NAM BAY BAY INVESTMENT CORPORATION	**THE SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No: 82 /CV-TCKT	*Ho Chi Minh City, April 29, 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:

   Nam Bay Bay Investment Corporation respectfully announces to Our shareholders: The Resolution and Minutes of the Annual General Meeting of Shareholders for the financial year 2024 of Nam Bay Bay Investment Corporation (as attachment).
3. This information is disclosed on the official website of Nam Bay Bay Investment Corporation on April 29, 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.

CÔNG TY C PHN ĐU T NĂM BY BY

Digitally signed by CÔNG TY C PHN ĐU T NĂM BY BY
DN: C=VN, L=TPHCM, CN=CÔNG TY C PHN ĐU T NĂM BY BY, OID.0.9.2342.19200300.100.1.1=MST:0303885305, E=HONGNHUNG@NBB.COM.VN
Reason: I am the author of this document
Location:
Date: 2025/04/29 17:03:52 +07'00'

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No.: 29/NQ-ĐHĐCĐ

Ho Chi Minh City, April 29, 2025

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FINANCIAL YEAR 2024

HELD ON APRIL 29, 2025

GENERAL MEETING OF SHAREHOLDERS 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 the minutes of the Annual General Meeting of Shareholders for the financial year 2024 held on April 29, 2025.

RESOLVE

Article 1. Approval of the Board of Directors' report on 2024 operations and the 2025 plan. Approval of Report of the Board of Directors on the Company operations in 2024 and the business plan for 2025.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 2. Approval of Report of the Board of Supervisors on the results of inspection of the Company activities in 2024

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 3. Approval of 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.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 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*	

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 5. Approval of 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.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 6. Approval of 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 %

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 7. Selection of INTERNATIONAL AUDITING COMPANY LIMITED (iCPA) as the auditing firm for the financial year 2025.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 8. This resolution takes effect from the date of signing. All shareholders of the Company, members of the Board of Directors, members of the Board of Supervisors, and all employees of the Company are responsible for implementing this resolution.

The General Meeting of Shareholders assigns the Board of Directors the task of directing and organizing the implementation of the contents agreed upon by the shareholders at this meeting in accordance with the law and the Company's Charter.

The Board of Supervisors is responsible for monitoring and supervising the implementation in accordance with this resolution.

On Behalf of the General Meeting of Shareholders
CHAIRMAN

(signed)

LƯU HẢI CA

Recipients:
- BOD, BOS;
- Shareholders
- State Securities Commission; HOSE, VSDC;
- Archive.

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
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Email: nbb@nbb.com.vn Website: www.nbb.com.vn

No.: 30/NQ-ĐHĐCĐ

Ho Chi Minh City, April 29, 2025

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FINANCIAL YEAR 2024

HELD ON APRIL 29, 2025

GENERAL MEETING OF SHAREHOLDERS 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 the minutes of the Annual General Meeting of Shareholders for the financial year 2024 held on April 29, 2025.

RESOLVE

Article 1. 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

1. The Board of Directors for the 2025-2030 term of Nam Bay Bay Investment Corporation consists of the following members:
   - Mr. Le Quoc Binh
   - Mr. Luu Hai Ca
   - Mr. Nguyen Van Chinh
   - Ms. Nguyen Quynh Huong
   - Mr. Nguyen Ba Lan
2. The Board of Supervisors for the 2025-2030 term of Nam Bay Bay Investment Corporation consists of the following members:
   - Ms. Le Thi Kieu Diem
   - Ms. Duong Quynh Diep
   - Mr. Le Trung Hieu

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 2. This resolution takes effect from the date of signing. All shareholders of the Company, members of the Board of Directors, members of the Board of

Supervisors, and all employees of the Company are responsible for implementing this resolution.

The General Meeting of Shareholders assigns the Board of Directors the task of directing and organizing the implementation of the contents agreed upon by the shareholders at this meeting in accordance with the law and the Company's Charter.

The Board of Supervisors is responsible for monitoring and supervising the implementation in accordance with this resolution.

On Behalf of the General Meeting of Shareholders
CHAIRMAN

(signed)

LƯU HẢI CA

Recipients:
- BOD, BOS;
- Shareholders
- State Securities Commission; HOSE, VSDC;
- Archive.

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
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No.: 31/NQ-ĐHĐCĐ *Ho Chi Minh City, April 29, 2025*

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FINANCIAL YEAR 2024

HELD ON APRIL 29, 2025

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

GENERAL MEETING OF SHAREHOLDERS
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 the minutes of the Annual General Meeting of Shareholders for the financial year 2024 held on April 29, 2025.

RESOLVE

Article 1. Approval for Ho Chi Minh City Infrastructure Investment Joint Stock Company to cease the transfer of remaining shares of Nam Bay Bay Investment Corporation to CII Trading and Investment One Member Limited Liability Company (pursuant to Resolution No. 90/NQ-ĐHĐCĐ dated December 11, 2024, of the General Meeting of Shareholders of Nam Bay Bay Investment Corporation ("Resolution 90")), specifically as follows:

1. Number of shares permitted for transfer according to Resolution 90: 59.618.432 NBB shares;
2. Number of shares transferred: 36.676.736 NBB shares;
3. Remaining shares not to be transferred: 22.941.696 NBB shares.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **26.339.370** shares out of a total of **26.339.370** shares present and voting at the meeting (excluding shares of Receiving Party, Transferring Party, and their related persons).

Article 2. This resolution takes effect from the date of signing. All shareholders of the Company, members of the Board of Directors, members of the Board of Supervisors, and all employees of the Company are responsible for implementing this resolution.

The General Meeting of Shareholders assigns the Board of Directors the task of directing and organizing the implementation of the contents agreed upon by the shareholders at this meeting in accordance with the law and the Company's Charter.

