NAM BAY BAY
INVESTMENT CORPORATION

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 64 /CV-TCKT

Ho Chi Minh City, April 8, 2025

PERIODIC INFORMATION DISCLOSURE

To: - The State Securities Commission;
- Hochiminh Stock Exchange.

1. Name of organization: Nam Bay Bay Investment Corporation ("Company/NBB").
   - Stock code: NBB
   - Address: CII TOWER, 152 Dien Bien Phu Str., Ward 25, Binh Thanh Dist., HCMC, Vietnam.
   - Tel: (08) 62 577 577 Fax: (08) 62 577 755
2. Contents for disclosure:
   - Resolution No. 17/NQ-HĐQT dated April 8, 2025, of the Board of Directors of NBB regarding the Approval of contents for submission to the Annual General Meeting of Shareholders for the financial year 2024.
   - Proposals of the Board of Directors for the Annual General Meeting of Shareholders for the financial year 2024.
   - Invitation Letter for the Annual General Meeting of Shareholders for the financial year 2024.
   - The agenda and contents of the Annual General Meeting of Shareholders for the financial year 2024.

3. This information is disclosed on the official website of Nam Bay Bay Investment Corporation on April 8, 2025, at the following link: http://www.nbb.com.vn.

We commit that the disclosed information is true and we take full legal responsibility for its content.

Organization representative
Legal representative
(Signature, full name, position, and seal)

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
M.S.D.N: 0303885305 - C.T.C.P - Q.BÌNH THẠNH - T.PHỐ CHÍ MINH

TỔNG GIÁM ĐỐC
Nguyễn Bá Lân

To:
- Hereby;
- HR.

NAM BAY BAY INVESTMENT CORPORATION	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness
No: 17/NQ-HĐQT	*Ho Chi Minh City, April 8, 2025*

CÔNG TY CỔ PHẦN ĐẦU TƯ NAM BAY BAY M.S.D.N:0303885305-C.T.C.P Q.BÌNH THẠNH-T.PHỐ CHÍ MINH

RESOLUTION

Regarding the Approval of Contents for Submission to the Annual General Meeting of Shareholders for the financial year 2024

BOARD OF DIRECTORS OF NAM BAY BAY INVESTMENT CORPORATION

Pursuant to the Law on Enterprises of the Socialist Republic of Vietnam No. 59/2020/QH14 issued on June 17, 2020;

Pursuant to the Charter on Organization and Operation of Nam Bay Bay Investment Corporation ("Company/NBB");

Pursuant to the Operational Regulations of the Board of Directors of NBB;

Pursuant to Submission No. 58/TTr-TGĐ dated April 2, 2025, regarding the approval of contents for submission to the Annual General Meeting of Shareholders for the financial year 2024;

Pursuant to the Minutes of Collecting Written Opinions of the BOD No. 16/BB-HĐQT dated 08/04/2025.

RESOLVE

Article 1. The Board of Directors of NBB approves the following contents for submission to the Annual General Meeting of Shareholders ("AGM") for the financial year 2024:

1. Report of the Board of Directors on the Company operations in 2024 and the business plan for 2025 *(Detailed content as per the attached report).*
2. Report of the Board of Supervisors on the results of inspection of the Company activities in 2024 *(Detailed content as per the attached report).*
3. Report on corporate governance for 2024.
   In 2024, Nam Bay Bay Investment Corporation has fully complied with the information disclosure obligations regarding the Report on Corporate Governance (for the first half of 2024 and for the year 2024) as stipulated in Circular 96/2020/TT-BTC issued by the Ministry of Finance on November 16, 2020.
4. Approval of the audited financial statement for the financial year 2024 and the distribution of after-tax profits for 2024 according to the audit results.

Revenue	VND 387 billion	Achieved 60%
Profit before tax	VND 14.9 billion	Achieved 50%
Profit after tax	VND 0.44 billion	Achieved 2%

Dividend		*No dividend*
Board of Directors and Board of Supervisors remuneration	*1%*	*Not allocated*
Bonus and Welfare fund Allocation	*4%*	*VND 17.6 million*

5. Remuneration, bonuses, and other benefits for the Board of Directors and the Board of Supervisors in 2024:
   The Company did not allocate remuneration for the Board of Directors and the Board of Supervisors in 2023 according to the Resolution approved by the General Meeting of Shareholders on April 24, 2024. In 2024, the Board of Directors and the Board of Supervisors did not receive salaries, bonuses, or other benefits.
6. Business plan for 2025, profit distribution, and remuneration for the Board of Directors and the Board of Supervisors in 2025.

2025 Busines Plan:

Total revenue	VND 404 billion
Profit before tax	VND 30 billion
Profit after tax	VND 2 billion

2025 Profit Distribution:

Dividend payment to shareholders	No dividend payout
Board of Directors and Board of Supervisors remuneration	1 %
Bonus and Welfare fund Allocation	4 %

7. Selection of INTERNATIONAL AUDITING COMPANY LIMITED (iCPA) as the auditing firm for the financial year 2025.
8. Dismissal of the Board of Directors and Board of Supervisors of the term 2020 – 2025 and election of the Board of Directors and Board of Supervisors for the term 2025 – 2030 *(Detailed content as per the attached proposal).*

Article 2. The members of the Board of Directors; the Board of Management; Departments of NBB; Branches and Subsidiaries shall implement this Resolution based on their scope of responsibility.

