MST INVESTMENT JOINT STOCK COMPANY

No. 2, Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi City Tax Identification Number: 0103983390

REPORT ON CORPORATE GOVERNANCE (First Half of 2025)

MST INVESTMENT JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness

No: 0.2/2025/BCQT

Hanoi, July 2 2025

GOVERNANCE REPORT

(First Half of 2025)

<u>To</u>: - State Securities Commission of Vietnam;

- Hanoi Stock Exchange.

- Name of the listed company: MST Investment Joint Stock Company
- Head office address: No. 2, Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi City
- **Telephone:** +84 24 6674 4305
- Fax: +84 24 3555 3592
- Email: mst.investmentjsc@gmail.com
- Charter capital: VND 760,043,010,000
- Stock code: MST
- Corporate governance model: General Meeting of Shareholders, Board of Directors, Supervisory Board, and General Director
- Implementation of internal audit function: Not yet implemented

I.Activities of the General Meeting of Shareholders

Information on meetings and Resolutions/Decisions of the General Meeting of Shareholders (including Resolutions adopted in the form of written consultation):

In the first half of 2025, one General Meeting of Shareholders (GMS) was held:

- The 2025 Annual General Meeting of Shareholders held on May 28, 2025.

No.	Resolution/Decision Number	Date Maga	MALINION ALL TOURS AND THE SOCIALIST THE SOCIALIST TO THE SOCIALIST TO THE SOCIAL STATE OF THE SOCIAL STAT
			Approval of reports and proposals:
	ot July-22 2025	Mar	- Report on the activities of the Board of Directors in 2024 and the operation plan for 2025;
		70	- Report on the activities of the Supervisory Board in 2024 and the operation plan for 2025;
			- Report of the General Director on business performance in 2024 and the business plan for 2025;
		on of Vietnam;	- Proposal for approval of the audited financial statements of the Company for the year 2024;
		10	- Proposal for the approval of the selection of the auditing firm for the 2025 financial statements;
	01/2025/NIO	City	- Proposal for the approval of remuneration and operational expenses for members of the Board of Directors and Supervisory Board;
01	01/2025/NQ- DHDCD	28/5/2025	- Proposal for the approval of related-party transactions between the Company and its affiliated parties;
			- Proposal for the authorization of the Board of Directors to decide on certain matters under the authority of the General Meeting of Shareholders;
			- Proposal on the profit distribution plan for 2024;
	nd General Director	apervisory Board, a	- Proposal on the dividend payment plan for existing shareholders.
			- Proposal on the change of the Company's website domain name;
	solutions adopted in the	olders (including R	- Proposal on the additional election of members of the Board of Directors for the 2025–2030 term;
			- Proposal on the dismissal and additional election of members of the Supervisory Board for the 2025–2030 term;
			- Proposal on the private placement plan of shares for professional securities investors;
			- Proposal on the investment policy approval, acquisition of investment assets, and the bank loan plan;
			- Other matters under the authority of the General Meeting of Shareholders.

II. Activities of the Board of Directors:

1. Information on Members of the Board of Directors:

No.	Member of the BODs	Position	Date of Appointment/ Cessation as a Member of the BODs		
	intologi Fi szetp jádopa na apábja 18, 2023 j		Date of Appointment	Date of Dismissal	
01	Mr.Nguyen Huy Quang	Chairman of the BODs	28/5/2025	sa bilangariya U 🔸	
02	Mr.Hoang Van Minh	Member of the BODs	28/5/2025		
03	Mr.Trinh Van Hung	Member of the BODs	28/4/2022	i sixusama a	
04	Mr.Phan Duy Dung	Member of the BODs	28/5/2025	() (s; s if 7) or (0.59 v v	
05	Mr.Nguyen Quang Nguyen	Member of the BODs	26/5/2023		

2. Meetings of the Board of Directors

No	Member of the BODs	Position	Number of BOD meetings attended	Attendance rate (%)	Reachild for absence from meetings
01	Mr.Nguyen Huy Quang	Chairman of the BODs	15	100	1:09348081D : 01
02	Mr.Trinh Van Hung	Member of the BODs	15	100	Resignation letter submitted from June 30, 2025
03	Mr.Hoang Van Minh	Member of the BODs	15	100	-03/2025/NO-E
04	Mr.Phan Duy Dung	Member of the BODs	15	100	
05	Mr.Nguyen Quang Nguyen	Member of the BODs	15	100	TO FORESSERIOS

