

Số: 04/2024/CV-AGI-IR

Tp.HCM, ngày 23 tháng 01 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

2. Nội dung thông tin công bố: Báo cáo tình hình quản trị Công ty năm 2024.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 23/01/2025 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 UQ CBTT

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



NGUYỄN THÀNH CHÂU

Number: 01/2025/BC-AGI-IR

Ho Chi Minh City, January 22, 2025

**CORPORATE GOVERNANCE REPORT
(2024)**

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/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	08/2024/NQ-AGI	May 14, 2024	<ul style="list-style-type: none">- Approving the entire content of the Board of Directors' 2023 performance report,- Through the entire content of the Audit Committee's report,- Through the Executive Board's performance report and 2024 business plan,- Through the Separate Financial Statements and Consolidated Financial Statements for 2023 audited by Ernst & Young Vietnam Co., Ltd.,- Through the list of auditing units for financial statements in 2024,- Approval of Board of Directors' remuneration for 2024,- Through the 2023 profit distribution plan,- Approving the plan to issue shares to pay dividends in 2023,- Through the plan to issue shares under the employee stock option program (ESOP),- Approving the election of Board of Directors members for the 2024 - 2029 term, and the list of elected Board of Directors members for the 2024 - 2029 term:<ul style="list-style-type: none">• Mr. Nguyen Ba Sang• Mr. Louis T Nguyen• Mr. Le Duy Binh

02	26/2024/NQ-AGI	10/18/2024	<ul style="list-style-type: none"> - Approving the plan to offer additional shares to the public to existing shareholders to increase charter capital; - Approving the change in the number of members of the Board of Directors for the 2024 - 2029 term, changing the remuneration of the Board of Directors in 2024, electing additional independent members of the Board of Directors and the list of candidates for independent members of the Board of Directors for the 2024 - 2029 term; - Approving the election of Mr. Do Le Hung as an independent member of the Board of Directors for the 2024 - 2029 term.
----	----------------	------------	---

II. Board of Directors (2024):

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	
3	Le Duy Binh	Independent Board Member	14/05/2024	
4	Do Le Hung	Independent Member of the Board of Directors	10/18/2024	
5	Vu Quang Thinh	Independent Board Member	09/09/2019	17/05/2024
6	Masakazu Yamaguchi	Non-executive Board Member	09/09/2019	17/05/2024
7	Dao Thai Phuc	Non-executive Board Member	15/04/2022	17/05/2024

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	35/35	100%	
2	Louis T Nguyen	28/28	100%	
3	Le Duy Binh	28/28	100%	
4	Do Le Hung	17/17	100%	
5	Vu Quang Thinh	7/7	100%	
6	Masakazu Yamaguchi	7/7	100%	
7	Dao Thai Phuc	7/7	100 %	

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

From January 1, 2024 to December 31, 2024, the Board of Directors held 35 meetings, proposed many policies and solutions to promote production and business activities, and together with the Company's Executive Board directed the implementation of the Resolution and targets set by the General Meeting of Shareholders.

- Chair, direct and successfully organize the 2024 annual general meeting of shareholders on May 14, 2024;
- Direct and successfully organize the collection of shareholders' opinions in writing on October 18, 2024;
- Monitor the implementation and compliance with resolutions issued by the General Meeting of Shareholders and the Board of Directors;
- Supervise the preparation of capital, investment and implementation of projects;
- Supervise the completion and implementation of handover of pink books of Westgate project;
- Monitor the management activities of the Executive Board in business activities to improve efficiency and complete set targets and plans.

4. Activities of the Board of Directors Committees :

- Strategy Committee
 - Approve vision, mission and long-term strategic goals;
 - Approve business strategy year 2024;
 - Review strategy and business plan, real estate market situation, competitive advantage, environment, resources .
 - The Strategy Committee ceases to exist on May 17, 2024.
- Audit Committee (Details in Section III)

5. Resolutions/Decisions of the Board of Directors (2024) :

Stat us	Resolution Number/ Decision	Day	Content	Passage Rate
1.	01/2024/NQ- AGI-PL	15/01/2024	Through the appointment of General Director	100%
2.	02/2024/NQ- AGI-PL	22/03/2024	Approval of the plan to organize the Company's 2024 Annual General Meeting of Shareholders (AGM)	100%

