother in law			
5,4	HLD	Do Hoang Phuong		Husband			
5,5	HLD	Do Phuong Nhu		Daughter			
5,6	HLD	Do Hoang Minh Hai		Son			
5,7	HLD	Do Hoang Minh An		Son			
5,8	HLD	Tran Thi Hai Yen		Sister			
5,9	HLD	Truong Duc Ha		Brother in law			
6	HLD	**Nguyen Nam Cuong**	**Deputy Director**	**Internal person**			
6,1	**HLD**	Nguyen Hiep		Father			
6,2	HLD	Dao Thi Tuyet Trinh		Mother			
6,3	HLD	Ngo Thi Thuan		Wife			
6,4	HLD	Nguyen Phuc Huy		Son			
6,5	HLD	Nguyen Song Nam		Brother			
6,6	HLD	Nguyen Thi Kim Oanh		Sister in law			
6,7	HLD	Nguyen Nam Phong		Brother			
6,8	HLD	Ngo Van Thuc		Father in law			
6,9	HLD	Bui Thi Nga		Mother in law			
6,10	HLD	Ngo Van Manh		Brother in law			
6,11	HLD	Ngo Thi Huyen		Sister in law			
7	HLD	**Tran Dung Sy**	**Deputy Director**	**Internal person**			
7,1	**HLD**	Nguyen Thi Lan Anh		Wife			
7,2	HLD	Tran Thi Tuyet Mai		Daughter			
7,3	HLD	Tran Thi Quynh Trang		Daughter			
7,4	HLD	Tran Thi Huong		Sister			
7,5	HLD	Tran Thi Hoa		Sister			
7,6	HLD	Tran Cong Tien		Brother			
7,7	HLD	Nguyen Huu Duc		Father in law			
7,8	HLD	Nguyen Thi Van Anh		Sister in law			
7,9	HLD	Nguyen Van Tuan		Brother in law			
7,10	HLD	Tran Thi Hoa		Sister in law			
8	HLD	**Nguyen Van Huong**	**Person in charge of corporate governance**	**Internal person**			
8,1	**HLD**	Nguyen Van Han		Father			
8,2	HLD	Tran Thi Lo		Mother			
8,3	HLD	Do Thi Thu Huong		Wife			
8,4	HLD	Nguyen Do Anh Thu		Daughter			
8,5	HLD	Nguyen Khanh Toan		Son			
8,6	HLD	Nguyen Van Hoa		Brother			
8,7	HLD	Nguyen Van Hung		Brother			
8,8	HLD	Nguyen Van Hinh		Brother			
8,9	HLD	Nguyen Van Huong		Brother			
8,10	HLD	Phan Thi Thoa		Sister in law			
8,11	**HLD**	Bui Thi Tuyen		Sister in law			
8,12	HLD	Chu Bich Nga		Sister in law			
8,13	HLD	Pham Minh Phuong		Sister in law			
8,14	HLD	Do Ngoc Vuong		Father in law			
8,15	HLD	Dao Thi Hai Thu		Mother in law			
9	**HLD**	**Nguyen Hong Nhung**	**Person in charge of Corporate Accounting; Deputy Head of Accounting Department**	**Internal person**			
9,1	HLD	Nguyen Hong Vinh		Father			
9,2	HLD	Pham Thi Van Khanh		Mother			
9,3	HLD	Dinh Ngoc Khanh		Husband			
9,4	HLD	Dinh Ngoc Gia Huy		Son			
9,5	HLD	Dinh Tuan Khang		Son			
9,6	HLD	Dinh Manh Quan		Son			
9,7	HLD	Nguyen Nhat Minh		Sister			
9,8	HLD	Dinh Van Quan		Father in law			
9,9	HLD	Nguyen Thi Thu		Mother in law			

APPENDIX 05: INFORMATION ON CORPORATE GOVERNANCE IN THE FIRST 06 MONTHS OF 2026

Company Name: HUDLAND Real Estate Investment and Development Joint Stock Company

Stock Code: HLD

No.	Questions	Answers
1	Ownership ratio of state shareholders	>=51%
2	Company model 1. Model with Supervisory Board 2. Model with Audit Committee 3. Both 1 and 2 4. Other	Model with Audit Committee
3	Number of legal representatives	1
4	Charter amended according to the Enterprise Law 2020	Amended
5	The company has Internal Regulations on Corporate Governance according to the Enterprise Law and Decree No. 155/2020/ND-CP	Issued
6	Has the Annual General Meeting of Shareholders been organized?	Successfully organized
7	Date of holding the Annual General Meeting of Shareholders	17/04/2026
8	Date of publishing Annual General Meeting of Shareholders documents in the reporting period	25/03/2026
9	Date of publishing Resolutions and Minutes of the Annual General Meeting of Shareholders	17/04/2026
10	Which attempt was the Annual General Meeting of Shareholders successfully organized on?	1
11	Was an Extraordinary General Meeting of Shareholders organized?	No
12	Date of holding Extraordinary General Meeting of Shareholders	
13	Date of publishing Extraordinary General Meeting of Shareholders documents in the reporting period	
14	Date of publishing Resolutions and Minutes of Extraordinary General Meeting of Shareholders	
15	Is the company subject to lawsuits regarding the organization of the General Meeting of Shareholders / Resolutions of the General Meeting of Shareholders?	No
16	Number of times reminded or noted by the Stock Exchange regarding the organization and disclosure of information on the General Meeting of Shareholders	0
17	Number of times reminded or noted by the State Securities Commission regarding the organization and disclosure of information on the General Meeting of Shareholders	0
18	Number of Board of Directors members	5
19	Number of independent Board of Directors members	1
20	Chairman of the Board of Directors concurrently acting as General Director / Director	No
21	Number of Board of Directors meetings	13
22	Sub-committees under the Board of Directors	Yes
23	Names of sub-committees under the Board of Directors	Audit Committee
24	Does the company have an independent Board of Directors member in charge of remuneration and personnel matters?	No
25	Does the company appoint a person in charge of corporate governance?	Yes
26	Does the Head of the Supervisory Board work full-time at the company?	No
27	Number of Supervisory Board members	0
28	Number of supervisors who are related persons of Board of Directors members, Director / General Director, and other managers	0
29	Number of supervisors holding management positions	0
30	Number of supervisors in the accounting/finance department or employees of auditing firms performing audits for the company within 3 years prior to election to the Supervisory Board	0
31	Number of Supervisory Board meetings	0

No.	Questions	Answers
32	Does the company have an Audit Committee?	Yes
33	Is the Audit Committee under the Board of Directors?	Yes
34	Number of Audit Committee members	2
35	Number of Audit Committee meetings	1
36	Does the company website provide complete information to shareholders as prescribed?	Yes
37	Does the company pay dividends within 6 months from the date of conclusion of the Annual General Meeting of Shareholders?	Yes
38	Is the company reminded or noted by the Stock Exchange or State Securities Commission regarding transactions with related parties?	No