3. Supervisory Activities of the Board of Directors over the Executive Board:

- According to the Company's Charter, the Board of Directors (BOD) regularly monitors the operations of the Executive Board to ensure compliance with and alignment to the contents of the 2025 Annual General Meeting of Shareholders' Resolutions and other BOD Resolutions issued during the first half of 2025. Accordingly, the BOD has directed and supervised the following matters:
 - Completion, submission, and disclosure of the 2024 audited financial statements; timely disclosure of the 2024 Annual Report, 2024 Corporate Governance Report, Q4/2024 Financial Report, and Q1/2025 Financial Report;
 - Leading, directing, and successfully organizing the 2025 Annual General Meeting of Shareholders on May 28, 2025;
 - Urging and monitoring the implementation progress and completion of the business plan for the first half of 2025;
 - Executing construction investment projects to ensure timely, efficient, and cost-effective implementation, while avoiding waste;
 - Researching and deploying new potential projects;
 - Supervising and directing the disclosure of information to ensure transparency and timeliness in accordance with regulations;
 - Monitoring the performance of the Executive Board to enhance business efficiency and ensure the fulfillment of planned targets.
- 4. Activities of the Subcommittees under the Board of Directors: The Company does not have any subcommittees under the Board of Directors.

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

No.	No. Resolution/ Decision Number Date		Content Content	Approval Rate (%)	
01	01a/2025/NQ-HDQT	06/01/2025	Resolution of the Board of Directors on the Company's credit facility at Tien Phong Commercial Joint Stock Bank (TPBank)	100	
02	01/2025/NQ-HDQT	13/01/2025	Resolution of the Board of Directors approving the adjustment of the investment project under Investment Policy Approval Decision No. 1768/QĐ-UBND dated October 30, 2023.	100	
03	03/2025/NQ-HDQT	04/3/2025	Resolution of the Board of Directors on loan approval and use of assets as collateral at the Bank for Investment and Development of Vietnam (BIDV) – Thai Ha Branch.	100	
04	04/2025/NQ-HDQT	05/3/2025	Resolution of the Board of Directors on finalizing the list of shareholders for convening the 2025 Annual General Meeting of Shareholders.	100	

05	05/2025/NQ-HDQT	11/3/2025	Resolution of the Board of Directors on loan agreement, guarantee issuance, and issuance of corporate bonds at Military Commercial Joint Stock Bank – Dien Bien Branch.	100
06	06/2025/NQ-HDQT	04/4/2025	Resolution of the Board of Directors on the approval of documents to be submitted to the 2025 Annual General Meeting of Shareholders.	100
07	07/2025/NQ-HDQT	10/4/2025	Resolution of the Board of Directors appointing a representative to transact with Military Commercial Joint Stock Bank.	100
08	08/2025/NQ-HDQT	16/5/2025	Resolution of the Board of Directors approving the principal cooperation agreement regarding the exploitation and development of the "Residential and Commercial Urban Area Project at Residential Groups 17 and 18, Him Lam Ward, Dien Bien Phu City.	100
09	09/2025/NQ-HDQT	19/5/2025	Resolution of the Board of Directors on the reappointment of the General Director.	100
10	10/2025/NQ-HDQT	23/5/2025	Resolution of the Board of Directors on the reappointment of the General Director.	100
11	11/2025/NQ-HDQT	28/5/2025	Resolution of the Board of Directors on the election of the Chairman of the Board of Directors of the Company.	100
12	12/2025/NQ-HDQT	03/6/2025	Resolution of the Board of Directors on the dismissal and appointment of the Chief Accountant.	100
13	13/2025/NQ-HDQT	19/6/2025	Resolution of the Board of Directors on the selection of the firm to review the semi-annual financial statements and audit the 2025 annual financial statements.	100

. 14	14/2025/NQ-HDQT	19/6/2025	Resolution of the Board of Directors on implementing the plan to privately place shares for professional securities investors as approved by the 2025 Annual General Meeting of Shareholders, and on approval of the private placement registration dossier.		
15	15/2025/NQ-HDQT	25/6/2025	Resolution of the Board of Directors appointing a representative to transact with Vietnam Prosperity Joint Stock Commercial Bank (VPBank).	100	

III. Supervisory Board (First Half of 2025):

1. Information on Members of the Supervisory Board:

No	Members of the Supervisory Board	Postion	Start date / No longer a member of the SB	Professional qualifications	Note
1 9	Vu Thu Thuy	Members of the Supervisory Board	Appointed on April 28, 2022	Bachelor of Accounting	. 69 09/2025/
2	Nguyen Thi Thuy	Members of the Supervisory Board	Appointed on April 28, 2022	Bachelor of Accounting	. 10 10/2025/
3	Nguyen Minh Huyen	Members of the Supervisory Board	Dismissed on May 28, 2025	Bachelor of Accounting	
4	Nguyen Thi Trang Nhung	Members of the Supervisory Board	Appointed on May 28, 2025	Bachelor of Accounting	Appointed as Head of the Supervisory Board on June 3, 2025

