

REPORT ON CORPORATE GOVERNANCE OF LISTING COMPANY
(Year 2018)

To: THE STATE SECURITIES COMMISSION (SSC)
HO CHI MINH STOCK EXCHANGE (HOSE)

Name of listing company: **NAM LONG INVESTMENT CORPORATION**

Address of head office: 06 Nguyen Khac Vien Street, Tan Phu Ward, District 7, Ho Chi Minh City

Telephone: +84 28 54 16 17 18

Fax: +84 28 54 17 18 19

Email: info@namlongvn.com

Charter capital: 2.391.369.180.000 Viet Nam dong (at the reporting date)

Securities code: NLG

I. ACTIVITIES OF THE GENERAL SHAREHOLDERS' MEETING

Information on meetings and resolutions/decisions of the General Shareholders' Meeting (including the resolutions of the General Shareholders' Meeting adopted in the form of written comments) with details as follow:

No.	Resolution/Decision No.	Date	Content
1.	01/2018/NQ/ĐHĐCĐ/ NLG (Approved at the Annual General Shareholders' Meeting on 21 Apr 2018)	21 Apr 2018	Approve 2017 consolidated financial report of Nam Long Investment Corporation Approve 2017 profit distribution plan Approve the issuance of new shares to pay 2017 dividend Approve business plan 2018, profit distribution and dividend payment plans for 2018 and authorize the Board to organize the execution Approve IPO plan 2018 and authorize the Board to organize the execution Approve report of the Board of Directors in 2017 Approve the operation budget of the Board of Directors and Inspection Committees for 2018 Approve the D&O Liability Insurance for BOD members for 2018 Approve shares issuance for NLG Executives according to the Executive Long Term Incentive Plan (ESG shares) in 2017 Approve ESG Policy for 3 years 2018 – 2020 Approve the number of the Board members to continue the term 2016 - 2021 Approve the report of the Inspection Committee in 2017 Appoint Ernst & Young Vietnam Co. Ltd to be auditor for financial year 2018

II. ACTIVITIES OF BOARD OF DIRECTORS

1. Information about Board of Directors' members and meetings

In 2018, the Board had organized 04 meetings on 02 Feb 2018, 06 Apr 2018, 03 Aug 2018 and 14 Dec 2018 with attendance ratio as follows:

No.	Board member	Position	Day becoming/no longer member of the Board	Number of attendance	Ratio	Reasons for absence
1.	Mr Nguyen Xuan Quang	Chairman	Board members for term 2016 – 2021, reappointed at the Annual General Shareholders Meeting on 23 Apr 2016	4	100%	
2.	Mr Tran Thanh Phong	Permanent Vice Chairman		4	100%	
3.	Mr Lai Voon Hon	Member		4	100%	
4.	Mr Bui Đức Khang	Member		4	100%	
5.	Mr Chad Ryan Ovel	Member		4	100%	
6.	Mr Ziang Tony Ngo	Member		4	100%	
7.	Mr Ngian Siew Siong	Member		4	100%	
8.	Mr Cao Tan Thach	Member		4	100%	
9.	Mr Linson Lim Soon Kooi	Member		3	75%	Personal reason
10.	Mr Trinh Van Tuan	Member	No longer a member of The Board from 21 st Apr 2018	1	25%	Personal reason

2. Supervision activities by the Board of Directors over the Board of Management

- Assign KPIs 2018 for the Board of Management and review/assess periodically
- Request BOM to follow the Board's guidance timely
- Direct the Board' Sub-committees to supervise and assess the compliance of CEO on legal regulations, Company Charter, Corporate Governance Regulations, prevailing Charter of Authorizations (COAs) and other company regulations
- Review and assess 2017 business performance (audited)
- Review and assess business performance of Quarter I, II and III of 2018

3. Activities of the Board of Directors' sub-committees

The Board' Sub-Committees work as assigned by BOD and respective Sub-Committee's working plan, periodically review and evaluate the implementation of the respective working plan. Organizational chart of the Board' Sub-committees is presented in Appendix I. Detailed scopes of work of the Sub-Committees are as follow:

- Investment Committee:
 - o Give direction and appraise long-term business development strategy (2020-2030 period) for the Company
 - o Appraise annual business plan, 3-year business plan of Nam Long Investment Corporation ("NLIC")
 - o Review business plan, project's investment and cooperation plan, investment/divestment plan at subsidiaries level proposed by CEO. Details are as follow:
 - Appraise plan and business cooperation contract between Nam Long Investment Corporation and the subsidiaries
 - Appraise capital investment and divestment plan of Nam Long Investment Corporation and the subsidiaries
 - Appraise cooperation plan with two Japanese Investors: Hankyu and Nishi Nippon Railroad in Hoang Nam project – Binh Tan District
 - Appraise cooperation and development plan of Southgate Residence project – Long An with the following investors: Nishi Nippon Railroad Co., Ltd, Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development, Thai Binh Investment JSC. and Tan Hiep Investment Co., Ltd
 - o Appraise cooperation and development plan of VSIP Hai Phong project with Japanese partner - Nishi Nippon Railroad Co., Ltd

- Appraise investment plans into Dai Phuoc Paragon project – 45 hectare and Dong Nai Waterfront project - 169,4 hectare in Dong Nai Province
- Appraise and give direction for development plan of commercial properties in 2018.
- Human Resources and External Relations Committee:
 - Appraise 2017 HR operation budget (OB) finalization, 2018 headcount planning, 2018 HR OB, organization structure of the Company and the Group
 - Assess 2017 performance of the CEO
 - Review and propose CEO's contract renewal for the Board's approval
 - Design & assign 2018 KPIs for CEO and consult CEO in 2018 goals setting for Division Heads
 - Propose operation budget for the Board and Inspection Committees in 2018 and be approved at Annual General Shareholders' Meeting (AGM) on 21 Apr 2018
 - Review and allocate 2018 annual fees for Board Members and Inspection Committee Members (based on the approved operation budget by AGM on 21 Apr 2018)
 - Review and allocate 2017 variable bonus for Board Members (based on the approved operation budget for the Board and Inspection Committee approved by AGM on 22 Apr 2017 and 2017 audited business results)
 - Review, appraise results and effectiveness of 2015-2017 ESG program as well as appraise the execution of ESG Policy in 2017
 - Appraise, propose principle for the new ESG program 2018-2020 and be approved by AGM on 21 Apr 2018
 - Appraise pool of ESG shares rewarded for 2018, details of 2017 ESG shares rewarded for management members and outstanding staffs
 - Propose buying the D&O Liability Insurance for Board members in 2018 and be approved by AGM on 21 Apr 2018
 - Recommend additional members and proper personnel structures for the Board' Sub-Committees
 - Appraise policies of performance bonus, allowance and profit sharing applied for NLIC and the Subsidiaries
 - Appraise Group centralization plan
 - Appraise implementation results of the Board of Management's Succession Plan
 - Evaluate CEO's performance during the first 6 months of 2018 and give recommendations for improvement for the last 6 months
 - Appraise 2019 headcount planning and HR operation budget of NLIC
 - Review, appraise HR documentations, procedures, policies
- Audit Committee:
 - Supervise Internal Audit to conduct the review and report of internal regulations of the Company and Subsidiaries
 - Supervise Internal Audit to review the compliance of the Board of Management with Company Charter, Corporate Governance regulations, Chart of Authority (COA) and other regulations of the Company.
 - Review financial report of 2017, quarterly and full year management reports of 2018, review monthly/ quarterly and full year sales result of 2018 and compare to plan.
 - Organise periodically meeting between Audit Committee and the Board of Management in 21/3/2018, 28/5/2018, 25/7/2018, 24/10/2018, 19/12/2018 to review business performance, compliance status, enhance internal control process and risk assessment and make necessary recommendations, and to ensure the Board of Management implement the recommendations in a timely and effective manner.
 - Follow up the recommendations from External Audit, Internal Audit and Audit Committee related to internal regulations improvement and compliance topic.
 - Periodically meeting with External Audit related to the Audited financial report of 2017, recommendations in management letter and interim report for half year of 2018
 - Cooperate with Inspection Committee (IC) to review the quality of External Audit of 2017 and 2018