3.	03/2024/NQ-AGI-PL	03/04/2024	Approval of the Company's borrowing of a short-term loan of up to US\$8.4 million provided by The Shanghai Commercial & Saving Banks, Ltd. and approval of the terms, conditions and transactions set forth in the documents relating to the Loan	100%
4.	04/2024/NQ-AGI-PL	23/04/2024	Approval of documents for the 2024 Annual General Meeting of Shareholders (1st time)	100%
5.	05/2024/NQ-AGI-PL	26/04/2024	Through the Company receiving adjusted credit at Vietnam Joint Stock Commercial Bank for Industry and Trade (Vietinbank) with a credit limit not exceeding VND 290,000,000,000 at Vietinbank Branch 1 Through the Company's signing and implementation of business cooperation with Partners using loans from SCSB - OBB Agree to accept the security measures and other commitments granted by Mr. Nguyen Van Giao and Le Gia Real Estate Joint Stock Company (JSC) to secure the Company's obligations arising under or related to the credit granted by Vietinbank Branch 1.	100%
6.	06/2024/NQ-AGI-PL	03/05/2024	Approving the amendment and supplement of documents for the 2024 Annual General Meeting of Shareholders (2nd time)	100%
7.	07/2024/NQ-AGI-PL	10/05/2024	Approving the amendment and supplement of documents for the 2024 Annual General Meeting of Shareholders (3rd time)	100%
8.	09/2024/NQ-AGI-PL	17/05/2024	Approving the appointment of Mr. Nguyen Ba Sang as Chairman of the Board of Directors for the 2024 - 2029 term and establishing the audit committee for the 2024 - 2029 term.	100%
9.	10/2024/NQ-AGI-PL	20/05/2024	Through loan guarantees at Western City	100%
10.	11/2024/NQ-AGI-PL	03/06/2024	Through the dismissal of the General Director	100%
11.	12/2024/NQ-AGI-PL	12/06/2024	Through the procedures for implementing securities issuances, ensure that the issuance of shares to pay dividends and the issuance of shares under the employee stock option program (ESOP) are consistent with the plan approved by the 2024 Annual General Meeting of Shareholders on May 14, 2024.	100%
12.	13/2024/NQ-HĐQT	12/06/2024	Approval of the plan to issue shares to pay dividends in 2023 was approved by the 2024 Annual General Meeting of Shareholders on May 14, 2024.	100%
13.	14/2024/NQ-AGI-PL	26/06/2024	Adopt standards and list of shares issued under employee stock option plan (ESOP).	100%
14.	15/2024/NQ-AGI-PL	26/06/2024	Through the implementation of the plan to issue shares under the employee stock option program (ESOP).	100%
15.	16/2024/NQ-AGI-PL	26/06/2024	Approving the selection of Ernst & Young Vietnam Co., Ltd. as the auditor for the Company's 2024 Financial Statements	100%
16.	17/2024/NQ-AGI-PL	23/07/2024	Approved the last registration date to receive dividends in 2023	100%
17.	18/2024/NQ-AGI-PL	26/07/2024	Through the last registration date to close the list of shareholders to get written opinions	100%
18.	19/2024/NQ-AGI-PL	20/08/2024	Approval of the temporary suspension of collecting written shareholder opinions	100%

19.	20/2024/NQ-AGI-PL	26/08/2024	Through registration for depository and additional listing of shares	100%
20.	21/2024/NQ-AGI-PL	26/08/2024	Through capital increase and charter update according to new capital	100%
21.	22/2024/NQ-AGI-PL	16/09/2024	Approval of the last registration date for shareholders' written opinions in September	100%
22.	23/2024/NQ-AGI-PL	24/09/2024	Approval of the 2024 ESOP issuance plan update	100%
23.	24/2024/NQ-AGI-PL	01/10/2024	Through documents to collect shareholders' opinions in writing	100%
24.	25/2024/NQ-AGI-PL	04/10/2024	Through the Company's signing and execution of the contract with An Gia Hung Phat Development JSC	100%
25.	27/2024/NQ-AGI-PL	22/10/2024	Through the report on ESOP issuance results	100%
26.	28/2024/NQ-AGI-PL	25/10/2024	Approving changes in the personnel structure of the Inspection Committee for the 2024-2029 term	100%
27.	29/2024/NQ-AGI-PL	31/10/2024	Through the merger policy of the related Company	100%
28.	30/2024/NQ-AGI-PL	04/11/2024	Through registration for depository and additional listing of shares	100%
29.	31/2024/NQ-AGI-PL	04/11/2024	Through capital increase and charter update according to new capital	100%
30.	32/2024/NQ-AGI-PL	04/11/2024	Through the content of updating the business registration certificate according to the new capital	100%
31.	33/2024/NQ-AGI-PL	25/11/2024	Approval of the plan to receive credit from Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 11	100%
32.	34/2024/NQ-AGI-PL	02/12/2024	Through the Company's signing and implementation of the Business Cooperation Contract with Vinh Nguyen Management and Investment Company Limited	100%
33.	35/2024/NQ-AGI-PL	03/12/2024	Through signing a lease contract with the relevant party	100%
34.	36/2024/NQ-AGI-PL	05/12/2024	Through loan guarantee for Le Gia Real Estate Investment JSC	100%
35.	37/2024/NQ-AGI-PL	30/12/2024	Through the merger policy of the related Company	100%