2. Meeting of the Supervisory Board

No	Members of the Supervisory Board	Number of SB meetings attended	Attendance rate (%)	Voting rate	Reachild for absence
1	Vu Thu Thuy	01	100	3/3	

2.1

2	Nguyen Thi Thuy	01	100	3/3	VIBALIDIO SOLVERO CIETA V
3	Nguyen Minh Huyen	00	0	0/0	Dismissed on May 28, 2025
4	Nguyen Thi Trang Nhung	01	100	3/3	will grad margit!

3. Supervisory Activities of the Supervisory Board over the Board of Directors, Executive Board, and Shareholders:

- Within the scope of responsibilities, functions, and authority of the Supervisory Board as stipulated in the Company's Charter, and in compliance with the provisions of the Law on Enterprises, regulations on listed companies, and corporate governance regulations, the Supervisory Board carried out the following activities in the first six months of 2025:
- Conducted inspection and supervision of the Company's financial position and business operations for the first half of 2025;
- Monitored and evaluated the performance of rights and obligations by members of the Board of Directors, the Executive Board, and key management perchildnel;
- Reviewed the Company's financial statements to assess the accuracy and fairness of financial figures in accordance with Vietnamese accounting standards, regulations, and financial policies;
- Supervised the implementation of major investment projects, as well as significant transactions related to buying, selling, and other business activities of the Company;
- Received and responded to feedback and contributions from shareholders;
- Provided opinions to the Board of Directors regarding the selection of the auditing firm for the semi-annual and annual financial statement reviews.
- 4. Coordination between the Supervisory Board and the Board of Directors, Executive Board, and Other Key Managers: Maintained regular communication both internally and with the Board of Directors and the Executive Board to ensure the Company's operations are compliant and aligned with shareholders' interests.
- 5. Other Activities of the Supervisory Board (if any): None

IV. Executive Board

No.	Member of the Executive Board	Date of Birth	Professional Qualifications	Date of Appointment/Dismissal
1	Phan Duy Dung – General Director	June 29, 1981	Bridge and Road Engineer	Appointed on May 19, 2025
2	Nguyen Dang Kien – Deputy General Director	December 19, 1995	Bachelor of Accounting	Appointed on August 1, 2024

V. Chief Accountant

No.	Name 0.0	Date of Birth	Professional Qualifications	Date of Appointment/Dismissal
1	Nguyen Dang Kien	December 19, 1995	Bachelor of Accounting	Dismissed on June 3, 2025
2	Nguyen Minh Huyen	October 9, 1992	Bachelor of Accounting	Appointed on June 3, 2025

VI. Corporate Governance Training:

Corporate governance training courses attended by members of the Board of Directors, members of the Supervisory Board, the Chief Executive Officer, other management perchildnel, and the Company Secretary in accordance with corporate governance regulations: **None**

VII. List of Related Perchilds of the Public Company (First Half of 2025) and Their Transactions with the Company:

1. List of related perchilds of the Company:

No	Name of Organizatio n/Individual	Securities Trading Account (if any)	Position at the Company (if any)	ID/Pass port No., Date of Issue, Place of Issue	Head Office Address/ Contact Address	Start Date of Related Perchild Status	End Date of Related Perchild Status	Reachild	Nature of Relationship with the Company
I	Individual								
					312071	Chairman of the	mg 380 to 53	DIVED A COL	3, 0
	x .		Chairman of the			Board of Directors	DA	ecutive Bas	IV. Ex
azi m	Nguyen Huy	0.46.0002512	Board /	th Pre	Date of Bir	since May 28, 2025	rd lember of th	Appoint	Company
1 1 2025	Nguyen Huy Quang	046C003513		th Pro	Date of Bir June 29, 19	The second secon	rd conher of th y Dung – Go		-147

i salah	Nguyen Trong Nguyen		Neg 28, 2025 (6)	February 20, 2023		garett muset	Dad
VIZIUS.	Duong Thi Lien Huong	1 0	Band unuzofoeldh	 February 20, 2023			Mom
	Nguyen Trong Duc	i i	Ferrings 12, 212	February 20, 2023		Program	Child
deg	Nguyen Trong Tung Lam		stration en en la companie de la com	February 20, 2023		(F) Meyous dentil of	Child
2	Hoang Van Minh	016C003072	Member of the Board of Directors	May 28, 2025		Appoint ment	Company Insider
	Hoang Van Binh		VE. CHAMMOOVA	May 28, 2025	9	romer circus	Dad
127	Pham Thi Vy		SEA Franklist	May 28, 2025		- vallour	Mom
bya H	Pham Tra Mi		Resinary 17, 240	May 28, 2025		gust neo	Wife
	Hoang Minh Quang		502 T1 especial	May 28, 2025		ouven Trid Obserb	Child
	Hoang Ly Ly			May 28, 2025		ida nad	Child
	Hoang Thi Nguyet			May 28, 2025		self agge	Sister