The Board of Supervisors is responsible for monitoring and supervising the implementation in accordance with this resolution.

Recipients:
- BOD, BOS;
- Shareholders
- State Securities Commission; HOSE, VSDC;
- Archive.

On Behalf of the General Meeting of Shareholders
CHAIRMAN

(signed)

LƯU HẢI CA

APPENDIX: NUMBER OF SHARES HELD BY TRANSFERRING/RECEIVING PARTIES BEFORE/AFTER TRANSACTION ACCORDING TO RESOLUTION NO. 90/NQ-ĐHĐCĐ DATED DECEMBER 11, 2024, OF THE GENERAL MEETING OF SHAREHOLDERS OF NAM BAY BAY INVESTMENT CORPORATION

No.	Shareholder	Registration No.	Date Issued	Pre-Transaction Share Ownership		Transaction Volume		Post-Transaction Share Ownership	
				Quantity	%	Quantity	%	Quantity	%
I	**TRANSFERRING PARTIES**								
1	Ho Chi Minh City Infrastructure Investment Joint Stock Company	0302483177	24/12/2001	63.151.068	63,05%	36.676.736 (Sell)	36,62%	26.474.332 (*)	26,43%
2	Related persons of the transferring party currently owning shares of Nam Bay Bay Investment Corporation								
	Nguyen Quynh Huong - Deputy General Director of Ho Chi Minh City Infrastructure Investment Joint Stock Company			19.200	0,02%	0	0,0%	19.200	0,02%
	Total			**63.170.268**	**63,07%**	**36.676.736**	**36,62%**	**26.493.532**	**26,45%**
II	**RECEIVING PARTY**								
	CII Trading and Investment One Member Limited Liability Company	0312919832	09/09/2014	0	0,0%	36.676.736 (Buy)	36,62%	36.676.736 (**)	36,62%
	Total			**0**	**0,0%**	**36.676.736**	**36,62%**	**36.676.736**	**36,62%**

(*) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 332/2025/TB-CII dated April 23, 2025.

(**) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 40/2025/TB-CII.Invest dated April 23, 2025.

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
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Email: nbb@nbb.com.vn Website: www.nbb.com.vn

No.: 32/NQ-ĐHĐCĐ

Ho Chi Minh City, April 29, 2025

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

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FINANCIAL YEAR 2024

HELD ON APRIL 29, 2025

GENERAL MEETING OF SHAREHOLDERS 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 the minutes of the Annual General Meeting of Shareholders for the financial year 2024 held on April 29, 2025.

RESOLVE

Article 1. Approval for CII Trading and Investment One Member Limited Liability Company to purchase shares of Nam Bay Bay Investment Corporation from Thep My Service and Trading Company Limited without conducting mandatory public offering procedures

1. Receiving Party: **CII TRADING AND INVESTMENT ONE MEMBER LIMITED LIABILITY COMPANY**
   - Business Registration No. 0312919832 issued by Ho Chi Minh City Department of Planning and Investment on September 09, 2014, and subsequent amendments (if any)
   - Current Address: 12th Floor, 152 Dien Bien Phu, Ward 25, Binh Thanh District, HCMC
2. Transferring Party: **THEP MY SERVICE AND TRADING COMPANY LIMITED**
   - Business Registration No. 0313434686 issued by Long An Department of Planning and Investment on September 10, 2015, and subsequent amendments (if any)
   - Current Address: 143 National Highway 1, Hamlet 1, My Yen Commune, Ben Luc District, Long An Province

3. Number of shares to be transferred: **10.039.000 shares** (Ten million and thirty-nine thousand shares), equivalent to 10,02% of total outstanding voting shares of NBB Company.
4. Authorization: The General Meeting of Shareholders delegates and/or authorizes the Board of Directors of NBB Company to decide on related matters, implement necessary procedures to support shareholders in executing NBB share transactions as approved, and ensure compliance with legal regulations and NBB Company's Charter.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **16.300.370** shares out of a total of **16.300.370** shares present and voting at the meeting (excluding shares of Receiving Party, Transferring Party, and their related persons).

Article 2. This resolution takes effect from the date of signing. All shareholders of the Company, members of the Board of Directors, members of the Board of Supervisors, and all employees of the Company are responsible for implementing this resolution.

The General Meeting of Shareholders assigns the Board of Directors the task of directing and organizing the implementation of the contents agreed upon by the shareholders at this meeting in accordance with the law and the Company's Charter.

The Board of Supervisors is responsible for monitoring and supervising the implementation in accordance with this resolution.

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-T.PHỐ

On Behalf of the General Meeting of Shareholders
CHAIRMAN

(signed)

LƯU HẢI CA

Recipients:
- BOD, BOS;
- Shareholders
- State Securities Commission; HOSE, VSDC;
- Archive.

APPENDIX: PROJECTED SHARE OWNERSHIP OF TRANSFERRING/RECEIVING PARTIES BEFORE/AFTER TRANSACTION

No.	Shareholder	Registration No.	Date Issued	Pre-Transaction Share Ownership		Transaction Volume		Projected Post-Transaction Share Ownership	
				Quantity	%	Quantity	%	Quantity	%
I	TRANSFERRING PARTY								
	Thep My Service And Trading Company Limited	0313434686	10/09/2015	10.039.000	10,02%	10.039.000 (Sell)	10,02%	0	0%
	Total			**10.039.000**	**10,02%**	**10.039.000**	**10,02%**	**0**	**0%**
II	RECEIVING PARTIES								
1	CII Trading and Investment One Member Limited Liability Company (CII Invest)	0312919832	09/09/2014	36.676.736 (*)	36,62%	10.039.000 (Buy)	10,02%	46.715.736	46,64%
2	Related persons of the receiving party currently owning shares of Nam Bay Bay Investment Corporation								
	Ho Chi Minh City Infrastructure Investment Joint Stock Company (Parent company of CII Invest)	0302483177	24/12/2001	26.474.332 (**)	26,43%	0	0,0%	26.474.332	26,43%
	Nguyen Quynh Huong - Deputy General Director of Ho Chi Minh City Infrastructure Investment Joint Stock Company			19.200	0,02%	0	0,0%	19.200	0,02%
	Total			**63.170.268**	**63,07%**	**10.039.000**	**10,02%**	**73.209.268**	**73,09%**

(*) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 332/2025/TB-CII dated April 23, 2025.

