

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., Thanh My Tay Ward, 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 2025 on April 20, 2026 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 21, 2026, 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.

To:

- Hereby;
- HR.

Organization representative

Legal representative

(Signature, full name, position, and seal)



TỔNG GIÁM ĐỐC
Nguyễn Bá Lân



CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BAY BAY
Trụ sở chính
Tòa nhà CII Tower, 152 Điện Biên Phủ, P. Thanh Mỹ Tây, TP. HCM
Điện thoại: (028) 62 577 577 Fax: (028) 62 615 577
Email: nbb@nbb.com.vn Website: www.nbb.com.vn

No.: 01/2026/BB-ĐHĐCĐ

Ho Chi Minh City, April 20, 2026

MINUTES

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR THE 2025 FINANCIAL YEAR HELD ON APRIL 20, 2026



- Company Name: **NAM BAY BAY INVESTMENT CORPORATION**
- Address: CII TOWER, 152 Dien Bien Phu Street, Thanh My Tay Ward, 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 on April 20, 2026, at Thang Loi Guest House – Logistics Department, 14 Vo Van Tan, Xuan Hoa Ward, Ho Chi Minh City, the Annual General Meeting of Shareholders for the 2025 financial year (“GMS”) of Nam Bay Bay Investment Corporation (“NBB”) was held.

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

At 08:30 AM:

- + Total shareholders according to the list as of March 24, 2026 (excluding treasury shares): 3,424 shareholders
- + Total corresponding shares owned: 100,159,795 shares
- + Total attending shareholders and authorized representatives: 8 persons
- + Total corresponding shares owned: 83,806,428 shares
- + Representing 83.67% of total voting shares

Pursuant to the Law on Enterprises and the Charter of NBB, the meeting was eligible to proceed.

MEETING PROCEEDINGS:

- I. The Meeting proceeded with voting (on-site voting) to approve the Presiding Board, Secretariat, Voting Committee, GMS 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. Ms. Cao Thi Ngoc Van – Company Secretary
2. Mr. Pham Phuc Loc – Member of the Internal Audit Department

Voting Committee:

1. Mr. Nguyen Van Minh
2. Ms. Nguyen Thi Kim En
3. Ms. Nguyen Tran Phuong Uyen
4. Ms. Nguyen Thi Hien

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,428 shares (100%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*

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

III. Mr. Nguyen Ba Lan - Board Member cum CEO presented the proposals to the GMS according to Proposal No. 01/TTr-HĐQT dated 26/03/2026; Proposal No. 02/TTr-HĐQT dated 26/03/2026; Proposal No. 03/TTr-HĐQT dated 26/03/2026, Proposal No. 65/TTr-NBB and Proposal No. 66/TTr-NBB (implementing the contents of Proposal No. 03/TTr-HĐQT); and Proposal No. 04/TTr-HĐQT dated 17/04/2026.

IV. Mr. Luu Hai Ca – Chairman reported to the GMS on the implementation results of Resolution No. 89/NQ-DHDCD dated August 13, 2025, regarding the authorization for the Board of Directors to decide on matters related to the legal proceedings of the NBB II Apartment project.

V. Attending shareholders expressed their opinions

Shareholders' opinions

1. Shareholders requested the Presiding Board to clarify: (i) the rationale behind the Company's share buyback to reduce charter capital; and (ii) the funding sources for the share buyback to reduce charter capital.
2. Shareholders inquired about the feasibility of the revenue targets for the 2026–2030 period, as previously mentioned in prior General Meetings.
3. Shareholders inquired about the Company's strategic direction regarding land bank expansion and the implementation of additional real estate projects in the future.
4. Shareholders inquired about the plan to issue specific incentive policies (e.g., priority in purchasing real estate products) for

shareholders once the Company's business and production performance becomes more favorable.

The Presiding Board acknowledged and addressed the shareholders' inquiries. There were no further opinions from the shareholders.

VI. After discussion, The Presiding Board conducted voting on adding items to the GMS agenda as follows:

Additional items to the GMS agenda:

Item 1. Approval of the dismissal and the supplementary election of members of the Board of Directors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, as follows:

1. Approve the dismissal of Mr. Nguyen Van Chinh as a member of the Board of Directors for the 2025 – 2030 Term, effective from the date approved by the General Meeting of Shareholders.
2. Approve the supplementary election of members of the Board of Directors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, as follows:
 - Number of members of the Board of Directors to be additionally elected: One (01) member.
 - Eligibility criteria for Board of Directors candidates: Candidates must satisfy the requirements of Article 155 of the Law on Enterprises, meet the standards and conditions stipulated in the Company's Charter, and comply with current legal regulations and relevant guiding documents.
 - Tenure of the additionally elected members of the Board of Directors: The remaining period of the Board of Directors' 2025 – 2030 Term.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 2. Approval of the plan for the sale of all treasury shares

1. Name of shares registered for sale: Shares of Nam Bay Bay Investment Corporation
2. Securities code: NBB
3. Type of shares: Ordinary shares
4. Par value: VND 10,000 per share
5. Total number of treasury shares currently held: 315,861 shares
6. Total number of shares registered for sale: 315,861 shares

7. Purpose of sale: To restructure the capital base of NBB; therefore, the disposal of treasury shares in accordance with applicable law is required.
8. Expected transaction period: After the State Securities Commission of Vietnam ("SSC") notifies that it has received complete and valid reporting documents on the sale of treasury shares and the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date of the transaction. Expected to occur in Q2–Q3 of 2026.
9. Transaction method: Negotiation and/or order-matching on the trading system of the Ho Chi Minh Stock Exchange
10. Price determination principle: Transaction prices shall comply with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance, relevant legal documents, and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically:
$$\text{Offer price} \geq \text{Reference price} - (\text{Reference price} \times 50\% \times \text{Price fluctuation band})$$
11. Price (price range): At the prevailing market price at the time of the transaction, in compliance with the Listing and Trading Regulations of the Vietnam Stock Exchange. The GMS authorizes the BOD to determine the specific selling price (price range) in accordance with actual market conditions.
12. Daily order volume: In accordance with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically: In each trading day, the total volume of sell orders shall be a minimum of 3% and a maximum of 10% of the registered trading volume with the SSC (sell order volume excludes cancelled orders; this requirement is waived when the remaining volume to be sold is less than 3%).
13. Authorization:
The GMS authorizes and delegates to the Board of Directors to carry out the following tasks:
 - Implement the detailed Treasury Share Sale Plan.
 - Represent NBB Company in working with and providing explanations to relevant regulatory authorities.
 - Determine the specific timing, selling price, price range, daily order volume, and all other matters related to the sale of treasury shares; direct the execution of all necessary procedures for the sale.
 - Select a securities company to act as agent for the treasury share sale transaction.
 - Make public disclosures and complete all other legal procedures required to finalize the plan in accordance with applicable law.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + Agree: 83,806,299 shares (99.999846%)
- + Disagree: 0 shares
- + No opinion: 1 share (0.000001%)
- + Not participating in voting: 128 shares (0.000153%)

Item 3. Approval of the plan for share purchases to reduce charter capital

- I. The plan for share purchases to reduce charter capital
 1. Name of shares to be repurchased: Shares of Nam Bay Bay Investment Corporation
 2. Securities code: NBB
 3. Type of shares: Ordinary shares
 4. Par value per share: VND 10,000
 5. Current charter capital: VND 1,004,756,560,000
 6. Total number of issued shares: 100,475,656 shares, of which:
 - Number of treasury shares: 315,861 shares.
 - Number of shares in circulation: 100,159,795 shares.
 7. Total number of issued shares expected prior to the share repurchase (*after NBB has completed the procedures to sell all 315,861 treasury shares in accordance with applicable regulations*): 100,475,656 shares, of which:
 - Number of treasury shares: 0 shares.
 - Number of shares in circulation: 100,475,656 shares.
 8. Expected number of shares registered for repurchase: 6,028,539 shares, equivalent to 5.99% of total issued shares (100,475,656 shares)
 9. Purpose of share repurchase: To restructure the capital base of NBB
 10. Source of funds for repurchase: Share premium reserve as recorded in the separate audited financial statements for 2025
 11. Transaction method: Order-matching and/or negotiation through a designated securities company in accordance with applicable law
 12. Shares repurchase price determination principle: In accordance with Circular No. 120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock Exchange.
 13. Price (price range): Bid price $\leq$ Reference price + (Reference price $\times$ 50% $\times$ Price fluctuation band), maximum repurchase price of VND 25,800 per share.
 14. Daily order volume: In accordance with Circular No. 120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock

Exchange.