3 mold	Phan Duy Dung	080C000090	Member of the Board of Directors / General Director / Authorized Spokesperchild	May 28, 2025 (BOD); May 19, 2025 (GD); Feb 17, 2023 (Disclosure Insid)	Appoint ment	Company Insider
MO	Phan Duy Chu		Pebruary 20, 202	February 17, 2023	Nguyen rong Duc	Dad
Chil	Nguyen Thi Ha Thanh		February 20, 202.	February 17, 2023	ong Tung Lam	Mom
que	Phan Thi Phuong Dung		May 28, 2025	February 17, 2023	oang Van	Wife
ent T	Phan Duy Khanh Nam		May 28 2025	February 17, 2023	oang Van	Child
ioMor	Phan Duy Duc Huy		May 28, 2025	February 17, 2023	Dona and Thi Vy	Child
hiW	Phan Duy Hung		May 28, 2025	February 17, 2023	am Tra Mi	Brother
Chil	Nguyen Thi Quynh Ngoan		May 28, 2025	February 17, 2023	AnilA gang Quang	Sister
Chi	Phan Thi Thanh Huyen		May 28, 2025	February 17, 2023	ang Ly Ly oang Thi	Sister
pista	Nguyen The Viet		May 28, 2025	February 17, 2023	Nguyet	Brother

4	Trinh Van Hung	Member of the Board of Directors	April 28, 2022	Dismissed from the position of Deputy General Director on April 15, 2022 Resignati on letter from the Board of Directors submitted on June 30, 2025	Appoint ment	Company Insider
quan bioni	Vu Thi Bich Lien	Etpl of type	April 28, 2022	ercodindro	module,	Wife
 	Trinh Xuan Hoang Ha	SCOOL ACCIVIES	April 28, 2022		iesvas X nonco	Child
	Trinh Vu Hoang		April 28, 2022		omidýk. Tidrouski	Child
	Nguyen Thi Nu		April 28, 2022		daniere daniere	Mom
JIW -	Trinh Van Hai		April 28, 2022		Planne	Brother
I tout	Vu Thi Lan	25.05. aas valvi	April 28, 2022		gaett gru	Sister

	Trinh Xuan Phuong	Disselsed		April 28, 2022		Brother
	Nguyen Thi Nhung	position of Deputy General		April 28, 2022		Sister
	Vu Ngoc Thien	Director lingA ao		April 28, 2022	elah Van	Brother
insi	Nguyen Thi Quyen	Resignati	April 28, 2022	April 28, 2022	Hung	Sister
	Vu Trong Hoan	From the Board of Directors		April 28, 2022		Brother
	Bui Thanh Minh Huyen	submitted on June		April 28, 2022		Sister
5	Nguyen Quang Nguyen	040C003754	Member of the Board of Directors	May 26, 2023	Appoint ment	Company Insider
Ch	Nguyen Quang Nghiem		April 28, 2023	May 26, 2023	run Auan ioang Ha rinh Vu	Dad
	Đao Thi Nghenh		CNGC SC Born A	May 26, 2023	Hoang guyen Thi	Mom
	Le Thi Bich Phuong		CCOC 90 lim A	May 26, 2023	Nu rinh Van	Wife
Sis	Nguyen Huong Giang		April 28, 2022	May 26, 2023	Hat a Thi Lan	Child

	Nguyen Huong Thao		6306 Freedoor	May 26, 2023	4 Thi 18g.	Child
ji E	Nguyen Quang Tung		SCENT WHEN C	May 26, 2023	72 m 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Child
140	Nguyen Thi Hanh	1	SCOS, Lastapart.	May 26, 2023	(40000 1 to 2000) (0.1000)	Sister
	Nguyen Van Dung	3	15.00.7 Lagran	May 26, 2023		Brother
ritotali	Nguyen Thi Phuc		ACDE NY FO	May 26, 2023	Salar Communication	Sister
	Don Van Tinh	19	Chectoanoge, Kansudaacsolo	May 26, 2023		Brother
6	Nguyen Dang Kien	080C000091	Deputy General Director	Dismissed from the position of Chief Accountant on June 3, 2025; Appointed as Deputy General	Appoint ment	Company Insider
			2570 J. and	Director from August 1, 2024	nyen Van-	
Nior	Nguyen Dang Ky		2505.Eamil	August 1,2024	in Facyes	Dad
eG.	Duong Thi Hong Hanh		June 3, 2023	August 1,2024	067.730	Mom
oM:	Nguyen Ngoc Hung		2505 . EasimC	August 1,2024	Fem The well: They	Dad