(**) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 40/2025/TB-CII.Invest dated April 23, 2025.

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No.: 33/NQ-ĐHĐCĐ

Ho Chi Minh City, April 29, 2025

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FINANCIAL YEAR 2024

HELD ON APRIL 29, 2025

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

GENERAL MEETING OF SHAREHOLDERS 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 the minutes of the Annual General Meeting of Shareholders for the financial year 2024 held on April 29, 2025.

RESOLVE

Article 1. Approval for Nam Bay Bay Investment Corporation and its subsidiaries to write off bad debts that have been provisioned for in financial reserves.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 2. This resolution takes effect from the date of signing. All shareholders of the Company, members of the Board of Directors, members of the Board of Supervisors, and all employees of the Company are responsible for implementing this resolution.

The General Meeting of Shareholders assigns the Board of Directors the task of directing and organizing the implementation of the contents agreed upon by the shareholders at this meeting in accordance with the law and the Company's Charter.

The Board of Supervisors is responsible for monitoring and supervising the implementation in accordance with this resolution.

On Behalf of the General Meeting of Shareholders
CHAIRMAN

(signed)

LƯU HẢI CA

Recipients:
- BOD, BOS;
- Shareholders
- State Securities Commission; HOSE, VSDC;
- Archive.

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
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Email: nbb@nbb.com.vn Website: www.nbb.com.vn

No.: 34/NQ-ĐHĐCĐ

Ho Chi Minh City, April 29, 2025

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FINANCIAL YEAR 2024

HELD ON APRIL 29, 2025

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

GENERAL MEETING OF SHAREHOLDERS
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 the minutes of the Annual General Meeting of Shareholders for the financial year 2024 held on April 29, 2025.

RESOLVE

Article 1. Approval of amendments to the Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors of Nam Bay Bay Investment Corporation as follows:

1. Amendments to the Charter of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point h, Clause 1, **Article 1. Definitions**	h. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, and other individuals holding management positions as stipulated in the Company Charter.	h. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant, Functional Department Directors, Branch Directors, Deputy

			Branch Directors, Heads of Finance and Accounting Department of the Company and Branches
2	Point i, Clause 3, **Article 26. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.
3	Clause 3, **Article 33.**	3. Salary, remuneration, benefits, and other	3. The Chief Executive Officer decides on salary, remuneration,

	Company Executives	terms in the labor contract for the Chief Executive Officer shall be decided by the Board of Directors, and contracts with other Managers shall be decided by the Board of Directors after consulting with the Chief Executive Officer.	benefits, and other terms in labor contracts for Company Managers (except for cases specified in Point i, Clause 3, Article 26 of this Charter).
4	Points c, d, Clause 4, **Article 34. Appointment, Dismissal, Duties and Powers of Chief Executive Officer**	c. Recommend the number and types of managers that the company needs to hire for the Board of Directors to appoint or dismiss when necessary to implement activities and management structures proposed by the Board of Directors, and advise the Board of Directors on deciding salary, remuneration, benefits and other terms of labor contracts for managers;	c. Recommend to the Board of Directors regarding the appointment, dismissal of Deputy Chief Executive Officers, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches. Sign and terminate contracts for these positions.
		d. Consult with the Board of Directors to decide on the number of employees, salary, allowances, benefits,	d. Decide on labor, salary, and welfare matters for employees in the Company, except for positions

		appointment, dismissal and other terms related to their labor contracts;	under the authority of the Board of Directors;

2. Amendments to the Internal Regulations on Corporate Governance of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point m, Clause 1, **Article 2. Definition of Terms**	m. " Manager" means managers of the Company, including: Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officers, department directors, Chief Accountant, and other management positions in the Company appointed by the Board of Directors.	m. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches
2	Point i, Clause 2, **Article 13. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary,

		Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.
3	Points c, d, Clause 3, **Article 32. Chief Executive Officer**	c. Recommend the number and types of managers that the company needs to hire for the Board of Directors to appoint or dismiss when necessary to implement activities and management structures proposed by the Board of Directors, and advise the Board of Directors on deciding salary,	c. Recommend to the Board of Directors regarding the appointment, dismissal of Deputy Chief Executive Officers, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance

		remuneration, benefits and other terms of labor contracts for managers;	and Accounting Department of the Company and Branches. Sign and terminate contracts for these positions.
		d. Consult with the Board of Directors to decide on the number of employees, salary, allowances, benefits, appointment, dismissal and other terms related to their labor contracts;	d. Decide on labor, salary, and welfare matters for employees in the Company, except for positions under the authority of the Board of Directors;
4	Clause 3, **Article 33. Company Executives**	3. Salary, remuneration, benefits, and other terms in the labor contract for the Chief Executive Officer shall be decided by the Board of Directors, and contracts with other Managers shall be decided by the Board of Directors after consulting with the Chief Executive Officer.	3. The Chief Executive Officer decides on salary, remuneration, benefits, and other terms in labor contracts for Company Managers (except for cases specified in Point i, Clause 2, Article 13 of this Regulations).