15. Expected repurchase period: After NBB has completed the sale of all 315,861 treasury shares and after the SSC issues a written notice confirming receipt of complete reporting documents for the share repurchase to reduce charter capital, and after the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date. Expected to occur in Q3–Q4 of 2026.
16. Charter capital reduction following the share repurchase:
 - Current charter capital: VND 1,004,756,560,000.
 - Total number of issued shares: 100,475,656 shares.
 - Expected number of shares repurchased for charter capital reduction: 6,028,539 shares.
 - Expected reduction in charter capital: VND 60,285,390,000.
 - Expected charter capital after reduction: VND 944,471,170,000.
 - Expected total number of issued shares after reduction: 94,447,117 shares.
17. Post-repurchase legal procedures shall include:
 - The Company shall reduce its charter capital corresponding to the total par value of the actually repurchased shares within 10 days from the date of completion of payment for the share repurchase.
 - Carry out procedures to update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock Exchange.
 - Approve the amendment of the Company Charter (Clause 1, Article 5) and carry out the procedures to amend the Enterprise Registration Certificate at the business registration authority in accordance with the reported repurchase results under the GMS-approved plan.

II. Authorization:

The GMS authorizes the Board of Directors / Legal Representative or any person authorized by the Board of Directors to carry out the following tasks:

1. Proactively develop and approve the detailed repurchase plan and registration documents after completing the sale of all 315,861 treasury shares; provide explanations to the SSC and relevant regulatory authorities. In parallel, proactively adjust the plan and related documents as required by the regulatory authorities to ensure compliance with applicable law, the Company Charter, and report back to the GMS at the nearest meeting;
2. Select the timing of implementation, determine the price range, specific price, and volume of shares to be repurchased in line with market conditions, applicable

law and the Company Charter;

3. Decide on and approve all other necessary matters and procedures related to the share repurchase;
4. Amend and supplement the Company Charter to reflect the actual reduced charter capital;
5. Select a securities company to act as agent for the share repurchase transaction;
6. Decide on the charter capital reduction based on the actual repurchase results and direct the implementation of procedures to reduce charter capital and register changes to the Enterprise Registration Certificate at the business registration authority;
7. Update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock Exchange;
8. Directly sign and seal documents and forms on behalf of the Company for the purposes of the charter capital reduction registration procedures;
9. Organize public disclosures and fulfill all other reporting obligations in accordance with applicable securities laws and regulations;
10. Carry out any other tasks related to the share repurchase for the purpose of reducing the charter capital of the Company.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,782,699 shares (99.971686%)*
- + *Disagree: 23,600 shares (0.028160%)*
- + *No opinion: 1 share (0.000001%)*
- + *Not participating in voting: 128 shares (0.000153%)*

Thus, the GMS has voted publicly and unanimously approved adding the above items to the agenda of the Annual General Meeting of Shareholders for the 2025 Financial Year of Nam Bay Bay Investment Corporation.

VII. Voting to approve the dismissal of a member and the list of nominees for the supplementary election of the Board of Directors for the 2025 – 2030 Term.

1. Pursuant to the provisions of the Charter and the Law on Enterprises, the GMS conducted an open vote and unanimously approved the dismissal of Mr. Nguyen Van Chinh as a member of the Board of Directors for the 2025 – 2030 Term.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
 - + *Disagree: 0 shares*
 - + *No opinion: 0 shares*
 - + *Not participating in voting: 128 shares (0.000153%)*
2. Pursuant to the provisions of the Charter, the Law on Enterprises, and the nomination results for the supplementary election of the Board of Directors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, the GMS conducted an open vote and unanimously approved the list of candidates for the Board of Directors for the 2025 – 2030 Term, consisting of 01 member as follows:
- Mr. Nguyen Minh Tri.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

VIII. The Verification Committee announced updated shareholder attendance rates.

At 09:50 AM:

- + Total shareholders according to the list as of March 24, 2026 (excluding treasury shares): 3,424 shareholders
- + Total corresponding shares owned: 100,159,795 shares
- + Total attending shareholders and authorized representatives: 8 persons
- + Total corresponding shares owned: 83,806,428 shares
- + Representing 83.67% of total voting shares

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

Item 1. Approval of the Board of Directors' report on 2025 business operations and the 2026 business plan

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 2. Approval of the Board of Supervisors' report on the Company's operations in 2025

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 3. Approval of the report on corporate governance in 2025.

In 2025, NBB fully complied with the information disclosure obligations regarding the Report on Corporate Governance (for the first half of 2025 and for the full year 2025) 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: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 4. Approval of the audited financial statements and the distribution of profit after tax for 2025 according to the audit results.

Revenue	397,5 billion VND	98%
Profit before tax	24,7 billion VND	82%
Profit after tax	8,8 billion VND	440%
<i>Dividend payment to shareholders</i>	No distribution	
<i>Remuneration for the BOD and BOS</i>	1%	Not allocated
<i>Bonus and Welfare fund allocation</i>	4%	353 million VND

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 5. Approval of the report on total remuneration, bonuses, and other benefits for the Board of Directors and Board of Supervisors in 2025:

The Company did not allocate remuneration for the Board of Directors and the Board of Supervisors in 2024 according to Resolution No. 29/NQ-DHĐCĐ approved by the Annual General Meeting of Shareholders on April 29, 2025.

Income received by the Board of Directors and Board of Supervisors in 2025 is fully disclosed in the audited financial statements for the financial year ending December 31, 2025, of NBB.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 6. Approval of the 2026 business plan targets, profit usage, and remuneration for the Board of Directors and Board of Supervisors in 2026.

2026 Business Plan Targets:

Total expected revenue	380 billion VND
Profit before tax	15 billion VND
Profit after tax:	10 billion VND

2026 Profit Distribution Plan:

<i>Dividend payment to shareholders</i>	No distribution
<i>Remuneration for the BOD and BOS</i>	1 %
<i>Bonus and Welfare fund allocation</i>	4 %

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 7. Approval of the selection of the auditing company for the 2026 financial year

- Approval of the selection of International Auditing Company Limited (iCPA) as the unit to perform the audit for the 2026 financial year.
- In the event that an agreement on fees or schedule cannot be negotiated, the GMS delegates authority to the Board of Directors to decide on the selection of an

alternative auditing unit from the list of auditing firms permitted to practice in Vietnam.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 8. Approval of the dismissal and the supplementary election of a member of the Board of Directors for the 2025–2030 Term of Nam Bay Bay Investment Corporation

1. Approval of the dismissal of Mr. Nguyen Van Chinh as a member of the Board of Directors for the 2025 – 2030 Term, effective from the date of approval by the General Meeting of Shareholders.

Pursuant to the provisions of the Charter and the Law on Enterprises, the GMS conducted an open vote and unanimously approved the dismissal of Mr. Nguyen Van Chinh as a member of the Board of Directors for the 2025 – 2030 Term.