- Cooperate with IC in External Audit selection process for 2018 and 2019
- Audit committee has cooperate with IC, to command Internal Audit with consultancy from Deloitte – external consultant firm and IC to research best international corporate governance model and apply into the company
- Activities of Independent Directors of the Board:
 - Preside at monthly meetings to consult the Board of Management about project management and development, system and procedure improvement, Sales and Marketing activities, HR and IT matters....
 - Share best practices of big corporations in the region and then propose proper recommendations for Nam Long to apply.
- Board Office:
 - Organize ordinarily Board Meeting, record meeting minutes and related resolutions
 - Proceed to get the Board's approval by written voting sheet
 - Deploy and supervise the Board of Management on implementing General Shareholders' Meeting/the Board's decisions, resolutions
 - Coordinate activities of the Board' Sub-Committees to support the Board on reviewing materials submitted to the Board
 - Cooperate with Shareholder Relation Committee to organize 2018 Annual General Shareholders' Meeting, take part in review materials submitted to AGM
 - To be a point of contact between the Board of Directors and the Board of Management
 - Secretaries to perform effective job and assist the Board very well
- Shareholder Relation Committee:
 - To be a point of contact between the Board of Directors and Shareholders
 - Organize Annual General Shareholders' Meeting on 21 Apr 2018, record the meeting minute, resolution, and disclosed information as regulated
 - Disclose information periodically, extraordinarily as regulated
 - These following documents were sent to SSC and HOSE (HSX):

No.	Date	Documents	Receiver
1.	19 Jan 2018	Disclosure of information on financial statements Quarter 4 of 2017	HSX/SSC
2.	23 Jan 2018	Disclosure of information on corporate governance report 2017	HSX/SSC
3.	23 Jan 2018	Disclosure of information on corporate governance 2017	HSX
4.	09 Feb 2018	Disclosure of information on right issue announcement & the record date for right issue	HSX/SSC
5.	09 Feb 2018	Disclosure of information on audited financial statements 2017	HSX/SSC
6.	12 Feb 2018	Disclosure of information on shareholders list recorded for organizing Annual General Shareholders' Meeting 2018	HSX/SSC
7.	09 Mar 2018	Disclosure of information on Annual Report 2017	HSX/SSC
8.	21 Mar 2018	List of State shareholders, stragic shareholders, major shareholders and treasury stocks at 15 Mar 2018	HSX
9.	29 Mar 2018	Shareholding structure registered on 16 Mar 2018 for the purpose of organizing Annual General Shareholders' Meeting 2018	HSX
10.	06 Apr 2018	Disclosure of information on Materials for AGM 2018	HSX/SSC
11.	18 Apr 2018	Disclosure of information on Resolution of the Board regarding the resignation of the Board member	HSX/SSC
12.	18 Apr 2018	Disclosure of information on Resolution of the Board regarding the dealing with odd shares in case that existing shareholders do not fully exercise their rights, regarding to rights issue	HSX/SSC
13.	20 Apr 2018	Disclosure of information on financial statements Quarter 1 of 2018	HSX/SSC

14.	23 Apr 2018	Disclosure of information on 2018 AGM's meeting minutes and resolutions	HSX/SSC
15.	24 Apr 2018	Disclosure of information on changing the number of voting shares	HSX/SSC
16.	08 May 2018	Disclosure of information on report of the result of right issue for existing shareholders	HSX/SSC
17.	21 May 2018	Disclosure of information on 17 th change of Enterprise Registration Certificate	HSX/SSC
18.	23 May 2018	Disclosure of information on Shareholders list recorded for 2017 dividend payment by cash and stock	HSX/SSC
19.	07 Jun 2018	List of State shareholders, strategic shareholders, major shareholders and treasury stocks at 30 May 2018	HSX
20.	12 Jun 2018	Disclosure of information on Resolution of the Board regarding the approval on starting price of auction for public offering and Auction Regulations	HSX/SSC
21.	14 Jun 2018	Disclosure of information on Resolution of the Board regarding the approval on issuance of Corporate bonds	HSX/SSC
22.	21 Jun 2018	Shareholding structure registered on 07 Jun 2018 for the purpose of 2017 dividend payment	HSX
23.	21 Jun 2018	Disclosure of information on report of the result of share issuance for 2017 dividend payment	HSX/SSC
24.	27 Jun 2018	Disclosure of information on report of the result of corporate bonds issuance	HSX/SSC
25.	10 Jul 2018	Disclosure of information on the issuance of shares under employee shares granting program	HSX/SSC
26.	11 Jul 2018	Disclosure of information on capital contribution into Southgate Joint Stock Company	HSX/SSC
27.	16 Jul 2018	Disclosure of information on 18 th change of Enterprise Registration Certificate	HSX/SSC
28.	20 Jul 2018	Disclosure of information on financial statements Quarter 2 of 2018	HSX/SSC
29.	26 Jul 2018	Disclosure of information on Interim financial statements 2018	HSX/SSC
30.	26 Jul 2018	Disclosure of information on Report on Corporate Governance of Listing Company (semiannual 2018)	HSX/SSC
31.	26 Jul 2018	Information on Corporate Governance (semiannual 2018)	HSX
32.	17 Aug 2018	Disclosure information on Resolution of the Board regarding the delay of IPO plan in Quarter 3 of 2018	HSX/SSC
33.	27 Aug 2018	Disclosure of information on changing number of outstanding shares	HSX/SSC
34.	10 Sep 2018	List of State shareholders, strategic shareholders, major shareholders and treasury stocks at 31 Aug 2018	HSX
35.	28 Sep 2018	Disclosure of information on 19 th change of Enterprise Registration Certificate	HSX/SSC
36.	11 Oct 2018	Disclosure of information on approving the share issuing plan for CB001/NLG2016_001 Convertible bond conversion	HSX/SSC
37.	19 Oct 2018	Disclosure of information on financial statements Quarter 3 of 2018	HSX/SSC
38.	20 Nov 2018	Disclosure of information on Resolution of the Board regarding 1 st advance payment for 2018 dividend by cash	HSX/SSC
39.	21 Nov 2018	Disclosure of information on capital contribution into Paragon Dai Phuoc One Member Limited Liability Company	HSX/SSC
40.	26 Nov 2018	Disclosure of information on 20 th change of Enterprise Registration Certificate	HSX/SSC
41.	10 Dec 2018	List of State shareholders, strategic shareholders, major shareholders and treasury stocks at 30 Nov 2018	HSX
42.	11 Dec 2018	Disclosure information on Resolution of the Board regarding the ceasing the IPO plan via share auction in 2018	HSX/SSC