3. Amendments to the Operating Regulations of the Board of Directors of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point i, Clause 2, **Article 11. Rights and Obligations of**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint,	i. Elect, dismiss, remove the Chairman of the Board of Directors;

	the Board of Directors	dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.

4. Authorize the Chief Executive Officer, who is the legal representative of NBB, to update and promulgate the Company Charter according to the contents approved by the General Meeting of Shareholders.
5. Authorize the Board of Directors to update and promulgate the Internal Regulations on Corporate Governance & the Operating Regulations of the Board of Directors of NBB according to the contents approved by the General Meeting of Shareholders.

The attending Shareholders voted in favor with an approval rate of **100%,** corresponding to **67.587.902** shares out of a total of **67.587.902** shares present and voting at the meeting.

Article 2. This resolution takes effect from the date of signing. All shareholders of the Company, members of the Board of Directors, members of the Board of Supervisors, and all employees of the Company are responsible for implementing this resolution.

The General Meeting of Shareholders assigns the Board of Directors the task of directing and organizing the implementation of the contents agreed upon by the shareholders at this meeting in accordance with the law and the Company's Charter.

The Board of Supervisors is responsible for monitoring and supervising the implementation in accordance with this resolution.

On Behalf of the General Meeting of Shareholders
CHAIRMAN

(signed)

LƯU HẢI CA

Recipients:
- BOD, BOS;
- Shareholders
- State Securities Commission; HOSE, VSDC;
- Archive.

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

No: 28/BB-ĐHĐCĐ

Ho Chi Minh City, April 29, 2025

MINUTES

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FINANCIAL YEAR 2024 HELD ON APRIL 29, 2025

- Company Name: **NAM BAY BAY INVESTMENT CORPORATION**
- Address: CII TOWER, 152 Dien Bien Phu Street, Ward 25, Binh Thanh District, Ho Chi Minh City
- Business Registration No. 0303885305 issued by Ho Chi Minh City Department of Planning and Investment on July 04, 2005.

Today, at 08:30 AM, April 29, 2025, at Victory Hotel Saigon, 14 Vo Van Tan Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, the Annual General Meeting of Shareholders for Financial Year 2024 ("AGM") of Nam Bay Bay Investment Corporation ("NBB") was held.

The Verification Committee verified the conditions for conducting the meeting with the following results

At 08:45 AM:

+ Total shareholders according to the list as of March 25, 2025 (excluding treasury shares): 3.362 shareholders
+ Total corresponding shares owned: 100.159.795 shares
+ Total attending shareholders and authorized representatives: 7 persons
+ Total corresponding shares owned: 67.587.904 shares
+ Representing 67,48% of total voting shares

According to the Law on Enterprise and the Company Charter, the Annual General Meeting of Shareholders for financial year 2024 of NBB met the required conditions to proceed.

MEETING PROCEEDINGS:

1. The General Meeting proceeded with voting (on-site voting) to approve the Presiding Board, Secretariat, Voting Committee, AGM Agenda, Rules of Procedure, and Regulations on Election.

Presiding Board:

1. Mr. Luu Hai Ca - Chairman of the Board of Directors - Meeting Chairman
2. Mr. Nguyen Ba Lan - Board Member cum Chief Executive Officer

Secretariat:

1. Mr. Pham Phuc Loc - Company Secretary - Head of Secretariat
2. Ms. Duong Phuong Bao Khanh - Finance & Accounting Department

Voting Committee:

1. Mr. Nguyen Van Minh - Finance & Accounting Department
2. Ms. Nguyen Tran Phuong Uyen - Finance & Accounting Department
3. Ms. Bui Huynh Ngoc Hieu - Finance & Accounting Department

Voting Results:

Total shares with voting rights: *67.587.904* shares

+ *Agree: 67.587.904 shares (100%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*

2. Mr. Luu Hai Ca - Chairman of the Presiding Board delivered the opening speech.

3. Mr. Nguyen Ba Lan - Board Member cum CEO presented the Board's proposals to the AGM according to Proposal No. 17A/TTr-HĐQT, Proposal No. 18/TTr-HĐQT, Proposal No. 28/TTr-HĐQT, and Proposal No. 29/TTr-HĐQT.

4. The Presiding Board conducted voting on adding items to the AGM agenda as follows:

Additional items to the AGM agenda:

Item 11. Approval for Nam Bay Bay Investment Corporation and its subsidiaries to write off bad debts that have been provisioned for in financial reserves.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.903 shares (99,999999%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 1 share (0,000001%)*

Item 12. Approval of amendments to the Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors of Nam Bay Bay Investment Corporation as follows:

1. Amendments to the Charter of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point h, Clause 1, **Article 1. Definitions**	h. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, and other individuals holding management	h. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief

		positions as stipulated in the Company Charter.	Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches
2	Point i, Clause 3, **Article 26. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.
3	Clause 3, **Article 33. Company Executives**	3. Salary, remuneration, benefits, and other terms in the labor contract for the Chief Executive Officer shall be decided by the Board of Directors, and contracts with other Managers shall be decided by the Board of Directors after consulting with the Chief Executive Officer.	3. The Chief Executive Officer decides on salary, remuneration, benefits, and other terms in labor contracts for Company Managers (except for cases specified in Point i, Clause 3, Article 26 of this Charter).