2. Approval of the supplementary election of members of the Board of Directors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, as follows:

Pursuant to the provisions of the Charter, the Law on Enterprises, and the supplementary election results for the position of Board member for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, the General Meeting of Shareholders conducted an open vote and unanimously elected the following individual as a member of the Board of Directors for the 2025 – 2030 Term:

- Full name: Nguyen Minh Tri Gender: Male
- Date of birth: Ethnicity: Kinh Nationality: Vietnamese
- Type of personal identification document: Citizen Identity Card
- Identification number:
- Date of issue: Place of issue: Police Department for Administrative Management of Social Order
- Permanent address:

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 9. Approval of the plan for the sale of all treasury shares

1. Name of shares registered for sale: Shares of Nam Bay Bay Investment Corporation
2. Securities code: NBB
3. Type of shares: Ordinary shares
4. Par value: VND 10,000 per share
5. Total number of treasury shares currently held: 315,861 shares
6. Total number of shares registered for sale: 315,861 shares
7. Purpose of sale: To restructure the capital base of NBB; therefore, the disposal of treasury shares in accordance with applicable law is required
8. Expected transaction period: After the State Securities Commission of Vietnam ("SSC") notifies that it has received complete and valid reporting documents on the sale of treasury shares and the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date of the transaction. Expected to occur in Q2–Q3 of 2026.
9. Transaction method: Negotiation and/or order-matching on the trading system of the Ho Chi Minh Stock Exchange
10. Price determination principle: Transaction prices shall comply with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance, relevant legal documents, and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically:
$$\text{Offer price} \geq \text{Reference price} - (\text{Reference price} \times 50\% \times \text{Price fluctuation band})$$
11. Price (price range): At the prevailing market price at the time of the transaction, in compliance with the Listing and Trading Regulations of the Vietnam Stock Exchange. The GMS authorizes the BOD to determine the specific selling price (price range) in accordance with actual market conditions.
12. Daily order volume: In accordance with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically: In each trading day, the total volume of sell orders shall be a minimum of 3% and a maximum of 10% of the registered trading volume with the SSC (sell order volume excludes cancelled orders; this requirement is waived when the remaining volume to be sold is less than 3%).
13. Authorization:
The GMS authorizes and delegates to the Board of Directors to carry out the following tasks:
 - Implement the detailed Treasury Share Sale Plan.
 - Represent NBB Company in working with and providing explanations to relevant regulatory authorities.

- Determine the specific timing, selling price, price range, daily order volume, and all other matters related to the sale of treasury shares; direct the execution of all necessary procedures for the sale.
- Select a securities company to act as agent for the treasury share sale transaction.
- Make public disclosures and complete all other legal procedures required to finalize the plan in accordance with applicable law.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

Item 10. Approval of the plan for share purchases to reduce charter capital

- I. The plan for share purchases to reduce charter capital
 1. Name of shares to be repurchased: Shares of Nam Bay Bay Investment Corporation
 2. Securities code: NBB
 3. Type of shares: Ordinary shares
 4. Par value per share: VND 10,000
 5. Current charter capital: VND 1,004,756,560,000
 6. Total number of issued shares: 100,475,656 shares, of which:
 - Number of treasury shares: 315,861 shares.
 - Number of shares in circulation: 100,159,795 shares.
 7. Total number of issued shares expected prior to the share repurchase (*after NBB has completed the procedures to sell all 315,861 treasury shares in accordance with applicable regulations*): 100,475,656 shares, of which:
 - Number of treasury shares: 0 shares.
 - Number of shares in circulation: 100,475,656 shares.
 8. Expected number of shares registered for repurchase: 6,028,539 shares, equivalent to 5.99% of total issued shares (100,475,656 shares)
 9. Purpose of share repurchase: To restructure the capital base of NBB
 10. Source of funds for repurchase: Share premium reserve as recorded in the separate audited financial statements for 2025
 11. Transaction method: Order-matching and/or negotiation through a designated securities company in accordance with applicable law
 12. Shares repurchase price determination principle: In accordance with Circular No.

120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock Exchange.

13. Price (price range): $\text{Bid price} \leq \text{Reference price} + (\text{Reference price} \times 50\% \times \text{Price fluctuation band})$, maximum repurchase price of VND 25,800 per share.
14. Daily order volume: In accordance with Circular No. 120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock Exchange.
15. Expected repurchase period: After NBB has completed the sale of all 315,861 treasury shares and after the SSC issues a written notice confirming receipt of complete reporting documents for the share repurchase to reduce charter capital, and after the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date. Expected to occur in Q3–Q4 of 2026.
16. Charter capital reduction following the share repurchase:
 - Current charter capital: VND 1,004,756,560,000.
 - Total number of issued shares: 100,475,656 shares.
 - Expected number of shares repurchased for charter capital reduction: 6,028,539 shares.
 - Expected reduction in charter capital: VND 60,285,390,000.
 - Expected charter capital after reduction: VND 944,471,170,000.
 - Expected total number of issued shares after reduction: 94,447,117 shares.
17. Post-repurchase legal procedures shall include:
 - The Company shall reduce its charter capital corresponding to the total par value of the actually repurchased shares within 10 days from the date of completion of payment for the share repurchase.
 - Carry out procedures to update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock Exchange.
 - Approve the amendment of the Company Charter (Clause 1, Article 5) and carry out the procedures to amend the Enterprise Registration Certificate at the business registration authority in accordance with the reported repurchase results under the GMS-approved plan.

II. Authorization:

The GMS authorizes the Board of Directors / Legal Representative or any person authorized by the Board of Directors to carry out the following tasks:

1. Proactively develop and approve the detailed repurchase plan and registration

documents after completing the sale of all 315,861 treasury shares; provide explanations to the SSC and relevant regulatory authorities. In parallel, proactively adjust the plan and related documents as required by the regulatory authorities to ensure compliance with applicable law, the Company Charter, and report back to the GMS at the nearest meeting;

2. Select the timing of implementation, determine the price range, specific price, and volume of shares to be repurchased in line with market conditions, applicable law and the Company Charter;
3. Decide on and approve all other necessary matters and procedures related to the share repurchase;
4. Amend and supplement the Company Charter to reflect the actual reduced charter capital;
5. Select a securities company to act as agent for the share repurchase transaction;
6. Decide on the charter capital reduction based on the actual repurchase results and direct the implementation of procedures to reduce charter capital and register changes to the Enterprise Registration Certificate at the business registration authority;
7. Update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock Exchange;
8. Directly sign and seal documents and forms on behalf of the Company for the purposes of the charter capital reduction registration procedures;
9. Organize public disclosures and fulfill all other reporting obligations in accordance with applicable securities laws and regulations;
10. Carry out any other tasks related to the share repurchase for the purpose of reducing the charter capital of the Company.

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,782,700 shares (99.971687%)*
- + *Disagree: 23,600 shares (0.028160%)*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

After hearing the Presiding Board representative read the draft Resolution of the Annual General Meeting of Shareholders for the 2025 Financial Year, the GMS unanimously voted (on-site voting) with the following results:

Voting Results:

Total shares with voting rights: 83,806,428 shares

- + *Agree: 83,806,300 shares (99.999847%)*
- + *Disagree: 0 shares*
- + *No opinion: 0 shares*
- + *Not participating in voting: 128 shares (0.000153%)*

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

The Annual General Meeting of Shareholders for the 2025 Financial Year 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 11:30 AM on the same day.