Chil	Mai Thi Thu Huong	May 26, 2023	August 1,2024	Nguyen tong Thae	Mom
urto	Nguyen Huong Giang	May 26, 2023	August 1,2024	Nguyen sang Tung	Wife
Slste	Nguyen Dang Khoi	May 26, 2023	August 1,2024	guyen Thi Hanh	Child
Broth	Nguyen Thi Mai Phuong	May 26, 2023	August 1,2024	juyen Van Dung	Sister
Siste	Nguyen Tat Nam	May 26, 2023	01/8/2024	guyen Thi Phuc	Brother
Broth		May 26, 2023	Appointed as Chief Accountant on June	Oon Van Tinh	
7	Nguyen Minh Huyen	Chief Accountant	3, 2025; Dismissed from the position of Head of the	Appoint ment	Company Insider
gmo! bianl	Appoint (ment	Accountant on 3 me 3, 2025; Appointed as Deputy General	La company Construction of	Nguyen ang Kien	
	Nguyen Van Sy	Director from - August 1, 2024	June 3, 2025		Dad
Dad	Nguyen Thi Hue	August 1,2024	June 3, 2025	uyen Dang Ky	Mom
Mor	Doan Van Cao	August 1,2024	June 3, 2025	uong Thi ong Hanh	Dad
Dad	Tran Thi Thanh Thuy	August 1,2024	June 3, 2025	uyen Ngoc Hung	Mom

	Doan Duc Anh	18, 2021	June 3, 2025	. HIT dogug mait T	Husband
0.12	Nguyen Thu Thao	CONTROLOGIA	June 3, 2025	for access	Sister
1 1 2	Doan Lam Giang		June 3, 2025		Child
8	Vu Thi Thuy	Member of the SB	April 28, 2022	Appoint ment	Company Insider
	Vu Trung Thinh	s wie tros reideren A. 913 des gordomo AC	April 28, 2022		Dad
gare chard	Nguyen Thi Oanh	7 5.23. 365. (1037. no 10 femilia na 1038.0673	April 28, 2022	lul ases ganer	Mom
	Vu Thi Hue	the Soparyment	April 28, 2022		Sister
	Vu Thi Huyen		April 28, 2022		Sister
NO.	Vu Trung Kien		28/4/2022	amid?	Brother
017	Vu Cong Hau	2000 25 yaW	28/4/2022	142 64C	Brother
9	Nguyen Thi Thuy	Member of the SB	April 28, 2022	Appoint ment	Company Insider
	Nguyen Huu Binh		April 28, 2022	Chien	Dad

Husber	Nguyen Thi Tham	June 3, 2025	April 28, 2022	Pean Duc Amb	Mom
Siste	Nguyen Thi Hien	June 3, 2025	April 28, 2022	jayon Tha Thao	Sister
List?		Juna 3, 2025		oan Lam	
ngmo! obienl	Nguyen Huu Chien	April 28, 2022	April 28, 2022	Thi They	Brother
Dag		April 28, 2022	Appointed as a Member of the	lu Trong Thinb	
10	Nguyen Thi Trang Nhung	Head of the Supervisory Board	Supervisory Board on May 28, 2025; Elected as Head of	Appoint ment	Compan Insider
Siste	,g	April 28, 2022	the Supervisory Board on June 3,	a Thi Hue	
			2025	idT aV	
- Siste	Nguyen Duc	April 28, 2022	May 28, 2025	Huyen	Dad
Broth	Thang	28/4/2022	Wiay 26, 2023	'u Trang Kien	Dad
Broth	Dao Thi Huong Lan	28/4/2022	May 28, 2025	Cong Hau	Mom
gmo'	MongA		Momber of the	tuyen Thi	M
bizal	Nguyen Duc Chien	7707 '87 114d V	May 28, 2025	Thuy uyen Huu	Brother