4	Points c, d, Clause 4, **Article 34. Appointment, Dismissal, Duties and Powers of Chief Executive Officer**	c. Recommend the number and types of managers that the company needs to hire for the Board of Directors to appoint or dismiss when necessary to implement activities and management structures proposed by the Board of Directors, and advise the Board of Directors on deciding salary, remuneration, benefits and other terms of labor contracts for managers;	c. Recommend to the Board of Directors regarding the appointment, dismissal of Deputy Chief Executive Officers, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches. Sign and terminate contracts for these positions.
		d. Consult with the Board of Directors to decide on the number of employees, salary, allowances, benefits, appointment, dismissal and other terms related to their labor contracts;	d. Decide on labor, salary, and welfare matters for employees in the Company, except for positions under the authority of the Board of Directors;

2. Amendments to the Internal Regulations on Corporate Governance of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point m, Clause 1, **Article 2. Definition of Terms**	m. " Manager" means managers of the Company, including: Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officers, department directors, Chief Accountant, and other management positions in the Company appointed by the Board of Directors.	m. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting

			Department of the Company and Branches
2	Point i, Clause 2, **Article 13. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.
3	Points c, d, Clause 3, **Article 32. Chief Executive Officer**	c. Recommend the number and types of managers that the company needs to hire for the Board of Directors to appoint or dismiss when necessary to implement activities and management structures proposed by the Board of Directors; and advise the Board of Directors on deciding salary, remuneration, benefits and other terms of labor contracts for managers;	c. Recommend to the Board of Directors regarding the appointment, dismissal of Deputy Chief Executive Officers, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches. Sign and

			terminate contracts for these positions.
		d. Consult with the Board of Directors to decide on the number of employees, salary, allowances, benefits, appointment, dismissal and other terms related to their labor contracts;	d. Decide on labor, salary, and welfare matters for employees in the Company, except for positions under the authority of the Board of Directors;
4	Clause 3, **Article 33. Company Executives**	3. Salary, remuneration, benefits, and other terms in the labor contract for the Chief Executive Officer shall be decided by the Board of Directors, and contracts with other Managers shall be decided by the Board of Directors after consulting with the Chief Executive Officer.	3. The Chief Executive Officer decides on salary, remuneration, benefits, and other terms in labor contracts for Company Managers (except for cases specified in Point i, Clause 2, Article 13 of this Regulations).

3. Amendments to the Operating Regulations of the Board of Directors of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point i, Clause 2, **Article 11. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer;

		Shareholders at other companies, decide on remuneration and other benefits for those persons	appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.

4. Authorize the Chief Executive Officer, who is the legal representative of NBB, to update and promulgate the Company Charter according to the contents approved by the General Meeting of Shareholders.
5. Authorize the Board of Directors to update and promulgate the Internal Regulations on Corporate Governance & the Operating Regulations of the Board of Directors of NBB according to the contents approved by the General Meeting of Shareholders.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.903 shares (99,999999%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 1 share (0,000001%)*

Thus, the AGM has voted publicly and unanimously approved adding the two above items to the agenda of the Annual General Meeting of Shareholders for Financial Year 2024 of Nam Bay Bay Investment Joint Stock Company.

5. Attending shareholders expressed their opinions.

Shareholders' opinions.

1. Shareholders requested the Presiding Board to provide information about the Company's cash flow plan, sales plan, and cash collection plan to ensure liquidity for the Company's business operations in the upcoming period.

2. Shareholders requested the Presiding Board to provide additional information regarding the investment implementation and operation of the Company's projects.

3. Shareholders requested the Presiding Board to provide further explanation about the basis for developing the 2025 business plan.

The Presiding Board acknowledged and responded to shareholders' opinions. Shareholders had no further comments.

6. Announcement of term completion for the Board of Directors and Board of Supervisors:

According to NBB's Charter provisions regarding the term of the Board of Directors and Board of Supervisors, to date, the Board of Directors and Board of Supervisors for the 2020-2025 term have completed their duties and ended their term.

Therefore, the Annual General Meeting of Shareholders for Financial Year 2024 shall proceed with the election of members for the Board of Directors and Board of Supervisors for the 2025-2030 term.

7. Voting on the number of members for the Board of Directors, Board of Supervisors for 2025-2030 term and approval of candidate list:

7.1. Voting on number of members for the Board of Directors, Board of Supervisors for 2025-2030 term:

Based on the Company Charter & the Law on Enterprise provisions regarding the number of members for the Board of Directors & Board of Supervisors, and actual requirements, the AGM has publicly voted and unanimously approved the following number of members for NBB's 2025-2030 term:

- Number of Board of Directors members: 05 persons
- Number of Board of Supervisors members: 03 persons

<u>Voting Results:</u>

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

7.2. Approval of Board of Directors candidate list for 2025-2030 term:

Based on the Company Charter & the Law on Enterprise and nomination results for the Board of Directors positions for 2025-2030 term, the AGM has voted publicly and unanimously approved the following list of candidates (arranged alphabetically) comprising 05 members:

- Mr. Le Quoc Binh
- Mr. Luu Hai Ca
- Mr. Nguyen Van Chinh (independent member)
- Ms. Nguyen Quynh Huong
- Mr. Nguyen Ba Lan

<u>Voting Results:</u>

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

7.3. Approval of Board of Supervisors candidate list for 2025-2030 term:

Based on the Company Charter & the Law on Enterprise and nomination results for the Board of Supervisors positions for 2025-2030 term, the AGM has voted publicly and unanimously approved the following list of candidates (arranged alphabetically) comprising 0 members:

- Ms. Le Thi Kieu Diem
- Ms. Duong Quynh Diep
- Mr. Le Trung Hieu

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

8. The Verification Committee announced updated shareholder attendance rates.

At 09:35 AM:

+ Total shareholders according to the list as of March 25, 2025 (excluding treasury shares): 3.362 shareholders
+ Total corresponding shares owned: 100.159.795 shares
+ Total attending shareholders and authorized representatives: 7 persons
+ Total corresponding shares owned: 67.587.904 shares
+ Representing 67,48% of total voting shares