**THE ANNUAL GENERAL MEETING OF SHAREHOLDERS
FOR THE 2025 FINANCIAL YEAR
CHAIRMAN OF THE PRESIDING BOARD**

(signed)

**Luu Hai Ca
SECRETARIAT**

(signed)

Cao Thi Ngoc Van

(signed)

Pham Phuc Loc



**CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BAY BAY**

Trụ sở chính:

Tòa nhà CII Tower, 152 Điện Biên Phủ, P.Thành Mỹ Tây, TP. HCM

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Website: www.nbb.com.vn

LIST OF SHAREHOLDERS**ATTENDING THE ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR THE 2025 FINANCIAL YEAR
NAM BAY BAY INVESTMENT CORPORATION**

No.	Shareholder Code	Registration/ID No.	Shareholder Name	Number of Shares Held	Notes
1	DK30001	0312919832	CII TRADING INVESTMENT LIMITED LIABILITY COMPANY	45.135.736	Authorized to Duong Quynh Diep
2	DK30003	0312270481	CII SERVICES AND INVESTMENT ONE MEMBER LIMITED LIABILITY COMPANY	12.800.000	Authorized to Duong Quynh Diep
3	DK30004	1101403568	PHUONG HUNG MY CO., LTD	170.000	Authorized to Duong Quynh Diep
4	DK30002	0302483177	HO CHI MINH CITY INFRASTRUCTURE INVESTMENT JOINT STOCK COMPANY	21.984.332	Authorized to Nguyen Quynh Huong - DK10122
5	DK10122		Nguyen Quynh Huong	19.200	
6	DK10008		Huynh Thi My Duyen	401.600	Authorized to Duong Quynh Diep
7	DK10046		Dang Hong Quang	50.000	Authorized to Duong Quynh Diep
8	DK10002		Nguyen Thi Kim Thao	1.415.600	Authorized to Duong Quynh Diep
9	DK10001		Huynh Van Linh	1.704.800	Authorized to Duong Quynh Diep
10	DK13329		Le Hong Ky	1	Authorized to Nguyen Ngoc Cam
11	DK30007	93/GCNTVLK	VIET THANH SECURITIES COMPANY	101.418	Authorized to Le Hoang Quan
12	DK12659		Tran Anh Trung	128	
13	DK30022	0304181936	TAI VIET CORPORATION	12	Authorized to Tran Minh Thuc Phan
14	DK10094		Nguyen Thanh Tan	23.600	
15	DK13342		NGUYEN THI TUONG VAN	1	
TOTAL				83.806.428	



CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BAY BAY
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No.: 01/2026/NQ-ĐHĐCĐ

Ho Chi Minh City, April 20, 2026



RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS
FOR THE 2025 FINANCIAL YEAR
HELD ON APRIL 20, 2026
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 2025 financial year held on April 20, 2026.

RESOLVE

Article 1. Approval of the Presiding Board, Secretariat, Voting Committee, GMS Agenda, Rules of Procedure, and Regulations on Election.

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.428** shares out of a total of **83.806.428** shares present and voting at the meeting.

Article 2. Approval of the Board of Directors' report on 2025 business operations and the 2026 business plan.

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.300** shares out of a total of **83.806.300** shares present and voting at the meeting.

Article 3. Approval of the Board of Supervisors' report on the Company's operations in 2025.

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.300** shares out of a total of **83.806.300** shares present and voting at the meeting.

Article 4. Approval of the report on corporate governance in 2025.

In 2025, NBB fully complied with the information disclosure obligations regarding the Report on Corporate Governance (for the first half of 2025 and for the full year 2025) 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 **83.806.300** shares out of a total of **83.806.300** shares present and voting at the meeting.

Article 5. Approval of the audited financial statements and the distribution of profit after tax for 2025 according to the audit results.

Revenue	397,5 billion VND	98%
Profit before tax	24,7 billion VND	82%
Profit after tax	8,8 billion VND	440%
<i>Dividend payment to shareholders</i>	No distribution	
<i>Remuneration for the BOD and BOS</i>	1%	Not allocated
<i>Bonus and Welfare fund allocation</i>	4%	353 million VND

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.300** shares out of a total of **83.806.300** shares present and voting at the meeting.

Article 6. Approval of the report on total remuneration, bonuses, and other benefits for the Board of Directors and Board of Supervisors in 2025:

The Company did not allocate remuneration for the Board of Directors and the Board of Supervisors in 2024 according to Resolution No. 29/NQ-ĐHĐCĐ approved by the Annual General Meeting of Shareholders on April 29, 2025.

Income received by the Board of Directors and Board of Supervisors in 2025 is fully disclosed in the audited financial statements for the financial year ending December 31, 2025, of NBB.

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.300** shares out of a total of **83.806.300** shares present and voting at the meeting.

Article 7. Approval of the 2026 business plan targets, profit usage, and remuneration for the Board of Directors and Board of Supervisors in 2026.

2026 Business Plan Targets:

Total expected revenue	380 billion VND
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Profit before tax	15 billion VND
Profit after tax:	10 billion VND

2026 Profit Distribution Plan:

<i>Dividend payment to shareholders</i>	No distribution
<i>Remuneration for the BOD and BOS</i>	1 %
<i>Bonus and Welfare fund allocation</i>	4 %

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.300** shares out of a total of **83.806.300** shares present and voting at the meeting.

Article 8. Approval of the selection of the auditing company for the 2026 financial year

- Approval of the selection of International Auditing Company Limited (iCPA) as the unit to perform the audit for the 2026 financial year.
- In the event that an agreement on fees or schedule cannot be negotiated, the GMS delegates authority to the Board of Directors to decide on the selection of an alternative auditing unit from the list of auditing firms permitted to practice in Vietnam.

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.300** shares out of a total of **83.806.300** shares present and voting at the meeting.

Article 9. 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





CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BAY BAY
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No.: 02/2026/NQ-ĐHĐCĐ

Ho Chi Minh City, April 20, 2026



RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS
FOR THE 2025 FINANCIAL YEAR
HELD ON APRIL 20, 2026
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 2025 financial year held on April 20, 2026.

RESOLVE

Article 1. Approval of the dismissal and the supplementary election of a member of the Board of Directors for the 2025–2030 Term of Nam Bay Bay Investment Corporation

1. Approval of the dismissal of Mr. Nguyen Van Chinh as a member of the Board of Directors for the 2025 – 2030 Term, effective from the date of approval by the General Meeting of Shareholders.

Pursuant to the provisions of the Charter and the Law on Enterprises, the GMS conducted an open vote and unanimously approved the dismissal of Mr. Nguyen Van Chinh as a member of the Board of Directors for the 2025 – 2030 Term.

2. Approval of the supplementary election of members of the Board of Directors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, as follows:

Pursuant to the provisions of the Charter, the Law on Enterprises, and the supplementary election results for the position of Board member for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, the General Meeting of Shareholders conducted an open vote and unanimously elected the following individual as a member of the Board of Directors for the 2025 – 2030 Term:

- Full name: Nguyen Minh Tri Gender: Male







CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BAY BAY
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No.: 03/2026/NQ-ĐHĐCĐ

Ho Chi Minh City, April 20, 2026



RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS
FOR THE 2025 FINANCIAL YEAR
HELD ON APRIL 20, 2026
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 2025 financial year held on April 20, 2026.

RESOLVE

Article 1. Approval of the plan for the sale of all treasury shares

1. Name of shares registered for sale: Shares of Nam Bay Bay Investment Corporation
2. Securities code: NBB
3. Type of shares: Ordinary shares
4. Par value: VND 10,000 per share
5. Total number of treasury shares currently held: 315,861 shares
6. Total number of shares registered for sale: 315,861 shares
7. Purpose of sale: To restructure the capital base of NBB; therefore, the disposal of treasury shares in accordance with applicable law is required.
8. Expected transaction period: After the State Securities Commission of Vietnam ("SSC") notifies that it has received complete and valid reporting documents on the sale of treasury shares and the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date of the transaction. Expected to occur in Q2–Q3 of 2026.
9. Transaction method: Negotiation and/or order-matching on the trading system of the Ho Chi Minh Stock Exchange
10. Price determination principle: Transaction prices shall comply with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance, relevant legal documents, and the

Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically:

Offer price $\geq$ Reference price – (Reference price $\times$ 50% $\times$ Price fluctuation band)

11. Price (price range): At the prevailing market price at the time of the transaction, in compliance with the Listing and Trading Regulations of the Vietnam Stock Exchange. The GMS authorizes the BOD to determine the specific selling price (price range) in accordance with actual market conditions.
12. Daily order volume: In accordance with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically: In each trading day, the total volume of sell orders shall be a minimum of 3% and a maximum of 10% of the registered trading volume with the SSC (sell order volume excludes cancelled orders; this requirement is waived when the remaining volume to be sold is less than 3%).
13. Authorization:
The GMS authorizes and delegates to the Board of Directors to carry out the following tasks:
 - Implement the detailed Treasury Share Sale Plan.
 - Represent NBB Company in working with and providing explanations to relevant regulatory authorities.
 - Determine the specific timing, selling price, price range, daily order volume, and all other matters related to the sale of treasury shares; direct the execution of all necessary procedures for the sale.
 - Select a securities company to act as agent for the treasury share sale transaction.
 - Make public disclosures and complete all other legal procedures required to finalize the plan in accordance with applicable law.