4. The Board's resolutions/decisions

No	Resolution No.	Date	Content
1.	01/2018/NQ/HĐQT/NLG	16 Jan 2018	Approve to sign Sales & Marketing service contract of EhomeS Saigon South project at Binh Hung ward, Binh Chanh dist. with Nam Long Apartment Development Corporation
2.	02/2018/NQ/HĐQT/NLG	19 Jan 2018	Approve the credit line of Nam Long VCD Corporation at the Orient Commercial Bank – HCMC branch
3.	03/2018/NQ/HĐQT/NLG	01 Feb 2018	Approve the record date to issue new share for existing shareholders
4.	04/2018/NQ/HĐQT/NLG	09 Feb 2018	Approve the revised record date to issue new share for existing shareholders
5.	05/2018/NQ/HĐQT/NLG	12 Feb 2018	Agree to submit 2018 business plan to AGM 2018 for approval Approve the new ESG program (2018 – 2020) Approve the convening of AGM 2018
6.	06/2018/NQ/HĐQT/NLG	13 Mar 2018	Approve the selection of Nam Khang Construction Investment Development One Member Limited Liability Company as the contractor for the construction of road and drainage water system of D1, D3 and D4 road of Hoang Nam project
7.	07/2018/NQ/HĐQT/NLG	13 Mar 2018	Approve the selection of Nam Khang Construction Investment Development One Member Limited Liability Company as the contractor for additional construction packages of Block A, Flora Fuji project
8.	08/2018/NQ/HĐQT/NLG	16 Apr 2018	Agree on the 2017 audited business performance and profit distribution for 2017 and agree to submit to AGM 2018 for approval Agree to submit business plan 2018 to AGM 2018 for approval Approve IPO plan 2018 Approve operation budget for the Board & IC in 2018 and agree to submit to AGM 2018 for approval Agree to buy D&O Liability Insurance for BODs in 2018 and agree to submit to AGM 2018 for approval Approve the total number of ESG shares granted for 2017 and vesting in 2018 and agree to submit to AGM 2018 for approval Approve the total number of ESG shares granted for 3 years (2018 – 2020) of 6,315,000 shares Approve the resignation of BOD member – Mr. Trinh Van Tuan Agree on IC's proposal to appoint Ernst & Young to be the external auditor for 2018 and agree to submit to AGM 2018 for approval
9.	09/2018/NQ/HĐQT/NLG	17 Apr 2018	Approval on cooperation with two Japanese Investors, Hankyu and Nishi Nippon Railroad in Hoang Nam project at Binh Tan district
10.	10/2018/NQ/HĐQT/NLG	23 Apr 2018	Approve the share issuance plan by auction in 2018
11.	11/2018/NQ/HĐQT/NLG	02 May 2018	Approval of decreasing charter capital of Nguyen Son Real Estate JSC.

No	Resolution No.	Date	Content
12.	12/2018/NQ/HĐQT/NLG	03 May 2018	Approve the share issuance plan for 2017 dividend payment
13.	12a/2018/NQ/HĐQT/NLG	17 May 2018	Approve to use term deposits agreement of Vam Co Dong project to replace for existing collaterals at OCB
14.	13/2018/NQ/HĐQT/NLG	23 May 2018	Approve the implementation of 2017 dividend payment
15.	14/2018/NQ/HĐQT/NLG	23 May 2018	Approval on partial project transfer with the land use of residence (lowrise and highrise) of VSIP Hai Phong Integrated Township, Industrial and Service Park in Thuy Nguyen district, Hai Phong City
16.	15/2018/NQ/HĐQT/NLG	24 May 2018	Approve to sign with Nguyen Son Company the General Contract for the construction of 55 townhouses of Nguyen Son Residence – small island
17.	16/2018/NQ/HĐQT/NLG	24 May 2018	Approve for Nam Long Investment Corporation to be the project management consultant to Nguyen Son small island project – construction of infrastructure and 44 villas – at Nguyen Son Residence project
18.	17/2018/NQ/HĐQT/NLG	05 Jun 2018	Approval on official issuance of corporate bonds
19.	18/2018/NQ/HĐQT/NLG	08 Jun 2018	Approval on starting price of auction for public offering and Auction Regulations
20.	19/2018/NQ/HĐQT/NLG	13 Jun 2018	Approval on issuance of Corporate bonds
21.	20/2018/NQ/HĐQT/NLG	15 Jun 2018	Approval of credit line at Standard Chartered Bank VN – HCMC branch
22.	21/2018/NQ/HĐQT/NLG	15 Jun 2018	Approve to select Nam Khang Construction Investment Development One Member Limited Liability Company to be the contractor: for 2 & 3 backfilling packages of Waterpoint Long An project and for the construction of superstructure and finishing Block B of Flora Novia project – Linh Tay Commercial Service highrise building at Thu Duc dist.
23.	22/2018/NQ/HĐQT/NLG	22 Jun 2018	Approval on transaction to sell Long An land lots and townhouses to Tan Hiep Investment Co., Ltd
24.	23/2018/NQ/HĐQT/NLG	02 Jul 2018	Approval on cooperation & development proposal of Waterpoint Southgate Project – Ben Luc Ward, Long An Province
25.	24/2018/NQ/HĐQT/NLG	04 Jul 2018	Appointing capital representative and management personnel at Southgate Joint Stock Company
26.	25/2018/NQ/HĐQT/NLG	09 Jul 2018	Approval on choosing the Orient Commercial Bank to guarantee the agreement as requested by the Japanese Investors when signing cooperation agreement to invest Hoang Nam project
27.	25a/2018/NQ/HĐQT/NLG	09 Jul 2018	Implement to issue shares based on Employee Shares Granting program, and approval on issuance dossiers
28.	26/2018/NQ/HĐQT/NLG	06 Jul 2018	Approve to issue shares for 2017, 2 nd dividend payment by stock
29.	27/2018/NQ/HĐQT/NLG	14 Aug 2018	Replacing capital representative at Nam Long Service One Member Limited Liability Company & Anabuki NL Housing Service Vietnam Limited Company
30.	28/2018/NQ/HĐQT/NLG	16 Aug 2018	Approval on choosing the Orient Commercial Bank to guarantee the agreement as requested by the Investors when signing cooperation agreement to invest Waterpoint Southgate project
31.	29/2018/NQ/HĐQT/NLG	17 Aug 2018	Agree on business performance of the first 6 months of 2018 (audited) Approve to advance the 1 st dividend of 2018 by cash