III. Audit Committee (2024) :

1. Information about Audit Committee members :

S TT	Audit Committee Member	Position	Date of commencement as a member of the Audit Committee	Date of ceasing to be a member of the Audit Committee	Professional qualifications
01	Mr. Do Le Hung	Chairman of the Audit Committee	18/10/2024		- Hanoi University of Finance and Accounting in 1990 (now Academy of Finance) - Master of Public Administration – French Republic in 2000
02	Mr. Vu Quang Thinh	Audit Committee Member	09/09/2019	15/07/2024	

03	Mr. Masakazu Yamaguchi	Audit Committee Member	07/07/2021	15/07/2024	
04	Mr. Le Duy Binh	Audit Committee Member	15/07/2024		
05	Mr. Louis T Nguyen	Audit Committee Member	15/07/2024		

2. Audit Committee Meeting :

S TT	Audit Committee Member	Number of meetings attended	Meeting attendance rate
01	Mr. Do Le Hung	02/02	100%
02	Mr. Vu Quang Thinh	01/01	100%
03	Mr. Masakazu Yamaguchi	01/01	100%
04	Mr. Le Duy Binh	02/02	100%
05	Mr. Louis T Nguyen	02/02	100%

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

- Directly monitor the activities of the Board of Directors through meetings, discussions, and the way the Board of Directors makes resolutions .
- Supervise the activities of the Board of Directors through the implementation of the Board of Directors' Resolutions as well as the mechanism of decentralization between the Board of Directors and the General Director.
- Supervise the Board of Directors to properly and fully perform its responsibilities in operating the Company's business activities in compliance with the Law on Enterprises, the Law on Securities, the Company's Charter, Resolutions of the General Meeting of Shareholders, Resolutions of the Board of Directors and other provisions of law.
- Direct contact with Board of Directors members to grasp the company's production and business situation.
- Supervise through reporting channels and contact with CEOs, Chief Accountants, Internal Auditors, etc.
- Monitoring through reporting channels and contact with Independent Auditors .
- The Company's financial statements and business results announcements are prepared to honestly reflect the Company's financial results and operating situation.

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 always coordinates well with the members of the Board of Directors, members of the Executive Board and relevant management staff within the framework of performing its supervisory function.

- The Board of Directors always facilitates and promptly responds to information requests to serve the Audit Committee's monitoring requirements.
- Audit Committee periodically reports the results of its monitoring to the Board of Directors.
- Check the quarterly financial reports in 2024.

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

IV. Executive Board

STT	Member Board of Directors	Date of birth	Date of appointment	Dismissal Date
1	Mr. Nguyen Thanh Son	28/09/1973	15/01/2024	03/06/2024
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 many 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 (2024) and transactions of related persons of the company with the Company itself

1. List of related persons of the company

Attached in Appendix 1 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	Associate	Business Registration Certificate 0315801081, Date: July 18, 2019, Department of Planning	60 Nguyen Dinh Chieu, DaKao Ward,	2024	31/2022/QD-AGI-PL	Fixed income from BCC: 36,882,271,230	

	Corporation		and Investment of Ho Chi Minh City	District 1, HCMC				
2	Dong Nam Trading Service Business Construction Company Limited	Associate	Business Registration Certificate 3700420245, Date: July 20, 1996, Department of Planning and Investment of Binh Duong province	No. 935, DT 743A Street, Ngai Thang Quarter, Binh Thang Ward, Di An City, Binh Duong Province, Vietnam	2024	02/2022/QD-AGI-PL	Lending: 142,460,000,000, Lending collection: 176,768,200,000, Interest income: 3,963,573,280	
3	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, DaKao Ward, District 1, HCMC	2024	Do not have	Fixed income from BCC: 62,432,480,556	Not a Related Party at the time of the transaction
4	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, Thang Tam Ward, Vung Tau City, BR-VT province, Vietnam	2024	23/2020/QD-AGI-PL	Loan repayment: 323,284,600,000, Interest expenses: 20,938,608,453, Dividend income: 50,000,000,000	
5	Le Gia Real Estate Investment Joint Stock Company	Subsidiary	Business Registration Certificate 3702659938, Date: April 27, 2018, Department of Planning and Investment of Binh Duong province	Land lot No. 1165, Map No. 09, Khanh Hoi Quarter, Tan Phuoc Khanh Ward, Tan Uyen City, Binh Duong Province	2024	02/2022/QD-AGI-PL	Dividend income: 174,526,911,934	