The attending Shareholders voted in favor with an approval rate of **100%**, corresponding to **83.806.300** shares out of a total of **83.806.300** 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.

Recipients:

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

**On Behalf of the General Meeting of
Shareholders
CHAIRMAN**

(signed)

LƯU HẢI CA





CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BAY BAY
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No.: 04/2026/NQ-ĐHĐCĐ

Ho Chi Minh City, April 20, 2026



RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS
FOR THE 2025 FINANCIAL YEAR
HELD ON APRIL 20, 2026
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 2025 financial year held on April 20, 2026.

RESOLVE

Article 1. Approval of the plan for share purchases to reduce charter capital

I. The plan for share purchases to reduce charter capital

1. Name of shares to be repurchased: Shares of Nam Bay Bay Investment Corporation
2. Securities code: NBB
3. Type of shares: Ordinary shares
4. Par value per share: VND 10,000
5. Current charter capital: VND 1,004,756,560,000
6. Total number of issued shares: 100,475,656 shares, of which:
 - Number of treasury shares: 315,861 shares.
 - Number of shares in circulation: 100,159,795 shares.
7. Total number of issued shares expected prior to the share repurchase *(after NBB has completed the procedures to sell all 315,861 treasury shares in accordance with applicable regulations)*: 100,475,656 shares, of which:
 - Number of treasury shares: 0 shares.
 - Number of shares in circulation: 100,475,656 shares.
8. Expected number of shares registered for repurchase: 6,028,539 shares, equivalent to 5.99% of total issued shares (100,475,656 shares)
9. Purpose of share repurchase: To restructure the capital base of NBB
10. Source of funds for repurchase: Share premium reserve as recorded in



the separate audited financial statements for 2025

11. Transaction method: Order-matching and/or negotiation through a designated securities company in accordance with applicable law
12. Shares repurchase price determination principle: In accordance with Circular No. 120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock Exchange.
13. Price (price range): Bid price $\leq$ Reference price + (Reference price $\times$ 50% $\times$ Price fluctuation band), maximum repurchase price of VND 25,800 per share..
14. Daily order volume: In accordance with Circular No. 120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock Exchange.
15. Expected repurchase period: After NBB has completed the sale of all 315,861 treasury shares and after the SSC issues a written notice confirming receipt of complete reporting documents for the share repurchase to reduce charter capital, and after the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date. Expected to occur in Q3–Q4 of 2026.
16. Charter capital reduction following the share repurchase:
 - Current charter capital: VND 1,004,756,560,000.
 - Total number of issued shares: 100,475,656 shares.
 - Expected number of shares repurchased for charter capital reduction: 6,028,539 shares.
 - Expected reduction in charter capital: VND 60,285,390,000.
 - Expected charter capital after reduction: VND 944,471,170,000.
 - Expected total number of issued shares after reduction: 94,447,117 shares.
17. Post-repurchase legal procedures shall include:
 - The Company shall reduce its charter capital corresponding to the total par value of the actually repurchased shares within 10 days from the date of completion of payment for the share repurchase.
 - Carry out procedures to update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock

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Exchange.

- Approve the amendment of the Company Charter (Clause 1, Article 5) and carry out the procedures to amend the Enterprise Registration Certificate at the business registration authority in accordance with the reported repurchase results under the GMS-approved plan.

II. Authorization:

The GMS authorizes the Board of Directors / Legal Representative or any person authorized by the Board of Directors to carry out the following tasks:

1. Proactively develop and approve the detailed repurchase plan and registration documents after completing the sale of all 315,861 treasury shares; provide explanations to the SSC and relevant regulatory authorities. In parallel, proactively adjust the plan and related documents as required by the regulatory authorities to ensure compliance with applicable law, the Company Charter, and report back to the GMS at the nearest meeting;
2. Select the timing of implementation, determine the price range, specific price, and volume of shares to be repurchased in line with market conditions, applicable law and the Company Charter;
3. Decide on and approve all other necessary matters and procedures related to the share repurchase;
4. Amend and supplement the Company Charter to reflect the actual reduced charter capital;
5. Select a securities company to act as agent for the share repurchase transaction;
6. Decide on the charter capital reduction based on the actual repurchase results and direct the implementation of procedures to reduce charter capital and register changes to the Enterprise Registration Certificate at the business registration authority;
7. Update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock Exchange;
8. Directly sign and seal documents and forms on behalf of the Company for the purposes of the charter capital reduction registration procedures;
9. Organize public disclosures and fulfill all other reporting obligations in accordance with applicable securities laws and regulations;
10. Carry out any other tasks related to the share repurchase for the purpose

of reducing the charter capital of the Company.

The attending Shareholders voted in favor with an approval rate of **99,97184%**, corresponding to **83.782.700** shares out of a total of **83.806.300** 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.

Recipients:

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

**On Behalf of the General Meeting of
Shareholders
CHAIRMAN**

(signed)

LƯU HẢI CA



No.: 01/TTTr-HĐQT

Ho Chi Minh City, March 26, 2026



PROPOSAL

**Regarding the contents to be submitted to the Annual General Meeting of Shareholders
for the 2025 financial year**

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

The Board of Directors of Nam Bay Bay Investment Corporation respectfully submits to the Annual General Meeting of Shareholders (AGM) the following contents for the 2025 financial year:

1. Approval of the Board of Directors' report on 2025 business operations and the 2026 business plan (*Details as per the attached report*).
2. Approval of the Board of Supervisors' report on the Company's operations in 2025 (*Details as per the attached report*).
3. Approval of the report on corporate governance in 2025.

In 2025, NBB fully complied with the information disclosure obligations regarding the Report on Corporate Governance (for the first half of 2025 and for the full year 2025) as stipulated in Circular 96/2020/TT-BTC issued by the Ministry of Finance on November 16, 2020.

4. Approval of the audited financial statements and the distribution of profit after tax for 2025 according to the audit results.

Revenue	397,5 billion VND	98%
Profit before tax	24,7 billion VND	82%
Profit after tax	8,8 billion VND	440%
Dividend payment to shareholders	No distribution	
Remuneration for the BOD and BOS	1%	Not allocated
Bonus and Welfare fund allocation	4%	353 million VND

5. Approval of the report on total remuneration, bonuses, and other benefits for the Board of Directors and Board of Supervisors in 2025:

The Company did not allocate remuneration for the Board of Directors and the Board of Supervisors in 2024 according to Resolution No. 29/NQ-ĐHĐCĐ approved by the Annual General Meeting of Shareholders on April 29, 2025.

Income received by the Board of Directors and Board of Supervisors in 2025 is fully disclosed in the audited financial statements for the financial year ending December 31, 2025, of NBB.

6. Approval of the 2026 business plan targets, profit usage, and remuneration for the Board of Directors and Board of Supervisors in 2026.

2026 Business Plan Targets:

Total expected revenue	380 billion VND
Profit before tax	15 billion VND
Profit after tax:	10 billion VND

2026 Profit Distribution Plan:

Dividend payment to shareholders	No distribution
Remuneration for the BOD and BOS	1 %
Bonus and Welfare fund allocation	4 %

7. Approval of the selection of the auditing company for the 2026 financial year (*Details as per the attached proposal*).
8. Approval of Charter Capital Reduction (*Details as per the attached proposal*).

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 2025 financial year.

Respectfully submitted./.