No	Resolution No.	Date	Content
			<p>Approve the delay of IPO plan in Quarter 3 of 2018</p> <p>Approve the proposed principle of transforming the current Corporate Governance structure into a modern structure without Inspection Committee</p> <p>Approve to assign additional member to Audit Committee</p>
32.	30/2018/NQ/HĐQT/NLG	21 Aug 2018	Approve for Can Tho Branch to borrow money from Nam Long – Hong Phat JSC.
33.	31/2018/NQ/HĐQT/NLG	24 Aug 2018	Approve for Nam Long Investment Corporation to borrow money from its Subsidiaries
34.	32/2018/NQ/HĐQT/NLG	27 Aug 2018	Approve the result of issuing shares based on 2018 Employee Shares Granting program
35.	33/2018/NQ/HĐQT/NLG	07 Sep 2018	Approve for Nam Long Investment Corporation to be main development contractor of a part of Waterpoint VCD project – phase 1
36.	34/2018/NQ/HĐQT/NLG	13 Sep 2018	Approval on the amendment to signed Joint Venture Agreement of Waterpoint Southgate Residence project located in Ben Luc Ward, Long An Province
37.	35/2018/NQ/HĐQT/NLG	17 Sep 2018	Approve the replacement of capital representatives at member companies of Nam Long Investment Corporation
38.	36/2018/NQ/HĐQT/NLG	20 Sep 2018	Approve for Nam Long Investment Corporation to sign with Nam Long Apartment Development Corporation the contract of operation and handling over the main infrastructure of Ehome 3 Western Saigon project
39.	37/2018/NQ/HĐQT/NLG	20 Sep 2018	Approve for Nam Long Investment Corporation to sign with Nam Long Apartment Development Corporation the contract of operation and handling over the main infrastructure of Ehome 4 Northern Saigon project
40.	38/2018/NQ/HĐQT/NLG	28 Sep 2018	Approval on bank loan of Nguyen Son Real Estate Joint Stock Company at Joint Stock Commercial Bank for Foreign Trade of Vietnam for development of Nguyen Son Ehome S project
41.	39/2018/NQ/HĐQT/NLG	05 Oct 2018	Approve the divestment plan in NNH Kikyo Flora Ltd.
42.	40/2018/NQ/HĐQT/NLG	11 Oct 2018	Approve the shares issuance plan for CB001/NLG2016_001 Convertible Bond conversion
43.	41/2018/NQ/HĐQT/NLG	12 Oct 2018	Approve to divest from Bac Trung Nam Housing Development Joint Stock Company
44.	42/2018/NQ/HĐQT/NLG	24 Oct 2018	Approval on project investment – 45ha Dai Phuoc Paragon located in Nhon Trach, Dong Nai Province
45.	43/2018/NQ/HĐQT/NLG	24 Oct 2018	Approval on the joint venture with Nishi Nippon Railroad in the development of VSIP HP2 project of 21.4ha in the Residential, Industrial and Service Park of VSIP Hai Phong at Thuy Nguyen Ward, Hai Phong City
46.	44/2018/NQ/HĐQT/NLG	31 Oct 2018	Approve to appoint capital representative at Nam Long Dai Phuoc One Member Limited Liability Company
47.	45/2018/NQ/HĐQT/NLG	19 Nov 2018	Approve to advance the 1 st dividend of 2018 by cash
48.	46/2018/NQ/HĐQT/NLG	10 Dec 2018	Approval on official decision to cease the IPO plan via share auction in 2018
49.	47/2018/NQ/HĐQT/NLG	12 Dec 2018	Approve to select Nam Khang Construction Investment Development One Member Limited Liability Company to be the Contractor for construction of 55 townhouses of Nguyen Son project
50.	48/2018/NQ/HĐQT/NLG	25 Dec 2018	Approve the evaluation plan of the Board & for Executive Directors as proposed by Human Resources & External

No	Resolution No.	Date	Content
			<p>Relation Committee</p> <p>Approve the new composition between Executive Directors and Non-Executive Directors as proposed by Human Resources & External Relation Committee</p> <p>Approve the the new structure and new operational charter of Audit Committee and agree to submit to AGM 2019 for approval</p> <p>Approve working schedule and working plan of AGM & the Board of Directors in 2019</p>

III. ACTIVITIES OF INSPECTION COMMITTEE

1. Information about Inspection Committee's members and meetings:

No.	Member	Position	Day becoming/no longer member of IC	Number of attendance	Ratio	Reasons for absence
1.	Nguyen Luu Tuyen	Chief of IC	Appointed on 22/4/2017	6/6 [31/1/2018, 14/3/2018, 26/4/2018, 26/6/2018, 24/8/2018, 14/12/2018]	100%	
2.	Dang Hong Tan	Member	Appointed on 22/4/2017	6/6 [31/1/2018, 14/3/2018, 26/4/2018, 26/6/2018, 24/8/2018, 14/12/2018]	100%	
3.	Nguyen Thi Thanh Thao	Member	Appointed on 22/4/2017	3/6 [31/1/2018, 14/3/2018, 26/4/2018]	50%	Health reason

2. Surveillance activities of the Inspection Committee toward the Board of Directors, Board of Management and shareholders:

- Fully attend the quarterly and extraordinary BOD meetings to catch up with the company's operations:

No.	Member	Position	Day becoming/no longer member of IC	Number of attendance	Ratio	Reasons for absence
1.	Nguyen Luu Tuyen	Head of IC	Appointed on 22/4/2017	4/4 [02/02/2018, 06/04/2018, 03/08/2018, 14/12/2018]	100%	
2.	Dang Hong Tan	Member	Appointed on 22/4/2017	4/4 [02/02/2018, 06/04/2018, 03/08/2018, 14/12/2018]	100%	
3.	Nguyen Thi Thanh Thao	Member	Appointed on 22/4/2017	2/4 [02/02/2018, 06/04/2018]	50%	Health reason

- Report to shareholders the company business performance in 2017 and Inspection Committee working plan 2018.

- Review the appropriateness of the Board's resolutions, the Board of Management's decisions in management and operations to ensure compliance with local law and company charter.
 - Review the implementation and compliance with Shareholder and the Board's resolutions & decisions.
- 3. The coordination among the Inspection Committee with the Board of Directors, Board of Management, and different managers:**
- All members of Inspection Committee to attended all regular Board meetings.
 - Meeting materials and the Board's resolutions are supplemented to Inspection Committee members in full and in a timely manner.
 - Inspection Committee cooperated with controllers at Subsidiaries and Internal Audit to carry out 11 audit missions at Subsidiaries in 2018 to enhance the Group's efficiency.
 - Inspection Committee conducted training for controller at Subsidiaries, supported and provided updated materials for controllers and auditors to improve the technical skills & knowledge.
- 4. Other activities of the Inspection Committee (if any):**
- Review the quality of External Audit
 - Inspection Committee cooperates with Internal Audit and Audit Committee to monitor the standardization of policies/procedures/processes at the Company and Subsidiaries to improve the operations efficiency and internal control quality.
 - Inspection Committee cooperates with Internal Audit and Audit Committee to research best international corporate governance model and apply into the company

IV. Training on corporate governance

Participate in corporate governance training courses which are organized by The State Securities Commission/Ho Chi Minh Stock Exchange and international audit company/international financial organization.