6	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, DaKao ward, District 1, HCMC	2024	02/2022/QD-AGI-PL	Collecting from BCC: 300,000,000,000, Loan repayment: 146,151,000,000, Fixed income from BCC: 79,545,618,167, Interest expenses: 6,525,393,404	
7	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, DaKao ward, District 1, HCMC	2024	02/2022/QD-AGI-PL	Interest expenses: 2,688,826,164, Loan drawdown: 11,000,000,000, Loan repayment: 48,055,000,000	
8	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, DaKao ward, District 1, HCMC	2024		Interest income: 13,156,503,149	Lending incurred in 2017, not yet listed
9	Gia Linh Real Estate Corporation	Associate	Business Registration Certificate 0315049104, Date: May 15, 2018, Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao ward, District 1, HCMC	2024	02/2022/QD-AGI-PL	Lending collection: 484,497,916,000, Interest income: 7,067,290,349, Lending: 286,700,000,000	
10	Vinh Nguyen Management and Investment Company Limited	Related party	Business Registration Certificate 0316075361, Date: December 19, 2019, Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao ward, District 1, HCMC	2024	34/2024/NQ-AGI-PL	Fixed income from BCC: 17,613,620,875, Collecting from BCC: 238,110,060,000, BCC contribution: 272,000,000,000	
11	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, Ward 11, District 3, HCMC, Vietnam	2024	02/2022/QD-AGI-PL	Revenue from rendering service: 30,687,313,863	

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

- 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	ID card number 001174011977, Date: July 20, 2021, Police for Administrative Management of Social Order	B15-9 The Harmona Apartment, No. 33 Truong Cong Dinh, Ward 14, Tan Binh District, HCMC	Western City Company Limited	31/07/2024	Liquidation of apartment purchase contract, 9 units, 66,593,336, 555	
2	Nguyen Huong Giang	Sister of the Chairman of the Board of Directors	Customer Service Director	ID card number 058179000049, Date: November 13, 2017, Department of Police for Residence Registration and National Population Registration	178/1 Hau Giang, Ward 6, District 6, Ho Chi Minh City	Western City Company Limited	23/12/2024	Liquidation of apartment purchase contract, 9 units, 45,253,617, 595	
3	Nguyen Huong Giang	Sister of the Chairman of the Board of Directors	Customer Service Director	ID card number 058179000049, Date: November 13, 2017, Department of Police for Residence Registration and National Population Registration	178/1 Hau Giang, Ward 6, District 6, Ho Chi Minh City	Western City Company Limited	06/11/2024	Buy apartment, 1 unit, 10,338,115, 232	
4	Nguyen Quynh Giang	Sister of the Chairman of the Board of Directors	Director of Commercial Division	ID card number 001176012913, Date: January 3, 2023, Police for Administrative Management of Social Order	No. 2, Lot J, Street No. 8, Phu My Residential Area, Phu My Ward, District 7, Ho Chi Minh City	Western City Company Limited	08/11/2024	Buy apartment, 2 units, 15,624,559, 188	
5	Nguyen Quynh Giang	Sister of the Chairman of the Board of Directors	Director of Commercial Division	ID card number 001176012913, Date: January 3, 2023, Police for Administrative Management of Social Order	No. 2, Lot J, Street No. 8, Phu My Residential Area, Phu My Ward, District 7, Ho Chi Minh City	Western City Company Limited	18/12/2024	Liquidation of apartment purchase contract, 8 units, 68,837,876, 051	

6	Nguyen Ba Sang		Chairman of the Board	CCCD, 058081000047, February 21, 2023, Department of Police for Residence Registration and National Population Registration	2 Lot J, Road 8, Phu My Residential Area, Phu My Ward, District 7, Ho Chi Minh City	Western City Company Limited	28/11/2024	Liquidation of apartment purchase contract, 8 units, 122,195,631,698	
7	Nguyen Quynh Giang	Sister of the Chairman of the Board of Directors	Director of Commercial Division	ID card number 001176012913, January 3, 2023, Police for Administrative Management of Social Order	No. 2, Lot J, Street No. 8, Phu My Residential Area, Phu My Ward, District 7, Ho Chi Minh City	Phuoc Loc Tourism Construction Investment Joint Stock Company	31/12/2024	Liquidation of apartment purchase contract, 5 units, 17,012,420,711	
8	Nguyen Mai Giang		Deputy General Director	CCCD No. 001174011977, July 20, 2021, Police for Administrative Management of Social Order	B15-9 The Harmona Apartment, No. 33 Truong Cong Dinh, Ward 14, Tan Binh District, HCMC	An Gia Phu Thinh Joint Stock Company	17/12/2024	Liquidation of apartment purchase contract, 1 unit, 643,966,800	
9	Nguyen Thanh Chau		Chief Accountant	CCCD No. 079073012649, November 4, 2019, Police for Administrative Management of Social Order	87J Dinh Tien Hoang, Ward 3, Binh Thanh District, HCMC	An Gia Phu Thinh Joint Stock Company	17/12/2024	Buy apartment, 1 unit, 643,966,800	

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 parties of insiders (2024)

1. List of insiders and related persons of insiders

Attached in Appendix II of this report.