9. Voting on items proposed by the Board of Directors:

Item 1. Approval of Report of the Board of Directors on the Company operations in 2024 and the business plan for 2025.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 2. Approval of Report of the Board of Supervisors on the results of inspection of the Company activities in 2024

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 3. Approval of 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.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 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*	

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 5. Approval of 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.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 6. Approval of 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 %

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 7. Selection of INTERNATIONAL AUDITING COMPANY LIMITED (iCPA) as the auditing firm for the financial year 2025.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 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

The AGM has conducted voting using the cumulative voting method. The election results for members of the Board of Directors and Board of Supervisors for the 2025-2030 term of Nam Bay Bay Investment Corporation are as follows:

1. The Board of Directors for the 2025-2030 term of Nam Bay Bay Investment Corporation consists of the following members:
   - Mr. Le Quoc Binh
   - Mr. Luu Hai Ca
   - Mr. Nguyen Van Chinh (independent member)
   - Ms. Nguyen Quynh Huong
   - Mr. Nguyen Ba Lan
2. The Board of Supervisors for the 2025-2030 term of Nam Bay Bay Investment Corporation consists of the following members:
   - Ms. Le Thi Kieu Diem
   - Ms. Duong Quynh Diep
   - Mr. Le Trung Hieu

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 9. Approval for Ho Chi Minh City Infrastructure Investment Joint Stock Company to cease the transfer of remaining shares of Nam Bay Bay Investment Corporation to CII Trading and Investment One Member Limited Liability Company (pursuant to Resolution No. 90/NQ-ĐHĐCĐ dated December 11, 2024, of the General Meeting of Shareholders of Nam Bay Bay Investment Corporation ("Resolution 90")), specifically as follows:

1. Number of shares permitted for transfer according to Resolution 90: 59.618.432 NBB shares;
2. Number of shares transferred: 36.676.736 NBB shares;
3. Remaining shares not to be transferred: 22.941.696 NBB shares.

Voting Results:

Total shares with voting rights: 26.339.372 shares *(excluding shares of Receiving Party, Transferring Party, and their related persons).*

+ *Agree: 26.339.370 shares (99,999992%)*

+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000008%)*

Item 10. Approval for CII Trading and Investment One Member Limited Liability Company to purchase shares of Nam Bay Bay Investment Corporation from Thep My Service and Trading Company Limited without conducting mandatory public offering procedures

1. **Receiving Party: CII TRADING AND INVESTMENT ONE MEMBER LIMITED LIABILITY COMPANY**
   - Business Registration No. 0312919832 issued by Ho Chi Minh City Department of Planning and Investment on September 09, 2014, and subsequent amendments (if any)
   - Current Address: 12th Floor, 152 Dien Bien Phu, Ward 25, Binh Thanh District, HCMC
2. **Transferring Party: THEP MY SERVICE AND TRADING COMPANY LIMITED**
   - Business Registration No. 0313434686 issued by Long An Department of Planning and Investment on September 10, 2015, and subsequent amendments (if any)
   - Current Address: 143 National Highway 1, Hamlet 1, My Yen Commune, Ben Luc District, Long An Province
3. Number of shares to be transferred: **10.039.000 shares** (Ten million and thirty-nine thousand shares), equivalent to 10,02% of total outstanding voting shares of NBB Company.
4. Authorization: The General Meeting of Shareholders delegates and/or authorizes the Board of Directors of NBB Company to decide on related matters, implement necessary procedures to support shareholders in executing NBB share transactions as approved, and ensure compliance with legal regulations and NBB Company's Charter.

Voting Results:

Total shares with voting rights: 16.300.372 shares *(excluding shares of Receiving Party, Transferring Party, and their related persons).*

+ *Agree: 16.300.370 shares (99,999988%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000012%)*

Item 11. Approval for Nam Bay Bay Investment Corporation and its subsidiaries to write off bad debts that have been provisioned for in financial reserves.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

Item 12. Approval of amendments to the Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors of Nam Bay Bay Investment Corporation as follows:

1. Amendments to the Charter of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point h, Clause 1, **Article 1. Definitions**	h. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, and other individuals holding management positions as stipulated in the Company Charter.	h. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches
2	Point i, Clause 3, **Article 26. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive

		and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.
3	Clause 3, **Article 33. Company Executives**	3. Salary, remuneration, benefits, and other terms in the labor contract for the Chief Executive Officer shall be decided by the Board of Directors, and contracts with other Managers shall be decided by the Board of Directors after consulting with the Chief Executive Officer.	3. The Chief Executive Officer decides on salary, remuneration, benefits, and other terms in labor contracts for Company Managers (except for cases specified in Point i, Clause 3, Article 26 of this Charter).
4	Points c, d, Clause 4, **Article 34. Appointment, Dismissal, Duties and Powers of Chief Executive Officer**	c. Recommend the number and types of managers that the company needs to hire for the Board of Directors to appoint or dismiss when necessary to implement activities and management structures proposed by the Board of Directors, and advise the Board of Directors on deciding salary, remuneration, benefits and other terms of labor contracts for managers;	c. Recommend to the Board of Directors regarding the appointment, dismissal of Deputy Chief Executive Officers, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches. Sign and terminate contracts for these positions.

		d. Consult with the Board of Directors to decide on the number of employees, salary, allowances, benefits, appointment, dismissal and other terms related to their labor contracts;	d. Decide on labor, salary, and welfare matters for employees in the Company, except for positions under the authority of the Board of Directors;