This Resolution takes effect from the date of signing./.

On Behalf Of The Board Of Directors

CHAIRMAN

***Recipients*:**

- As in Article 2;
- Archives.

(Signed)

Luu Hai Ca

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
Trụ sở chính:
152 Điện Biên Phủ, Phường 25, Quận Bình Thạnh, TP. HCM
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REPORT OF THE BOARD OF DIRECTORS ON THE COMPANY ACTIVITIES IN 2024 AND THE BUSINESS PLAN FOR 2025

Dear shareholders and esteemed representatives of Nam Bay Bay Investment Corporation;

Dear members of the Board of Management and the Board of Supervisors,

I. EVALUATION OF THE BOARD OF DIRECTORS ON THE OPERATIONS OF NAM BAY BAY INVESTMENT CORPORATION

The year 2024 continues to be a challenging year for businesses in the real estate sector. Legal issues have encountered prolonged obstacles, and the market liquidity has been low, at times nearly frozen. In this difficult context, the Company NBB has made efforts but has not yet completed the plan approved by the General Meeting of Shareholders. Specifically:

- Business results in 2024:

Criteria	2024 plan (VND billion)	2024 Actual (VND billion)	Completion rate
Total revenue	640	387.07	60%
Profit before tax	30	14.90	50%
Profit after tax	18	0.44	2%

- Legal and Compensation Work: In 2024, the Company continued to accelerate the legal, compensation, and construction progress of key projects, including the Son Tinh project, De Lagi project, NBB II project, and NBB Garden III project. To date, the legal procedural obstacles for the De Lagi, NBB II, and NBB Garden III projects have been largely resolved and will continue to be completed in 2025.
- Financial Work: Maintain stability in cash flow through reasonable control and balancing of revenues and expenditures. At the end of 2024, the financial debt ratio/total assets is 57%.
- Human Resources Work: Continue to streamline personnel in accordance with job requirements and the scale of each project, ensuring stable employment and income for workers. Additionally, improving the professional level of the workforce is a top priority. The management system is gradually being built towards transparency and efficiency to meet the requirements of a new development phase.
- Social Work: Actively participate in and contribute to good movements and social charity activities.

II. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2024

1. Implementation of the Resolutions of the General Meeting of Shareholders in 2024

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No.	Content of the Resolution	Result of Implementation
I	**Resolution No. 48/NQ-ĐHĐCĐ dated April 24, 2024**	
1	Approval of the audited financial statements and distribution of after-tax profit for 2023 according to audit results.	Completed
2	Approval of business targets for 2024, profit utilization plan, and remuneration for the Board of Directors and Board of Supervisors in 2024.	Revenue for 2024 reached 60%, Profit after tax reached 2%
3	Select International Audit Company (iCPA) as the auditor for the financial year 2024	Completed
4	Approval of increasing the number of Legal Representatives Nam Bay Bay Investment Corporation from 01 to 02 person(s)	Completed
5	Approval of the total investment capital for De LaGi Luxury Resort and Residential Area Project.	In progress
6	Approval for Ho Chi Minh City Infrastructure Investment Joint Stock Company to purchase shares of Nam Bay Bay Investment Corporation from CII Engineering and Construction Joint Stock Company without conducting mandatory public offering procedures.	Completed
7	Approval of allocating 3 billion VND from the Company's profit to supplement the bonus and welfare fund.	Completed
II	**Resolutions No. 89, 90, 91, 92 /NQ-DHDCD dated December 11, 2024**	
1	Approval of the policy to approve the total investment of the NBB Garden III Residential Area Project.	In progress
2	Approval for CII Trading and Investment One Member Limited Liability Company to purchase shares of Nam Bay Bay Investment Corporation without conducting mandatory public offering procedures.	In progress
3	Approval of the policy to allow CII Trading and Investment One Member Limited Liability Company to receive investments and other agreements from Ho	Completed

	Chi Minh City Infrastucture Investment Joint Stock Company.	
4	Approval of reducing the number of Legal Representatives of Nam Bay Bay Investment Corporation from 02 (two) persons to 01 (one) person.	Completed

In 2024, due to unfavorable stock market conditions and share prices remaining low below expectations, the Board of Directors has not yet determined an appropriate time to execute the sale of treasury shares (approved in the Resolution of the 2021 Annual General Meeting of Shareholders, No. 31/NQ-ĐHĐCĐ dated April 26, 2022). The Board of Directors will continue to monitor market conditions to make reasonable decisions and execute the sale of treasury shares when conditions become more favorable.