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

St at us	The person who makes the transaction	Insider Relations	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reason for increase (purchase, sale, conversion, bonus...)
			Number of shares	Proportion	Number of shares	Proportion	
01	Truong Giang Investment and Management Joint Stock Company	Mr. Nguyen Ba Sang - General Director	51,349,882	41.04 %	0	0.00%	Sell
02	Nguyen Ba Sang		8,635,185	6.90%	42,508,891	26.15%	Buy, Dividend, ESOP
03	Nguyen Mai Giang		506,055	0.40%	2,443,328	1.50%	Buy, Dividend, ESOP
04	Nguyen Thanh Chau		220,239	0.17%	3,600,298	2.21%	Buy, Dividend, ESOP
05	Nguyen Quynh Giang	Mr. Nguyen Ba Sang's sister	200,000	0.16%	2,780,380	1.71%	Buy, Dividend, ESOP
06	Nguyen Huong Giang	Mr. Nguyen Ba Sang's sister	263,715	0.21%	2,527,245	1.55%	Buy, Dividend, ESOP
07	Ho Thi Nguyet Anh	Mr. Nguyen Ba Sang's wife	406,492	0.32%	1,508,115	0.93%	Buy, Dividend, ESOP
08	Nguyen Ngoc Tu	Brother-in-law of Mr. Nguyen Ba Sang	101,062	0.08%	121,277	0.07%	Buy

IX. Other issues to note :

Do not have.

Recipient:

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

CHAIRMAN OF THE BOARD OF DIRECTORS

(Sign, print full name and stamp)



NGUYEN BA SANG

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

STT	Name of organization/individual	Position in the company (if any)	NSH Certificate Number	Date of Issue	Place of issue	Head office address/Contact address	The starting point is the person concerned.	Time is no longer relevant	Reason	Relationship with the company
1.	Nguyen Ba Sang	Chairman of the Board					09/09/2019			Insider
2.	Masakazu Yamaguchi	Board Member					09/09/2019	17/05/2024	Dismissal	No longer an insider
3.	Do Le Hung	Independent Board Member					09/09/2019	17/05/2024	Dismissal	No longer an insider
4.	Do Le Hung	Independent Board Member					10/18/2024		Appoint	Insider
5.	Vu Quang Thinh	Independent Board Member					09/09/2019	17/05/2024	Dismissal	No longer an insider
6.	Dao Thai Phuc	Board Member					15/04/2022	17/05/2024	Dismissal	No longer an insider
7.	Nguyen Thanh Son	General Director					15/01/2024	06/03/2024	Dismissal	No longer an insider
8.	Louis T Nguyen	Board Member					14/05/2024		Appoint	Insider
9.	Le Duy Binh	Independent Board Member					14/05/2024		Appoint	Insider
10.	Nguyen Mai Giang	Deputy General Director					11/11/2021			Insider
11.	Nguyen Thanh Chau	Chief Accountant and Authorized Person for Information Disclosure					01/09/2019			Insider
12.	Le Thi Phuong Thao	Head of Internal Audit					08/06/2021			Insider
13.	Pham Thi Tra My	Corporate Governance Officer					28/04/2022			Insider
14.	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, DaKao Ward, District 1, HCMC	06/02/2020			Direct subsidiary