2. Amendments to the Internal Regulations on Corporate Governance of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point m, Clause 1, **Article 2. Definition of Terms**	m. " Manager" means managers of the Company, including: Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officers, department directors, Chief Accountant, and other management positions in the Company appointed by the Board of Directors.	m. "Manager" means company managers, including Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches
2	Point i, Clause 2, **Article 13. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer,

		representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.
3	Points c, d, Clause 3, **Article 32. Chief Executive Officer**	c. Recommend the number and types of managers that the company needs to hire for the Board of Directors to appoint or dismiss when necessary to implement activities and management structures proposed by the Board of Directors, and advise the Board of Directors on deciding salary, remuneration, benefits and other terms of labor contracts for managers;	c. Recommend to the Board of Directors regarding the appointment, dismissal of Deputy Chief Executive Officers, Chief Accountant, Functional Department Directors, Branch Directors, Deputy Branch Directors, Heads of Finance and Accounting Department of the Company and Branches. Sign and terminate contracts for these positions.
		d. Consult with the Board of Directors to decide on the number of employees, salary, allowances, benefits, appointment, dismissal and other terms related to their labor contracts;	d. Decide on labor, salary, and welfare matters for employees in the Company, except for positions under the authority of the Board of Directors;
4	Clause 3, **Article 33. Company Executives**	3. Salary, remuneration, benefits, and other terms in the labor contract for the Chief Executive Officer shall be decided by the Board of Directors, and contracts	3. The Chief Executive Officer decides on salary, remuneration, benefits, and other terms in labor contracts for

		with other Managers shall be decided by the Board of Directors after consulting with the Chief Executive Officer.	Company Managers (except for cases specified in Point i, Clause 2, Article 13 of this Regulations).

3. Amendments to the Operating Regulations of the Board of Directors of Nam Bay Bay Investment Corporation, specifically as follows:

No.	Article/Clause	Current Regulations	Proposed Amendments
1	Point i, Clause 2, **Article 11. Rights and Obligations of the Board of Directors**	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss, sign contracts, terminate contracts with the Chief Executive Officer and other key managers as stipulated in the Company Charter; decide on salary, remuneration, bonuses and other benefits for these managers; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons	i. Elect, dismiss, remove the Chairman of the Board of Directors; appoint, dismiss Company Managers; decide on salary, remuneration, bonuses and other benefits for the Chairman of the Board of Directors, Board members, Chief Executive Officer, Deputy Chief Executive Officer, Chief Accountant; sign and terminate contracts for Chief Executive Officer; appoint authorized representatives to participate in the Members' Council or General Meeting of Shareholders at other companies, decide on remuneration and other benefits for those persons.

4. Authorize the Chief Executive Officer, who is the legal representative of NBB, to update and promulgate the Company Charter according to the contents approved by the General Meeting of Shareholders.
5. Authorize the Board of Directors to update and promulgate the Internal Regulations on Corporate Governance & the Operating Regulations of the

Board of Directors of NBB according to the contents approved by the General Meeting of Shareholders.

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

After hearing the Presiding Board representative read the draft Resolution of the Annual General Meeting of Shareholders for Financial Year 2024, the AGM unanimously voted (on-site voting) with the following results:

Voting Results:

Total shares with voting rights: 67.587.904 shares

+ *Agree: 67.587.902 shares (99,999997%)*
+ *Disagree: 0 shares*
+ *No opinion: 0 shares*
+ *Not participating in voting: 2 shares (0,000003%)*

10.Mr. Luu Hai Ca - Chairman of the Presiding Board delivered the closing speech.

The Annual General Meeting of Shareholders for Financial Year 2024 of NBB was conducted in accordance with all procedures and processes stipulated in the Company Charter and the Law on Enterprise.

The meeting concluded at 10:30 AM on the same day.

THE ANNUAL GENERAL MEETING OF SHAREHOLDERS
FOR FINANCIAL YEAR 2024
CHAIRMAN OF THE PRESIDING BOARD

(signed)

Lưu Hải Ca

SECRETARIAT

(signed)	***(signed)***
Phạm Phúc Lộc	**Dương Phương Bảo Khanh**

NAM BAY BAY
INVESTMENT CORPORATION

No: 17/NQ-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 8, 2025

CÔNG TY CỔ PHẦN ĐẦU TƯ NAM BẢY BẢY

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.

<u>2025 Busines Plan:</u>

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

<u>2025 Profit Distribution:</u>

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

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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

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
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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

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No: 18/TTr-HĐQT *Ho Chi Minh City, April 8, 2025*

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 ★ TY ẦN Ư Y BẢY T.PHỐ CHÍ MINH

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No. 28/TTr-HĐQT

Ho Chi Minh City, April 24, 2025

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

PROPOSAL

Regarding the approval for Ho Chi Minh City Infrastructure Investment Joint Stock Company to cease the transfer of remaining shares of Nam Bay Bay Investment Corporation to CII Trading and Investment One Member Limited Liability Company

To: GENERAL MEETING OF SHAREHOLDERS
NAM BAY BAY INVESTMENT CORPORATION

Based on Official Letter No. 326/2025/TTr-CII dated April 21, 2025, from Ho Chi Minh City Infrastructure Investment Joint Stock Company, the Board of Directors of Nam Bay Bay Investment Corporation respectfully submits to the General Meeting of Shareholders the proposal to approve Ho Chi Minh City Infrastructure Investment Joint Stock Company to cease the transfer of remaining Nam Bay Bay Investment Corporation shares ("NBB shares") to CII Trading and Investment One Member Limited Liability Company (pursuant to Resolution No. 90/NQ-ĐHĐCĐ dated December 11, 2024, of the General Meeting of Shareholders of Nam Bay Bay Investment Corporation ("Resolution 90")), specifically as follows:

1. Number of shares permitted for transfer according to Resolution 90: 59.618.432 NBB shares;
2. Number of shares transferred: 36.676.736 NBB shares;
3. Remaining shares not to be transferred: 22.941.696 NBB shares.

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

Respectfully submitted./.