1	Urban Infrastructure and Transportation Construction Joint Stock Company	Associate company	0312324708	48 Nguyen Phi Khanh Street, Tan Dinh Ward, District 1, Ho Chi Minh City	No unimedia No unimedia To breedia adi Paternesia		No Thack Evelopmen	7
2	Vina2 Investment and Construction Joint Stock Company	Associate company	0100105895	Floors 2–4, Building B – Kim Van – Kim Lu New Urban Area, Dai Kim Ward, Hoang Mai District, Hanoi	September 6, 2021			
III. (Organizations related to insi	iders	ulmer e	(V m (d) —	To imministry	Tanent widt, Lant Stoot	oyari SamiV <u>metamasini.</u>	
	Organizations related to insi			ctors of MST Investment	Joint Stock Com	Laborate track	Van Star V Maramania Com	
				and meet the south of the	Joint Stock Com	Laborate track	Campillarian Campi	

3	Do Thanh Real Estate Development Investment Joint Stock Company	Deputy General Director, Member of the Board of Directors	4101447641	Lots No. 16+17+18+19, Nguyen Tu Street Planning Area, Ly Thuong Kiet Ward, Quy Nhon City, Binh	Investment Join Associate company	dated to MST tructure and restion Joint Stock sany	mizations r lirban lufrae Transp Construction	II. Orga
		(from January 19, 2021 to present)	I, Building B un – Kim Lu an Area, Dai	Dinh Province, Vietnam	Associate company	fitnent and Joint Stock	Vina2 Inve	2 (
4	Vina2 Investment and Construction Joint Stock Company	Vice Chairman of the Board of Directors (since December 5, 2022)	0100105895	Floors 2–4, Building B – Kim Van – Kim Lu New Urban Area, Dai Kim Ward, Hoang Mai District, Hanoi	ers Shairman of the	clated to insic lay Quang – t	noizations . Nguyen i	III. Org
5	Greenhill Village Joint Stock Company	General Director	4201787754	National Highway 1D, Quy Nhon – Song Cau route, Ghenh Rang, Quy Nhon City, Binh Dinh Province	Member of the Board of Directors	rection and, Equipment Company	Mechanical Joint Stock	1
II.2.	Mr. Trinh Van Hung – Me	ember of the Boa	ard of Directors	of MST Investment Joint	Stock Company	nt Stock	NBA Jon Comp	2
1	Vina2 Investment and Construction Joint Stock Company	Deputy General Director since September 15, 2022	0100105895	Floors 2–4, Building B – Kim Van – Kim Lu New Urban Area, Dai Kim Ward, Hoang Mai District, Hanoi				

2	Phuc Thanh Hung Investment Joint Stock Company	Member of the Board of Directors	2902091400	No. 104, Nguyen Sinh Sac Street, Cua Nam Ward, Vinh City, Nghe An Province	Ramminoulle Specific		et Arik gra	1
II.3.	Mr. Phan Duy Dung – Me	mber of the Boar	rd of Directors	General Director of MST	Investment Joint	Stock Comp	pany	
1	DQI Investment and Trading Joint Stock Company	General Director until June 13, 2025	0108755694	Cho Moi Area, Phung Town, Dan Phuong District, Hanoi City, Vietnam	ngwii tqueneri 1.60° fu nesi	Talad Eleverity Jenes (A) ozek geneja	even noe 1. ganear T mobil	, s
II.4.	Mr. Nguyen Quang Nguye	en – Member of t	he Board of Di	rectors of MST Investment	t Joint Stock Comp	pany		
1	Duc Trung Investment Joint Stock Company	Member of the Board of Directors from September 20, 2021 to April 29, 2025	0301466299	No. 213 Nam Ky Khoi Nghia Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam	In the other than the second s	yeen ingele metod. en the capul- rus the con- bras of the con 150 to	ngd spoin nicenologie supel parin trad trad con con (EU) an etal trad c	ancingil and also agraphy account account account
2	Vina2 Investment and Construction Joint Stock Company	Deputy General Director since April 24, 2024	0100105895	Floors 2–4, Building B – Kim Van – Kim Lu New Urban Area, Dai Kim Ward, Hoang Mai District, Hanoi City, Vietnam	Ne vitopanya, lujera (PrV podadene) Serialis notion dah Serialis (serialis) Serialis dan dah Jana dan dan dan dan	I stais (loc. sirraa Lata ab tone stronga lone stronga long bna ab	m Flants 1 sele of god Furchase o fale of god the feating	
3	Song Hong Capital Group Joint Stock Company	Member of the BODs	0700761105	LK 11/6 Ngo Thi Nham Street, Ha Cau Ward, Ha Dong District, Hanoi City, Vietnam	erivates contains a durectioliters not a copeany and enc	s kais aboug of ane illivr k illi noewood ar: ao ios saw	Frankse o Pananalio Pananaliota Pananaliota	