30019
 NG TY
 PHÂN
 A PHÁT
 ĐỘNG
 N GI
 HỒ H

15.	AGI&HRS Consultant Joint Stock Company		0314311503	24/3/2017	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	17/05/2017			Direct subsidiary
16.	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, DaKao Ward, District 1, HCMC	0 10/7/2019			Indirect subsidiary
17.	Western City Company Limited		0314224378	10/2/2017	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	30/12/2020			Direct subsidiary
18.	Phuoc Loc Investment Construction Tourism Corporation		3501860481	28/06/2011	Department of Planning and Investment of Ba Ria Vung Tau	28 Thi Sach, Thang Tam Ward, Vung Tau City, Ba Ria Vung Tau Province	26/06/2020			Direct subsidiary
19.	AGI & GLC Consultant Joint Stock Company		0315332400	16/10/2018	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	17/04/2019			Associate
20.	AGI & DDC Consultant Joint Stock Company		0315332425	16/10/2018	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	17/04/2019	02/12/2024	Merged into AGI & GLC	Associate
21.	AGI & HVC Consultant Joint Stock Company		0315332418	16/10/2018	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	17/04/2019	02/12/2024	Merged into AGI & GLC	Associate
22.	Loc Phat Management And Development Corporation		0315801081	18/07/2019	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	23/06/2021			Associate
23.	Gia Linh Real Estate Corporation		0315049104	15/5/2018	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	17/04/2019			Associate
24.	Dang Duong Real Estate Development Corporation		0315167281	16/07/2018	Department of Planning and Investment of Ho Chi Minh City	60 Nguyen Dinh Chieu, DaKao Ward, District 1, HCMC	17/04/2019			Associate
25.	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, DaKao Ward, District 1, HCMC	17/04/2019			Associate
26.	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 Phuoc Khanh Ward, Tan Uyen City, Binh Duong Province	20/02/2020			Direct subsidiary
27.	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, Binh Thang Ward, Di An City, Binh Duong Province, Vietnam	23/06/2021			Associate

28.	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, Ward 11, District 3, Ho Chi Minh City, Vietnam	12/30/2022		Related party
29.	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, DaKao Ward, District 1, HCMC	12/20/2022		Related party
30.	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, DaKao Ward, District 1, HCMC	06/01/2023		Related party
31.	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, Vo Thi Sau Ward, District 3, HCMC	12/30/2023		Related party

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

APPENDIX II: LIST OF INSIDERS AND RELATED PERSONS OF INSIDERS

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

Stat us	Full name	Sto ck tra din g acc oun t (if any)	Position in the compan y (if any)	Relations hip with NNB	NSH paper type	NSH Certificate Number	Date of issue	Place of issue	Contact address	Number of shares owned at the end of the period	End of period share owners hip ratio	The starting time is NCLQ/N NB	Time is no longer NCLQ/ NNB	Reason	Notes (regardi ng the absence of NSH Certific ate number and other notes) (***)
1	2	3	4		5	6			6	7	8	15/04/2024			9
1	Nguyen Ba Sang		Chairman of the Board							42,508,891	26.15%			Appointment for term 2024-2029	
1.01	An Gia Phu Thinh Joint Stock Company		Subsidiary		Certificate of Business Registration	0314269770	7/3/2017	Department of Planning and Investment of HCMC	60 Nguyen Dinh Chieu, Dakao Ward, District 1, 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, Dakao Ward, District 1, 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, Dakao Ward, District 1, 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, Dakao Ward, District 1, HCMC	0	0	15/04/2024			
1.05	Nguyen Ba Ngoc		Do not have	biological father	CCCD	040046001013	18/04/2021	Police Department	178/1 Hau Giang, Ward 6, District 6, Ho Chi Minh City	0	0	15/04/2024			

1.06	Vu Thi Thom		Do not have	biological mother					0	0	15/04/2024			
1.7	Ho Van Thanh		Do not have	father in law					0	0	15/04/2024			
1.8	Tran Thi Minh Nguyet		Do not have	Mother in law					0	0	15/04/2024			
1.9	Ho Thi Nguyet Anh		Product Manager	Wife					1,508,115	0.93%	15/04/2024			
1.10	Nguyen Ba Lam		Do not have	biological child					0	0	15/04/2024			Child, Under 10 years old
1.11	Nguyen Mai Giang		Deputy General Director	Sister					2,443,328	1.50%	15/04/2024			
1.12	Nguyen Quynh Giang		Director of Commercial Division	Sister					2,780,380	1.71%	15/04/2024			
1.13	Nguyen Huong Giang		Director of Customer Service Department	Sister					2,527,245	1.55%	15/04/2024			
1.14	Nguyen Ngoc Tu		Do not have	brother in law					121,277	0.07%	15/04/2024			
2	Louis T Nguyen		Board Member						4,186	0.00%	15/04/2024			USA
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		
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		
2.3	Heritage Beverage			Chairperson					3035 Rollingwood Court, San Jose, California, 95148, USA	0	0	15/04/2024		