On Behalf Of The Board Of Directors
CHAIRMAN

(signed)

Luu Hải Ca



CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY
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REPORT OF THE BOARD OF DIRECTORS ON 2025 BUSINESS OPERATIONS AND THE 2026 BUSINESS PLAN

- Esteemed Shareholders and Delegates of Nam Bay Bay Investment Corporation ("NBB")
- Members of the Board of Directors and the Board of Supervisors

I. EVALUATION OF THE BOARD OF DIRECTORS ON THE OPERATIONS OF NBB

The year 2025 marked a positive shift in the real estate market following a prolonged difficult period. Timely credit and legal policies issued by the Government allowed the market to gradually regain growth momentum. In this context, NBB made significant efforts and basically completed the plan approved by the Annual General Meeting of Shareholders.

- 2025 Business Results:

Criteria	2025 Plan (VND billion)	2025 Actual (VND billion)	Completion Rate
Total Revenue	404	397,5	98%
Profit Before Tax	30	24,7	82%
Profit After Tax	2	8,8	440%

- Legal and Compensation Work: In 2025, the Company continued to accelerate the legal, compensation, and construction progress of key projects, including the Son Tinh, De Lagi, NBB II, and NBB Garden III projects. To date, legal procedural obstacles for De Lagi, NBB II, and NBB Garden III have been largely resolved and will continue to be finalized in 2026
- Financial Management: The Company maintained stable cash flow through reasonable control and balancing of revenues and expenditures. We proactively restructured loans, converting short-term debt to long-term debt to improve liquidity. The Financial debt/Total assets ratio remained stable at 57% by the end of 2025.
- Human Resources Work: Continued to maintain a workforce suitable for job requirements and the scale of each project, ensuring stable employment and income for workers. Improving the professional level of the workforce remained a top priority. The governance system is being built step-by-step toward transparency and efficiency to meet requirements in the new development phase
- Social Work: Actively participated in joint social charity activities and good movements.

II. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025

1. Implementation of the 2025 AGM Resolutions

No.	Resolution Content	Implementation Result
I	Resolutions No. 29, 30, 31, 32, 33, 34/NQ-ĐHĐCĐ dated April 29, 2025	
	Approval of Report of the Board of Directors on the Company operations in 2024 and the business plan for 2025.	Completed
	Approval of Report of the Board of Supervisors on the results of inspection of the Company activities in 2024	Completed
	Approval of Report on corporate governance for 2024.	Completed
	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.	Completed
	Approval of Remuneration, bonuses, and other benefits for the Board of Directors and the Board of Supervisors in 2024	Completed
	Approval of Business plan for 2025, profit distribution, and remuneration for the Board of Directors and the Board of Supervisors in 2025	Revenue reached 98%, Profit after tax reached 440% vs. plan
	Selection of INTERNATIONAL AUDITING COMPANY LIMITED (iCPA) as the auditing firm for the financial year 2025	Completed
	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	Completed
	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	Completed
	Approval for CII Trading and Investment One Member Limited Liability Company to purchase	Completed

	shares of Nam Bay Bay Investment Corporation from Thep My Service and Trading Company Limited without conducting mandatory public offering procedures	
	Approval for Nam Bay Bay Investment Corporation and its subsidiaries to write off bad debts that have been provisioned for in financial reserves.	Completed
	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	Completed
II	Resolution No. 89/NQ-ĐHĐCĐ dated August 13, 2025	
	Delegating authority to the Board of Directors regarding legal work for the NBB II Project.	In progress
III	Resolution No. 116/NQ-ĐHĐCĐ dated October 7, 2025	
	Approval for CII Investment and Trading Co., Ltd. to purchase NBB shares from Ms. Nguyen Thi Kim Thao without a mandatory public offering	Completed
	Resignation of Ms. Le Thi Kieu Diem and supplementary election of Mr. Le Thanh Hung to the Board of Supervisors (2025–2030 term)	Completed
	Approval of the investment for NBB II Project	In progress
	Approval of the investment for NBB Garden III Project.	In progress

In 2025, due to unfavorable stock market conditions and share prices remaining below expectations, the Board of Directors did not execute the sale of Treasury shares (as approved in Resolution No. 31/NQ-ĐHĐCĐ dated April 26, 2022).

2. Results of the Board of Directors' Activities in 2025

In 2025, through periodic meetings and written opinions, the Board of Directors (BOD) issued 29 Resolutions/Decisions focusing on organizational, personnel, investment, financial, business cooperation, and project development tasks, as presented in the Report on Corporate Governance for 2025, No. 04/BC-HĐQT dated January 28, 2026.

The Board of Directors performed its functions and powers in accordance with the law and the Company's Charter. The BOD discussed and approved Resolutions related to the Company's business operations while supervising, directing, and supporting the Board of Management (BOM) in implementing the 2025 business tasks and plans based on the

Resolutions/Decisions issued by the General Meeting of Shareholders (AGM) and the Board of Directors.

3. Evaluation by the Board of Directors on the Board of Management's Activities

The Board of Management demonstrated significant effort in 2025 with notable results:

- **Financial Management:** Proactively and decisively restructured loans, converting from short-term to long-term debt with lower interest rates to reduce financial costs and significantly improve liquidity. The BOM closely monitored and handled major overdue debts and addressed arising issues timely and correctly.
- **Project Development:** Made significant efforts in finalizing legal procedures and preparing to deploy the De Lagi, NBB II, and NBB Garden III projects.
- **Corporate Governance:** Strictly performed duties under BOD Resolutions. The reporting system was fully implemented to provide timely information, assisting the BOD in making important decisions and enhancing oversight effectiveness.
- **Compliance and Transparency:** Conducted Annual and Extraordinary General Meetings of Shareholders and information disclosure transparently and lawfully in accordance with Stock Exchange regulations. The corporate governance regulations were fully implemented; for important issues, the BOM sought timely directives from the BOD.
- **Working Spirit:** Members were proactive and provided many initiatives while flexibly adjusting business strategies to match market trends.

The Board of Directors also noted that the Board of Management should continue to improve market forecasting and realistic business planning, accelerate the completion and handover of products as committed, and strengthen marketing and sales efforts to enhance performance in the coming period.

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

In 2025, the Board of Directors of NBB consisted of 05 members, including 01 independent member, specifically:

No.	Full Name	Position	Date of Appointment
1	Mr. Lưu Hải Ca	Chairman of the Board of Directors	29/4/2025
2	Mr. Lê Quốc Bình	Vice Chairman	29/4/2025
3	Ms. Nguyễn Quỳnh Hương	Member of the Board of Directors	29/4/2025
4	Mr. Nguyễn Văn Chính	Independent Member of the Board of Directors	29/4/2025
5	Mr. Nguyễn Bá Lân	Member of the Board of Directors	29/4/2025

The structure meets current regulations on the number of independent members for a listed company. Based on the approval of the General Meeting of Shareholders and participation in 2025, the independent members noted the following:

- The BOD fully performed its governance responsibilities according to AGM Resolutions, complying with the Law on Enterprises, Law on Securities, and the Company Charter.
- The BOD issued 29 Resolutions/Decisions within its authority and in accordance with AGM Resolutions and legal provisions.
- All BOD meetings included the Board of Supervisors (BOS) and BOD members to facilitate discussion on agenda items.
- The BOD proactively reviewed, approved, and supervised information disclosure to ensure it was timely and effective.

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

The Company did not allocate remuneration for the BOD and BOS in 2024 as per Resolution No. 29/NQ-DHĐCĐ dated April 29, 2025. Income details for 2025 are fully disclosed in the 2025 audited financial statements.

6. Transactions with Related Parties

Significant transactions with Related Parties in 2025 complied with the law, the Company Charter, and Resolutions/Decisions issued by the AGM and BOD, as presented in the 2025 audited financial statements and Corporate Governance Report No. 04/BC-HĐQT.