2. Results of the Board of Directors' Activities in 2024

In 2024, through regular meetings and written opinions, the Board of Directors issued 22 Resolutions/Decisions focusing on organizational, personnel, investment, financial, business cooperation, and project development tasks, as presented in the Report on Corporate Governance for 2024, No. 01/BC-HĐQT dated January 23, 2025.

The Board of Directors has performed its functions and powers in accordance with the law and the Company's Charter; it has discussed and approved Resolutions on issues related to the Company's business operations, while also supervising, directing, and supporting the Board of Management in implementing the tasks and business plans for 2024 based on the Resolutions/Decisions issued by the General Meeting of Shareholders and the Board of Directors.

3. Evaluation of The Board of Directors about working status of the Board of Management in 2024

- The Board of Management has closely monitored and kept a close watch on the resolution of major overdue debts, making timely and correct decisions to address arising issues.
- The Board of Management has made significant efforts, proactively and decisively accelerating legal progress in the De Lagi, NBB II, and NBB Garden III projects, laying a solid foundation for the implementation of these projects in 2025.
- The Board of Management has also strictly performed other assigned functions and tasks according to the Board of Directors' resolutions. The reporting system has been fully implemented, ensuring timely information provision to assist the Board of Directors in making important decisions and enhancing the effectiveness of the Board's oversight.
- The organization of the Annual General Meeting and Extraordinary General Meeting,

as well as the information disclosure progress, has been conducted transparently, in accordance with the law and the regulations of the Stock Exchange.

- The corporate governance regulations have been fully implemented. For important issues, the Board of Management has promptly sought the Board of Directors' directives. The members of the Board of Management have demonstrated initiative and provided many suggestions in their assigned tasks.

4. Activities of Independent Members of the Board of Directors and Evaluation Results of Independent Members Regarding the Activities of the Board of Directors

In 2024, the Board of Directors of NBB consists of 06 (six) members, including 02 (two) independent members, specifically:

No.	Full Name	Position	Date of appointment
1	Mr. Luu Hai Ca	Chairman of the BOD	12/05/2020
2	Mr. Le Quoc Binh	Permanent Vice Chairman	30/07/2020
3	Ms. Nguyen Quynh Huong	BOD member	12/05/2020
4	Mr. Nguyen Van Chinh	BOD independent member	12/05/2020
5	Mr. Pham Thanh Vu	BOD independent member	14/12/2021
6	Mr. Nguyen Ba Lan	BOD member	14/12/2021

The structure of the Board of Directors of NBB meets the current regulations on the number of independent Board members for a listed company.

Based on the approval of the General Meeting of Shareholders and the participation in the activities of the Board of Directors during the financial year 2024, the independent members of the Board of Directors noted the following results:

- The Board of Directors has fully performed its governance and management responsibilities in accordance with the Resolutions of the General Meeting of Shareholders, complying with the provisions of the Law on Enterprises, the Law on Securities, the Company's Charter, and other relevant regulations.
- In 2024, the Board of Directors organized regular meetings and solicited written opinions, issuing 22 Resolutions/Decisions. All were executed within the authority and in accordance with the Resolutions of the General Meeting of Shareholders, the provisions of the Enterprise Law, the Law on Securities, and the Company's Charter.
- All meetings of the Board of Directors included the participation of the Board of Supervisors and members of the Board, facilitating discussion on the agenda items.

- The Board of Directors has proactively reviewed, approved, and supervised, ensuring that information disclosure occurs timely and effectively.

5. Remuneration of the Board of Directors and the Board of Supervisors

The Company did not allocate remuneration for the Board of Directors and the Board of Supervisors in 2023 according to Resolution No. 48/NQ-ĐHĐCĐ approved by the General Meeting of Shareholders on April 24, 2024. In 2024, the Board of Directors and the Board of Supervisors did not receive salaries, bonuses and other benefits.

6. Transaction with Related Parties

The significant transactions of the Company with related parties in 2024 were conducted in accordance with the law and the Company's Charter; complying with the Resolutions/Decisions issued by the General Meeting of Shareholders and the Board of Directors, as presented in the audited financial statements for 2024 and the Report on Corporate Governance for 2024, No. 01/BC-HĐQT dated January 23, 2025.

III. PLANS AND DIRECTIONS OF THE BOARD OF DIRECTORS

The Board of Directors assesses that the real estate market in 2025 will face challenges for short-term recovery. Therefore, in 2025, NBB Company needs to implement the following business production objectives:

- Financial Goals:
  - Develop a strict financial plan. Establish multiple contingency financial plans suitable for different market scenarios.
  - Continue restructuring finances to gradually reduce the debt ratio, ensuring financial safety while seeking new sources of low-interest credit for more effective use.
- Project and Product Development:
  - Ensure construction progress for projects where NBB is the investor to create new products and stable revenue for the coming years.
  - Accelerate compensation and complete legal procedures for existing projects to facilitate investment or seek partners when necessary.
  - Expand service development to include a chain of serviced apartments in Ho Chi Minh City and resort tourism in coastal Central provinces to diversify revenue sources for the Company.
- Corporate Governance and Human Resources:
  - Continue to improve salary and bonus regulations, audit systems, and internal governance to enhance transparency in operations, creating a legal and administrative framework for Company activities, contributing to effective risk control and increasing competitiveness within the Company.