3	Le Duy Binh	Independent Board Member								0	0	15/04/2024				
3.1	Le Dinh Khai	Do not have	biological father							0	0	15/04/2024				
3.2	Nguyen Van Chinh	Do not have	father in law							0	0	15/04/2024				
3.3	Nguyen Thi Lan Vi	Do not have	Wife							0	0	15/04/2024				
3.4	Le Nguyen Cat Thanh	Do not have	biological child							0	0	15/04/2024				
3.5	Le Nguyen Cat Ky	Do not have	biological child							0	0	15/04/2024				
3.6	Le Thi Xuan Lan	Do not have	Brother/Sister							0	0	15/04/2024				
3.7	Le The Nghi	Do not have	younger brother							0	0	15/04/2024				
3.8	Le Thi Ai Linh	Do not have	younger brother							0	0	15/04/2024				
3.9	Le Nhat Y	Do not have	younger brother							0	0	15/04/2024				
4	Do Le Hung	Independent Board Member								0	0	10/18/2024				
4.1	Vietnam Dairy Products Joint Stock Company	Independent member of the BODs and Head of the Audit Committee		Certificate of Business Registration	0300388569	30/09/2016	Department of Planning and Investment of HCMC	No. 10, Tan Trao, District 7, HCMC	0	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 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 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	Vu Quang Thinh	Independent Board Member							0	0	9/9/2019	17/05/2024	End of term 2019- 2024	No longer an insider
5.1	Vietnam Institute of Directors (VIOD) Social Enterprise Joint Stock Company	Board Member		Certificate of Business Registration	0108180534	12/6/2018	Hanoi Department of Planning and Investment	No. 8 Trang Thi, Hang Trong Ward, Hoan Kiem District, Hanoi	0	0	9/9/2019	17/05/2024		

5.2	Dynam Consulting and Services Co., Ltd.	Manager		Certificate of Business Registration	0315058123	29/03/2019	Department of Planning and Investment of HCM	12th Floor, Building 33 Le Duan, District 1, HCMC	0	0	9/9/2019	17/05/2024		
5.3	Dynam Capital Ltd.	Board Member		Certificate of Business Registration	65717	13/11/2018	United Kingdom	De Catapan House Grange Road St, Peter Port, Guernsey, GY1 1EW, UK	0	0	9/9/2019	17/05/2024		
5.4	Vietnam Holding Limited	Founding Member		Certificate of Business Registration	66090	25/02/2019	United Kingdom	De Catapan House Grange Road St, Peter Port, Guernsey, GY1 1EW, UK	0	0	9/9/2019	17/05/2024		
5.5	Vu Gia Trading, Service and Investment Company Limited	Board Member		Certificate of Business Registration	0313043019	21/02/2014	Department of Planning and Investment of Ho Chi Minh City	No. 6. Ngan Long Villa Area, Nguyen Huu Tho Street, Phuoc Kien, Nha Be, Ho Chi Minh City	0	0	9/9/2019	17/05/2024		
5.6	Le Xuan Lang	Do not have	father in law						0	0	9/9/2019	17/05/2024		
5.7	Trinh Thi Chin	Do not have	Mother in law						0	0	9/9/2019	17/05/2024		
5.8	Le Ngoc Ha	Do not have	Wife						0	0	9/9/2019	17/05/2024	No longer a related party	
5.9	Vu Xuan Nguyen	Do not have	biological child						0	0	9/9/2019	17/05/2024	No longer a related party	
5.10	Vu Bao Anh Thu	Do not have	biological child						0	0	9/9/2019	17/05/2024	under 16 years old	
5.11	Vu Quang Ngoc	Do not have	brother						0	0	9/9/2019	05/17/2024	No longer a related party	
5.12	Nguyen Thi Phuong	Do not have	Sister in law						0	0	9/9/2019	17/05/2024	No longer a related party	
5.13	Vu Thi Lan	Do not have	Sister						0	0	9/9/2019	17/05/2024	No longer a related party	
5.14	Pham Kim Nam	Do not have	brother in law						0	0	9/9/2019	17/05/2024	No longer a related party	

[illegible]