No.	Training courses	Date	Organizer
1.	Training on organizing Annual General Shareholders' Meeting 2018 and new rules of corporate governance	24 Jan 2018	HSX & VCGI
2.	Training on Audit Committee Master Program	08 - 09 Nov 2018	VIOD & IFC
3.	2018 Annual Forum - Governing for Sustainability	07 Dec 2018	VIOD, VCGI, SSC, HSX

V. LIST OF AFFILIATED PERSONS OF THE PUBLIC COMPANY AS SPECIFIED IN CLAUSE 34, ARTICLE 6 OF THE SECURITIES LAW (SEMI-ANNUAL/ANNUAL REPORTS) AND TRANSACTIONS OF AFFILIATED PERSONS OF THE COMPANY WITH THE COMPANY

1. List of affiliated persons of the public company

List of subsidiaries, joint ventures, associates is as follow. List of internal persons is enclosed with Appendix II.

Stt	Company name	Business registration no., first date of issue	Adress	Note
1.	Nam Long Property Management and Development One Member Limited Company			Subsidiary
2.	Nam Long Service JSC.			Subsidiary
3.	Nam Long – Hong Phat JSC.			Subsidiary

4.	Nguyen Son Real Estate JSC.			Subsidiary
5.	Nam Long Apartment Development Corporation			Subsidiary
6.	Nam Long Real Estate Transaction Floor One Member Limited Liability Company			Subsidiary
7.	Nam Khang Construction Investment Development One Member Limited Liability Company			Subsidiary
8.	Nam Vien Construction & Design Consulting Joint Stock Company			Subsidiary
9.	Nam Khang Construction Materials Trading Company Limited			Subsidiary
10.	Nam Long VCD Corporation			Subsidiary
11.	Nam Phan Investment Corporation			Subsidiary
12.	Nguyen Phuc Real Estate Investment and Trading Co., Ltd.			Subsidiary
13.	Thao Nguyen Real Estate Investment and Trading Co., Ltd.			Subsidiary
14.	NLG – NNR – HR Fuji Co., Ltd.			Subsidiary
15.	NNH Kikyo Flora Co., Ltd.			Subsidiary
16.	NN Kikyo Valora Co., Ltd.			Subsidiary
17.	Paragon Dai Phuoc One Member Liability Company Limited			Subsidiary
18.	Viet Thien Lam Investment Corporation			Subsidiary
19.	NNH Mizuki Joint Stock Company			Joint venture
20.	Southgate Joint Stock Company			Joint venture
21.	Anabuki NL Housing Service Vietnam Limited Company			Joint venture

2. Transactions between the company and the affiliated persons or between the company and major shareholders, internal persons and related person of internal person are as follow:

No.	Name of organization/individual	Relationship	No., date of issue, place of issue	Address	Time of transaction	Transaction information	Note
1.	Nam Long Apartment Development Corporation	Subsidiary			16 Jan 2018	Nam Long provides S&M service for NL ADC	
2.	Nam Khang Construction Investment Development One Member Limited Liability Company	Subsidiary			13 Mar 2018	Nam Khang constructs some packages of Hoang Nam project	
3.	Nam Khang Construction Investment Development One Member Limited Liability Company	Subsidiary			13 Mar 2018	Nam Khang constructs some packages of Flora Fuji project	
4.	Nguyen Son Real Estate JSC.	Subsidiary			24 May 2018	Nam Long is the general constructor of 55 townhouses of Nguyen Son project	
5.	Nguyen Son Real Estate JSC.	Subsidiary			24 May 2018	Nam Long is the project management consultant for Nguyen Son	
6.	Nam Khang Construction Investment Development One Member Limited Liability Company	Subsidiary			15 Jun 2018	Nam Khang constructs some packages of Waterpoint project	
7.	Nam Khang Construction Investment Development One Member Limited Liability Company	Subsidiary			15 Jun 2018	Nam Khang constructs some packages of Flora Novia project	



8.	Tan Hiep Investment Co., Ltd.	Company owned by related person of Mr Quang (Chairman)			22 Jun 2018	Nam Long sells Long An land lots and townhouses to Tan Hiep	
9.	Nam Long – Hong Phat JSC.	Subsidiary			24 Aug 2018	Nam Long – Hong Phat finances Nam Long	
10.	Nguyen Son Real Estate JSC.	Subsidiary			24 Aug 2018	Nguyen Son finances Nam Long	
11.	Nam Long Apartment Development Corporation	Subsidiary			24 Aug 2018	Nam Long ADC finances Nam Long	
12.	Nam Long VCD Corporation	Subsidiary			07 Sep 2018	Nam Long is the main contractor of Waterpoint VCD project – phase 1	
13.	Nam Long Apartment Development Corporation	Subsidiary			20 Sep 2018	NL ADC provides operation and after-sale services for Ehome 3 project	
14.	Nam Long Apartment Development Corporation	Subsidiary			20 Sep 2018	NL ADC provides operation and after-sale services for Ehome 4 project	
15.	Nam Khang Construction Investment Development One Member Limited Liability Company	Subsidiary			12 Dec 2018	Nam Khang constructs 55 townhouses of Nguyen Son project	

3. Transaction between internal person of listed company and company's subsidiaries, or the company in which listed company takes controlling power: N/A

4. Transactions between the company and other objects: N/A

VI. TRANSACTIONS OF INTERNAL PERSONS AND RELATED PERSON OF INTERNAL PERSON:

1. List of internal persons and their affiliated persons is enclosed with Appendix II.
2. Transactions of internal persons and affiliated persons on shares of the listed company:

No.	Transaction executor	Relationship with internal shareholder	Number of shares owned at the end of the period (Shareholder list recorded on 07 Jun 2018, on the total amount of 188,671,690 shares)		Number of shares owned at the end of the period (Shareholder list recorded on 07 Dec 2018, on the total amount of 239,136,918 shares)		Reasons for increase, decrease (purchase, sale, switch, reward...)
			Number of shares	Ratio (%)	Number of shares	Ratio (%)	
1.	Nguyen Xuan Quang	Chairman	27,175,178	14.40	32,154,634	13.45	Purchase, receive dividend by stock
2.	Nguyen Thi Bich Ngoc	Related person of Mr. Nguyen Xuan Quang (Chairman)	9,883,865	5.24	9,595,799	4.01	Purchase, sale, receive dividend by stock
3.	Nguyen Nam	Related person of Mr. Nguyen Xuan Quang (Chairman)	2,689,004	1.43	2,991,516	1.25	Receive dividend by stock
4.	Nguyen Hiep	Related person of Mr. Nguyen Xuan Quang (Chairman)	277,099	0.147	308,272	0.13	Receive dividend by stock
5.	Nguyen Tien Dung	Related person of Mr. Nguyen Xuan Quang (Chairman)	35,134	0.019	39,086	0.016	Receive dividend by stock
6.	Tan Hiep Investment Co., Ltd.	Company owned by related person of Mr Quang (Chairman)	5,049,502	2.676	5,617,570	2.35	Receive dividend by stock
7.	Tran Thanh Phong	Permanent Vice Chairman	10,330,090	5.48	11,535,605	4.82	Purchase, sale, receive dividend by stock, convert bond
8.	Bui Duc Khang	Board Member	585,592	0.31	651,471	0.27	Receive dividend by stock
9.	Luong Thi Xuan Dao	Related person of Mr. Bui Duc Khang (Board member)	30,750	0.016	34,209	0.014	Receive dividend by stock
10.	Nam Khang Construction Investment Development One Member Limited Liability Company	Ownership representative by Mr. Bui Duc Khang (Board Member)	8,579,736	4.55	9,544,956	3.99	Receive dividend by stock
11.	Cao Tan Thach	Board Member	402,046	0.21	538,553	0.23	Receive dividend by stock, reward as ESG policy
12.	Ngo Thi Ngoc Lieu	Related person of Mr. Cao Tan Thach (Board member)	7,150,001	3.79	7,954,376	3.33	Receive dividend by stock
13.	Lam Ngoc Minh	Related person of Mr. Cao Tan Thach (Board member)	10,644	0.0056	11,841	0.005	Receive dividend by stock

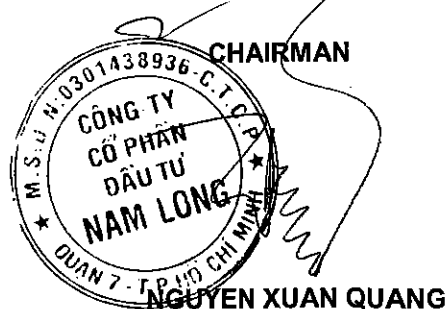
14.	Ibworth Pte Ltd	Ownership representative by Mr. Linson Lim Soon Kooi (Board Member)	9,368,592	5	23,927,133	10	Receive dividend by stock, convert bond
15.	Nguyen Luu Tuyen	Chief of IC	-	-	4,487	0.002	Reward as ESG policy
16.	Nguyen Thi Thanh Thao	IC Member	2,225	0.001	4,345	0.002	Receive dividend by stock, reward as ESG policy
17.	Chu Chee Kwang	CEO	383,791	0.20	910,435	0.38	Receive dividend by stock, reward as ESG policy
18.	Chau Quang Phuc	CFO	67,079	0.036	153,502	0.064	Sale, receive dividend by stock, reward as ESG policy
19.	Nguyen Thanh Huyen	Related person of Mr. Chau Quang Phuc (CFO)	4,012	0.002	4,462	0.002	Receive dividend by stock, convert bond
20.	Luong Thi Kim Thoa	Chief Accountant	72,724	0.039	139,383	0.058	Receive dividend by stock, reward as ESG policy

Note: The Board of Directors did not have any information about shares trading without memos from the shareholders to the Board.

V. OTHER SIGNIFICANT ISSUES: No

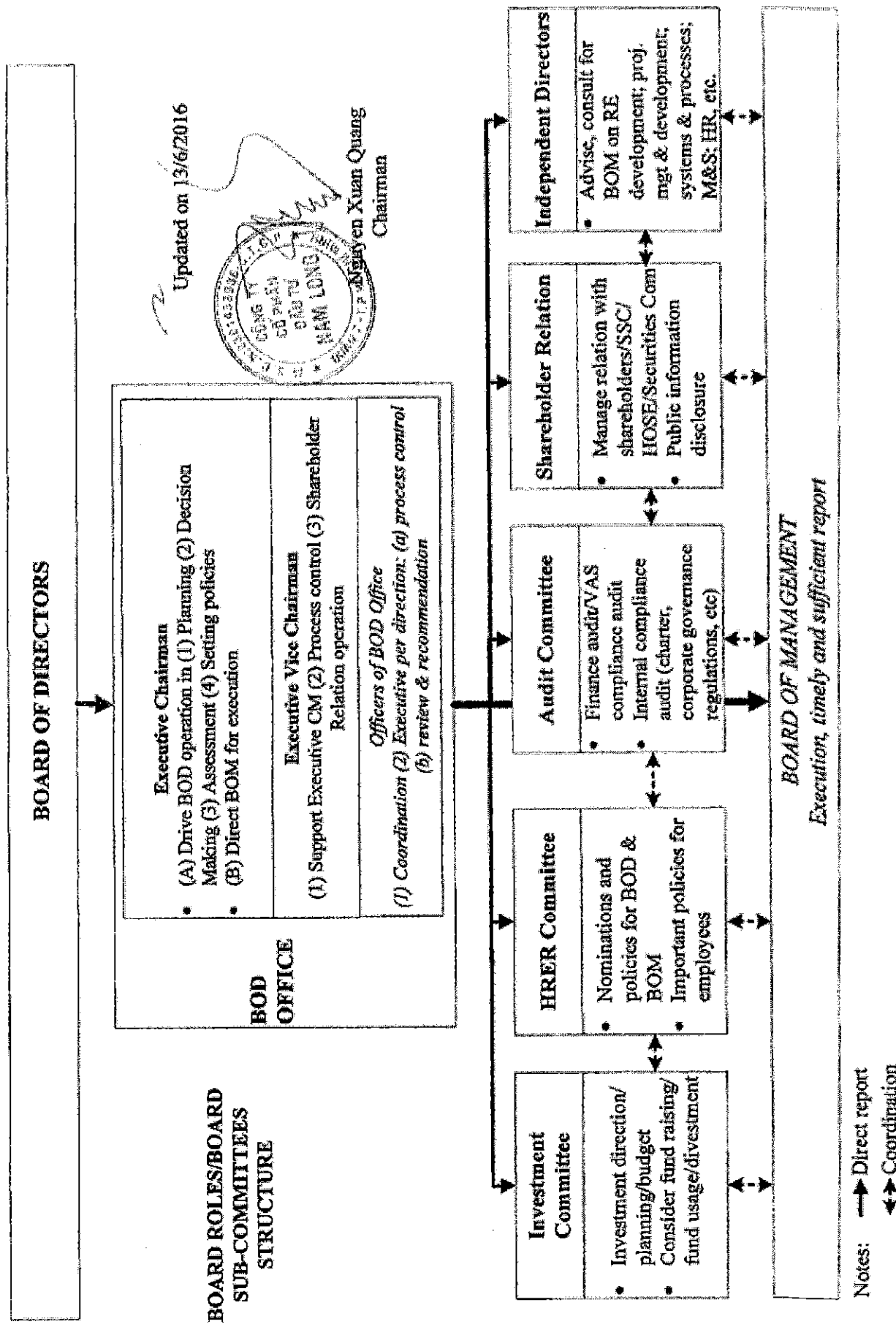
Receivers:

- As above
- Filing at Board Office



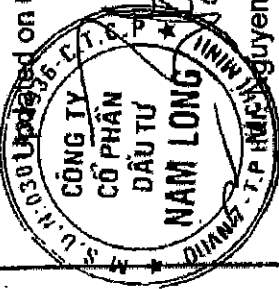
ANNEX I

II.3. Operations of Board-sub committees.