On Behalf Of The Board Of Directors
CHAIRMAN

(Signed)

LUU HAI CA

Recipients:
- As above;
- Archives.

APPENDIX: NUMBER OF SHARES HELD BY TRANSFERRING/RECEIVING PARTIES BEFORE/AFTER TRANSACTION ACCORDING TO RESOLUTION NO. 90/NQ-ĐHĐCĐ DATED DECEMBER 11, 2024, OF THE GENERAL MEETING OF SHAREHOLDERS OF NAM BAY BAY INVESTMENT CORPORATION

No.	Shareholder	Registration No.	Date Issued	Pre-Transaction Share Ownership		Transaction Volume		Post-Transaction Share Ownership	
				Quantity	%	Quantity	%	Quantity	%
I	**TRANSFERRING PARTIES**								
1	Ho Chi Minh City Infrastructure Investment Joint Stock Company	0302483177	24/12/2001	63.151.068	63,05%	36.676.736 (Sell)	36,62%	26.474.332 (*)	26,43%
2	Related persons of the transferring party currently owning shares of Nam Bay Bay Investment Corporation								
	Nguyen Quynh Huong - Deputy General Director of Ho Chi Minh City Infrastructure Investment Joint Stock Company			19.200	0,02%	0	0,0%	19.200	0,02%
	Total			**63.170.268**	**63,07%**	**36.676.736**	**36,62%**	**26.493.532**	**26,45%**
II	**RECEIVING PARTY**								
	CII Trading and Investment One Member Limited Liability Company	0312919832	09/09/2014	0	0,0%	36.676.736 (Buy)	36,62%	36.676.736 (**)	36,62%
	Total			**0**	**0,0%**	**36.676.736**	**36,62%**	**36.676.736**	**36,62%**

(*) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 332/2025/TB-CII dated April 23, 2025.

(**) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 40/2025/TB-CII.Invest dated April 23, 2025.

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

No. 29/TTr-HĐQT *Ho Chi Minh City, April 24, 2025*

PROPOSAL

Regarding the approval for CII Trading and Investment One Member Limited Liability Company to purchase shares of Nam Bay Bay Investment Corporation from Thep My Service And Trading Company Limited without conducting mandatory public offering procedures

CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY

To: GENERAL MEETING OF SHAREHOLDERS NAM BAY BAY INVESTMENT CORPORATION

Based on Official Letter No. 39/2025/CV-CII.Invest dated April 21, 2025, from CII Trading and Investment One Member Limited Liability Company, the Board of Directors of Nam Bay Bay Investment Corporation respectfully submits to the General Meeting of Shareholders the following proposal:

1. **Receiving Party: CII TRADING AND INVESTMENT ONE MEMBER LIMITED LIABILITY COMPANY**

- Business Registration No. 0312919832 issued by Ho Chi Minh City Department of Planning and Investment on September 09, 2014, and subsequent amendments (if any)
- Current Address: 12th Floor, 152 Dien Bien Phu, Ward 25, Binh Thanh District, HCMC

2. **Transferring Party: THEP MY SERVICE AND TRADING COMPANY LIMITED**

- Business Registration No. 0313434686 issued by Long An Department of Planning and Investment on September 10, 2015, and subsequent amendments (if any)
- Current Address: 143 National Highway 1, Hamlet 1, My Yen Commune, Ben Luc District, Long An Province

3. Number of shares to be transferred: **10.039.000 shares** (Ten million and thirty-nine thousand shares), equivalent to 10,02% of total outstanding voting shares of NBB Company.

4. Authorization: The General Meeting of Shareholders delegates and/or authorizes the Board of Directors of NBB Company to decide on related matters, implement necessary procedures to support shareholders in executing NBB share transactions as approved, and ensure compliance with legal regulations and NBB Company's Charter.

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

Respectfully submitted./.

On Behalf Of The Board Of Directors

CHAIRMAN

Recipients:

- As above;
- Archives.

(Signed)

LUU HAI CA

APPENDIX: PROJECTED SHARE OWNERSHIP OF TRANSFERRING/RECEIVING PARTIES BEFORE/AFTER TRANSACTION

No.	Shareholder	Registration No.	Date Issued	Pre-Transaction Share Ownership		Transaction Volume		Projected Post-Transaction Share Ownership	
				Quantity	%	Quantity	%	Quantity	%
I	TRANSFERRING PARTY								
	Thep My Service And Trading Company Limited	0313434686	10/09/2015	10.039.000	10,02%	10.039.000 (Sell)	10,02%	0	0%
Total				**10.039.000**	**10,02%**	**10.039.000**	**10,02%**	**0**	**0%**
II	RECEIVING PARTIES								
1	CII Trading and Investment One Member Limited Liability Company (CII Invest)	0312919832	09/09/2014	36.676.736 (*)	36,62%	10.039.000 (Buy)	10,02%	46.715.736	46,64%
2	Related persons of the receiving party currently owning shares of Nam Bay Bay Investment Corporation								
	Ho Chi Minh City Infrastructure Investment Joint Stock Company (Parent company of CII Invest)	0302483177	24/12/2001	26.474.332 (**)	26,43%	0	0,0%	26.474.332	26,43%
	Nguyen Quynh Huong - Deputy General Director of Ho Chi Minh City Infrastructure Investment Joint Stock Company			19.200	0,02%	0	0,0%	19.200	0,02%
Total				**63.170.268**	**63,07%**	**10.039.000**	**10,02%**	**73.209.268**	**73,09%**

(*) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 332/2025/TB-CII dated April 23, 2025.

(**) Number of shares after completing the transaction according to Report On Results Of Transaction In Shares Of Internal Person And Affiliated Persons Of Internal Person No. 40/2025/TB-CII.Invest dated April 23, 2025.