6.9	Kieu Van Ngon		Do not have	brother in law						0	0	9/9/2019	17/05/2024		
6.10	Dao Thi Hang		Do not have	younger brother						0	0	9/9/2019	17/05/2024		
6.11	Nguyen Manh Hung		Do not have	brother in law						0	0	9/9/2019	17/05/2024		
6.12	Dao Thi Hiep		Do not have	younger brother						0	0	9/9/2019	17/05/2024		
6.13	Dao Thai Dinh		Do not have	Younger brother						0	0	9/9/2019	17/05/2024		
6.14	Nguyen Thi Gai		Do not have	sister in law						0	0	9/9/2019	17/05/2024		
6.15	Peach Thai Binh		Do not have	brother						0	0	9/9/2019	17/05/2024		
6.16	Nguyen Thi Binh		Do not have	Sister in law						0	0	9/9/2019	17/05/2024		
7	Masakazu Yamaguchi		Board Member							149,611	0.09 %	9/9/2019	17/05/2024	End of term 2019-2024	Japan
7.1	Hourai Consulting Ltd			Capital representative in Vietnam	Certificate of Business Registration	1931773	14/12/2016	BVI Financial Services commission	Morgan & Morgan Building P.O Box 958 Pasca Estate Road Town Tortola, British Virgin Islands	0	0	9/9/2019	17/05/2024		
7.2	Koterasu Partners PTE.Ltd		Tổng giám đốc		Giấy chứng nhận ĐKDN	202009620 H	24/03/2020	Singapore	70 Shenton Way. #20-01/02 Eon Shenton Singapore	0	0	9/9/2019	17/05/2024		
7.3	Satoru Yamaguchi		Do not have	biological father		Japan			Japan	0	0	9/9/2019	17/05/2024		Japan
7.4	Kazuko Yamaguchi		Do not have	biological mother		Japan			Japan	0	0	9/9/2019	17/05/2024		Japan
7.5	Hiroyo Yamaguchi		Do not have	Sister		Japan			Japan	0	0	9/9/2019	17/05/2024		Japan
7.6	Atsuko Yamaguchi		Do not have	Wife		Japan			Japan	0	0	9/9/2019	17/05/2024		Japan
7.7	Kotaro Yamaguchi		Do not have	biological child		Japan			Japan	0	0	9/9/2019	17/05/2024		Japan
8	Le Thi Phuong Thao		Head of Internal Audit							0	0	9/9/2019	17/05/2024		
8.1	Le Ngoc Tinh	Do not have	Do not have	Father						0	0	9/9/2019			
8.2	Le Thi Hien	Do	Do not	Mom						0	0	9/9/2019			

[illegible]

[illegible]

9.11	Nguyen Van Quynh			Daughter						0	0	9/9/2019			USA
9.12	Nguyen Ba Sang		Chairman of the Board	Younger brother						42508891	0.2615	9/9/2019			
9.13	Ho Thi Nguyet Anh		Product Manager	sister in law						1,508,115	0.93%	9/9/2019			
9.14	Nguyen Quynh Giang		Director of Business Block	Younger sister						2,780,380	1.71%	9/9/2019			
9.15	Nguyen Ngoc Tu			brother in law						121,277	0.07%	1/1/2021			
9.16	Nguyen Huong Giang		Director of Procurement & Supply	Younger sister						2,527,245	1.55%	9/9/2019			
10	Nguyen Thanh Son		General Director							0	0	January 15, 2024	06/03/2024		No longer NNB
10.1	Nguyen Thi To		Do not have							0	0	January 15, 2024	06/03/2024		
10.2	Bui Thanh Huong		Do not have							0	0	January 15, 2024	06/03/2024		
10.3	Nguyen Thanh Vy		Do not have							0	0	January 15, 2024	06/03/2024		
10.4	Nguyen Minh Thu		Do not have							0	0	January 15, 2024	06/03/2024		
10.5	Tran Thi Phuong Thao		Do not have							0	0	January 15, 2024	06/03/2024		
10.6	Tran Thi Thanh Van		Do not have							0	0	January 15, 2024	06/03/2024		
11	Nguyen Thanh Chau		Chief Accountant							3,600,298	2.21%	9/9/2019			
11.1	Nguyen Cong Thanh			biological father						0	0	9/9/2019			
11.2	Nguyen Thi Huynh			biological mother						0	0	9/9/2019			

MINH ★ C.P

11.3	Nguyen Thanh Tam											0	0	0	9/9/2019			
11.4	Nguyen Thanh Danh											0	0	0	9/9/2019			
11.5	Phan Thi Truc Mai											0	0	0	9/9/2019			
11.6	Nguyen Thanh Tin											0	0	0	9/9/2019			USA
12	Pham Thi Tra My											50,000	0.04%	0.04%	28/4/2022			
12.1	Pham Huu Bon											0	0	0	28/4/2022			
12.2	Nguyen Thi Tuyet											0	0	0	28/4/2022			
12.3	Le Ngoc Van											0	0	0	28/4/2022			
12.4	Nguyen Thi Thanh											0	0	0	28/4/2022			
12.5	Le Ngoc Hung											0	0	0	28/4/2022			
12.6	Le Ngoc Phuong Nghi											0	0	0	28/4/2022			
12.7	Le Viet Minh Lam											0	0	0	28/4/2022			
12.8	Pham Thi My Lien											0	0	0	28/4/2022			
12.9	Tran Quoc Hung											0	0	0	28/4/2022			
12.10	Pham Thi Y Nhi											0	0	0	28/4/2022			
12.11	Pham Huu Truong An											0	0	0	28/4/2022			
12.12	Dang Thuy Thanh Huong											0	0	0	28/4/2022			