BOARD OF DIRECTORS

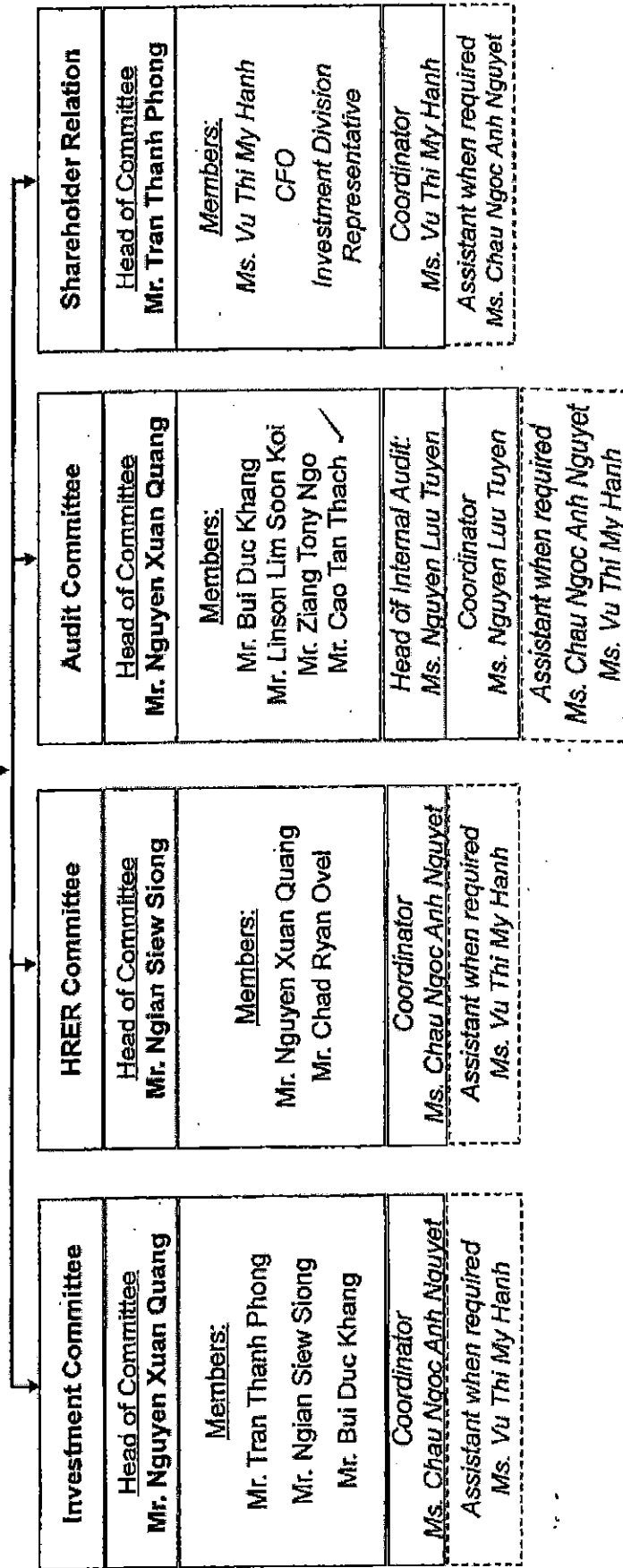
Updated on 03rd August 2018



BOD Office	Executive Chairman Mr. Nguyen Xuan Quang
	Executive Vice Chairman Mr. Tran Thanh Phong
	Chief of BOD Office cum BOD Secretary 1 Ms. Chau Ngoc Anh Nguyet
	BOD Office Executive cum BOD Secretary 2 Ms. Vu Thi My Hanh

Chairman
Mr. Nguyen Xuan Quang

BOARD'S ROLES & SUB-COMMITTEES' STRUCTURE



Annex II

Vi.1. List of internal personnel and their related parties

LIST OF RELATED PARTIES											
No.	Name of internal personnel	Title	Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	Notes
1	Mr. Nguyễn Xuân Quang	Chairman	Nguyễn Bá Đệ (Đã mất)	Father					-	-	
			Bùi Thị Tĩnh (Đã mất)	Mother					-	-	
			Nguyễn Thị Bích Ngọc	Wife					9,595,799	4.01	
			Nguyễn Nam	Son					2,991,516	1.25	
			Nguyễn Hiệp	Son					308,272	0.13	
			Nguyễn Tiến Dũng	Brother					39,086	0.016	
			Nguyễn Thị Ngọc Dung	Sister					-	-	
			Nguyễn Thị Ngọc Lan	Sister					-	-	
			Công ty CP Nam Long VCD	Chairman					-	-	
2	Mr. Trần Thanh Phong	Permanent Vice Chairman	Công ty CP BĐS Nguyễn Sơn	Chairman					-	-	
			Công ty TNHH Đầu tư Tân Hiệp	Company owned by related person of Mr Quang					5,617,570	2.35	
			Phan Nguyễn Liên Thành	Wife					-	-	
			Trần Chiêu Dương	Daughter					-	-	
			Trần Phạm Thị Phương Thảo	Sister					-	-	

LIST OF RELATED PARTIES											
No.	Name of internal personnel	Title	Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	Notes
			Trần Anh	Father						-	
			Phạm Thị Ba	Mother						-	
			Công ty CP Nam Long VCD	Board Member						-	
			Công ty CP Phát triển Căn hộ Nam Long	Vice Chairman						-	
			Công ty CP BĐS Nguyễn Sơn	Board Member						-	
3	Mr. Bùi Đức Khang	Board Member	Bùi Phương (Đã mất)	Father						-	
			Phan Thị Thanh Chân (Đã mất)	Mother						-	
			Bùi Thị Ngọc Dung	Sister						-	
			Bùi Thị Ngọc Diệp	Sister						-	
			Bùi Thị Ngọc Anh	Sister						-	
			Bùi Thị Ngọc Loan	Sister						-	
			Bùi Thị Ngọc Trang	Sister						-	
			Bùi Thị Ngọc Liêm	Sister						-	
			Bùi Đức Phú	Brother						-	
			Bùi Đức Quý	Brother						-	
			Bùi Thị Ngọc Thọ	Sister					-		

No.	Name of internal personnel	Title	LIST OF RELATED PARTIES								Notes
			Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	
			Bùi Phan Ngọc Đức	Sister							
			Bùi Ngọc Đức	Brother							
			Lương Thị Xuân Đào	Wife					34,209	0.014	
			Bùi Thị Thanh Châu	Daughter							
			Bùi Thị Thanh Hiền	Daughter							
			Công ty TNHH MTV Đầu tư Xây dựng Phát triển Nam Khang	Chairman					9,544,956	3.99	
			Công ty TNHH MTV Quản lý & Khai thác BĐS Nam Long	Chairman							
			Công ty CP Phát triển Căn hộ Nam Long	Chairman							
			Công ty CPTV Thiết kế Xây dựng Nam Viên	Chairman							
4	Mr. Lai Voon Hon	Board Member	Choi Pueh Teng	Wife							
			Lai Ze Yan	Son							
			Lai Ze Yi	Daughter							
			Lai Ze Qi Keira	Daughter							
			Lai Siew Wah	Father							
			Liw Yoke Yin	Mother							
			Lai Voon Keat	Brother							