- Research the establishment of a market research and development department to identify potential projects and expand the Company's investment portfolio.
- Continue to actively care for and improve the lives of employees, building and strengthening a team of highly skilled, dedicated, and enthusiastic personnel to create a solid foundation for the Company's current and future development.

- **Investor Relations Activities:**
  - Continue to strengthen investor relations activities, providing the most complete and accurate information to shareholders, investors, and financial institutions to attract more potential investors, enhancing the Company's brand and image in the new phase.
- **Environmental and Social Responsibility:**
  - Continue to implement measures to minimize and handle pollution, ensuring compliance with environmental protection standards and regulations from the inception to the operational phase of projects.
  - Continue to participate in social work and charity activities in the local area, sponsoring programs such as the "Fund for the Poor," "Fund for War Invalids," organizing visits and gifts for individuals and families in difficult circumstances, and many other social activities.

Based on the production and business plan aligned with the strategic direction of the Board of Directors for the IV term from 2020 to 2025, the Company has constructed the business plan for 2025 with the following targets:

Total revenue	VND 404 billion
Profit before tax	VND 30 billion
Profit after tax	VND 2 billion

Dear Shareholders,

The above is a summary of the operational results of Nam Bay Bay Investment Corporation for 2024 and the objectives for 2025. We kindly request shareholders to contribute their opinions on the plan and solutions as a basis for the Board of Directors to organize implementation.

We sincerely thank the shareholders and wish the General Meeting great success.

On Behalf Of The Board Of Directors
CHAIRMAN

(signed)

LUU HAI CA

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REPORT OF THE BOARD OF SUPERVISORS ON THE RESULTS OF INSPECTION OF THE COMPANY ACTIVITIES IN 2024 AT THE ANNUAL GENERAL MEETING OF SHAREHOLDERS

I. MAIN ACTIVITIES OF THE BOARD OF SUPERVISORS

In 2024, the Board of Supervisors (BOS) has carried out its duties as follows:

- Representatives of the BOS participated fully in the Board of Directors' meetings to contribute opinions on personnel restructuring, restructuring, and business strategy of the Company.
- Reviewed the transparency of the information disclosure process to ensure the rights of investors; simultaneously proposed and contributed opinions to the Board of Directors and the Executive Board to ensure the sustainable development of the Company and protect the rights and interests of shareholders.

II. REPORT OF THE BOARD OF SUPERVISORS FOR THE FINANCIAL YEAR 2024 AT THE ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dear Shareholders of Nam Bay Bay Investment Corporation

In the past year 2024, the BOS has represented the shareholders, fulfilling its supervisory responsibilities regarding the governance and operational activities of the Company according to the functions and powers stipulated in the Company Charter, the provisions of the Law on Enterprises, and the regulations of listed companies.

On behalf of the Board of Supervisors, I would like to report to the General Meeting on the following contents:

A. Result of the BOS's assessment of the 2024 Financial Report:

After checking and evaluating, the Board of Supervisors agrees with the contents of the consolidated financial report for 2024 audited by AGN International - International Auditing Company. The financial report reflects the true and accurate aspects of the financial situation as well as the business activities of Nam Bay Bay Investment Corporation as of December 31, 2024.

Regarding business results: The year 2024 marks an important turning point for the real estate market as the government has issued and amended many laws and regulations related to the real estate sector; among which, three major laws (including the Housing Law, the Real Estate Business Law, and the Land Law) were issued and took effect early (from August 2024), expected to remove legal bottlenecks, reinforce investor confidence, thereby improving liquidity and unblocking capital flow for the entire real estate market. However, in reality, implementing agencies need more time to improve processes and personnel to align with new policies and regulations.

In this context, although the Board of Management and all employees of the Company have actively and proactively implemented business plans and solutions, the results have not met expectations. In 2024, the after-tax profit for shareholders only reached about 439 million VND, failing to achieve the targets approved by the Annual General Meeting of Shareholders.

We hope that the government will continue to issue detailed guidelines, ensuring a clear legal framework, thereby promoting the sustainable recovery of the market.

Regarding asset structure and capital sources: The total assets of the Company increased by more than 12% compared to the same period in 2023, from about 6,910 billion VND to 7,754 billion VND, mainly due to the increase in the value of investment cooperation in projects previously approved by the Board of Directors/General Meeting of Shareholders and the value of inventory from investment costs and development of current projects. The current equity/debt ratio is approximately 31%.

B. Compliance with State Law and Company Regulations and Resolutions of the General Meeting of Shareholders:

In 2024, the Board of Supervisors sent representatives to participate fully in the Board of Directors' meetings in accordance with the Company Charter. The BOS acknowledges the responsible and transparent working spirit of the Board of Directors and the Board of Management in compliance with legal regulations, the Company Charter, as well as the Resolutions and Decisions of the General Meeting of Shareholders.