III. PLANS AND DIRECTIONS OF THE BOARD OF DIRECTORS

The BOD assesses that the real estate market in 2026 will continue to face challenges and will not recover in the short term. Although new legal frameworks (Land Law, Housing Law, Real Estate Business Law) have taken effect, the market needs time to adapt. Purchasing power is weak due to high interest rates, limited access to loans, and cautious buyer sentiment. High supply versus low liquidity and fierce competition put pressure on prices and absorption rates.

In this context, NBB needs a cautious and flexible strategy focusing on stability and resource preservation. Therefore, for 2026, the Company will implement the following objectives:

- Financial Goals:
 - Build strict financial plans with multiple contingency scenarios to ensure flexibility while prioritizing resource preservation.
 - Continue financial restructuring to reduce debt ratios and seek new low-interest credit sources.
 - Optimize cash flow by accelerating debt recovery and strictly controlling costs.
 - Maintain safe liquidity reserves for unexpected market fluctuations.
- Project and Product Development:

- Adjust construction and handover schedules to match market absorption.
- Be cautious with new projects; prioritize finishing existing projects with good legal status.
- Accelerate compensation and finalize legal procedures for existing projects to prepare land for deployment or investment cooperation.
- Research and develop service sectors: serviced apartment chains in HCMC and resort tourism in coastal Central provinces to diversify revenue.
- Enhance product quality and project utilities to create a competitive advantage.
- **Marketing and Sales:**
 - Build cost-effective marketing strategies and expand reputable agency networks.
 - Implement flexible sales policies, attractive incentives, and flexible payment terms to stimulate demand.
 - Focus on customers with real housing needs.
- **Governance and Human Resources:**
 - Improve salary/bonus regulations and internal audit systems for transparency and risk control.
 - Optimize the workforce and establish a market research and development department.
 - Care for employee welfare to maintain a dedicated, high-skilled team.
- **Investor Relations (IR):**
 - Strengthen IR by providing complete and accurate information to shareholders and investors.
 - Maintain transparency in disclosure and clear explanations for business decisions.
- **Environmental and Social Responsibility:**
 - Ensure environmental standards from project inception to operation.
 - Participate in local social charity activities (Fund for the Poor, Fund for People with Merit, and visiting families in difficult circumstances).

Based on the strategic direction for the 2025–2030 term, the Company has constructed the 2026 Business Plan with basic targets as follows:

Total Expected Revenue	380 billion VND
Profit Before Tax	15 billion VND
Profit After Tax	10 billion VND

Dear Shareholders!

The above is a summary of the 2025 business results and the 2026 goals and tasks of Nam

Bay Bay Investment Corporation. 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 of Shareholders great success.

On Behalf Of The Board Of Directors

CHAIRMAN

(signed)

LUU HAI CA





CÔNG TY CỔ PHẦN ĐẦU TƯ NAM BAY BAY
Trụ sở chính
Tòa nhà CII Tower, 152 Điện Biên Phủ, P. Thanh Mỹ Tây, TP. HCM
Điện thoại: (028) 62 577 577 Fax: (028) 62 615 577
Email: nbb@nbb.com.vn Website: www.nbb.com.vn



REPORT OF THE BOARD OF SUPERVISORS ON THE COMPANY'S OPERATIONS IN 2025

I. Main Activities of the Board of Supervisors

In 2025, the Board of Supervisors (BOS) performed its duties as follows:

- Representatives of the BOS participated fully in the Board of Directors' meetings to provide opinions on personnel restructuring, corporate restructuring, and the Company's business orientation and strategy.
- 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 Board of Management to ensure the Company's sustainable development and protect the rights and interests of shareholders.

2. Report of the Board of Supervisors for the 2025 Financial Year at the Annual General Meeting of Shareholders

Dear Shareholders of Nam Bay Bay Investment Corporation,

In 2025, the Board of Supervisors represented the shareholders in fulfilling its supervisory responsibilities regarding the governance and management of the Company's business operations according to the functions, duties, and powers stipulated in the Company Charter, the Law on Enterprises, the Law on Securities, and other relevant regulations applicable to listed companies. On behalf of the Board of Supervisors, I would like to report to the Meeting on the following contents:

A. Results of the BOS's Assessment and Evaluation of the 2025 Financial Statements:

After inspection and appraisal, the Board of Supervisors agrees with the contents of the 2025 Consolidated Financial Statements audited by International Auditing Company Limited (iCPA) - a member of AGN International. In the BOS's assessment, the financial statements reflect fairly and reasonably, in all material respects, the financial situation, business results, and cash flows of Nam Bay Bay Investment Corporation as of December 31, 2025.

Regarding Business Results:

In 2025, the real estate market recorded gradual improvements in legal aspects and market sentiment, although the recovery process remained cautious. In this context, the Board of Management and all employees of the Company made efforts to implement solutions to resolve legal bottlenecks, prepare for investment, and consolidate resources for key projects. The BOS notes that in 2025, the Company achieved several important legal milestones at key projects, specifically:

- The NBB II Project in Tan Nhut Commune, HCMC, with a total investment of over 4,000 billion VND, was officially granted investment policy approval.
- The NBB Garden III Project in Phu Dinh Ward, HCMC, received approval for the 1/500 scale detailed planning.

These results indicate that the Company is gradually moving projects from the legal finalization phase to the investment implementation phase, creating a premise for construction, sales, and generating revenue and cash flow in the following years. However, it should be noted that these legal advancements primarily signify preparation for a new project cycle and could not yet be transformed into revenue and profit in 2025. Consequently, consolidated profit after tax attributable to shareholders of the parent company in 2025 reached more than 9 billion VND. Although this result exceeded the target approved by the Annual General Meeting of Shareholders, it remains modest compared to the Company's potential and project portfolio.

Regarding Asset Structure and Capital Sources:

As of December 31, 2025, the Company's consolidated total assets reached 7,783 billion VND, a slight increase of approximately 30 billion VND compared to the beginning of the year. Total liabilities at year-end were 5,962 billion VND. The equity-to-total-liabilities ratio was maintained at approximately 31%, equivalent to the previous year, indicating that the Company's capital structure in 2025 generally remained stable without major changes.

B. Compliance with State Law, Company Regulations, and AGM Resolutions:

In 2025, the Board of Supervisors sent representatives to participate fully in the Board of Directors' meetings in accordance with the Company Charter. Through oversight, the BOS acknowledges that the Board of Directors and the Board of Management generally complied with the law, the Company Charter, and the Resolutions and Decisions of the General Meeting of Shareholders in the process of governance and management of business operations.

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

Based on the results of oversight and the Company's actual operations, the BOS recommends the following:

1. Continue to concentrate resources on finalizing remaining legal procedures, determining financial obligations, and accelerating the implementation of key projects, especially those with positive legal progress in 2025.
2. Strengthen risk management, monitor progress, and ensure the efficiency of capital usage at subsidiaries, associates, and projects invested in by NBB. Simultaneously, continue to focus on information disclosure and investor relations to ensure transparency and timeliness, protecting the legitimate interests of shareholders.

On behalf of the BOS, we wish Nam Bay Bay Investment Corporation continued success in 2026, improving operational efficiency and bringing sustainable value to our Shareholders.

On Behalf Of The Board Of Supervisors

(Signed)

DƯƠNG QUỲNH ĐIỆP





PROPOSAL

Regarding the selection of the auditing company for the 2026 financial year

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

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its guiding documents;

Pursuant to the Charter of Nam Bay Bay Investment Corporation

The Board of Directors of Nam Bay Bay Investment Corporation respectfully submits to the Annual General Meeting of Shareholders for the 2025 financial year ("AGM") regarding the selection of the auditing company for the 2026 financial year as follows:

1. Selection Criteria:

- Must be an auditing unit included in the list of auditing firms approved by the Ministry of Finance and the State Securities Commission to perform audits for public interest entities in the securities sector.
- Possess reputation, capacity, and experience in auditing listed companies and companies within the same industry.