1	NBA Joint Stock Company	Member of the BODs	0103851563	Km 9+400, National Highway 2, Thanh Xuan Commune, Soc Son District, Hanoi City, Vietnam	Member of the Board of Directors	Phuc Thirth Hung investment foint Stock Company	2
2	DQI Investment and Trading Joint Stock Company	General Director from June 13, 2025 to present	0109017178	Cho Moi Area, Phung Town, Dan Phuong District, Hanoi City, Vietnam	General Director until Jone 13, 2025	DQI Investment and Trading J ant Stock Company	

- 2. Transactions between the company and related persons of the company; or between the company and major shareholders, insiders, or related persons of insiders: No transactions incurred.
- 3. Transactions between insiders, or related persons of insiders, and subsidiaries or entities controlled by the listed company:

 No transactions incurred.
- 4. Transactions between the company and other entities:
- **4.1**. Transactions between the company and entities in which members of the Board of Directors, members of the Supervisory Board, or the General Director have been or are currently founding members or have held positions as members of the Board of Directors or General Directors within the past three (03) years (as of the reporting date):Transactions incurred.

Transactions between MST Investment Joint Stock Company ("MST") and:

- 4.1.1. Do Thanh Real Estate Development Investment Joint Stock Company:
 - Sale of goods and services (excluding VAT): VND 57,219,370,030
- 4.1.2. VINA2 Investment and Construction Joint Stock Company:
 - Purchase of goods and services (excluding VAT): VND 58,776,463,801
 - Sale of goods and services (excluding VAT): VND 294,126,980
- 4.1.3. Duc Trung Investment Joint Stock Company:
 - Purchase of goods and services (including VAT): VND 132,000,000
- 4.1.4. Transactions with major shareholders holding 5% or more of the voting shares of the Company: No transactions incurred
- 4.2. Transactions between the company and entities where related persons of members of the Board of Directors, the Supervisory Board, or the General Director serve as members of the Board of Directors or General Director: No transactions incurred

4.3. Other transactions (if any) of the company that may bring material or immaterial benefits to members of the Board of Directors, the Supervisory Board, or the General Director: No transactions incurred

VIII. Transactions in Shares by Insiders and Related Persons of Insiders

1. List of insiders and related persons of insiders:

No.	Name	Securities Trading Account (if any)	Position in the Company (if any)	ID/Passport No., Date & Place of Issue	Contact Address	Number of Shares Held at Period End	Percentage of Ownership at Period End (%)	Note
Ι	Nguyen Huy Quang	046C003513	Chairman of the Board / Corporate Governance Officer	is a second		2.595.186	3,41	Company Insider
1	Nguyen Trong Nguyen					0	- 0	Dad
2	Duong Thi Lien Huong			d	Species - 1	0	0	Mom
3	Nguyen Trong Duc					0	0	Child
4	Nguyen Trong Tung Lam					0	0	Child
II	Hoang Van Minh	016C003072	Member of the Board of Directors			65.208	0,09	Company Insider
1	Hoang Van Binh					0	0	Dad
2	Pham Thi Vy					0	0	Mom

3	Pham Tra Mi	nefits to mumbers i	material or imagaterial) e curred	that may bring transactions in	ne company Director: de	0	0	Wife
4	Hoang Minh Quang		or anarotra	SS PRESON PRESONS	ns of insider	0	0	Child
5	Hoang Ly Ly	MuM				0	0	Child
6	Hoang Thi Nguyet	Contact Heli	No., Date &	Position Company	iles Trading uni (il any	0	am 01	Sister
III ncompo sloient	Phan Duy Dung	080C000090	Member of the Board of Directors / General Director / Authorized Spokesperchild	Chairman Board / Ct		180.000	0,24	Company Insider
1	Phan Duy Chu					0	0	Dad
2	Nguyen Thi Ha Thanh					0	Numyen 0 Duong Inf Li	Mom
3	Phan Thi Phuong Dung					0	0	Wife
4	Phan Duy Khanh Nam					0	Buol Lusking	Child
5	Phan Duy Duc Huy	Sec. 113, 54	be Board	Member of	00000000	0	0	Child
6	Phan Duy Hung	0	SJOT	of Dire		0	0 Hoang Van B	Brother
7	Nguyen Thi Quynh Ngoan	ō .				0	V latt Omaiq	Sister