C. Recommendations of the BOS regarding the Company's operations:

Based on the achievements as well as the outstanding issues in the Company's operations, the Board of Supervisors has the following recommendations:

1. Strengthen supervision and inspection of member companies and partners, as well as projects where Nam Bay Bay Investment Corporation has invested, to limit potential accidents. In the event of an accident, it must be addressed quickly and timely to minimize damage.
2. The Board of Management should place greater emphasis on investor relations (IR) to promptly inform shareholders and investors about the latest news regarding the Company's operations, helping shareholders gain a comprehensive and in-depth understanding of the Company, thereby making informed investment decisions and avoiding losses due to a lack of timely information.

On behalf of the Board of Supervisors, we wish Nam Bay Bay Investment Corporation continued success, bringing increasing benefits to the shareholders who have trusted and supported the Company over the years.

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On Behalf Of
The Board Of Supervisors

(signed)

DUONG QUYNH DIEP

T.C.P ★ HỒ CHÍ MINH

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No: 18/TTr-HĐQT

Ho Chi Minh City, April 8, 2025

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY

PROPOSAL

Dismissal of the Board of Directors and Board of Supervisors of the term 2020 – 2025 and election of the Board of Directors and Board of Supervisors for the term 2025 – 2030.

**To: GENERAL MEETING OF SHAREHOLDERS
NAM BAY BAY INVESTMENT CORPORATION**

The Board of Directors of Nam Bay Bay Investment Corporation respectfully submits to the 2024 Annual General Meeting of Shareholders regarding the Dismissal of the Board of Directors and Board of Supervisors of the term 2020 – 2025 and Election of the Board of Directors and Board of Supervisors for the term 2025 – 2030 as follows:

I. Dismissal of the Board of Directors and Board of Supervisors of the term 2020 – 2025, including the following members:

1. Members of the Board of Directors:
   - Mr. Lưu Hải Ca — Member of the Board of Directors
   - Mr. Lê Quốc Bình — Member of the Board of Directors
   - Ms. Nguyễn Quỳnh Hương — Member of the Board of Directors
   - Mr. Nguyễn Văn Chính — Member of the Board of Directors
   - Mr. Nguyễn Bá Lân — Member of the Board of Directors
   - Mr. Phạm Thanh Vũ — Member of the Board of Directors
2. Members of the Board of Supervisors:
   - Ms. Dương Quỳnh Điệp — Member of the Board of Supervisors
   - Mr. Lê Trung Hiếu — Member of the Board of Supervisors
   - Ms. Lê Thị Kiều Diễm — Member of the Board of Supervisors

II. Election of the Board of Directors and Board of Supervisors for the term 2025 – 2030

List of Candidates for Election to the Board of Directors and Board of Supervisors: Pursuant to the principles of nomination and candidacy stipulated in Article 115 of the Law on Enterprises and Article 11 of the Company Charter, a shareholder or group of shareholders at least 10% of the total voting shares of NBB has the right to nominate candidates to the Board of Directors and the Board of Supervisors. *(Details are provided in the attached Notice On Standards, Conditions, and Procedures for Nomination of Members of the Board of Directors, the Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 - 2030).*

The above are the contents that the Board of Directors of Nam Bay Bay Investment Corporation submits for shareholders' opinions at the Annual General Meeting of Shareholders for the fiscal year 2024.

The above content is presented by the Board of Directors of Nam Bay Bay Investment Corporation for the shareholders' opinions at the 2024 Annual General Meeting.

Respectfully submitted./.

On Behalf Of The Board Of Directors

CHAIRMAN

Recipients:

- As above;
- Archives.

(Signed)

LUU HAI CA

305-C.T.C.P ★ T.PHỐ CHÍ MINH TY ẦN Ư Y BẢY

NAM BAY BAY
INVESTMENT CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 19/TB-HĐQT

Ho Chi Minh City, April 8 ,2025

NOTICE

On Standards, Conditions, and Procedures for Nomination of Members of the Board of Directors, the Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 - 2030

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY

To: SHAREHOLDERS OF NAM BAY BAY INVESTMENT CORPORATION

Pursuant to the Charter on Organization and Operation of Nam Bay Bay Investment Corporation;

Pursuant to Resolution No. 09/NQ-BOD dated March 4, 2025, of the Board of Directors regarding the Convening of the Annual General Meeting of Shareholders for the finacical year 2024;

To prepare personnel for the Board of Directors and the Board of Supervisors for the term 2025–2030 of Nam Bay Bay Investment Corporation ("NBB"), NBB respectfully notifies esteemed shareholders of the Standards, Conditions, and Procedures for Nomination and Self-nomination of Members of the Board of Directors, the Board of Supervisors of NBB for the tenure 2025–2030 as follows:

I. REGULATIONS ON NOMINATION FOR THE POSITION OF MEMBER OF THE BOARD OF DIRECTORS

1. Standards and conditions for members of the Board of Directors

a. Must have full legal capacity, not be prohibited from establishing and managing enterprises according to the provisions of the Law on Enterprises;

b. Must have professional qualifications and experience in business administration or in the business fields, industries, or professions of NBB, and is not necessarily required to be a shareholder of NBB;

c. A member of the Board of Directors of NBB may concurrently be a member of the Board of Directors in a maximum of 05 other companies;

d. In addition to the standards and conditions mentioned above, independent members of the Board of Directors of NBB must also meet the following standards and conditions:

   i. Not currently working for NBB, its parent company, or its subsidiary; not have worked for NBB, its parent company, or its subsidiary for at least the preceding 03 consecutive years;

   ii. Not receiving salary or remuneration from NBB, except for allowances that members of the Board of Directors are entitled to according to regulations;

iii. Not having a spouse, biological father, adoptive father, biological mother, adoptive mother, biological child, adopted child, biological brother, biological sister, or biological younger sibling who is a major shareholder of NBB; or a manager of NBB or its subsidiary;
iv. Not directly or indirectly owning at least 1% of the total voting shares of NBB;
v. Not having served as a member of the Board of Directors or the Board of Supervisors of NBB for at least the preceding 05 consecutive years, unless appointed for 02 consecutive terms.

2. Procedures for nomination/self-nomination for the position of member of the Board of Directors

Pursuant to the principles of nomination and candidacy stipulated in Article 115 of the Law on Enterprises and Article 11 of the Company Charter, a shareholder or group of shareholders at least 10% of the total voting shares of NBB has the right to nominate candidates for the Board of Directors.

II. REGULATIONS ON NOMINATION FOR THE POSITION OF MEMBER OF THE BOARD OF SUPERVISORS

1. Standards and conditions for members of the Board of Supervisors

a. Must have full legal capacity, not be prohibited from establishing and managing enterprises according to the provisions of the Law on Enterprises;
b. Trained in one of the fields of economics, finance, accounting, auditing, law, business administration, or a field relevant to the business operations of the enterprise;
c. Not having family relationships with members of the Board of Directors, the General Director, or other managers of NBB;
d. Not be a manager of NBB; not necessarily required to be a shareholder or employee of NBB;
e. Not working in the accounting or finance department of NBB;
f. Not be a member or employee of the auditing organization approved to audit the financial statements of NBB within the preceding 03 consecutive years.

2. Procedures for nomination/self-nomination for the position of member of the Board of Supervisors

Pursuant to the principles of nomination and candidacy stipulated in Article 115 of the Law on Enterprises and Article 11 of the Company Charter, a shareholder or group of shareholders at least 10% of the total voting shares of NBB has the right to nominate candidates for the Board of Supervisors.

III. APPLICATION DOCUMENTS FOR EXERCISING SHAREHOLDERS' RIGHT TO NOMINATE

Shareholders/groups of shareholders meeting the conditions specified in Sections I and II of this Notice must submit the relevant documents for the nomination to NBB. The application documents includes:

- Documents proving shareholder or group of shareholders' ownership of voting shares.
- 03 original copies of the Notice on the nomination of candidates for election to the Board of Directors/Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 – 2030 (Form 1) or the Notice on Self-Nomination for election to the Board of Directors/Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 – 2030 (Form 2);
- 03 original copies of Candidate Profile (**Form 3**);
- 02 notarized copies of (i) valid ID Card/Citizen Identity Card (if Vietnamese); or (ii) Passport (if overseas Vietnamese or foreigner);
- 02 notarized copies of diplomas, degrees, certificates verifying educational and professional qualifications.

IV. INFORMATION ON APPLICATION DOCUMENTS SUBMISSION

1. Nominator/nominees are fully responsible before the law and the General Meeting of Shareholders for the accuracy and truthfulness of the content in their nomination.
2. Shareholders/groups of shareholders must submit the application documents related to the nomination for membership of the Board of Directors/Board of Supervisors to NBB's office at the following address:

   NAM BAY BAY INVESTMENT CORPORATION
   Address: CII TOWER, 152 Dien Bien Phu, Ward 25, Binh Thanh District, Ho Chi Minh City
   Telephone: (028) 62 577577 Fax: (028) 62 615 577

The deadline for submitting application documents is **11:30 AM on April 17, 2025.** After this deadline, nomination for election to the Board of Directors/Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 – 2030 will not be presented at the Annual General Meeting of Shareholders for the financial year 2024.

Respectfully notified ./.

On Behalf Of The Board Of Directors
CHAIRMAN

Recipients:
- As above;
- Archives.