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No.	Name of internal personnel	Title	Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	Notes
			Lai Voon Huey	Sister						-	
			Lai Voon Wai	Brother						-	
			Lai Voon Mei	Sister						-	
			ASPL V6 Limited	GD – Ownership representative						-	
			Ireka Development Management SdnBhd	Chairman cum CEO						-	
			Ireka Corporation Berhad	Group CEO						-	
			ICSD Ventures SdnBhd	Co-CEO						-	
			Hoa Lam Shangri-La Ltd	CEO						-	
			City International Hospital (Thanh Do International Hospital)	CEO						-	
5	Ông Chad Ryan Ovel	Thành viên HĐQT	Tran Minh Ngoc Thu	Wife						-	
			Vienna Mai Ovel	Daughter						-	
			Isabella An Ovel	Daughter						-	
			Mekong Capital	Partner						-	
			ABA Business Solutions Corporation	Board Member						-	
			Traphaco	Board Member						-	
			AA Corporation	Board Member						-	

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6	Mr. Ziang Tony Ngo	Board Member	Minnelly Luu	Wife								
			Ian Chi Ngo	Son								
			Estelle An Ngo	Daughter								
			Timothy Ngo	Father								
			Bich Ngo	Mother								
			Alexander Ngo	Brother								
			Top Mot Vietnam Holdings Pte. Ltd.	Board Member & Co-Founder								
7	Mr. Ngian Siew Siong	Board Member	Công ty TNHH Trung tâm Giáo dục Everest	Chairman and Co-CEO								
			Sponsors for Educational Opportunity – Vietnam (Tổ chức Phi lợi nhuận đặt tại New York)	Board Member								
			Chong Sau Chun	Wife								
			Ngian Yuchun	Son								
			Ngian Liwan	Daughter								
			Ngian Weichem	Daughter								
			IFCA MSC Berhad	Independent Board Member								
8	Mr. Cao Tấn Thạch	Board Member	Hiệp hội Phát triển Nhà ở và Bất động sản, Malaysia	Board Member								
			Cao Tấn Bửu	Father								

No.	Name of internal personnel	Title	LIST OF RELATED PARTIES								
			Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	Notes
			Ngô Thị Ngọc Liễu	Mother					7,954,376	3.33	
			Lâm Ngọc Minh	Wife					11,841	0.005	
			Cao Triết Nam	Son					-	-	
			Cao Minh Khuê	Daughter					-	-	
			Cao Duy Thông	Brother					3	0.00	
			Cao Phương Thảo	Sister					-	-	
			Công ty CP Southgate	Chairman					-	-	
			Công ty CP NNH Mizuki	Chairman					-	-	
			Công ty TNHH Đầu tư & Kinh doanh BĐS Nguyễn Phúc	Chairman					-	-	
			Công ty TNHH Đầu tư và Kinh doanh BĐS Thảo Nguyễn	Chairman					-	-	
			Công ty TNHH NLG – NNR – HR Fuji	Chairman					-	-	
			Công ty TNHH NNH Kikyo Flora	Chairman					-	-	
			Công ty TNHH NN Kikyo Valora	Chairman					-	-	
			Công ty TNHH MTV Paragon Đại Phước	Chairman					-	-	

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No.	Name of internal personnel	Title	Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	Notes	
			Công ty CP Đầu tư Việt Thiên Lâm	Chairman								
9	Mr. Linson Lim Soon Kooi representative for Ibeworth Pte Ltd	Board Member	Lim Bok Hin	Father								
			Ooi Poh Kin	Mother								
			Neo Hwee Hoon	Wife								
			Leanne Lim Shiqi	Daughter								
			Justin Lim Jin Yang	Son								
			Ibeworth Pte Ltd	Director – ownership representative					23,927,133	10		
			Keppel Land Vietnam Limited	CEO								
10	Ms. Nguyễn Lưu Tuyền	Chief of IC	Nguyễn Văn Thạch	Father								
			Nguyễn Thị Lưu (Đã mất)	Mother								
			Nguyễn Danh Vỹ	Husband								
			Nguyễn Danh Khoa	Son								
			Nguyễn Danh Khôi	Son								
			Nguyễn Thạch Lăng	Brother								
11	Mr. Đặng Hồng Tân	IC Member	Nguyễn Thạch Lâm	Brother								
			Tô Thị Lân	Mother								

No.	Name of internal personnel	Title	LIST OF RELATED PARTIES								Notes
			Name of Individuals/companies	Relationship	Address	Ownership Certificate	Ownership Certificate - Date of issue	Ownership Certificate - Place of issue	# of shares at year end (shareholder list at 05/12/2017)	% of ownership at year end	
12	Ms. Nguyễn Thị Thanh Thảo	IC Member	Huỳnh Kim Huy	Wife							
			Đặng Huy Lương	Son							
			Đặng Thục Phương	Daughter							
			Đặng Sơn Hà	Brother							
			Đặng Thục Trinh	Sister							
			Đặng Châu Dương	Brother							
			Đặng Thục Thanh	Sister							
			Đặng Thục Oanh	Sister							
			Đặng Đức Phở	Brother							
			Nguyễn Thị Kim Ánh	Mother							
13	Mr. Chu Chee Kwang	CEO	Áu Thế Tuấn	Husband							
			Nguyễn Thanh Tú	Brother							
			Nguyễn Thị Thanh Trúc	Sister							
			Chu Chin Koy	Father							
			Lim Yee Hong	Mother							
			Ruth Leong	Wife							

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			Tropicana Kajang Hill Sdn Bhd	General Director						-		
			Sapphire Index Sdn Bhd	General Director							-	
			Tropicana Business Park Sdn Bhd	General Director							-	
			Lido Waterfront Boulevard Sdn Bhd	General Director							-	
			T Botanica Sdn Bhd	General Director							-	
14	Mr. Châu Quang Phúc	CFO	Nguyễn Thanh Huyền	Wife					4,462	0.002		
			Châu Minh Hiền Khánh	Daughter						-		
			Châu Minh Ngọc Khánh	Daughter						-		
			Châu Quang Tuyền	Father						-		
			Trần Thị Minh Châu	Mother						-		
			Công ty TNHH MTV Dịch vụ Nam Long	Chairman						-		
15	Ms. Lương Thị Kim Thoa	Chief Accountant	Lương Bá (Đã mất)	Father						-		
			Vũ Thị Liên	Mother						-		
			Trương Văn Nghiêm	Husband						-		
			Trương Hòa Mi	Daughter						-		
			Trương Bá Sơn	Son						-		



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