8	Phan Thi Thanh Huyen					0	0	Sister
9	Nguyen The Viet	10000	broads rd	ki ka masi mai ka	revenira	0	0	Brother
IV	Trinh Van Hung		Member of the Board of Directors			0	0	Company Insider
1	Vu Thi Bich Lien					0	0	Wife
2	Trinh Xuan Hoang Ha					0	0	Child
3	Trinh Vu Hoang					0	0	Child
4	Nguyen Thi Nu					0	0	Mom
5	Trinh Van Hai					0	0	Brother
6	Vu Thi Lan					0	0	Sister
7	Trinh Xuan Phuong					0	0	Brother
8	Nguyen Thi Nhung					0	0	Sister
10	Vu Ngoc Thien	180.	163945	asnid	140000031	0	0	Brother
11	Nguyen Thi Quyen					0	0	Sister
12	Vu Trong Hoan					0	0	Brother

13	Bui Thanh Minh Huyen			0	Phan Ohi Tha	Sister
V	Nguyen Quang Nguyen	040C003754	Member of the Board of Directors	707.660	0,93	Company Insider
ab]	Nguyen Quang Nghiem		of Directors	0	0	Dad
2	Đao Thi Nghenh			0	0	Mom
3	Le Thi Bich Phuong			0	0	Wife
4	Nguyen Huong Giang			0	Trinh Ou Hoa	Child
5	Nguyen Huong Thao	25		0	Namy O. Thi D	Child
6	Nguyen Quang Tung			0	0	Child
7	Nguyen Thi Hanh			0	0	Sister
8	Nguyen Van Dung			0	0	Brother
9	Nguyen Thi Phuc			0 800	rinh Xom Plu	Sister
10	Don Van Tinh			0	O Di Ni	Brother
VI	Nguyen Dang Kien	080C000091	Deputy General Director	150.000	0,2	Company Insider
Siste	Nguyen Dang Ky			0	lguyen.0.hi Qu	Dad
2	Duong Thi Hong Hanh			0	oH gr 0 T nv	Mom

3	Nguyen Ngoc Hung	Elembra a monato	0	0	Dad
4	Mai Thi Thu Huong		0	0 100	Mom
5	Nguyen Huong Giang		0	0	Wife
6	Nguyen Dang Khoi		0	0 1	Child
7	Nguyen Thi Mai Phuong		0	0	Sister
8	Nguyen Tat Nam		0	0	Brother
VII	Nguyen Minh Huyen	Chief Accountant	0	0	Company Insider
1	Nguyen Van Sy		0	0	Dad
2	Nguyen Thi Hue		0	O O	Mom
3	Doan Van Cao		0	0	Dad
4	Tran Thi Thanh Thuy		0	0	Mom
5	Doan Duc Anh		0	0	Husband
6	Nguyen Thu Thao	hand reservaged	0	0	Sister
7	Đoan Lam Giang		0	0	Child

VIII	Vu Thi Thuy	Member of the SB	0	gnyen o Igoo Is	Company Insider
m ₁ M	Vu Trung Thinh		0 210	451 and 0 and 10	Dad
2	Nguyen Thi Oanh		0	Ngayon khas	Mom
3	Vu Thi Hue		0	ume Omercus	Sister
4	Vu Thi Huyen		0 is	Alguya Thi N	Sister
5	Vu Trung Kien		0	0 Marvon Tat N	Brother
6	Vu Cong Hau	Chief Aceleman	0	Nguyễn Min	Brother
IX	Nguyen Thi Thuy	Member of the SB	0	Mayen O Nguyen Van I	Company Insider
noM	Nguyen Huu Binh		0	Mguye ⁰ Thi F	Dad
2	Nguyen Thi Tham		0	Doesn ⁰ /an Ca	Mom
3	Nguyen Thi Hien		0	nd Fire OraniT	Sister
4	Nguyen Huu Chien		0	0	Brother
X	Nguyen Thi Trang Nhung	Head of the Supervisory Board	0	Tudl ⁰ lbuT	Company Insider
bli 1 O	Nguyen Duc Thang		0	Doon 10 m Giv	Dad

2	Dao Thi Huong Lan			0	0	Mom
3	Nguyen Duc Chien			0	0	Brother

2. Transactions by Insiders and Related Persons Involving the Company's Shares: No transactions occurred.

IX. Other Notable Issues: None.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN 03983.30

CÔNG TÝ CÔ PHÂN ĐẦU TƯ

NGUYEN HUY QUANG

2. Transactions by Insiders and Related Persons Involving the Company's Shares: No transactions occurred

IX. Other Netable Issues: None.

ON BEHALF OF THE BOARD OF DIRECTORS

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NEUYEN HUY QUANG