(Signed)

Luu Hai Ca

Form 1

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

NOTICE

On the nomination of candidates for election to the Board of Directors/Board of Supervisors (*) of Nam Bay Bay Investment Corporation for the term 2025 – 2030

To: **THE BOARD OF DIRECTORS**
NAM BAY BAY INVESTMENT CORPORATION

We, the following individuals, as representatives of institutional shareholders or individual shareholders of Nam Bay Bay Investment Corporation (Company), voluntarily form a shareholder group that meets all the eligibility requirements and qualifications as prescribed by law and the Company's Charter, including:

No.	Shareholder's Name	ID/Tax Code	Address	Number of Share Owned
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
	TOTAL			

Form 1

After reviewing the regulations on the nomination of the Board of Directors/Board of Supervisors members (*) as stated in the Notice On Standards, Conditions, and Procedures for Nomination of Members of the Board of Directors, the Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 - 2030, we confirm that we fully meet the conditions stated in this notice and agree to nominate our representative to participate in the Board of Directors/Board of Supervisors (*) of the Company at the 2024 Annual General Meeting of Shareholders, scheduled for April 29, 2025, as follows:

1. We voluntarily nominate the following individual(s) to stand for election as the Board of Directors/Board of Supervisors members (*) of the Company for the term 2025 – 2030:

   a. Mr./Ms.:
   ID/Passport No.: issued by issued on:
   Address:
   Contact phone number:

   b. Mr./Ms.:
   ID/Passport No.: issued by issued on:
   Address:
   Contact phone number:

   c. ....

2. We commit to maintaining the registered shareholding ratio as required to ensure that the nominated candidates fully meet the eligibility and qualification criteria to stand for election as the Board of Directors/Board of Supervisors members (*) of the Company on the date of the General Meeting of Shareholders for the stated position.

3. We certify that the contents of this notice are entirely truthful and accurate. The formation of our shareholder group and the nomination of the above candidate(s) have been made on a fully voluntary basis and with full authority to nominate candidates for the Board of Directors/Board of Supervisors (*) of the Company for the term 2025 – 2030, in accordance with applicable laws and the Company's Charter.

4. We attach to this notice the necessary documents proving our share ownership in the Company, as required, to exercise our right to nominate the above-mentioned individuals as candidates for election to the Board of Directors/Board of Supervisors (*) of the Company for the term 2025 – 2030. If the attached documents are incomplete or do not comply with applicable laws and the Company's Charter, this notice shall automatically

become null and void before the date of the General Meeting of Shareholders for the election of the stated position.

Respectfully!

(The documents proving share ownership, candidate profile, and relevant diplomas and certificates of the candidates are enclosed with this notice).

………………, date……month……year 2025

Shareholder/Group of Shareholders

(Sign and clearly state full name, affix seal if a legal entity)

(*): Choose "Board of Directors" or "Board of Supervisors"

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

NOTICE

On Self-Nomination for election to the Board of Directors/Board of Supervisors (*) of Nam Bay Bay Investment Corporation for the term 2025 – 2030

To: **THE BOARD OF DIRECTORS**
NAM BAY BAY INVESTMENT CORPORATION

Full Name:

ID/Passport/Tax Code:

Address:

Number of Share Owned: Ratio: %

After reviewing the eligibility criteria and requirements, I hereby declare my self-nomination or nominate a representative (if acting on behalf of an organization) to run for the position of a member of the Board of Directors/Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 – 2030 as follows:

- Full Name:
- Date of birth:
- Nationality:
- ID/Passport No.:
- Address:
- Number of Shares Owned/Represented:

(Attached to this notice are documents proving share ownership, candidate profile, and relevant degrees and certificates).

I hereby commit to the Board of Directors of Nam Bay Bay Investment Corporation as follows:

1. I commit to maintaining the registered ownership ratio as required to fully meet the conditions and qualifications for candidacy as a member of the Board of Directors/Board of Supervisors of Nam Bay Bay Investment Corporation on the date of the General Meeting of Shareholders for the election of the position.

2. I certify that the contents of this notice are entirely accurate, and my candidacy for the position is completely voluntary and within my full authority to self-nominate as a member of the Board of Directors/Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 – 2030, in accordance with the law and the Company's Charter.
3. I attach to this notice the documents proving my ownership of the Company's shares as required, to qualify for self-nomination as a member of of the Board of Directors/Board of Supervisors of Nam Bay Bay Investment Corporation for the term 2025 – 2030. If the attached documents are incomplete or do not comply with the provisions of the law and the Company's Charter, this notice shall automatically become null and void before the date of the General Meeting of Shareholders convened to elect the position.

Respectfully!

………………, date……month……year 2025

Individual/Institutional Shareholder

(Sign and clearly state full name, affix seal if a legal entity)

(*): Choose "Board of Directors" or "Board of Supervisors"

Form 3

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness
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CANDIDATE PROFILE

(For candidate)

Full name:	
Sex:	
Date of birth:	
Place of birth:	
ID/Passport No.:	
Nationality:	
Ethnicity:	
Address:	
Contact phone number:	
Professional Qualification:	
Work experience:	
Current Managerial Positions at NBB and Other Organizations (if any):	
Number of NBB shares currently held as of the signing date of this document:	__ shares accounting for __ % charter capital
In which:	
+ Representative Ownership:	__ shares accounting for __ % charter capital
+Individual Ownership:	__ shares accounting for __ % charter capital
Relevant benefits in NBB and its related parties (if any)	

I hereby certify that the above information is complete, truthful, and accurate, and I take full responsibility before the law.

Ho Chi Minh City, date ___ month ___ year 2025

Declarant (Signature and Full Name)

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
Trụ sở chính:
152 Điện Biên Phủ, Phường 25, Quận Bình Thạnh, TP. HCM
Điện thoại: (028) 62 577 577 Fax: (028) 62 615 577
Email: nbb@nbb.com.vn Website: www.nbb.com.vn

Ho Chi Minh City, April 3, 2025

INVITATION LETTER
FOR THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2024

To: Shareholders of Nam Bay Bay Investment Corporation

The Board of Directors of Nam Bay Bay Investment Corporation (CII TOWER, 152 Dien Bien Phu Street, Ward 25, Binh Thanh District, Ho Chi Minh City; Tax code: 0303885305) invites you to attend the Annual General Meeting of Shareholders for the financial year 2024 ("AGM") as follows:

- **Time:** 08:30 AM - April 29, 2025 (Tuesday)
- **Location:** Victory Hotel Saigon, 14 Võ Văn Tần Street, Võ Thị Sáu Ward, District 3, HCMC
- **Main Agenda:**
  1. Approval of the Board of Directors' report on 2024 operations and the 2025 plan.
  2. Approval of the Board of Supervisors' report for 2024.
  3. Approval of the report on corporate governance for 2024.
  4. Approval of audited financial statements and profit distribution for 2024.
  5. Approval of remuneration report for the Board of Directors and Board of Supervisors in 2024.
  6. Approval of the Business plan for 2025, profit distribution, and remuneration for the Board of Directors and the Board of Supervisors
  7. Selection of the auditing company for 2025.
  8. Dismissal of the Board of Directors and Board of Supervisors of the term 2020 – 2025 and election of the Board of Directors and Board of Supervisors for the term 2025 – 2030.
  9. Other matters within the AGM's authority.
- **Participants:** All shareholders holding NBB shares as of March 25, 2025.
- **Participation Procedure:** When attending the AGM, please bring the Invitation Letter; Personal Identification (ID/Passport), Power of Attorney (if authorized).
- **AGM Documents**: Available on the company website: www.nbb.com.vn – Shareholder Information section.
- Please confirm attendance or authorization by 4:00 PM on April 28, 2025, via letter, fax, email, or Zalo to:

  NAM BAY BAY INVESTMENT CORPORATION

  Address: CII TOWER, 152 Dien Bien Phu, Ward 25, Binh Thanh District, Ho Chi Minh City

  Phone: (028) 62 577577 Fax: (028) 62 615 577 Zalo: 0902.896.577

  Email: phucloc@nbb.com.vn

Sincerely,

Recipients:
- As above;
- State Securities Commission, HOSE, VSDC;
- Archive.

Documents sent:
Invitation Letter, Power of Attorney form.

Documents available on website
1- Meeting Agenda;
2- Proposals for the AGM;
3-Voting Ballot (form); Power of Attorney (form);
4- Draft Rules of Procedure;
5- Draft Regulations on Election;
6- Draft Resolutions for the AGM.

On behalf of the Board of Directors
CHAIRMAN

M.S.D.N: 0303885305 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY - Q.BÌNH THẠNH - T.P HỒ CHÍ MINH

Lưu Hải Ca

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
Trụ sở chính:
152 Điện Biên Phủ, Phường 25, Quận Bình Thạnh, TP. HCM
Điện thoại: (028) 62 577 577 Fax: (028) 62 615 577
Email: nbb@nbb.com.vn Website: www.nbb.com.vn

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
M.S.D.N: 0303885305-C.T.C.P
Q. BÌNH THẠNH - TP. HỒ CHÍ MINH

AGENDA
FOR THE 2024 ANNUAL GENERAL MEETING (AGM)
NAM BAY BAY INVESTMENT CORPORATION

Date & Time: April 29, 2025 at 08:30 AM
Location: Victory Hotel Saigon, 14 Võ Văn Tần Street, Võ Thị Sáu Ward, District 3, HCMC
Agenda:

No.	Content	Responsible	Document(s)
1	- Welcome attendees and verify shareholder status	Organizing Committee	Documents for shareholders including: 1. AGM Agenda 2. Voting ballots 3. Draft Rules of Procedure 4. Draft Nomination and Election Regulations 5. Proposals for the AGM 6. Draft Resolutions for the AGM
2	- State the purpose of the meeting	Organizing Committee	
3	- Report on the verification of shareholder status	Verification Committee	
4	- Nominate the Presiding Board, Secretariat, and Election Committee	Organizing Committee	
5	- Presiding Board and Secretary move to their designated positions	Organizing Committee	
6	- Opening remarks	Presiding Board	
7	- Present proposals for the AGM	Presiding Board	
8	- Discussion on agenda items and other matters	Presiding Board	
9	- Guide shareholders on voting procedures	Voting Committee	
10	- Break	Organizing Committee	
11	- Announce voting results	Voting Committee	
12	- Present the draft resolution of the AGM	Presiding Board	
13	- Closing remarks	Presiding Board	