2. Proposed Unit: The Board of Directors respectfully submits to the AGM for approval the selection of the following auditing unit to perform the audit of the financial statements for the 2026 financial year:

- Name: International Auditing Company Limited (iCPA)

3. Contents for Approval:

- Approval of the selection of International Auditing Company Limited (iCPA) as the unit to perform the audit for the 2026 financial year.
- In the event that an agreement on fees or schedule cannot be negotiated, the AGM delegates authority to the Board of Directors to decide on the selection of an alternative auditing unit from the list of auditing firms permitted to practice in Vietnam.

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 2025 financial year.

Respectfully submitted./.

**On Behalf Of The Board Of Directors
CHAIRMAN**

(signed)

Lưu Hải Ca

PROPOSAL

Regarding the Approval of Charter Capital Reduction

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



Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;

Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019;

Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020, and Decree No. 245/2025/NĐ-CP dated September 11, 2025;

Pursuant to the Charter of NBB.

The Board of Directors (BOD) respectfully submits to the Annual General Meeting of Shareholders (AGM) for approval of the charter capital reduction of NBB as follows:

1. Plan for Share Buyback to Reduce Charter Capital:

- Name of share to be repurchased: Shares of Nam Bay Bay Investment Corporation.
- Stock code: NBB.
- Type of share: Ordinary share.
- Par value: 10,000 VND/share.
- Current charter capital: 1,004,756,560,000 VND.
- Total issued shares (as of March 24, 2026): 100,475,656 shares. In which:
 - Treasury shares: 315,861 shares.
 - Outstanding voting shares: 100,159,795 shares.
- Expected number of shares to be repurchased: Maximum 6% of the total outstanding shares of NBB at the time of the transaction (*The expected volume will be determined based on the actual outstanding voting shares after completing the handling of current treasury shares*).
- Purpose: To ensure the interests of the Company and its shareholders.
- Source of funding: Share premium and undistributed profit after tax based on the latest audited or reviewed consolidated financial statements in accordance with the law.
- Transaction method: Order matching and/or put-through via a securities company, in compliance with current legal regulations.
- Price determination principle: In compliance with current legal regulations regarding the determination of share buyback prices.
- Order volume: In compliance with current legal regulations regarding the volume of share buyback orders.

- Expected timing: After completing the handling of current treasury shares and upon receiving approval from the State Securities Commission and competent State Authorities.
- 2. The plan for charter capital reduction will be decided by the AGM at the meeting for the 2025 financial year, ensuring compliance with current legal regulations.

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 2025 financial year.

Respectfully submitted./.

**On Behalf Of The Board Of Directors
CHAIRMAN**

(signed)

Luu Hai Ca

PROPOSAL

Plan For The Sale Of All Treasury Shares



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

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, and guiding documents;

Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, and guiding documents;

Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020, and Decree No. 245/2025/NĐ-CP dated September 11, 2025, of the Government providing detailed regulations for the implementation of several articles of the Law on Securities;

Pursuant to Circular No. 120/2020/TT-BTC dated December 31, 2020, of the Ministry of Finance regarding the trading of listed shares, registered shares, fund certificates, corporate bonds, and covered warrants listed on the securities trading system ("Circular No. 120/2020/TT-BTC");

Pursuant to the Charter of Nam Bay Bay Investment Corporation ("NBB");

Pursuant to the 2025 Audited Financial Statements.

Pursuant to the 2025 Audited Financial Statements, NBB is currently holding 315,861 treasury shares. Accordingly, in order to fully satisfy the legal conditions to implement the plan to restructure the capital base of NBB, the Board of Management respectfully submits to the General Meeting of Shareholders ("GMS") for consideration and approval the registration to sell all treasury shares. Details of the contents submitted to the GMS for approval are as follows:

1. Name of shares registered for sale: Shares of Nam Bay Bay Investment Corporation
2. Securities code: NBB
3. Type of shares: Ordinary shares
4. Par value: VND 10,000 per share
5. Total number of treasury shares currently held: 315,861 shares
6. Total number of shares registered for sale: 315,861 shares



7. Purpose of sale: To restructure the capital base of NBB; therefore, the disposal of treasury shares in accordance with applicable law is required.
8. Expected transaction period: After the State Securities Commission of Vietnam ("SSC") notifies that it has received complete and valid reporting documents on the sale of treasury shares and the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date of the transaction. Expected to occur in Q2–Q3 of 2026.
9. Transaction method: Negotiation and/or order-matching on the trading system of the Ho Chi Minh Stock Exchange
10. Price determination principle: Transaction prices shall comply with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance, relevant legal documents, and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically:
Offer price $\geq$ Reference price – (Reference price $\times$ 50% $\times$ Price fluctuation band)
11. Price (price range): At the prevailing market price at the time of the transaction, in compliance with the Listing and Trading Regulations of the Vietnam Stock Exchange. The GMS authorizes the BOD to determine the specific selling price (price range) in accordance with actual market conditions.
12. Daily order volume: In accordance with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically: In each trading day, the total volume of sell orders shall be a minimum of 3% and a maximum of 10% of the registered trading volume with the SSC (sell order volume excludes cancelled orders; this requirement is waived when the remaining volume to be sold is less than 3%).
13. Authorization:
The GMS authorizes and delegates to the Board of Directors to carry out the following tasks:
 - Implement the detailed Treasury Share Sale Plan.
 - Represent NBB Company in working with and providing explanations to relevant regulatory authorities.
 - Determine the specific timing, selling price, price range, daily order volume, and all other matters related to the sale of treasury shares; direct the execution of all necessary procedures for the sale.

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- Select a securities company to act as agent for the treasury share sale transaction.
- Make public disclosures and complete all other legal procedures required to finalize the plan in accordance with applicable law.

Respectfully submitted./.

**NAM BAY BAY INVESTMENT
CORPORATION**

(signed)

Nguyen Ba Lan



No.: 66/TTr-NBB

Ho Chi Minh City, April 20, 2026

PROPOSAL



Approval of the plan for share purchases to reduce charter capital

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

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, and guiding documents;

Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, and guiding documents;

Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020, and Decree No. 245/2025/NĐ-CP dated September 11, 2025, of the Government providing detailed regulations for the implementation of several articles of the Law on Securities;

Pursuant to Circular No. 120/2020/TT-BTC dated December 31, 2020, of the Ministry of Finance regarding the trading of listed shares, registered shares, fund certificates, corporate bonds, and covered warrants listed on the securities trading system ("Circular No. 120/2020/TT-BTC");

Pursuant to the Charter of Nam Bay Bay Investment Corporation ("NBB");

Pursuant to the 2025 Audited Financial Statements.

The Board of Management respectfully submits to the General Meeting of Shareholders for approval of the plan for share purchases to reduce charter capital as follows:

- I. The plan for share purchases to reduce charter capital
 1. Name of shares to be repurchased: Shares of Nam Bay Bay Investment Corporation
 2. Securities code: NBB
 3. Type of shares: Ordinary shares
 4. Par value per share: VND 10,000
 5. Current charter capital: VND 1,004,756,560,000
 6. Total number of issued shares: 100,475,656 shares, of which:
 - Number of treasury shares: 315,861 shares.



- Number of shares in circulation: 100,159,795 shares.
7. Total number of issued shares expected prior to the share repurchase (*after NBB has completed the procedures to sell all 315,861 treasury shares in accordance with applicable regulations*): 100,475,656 shares, of which:
 - Number of treasury shares: 0 shares.
 - Number of shares in circulation: 100,475,656 shares.
 8. Expected number of shares registered for repurchase: 6,028,539 shares, equivalent to 5.99% of total issued shares (100,475,656 shares)
 9. Purpose of share repurchase: To restructure the capital base of NBB
 10. Source of funds for repurchase: Share premium reserve as recorded in the separate audited financial statements for 2025
 11. Transaction method: Order-matching and/or negotiation through a designated securities company in accordance with applicable law
 12. Shares repurchase price determination principle: In accordance with Circular No. 120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock Exchange.
 13. Price (price range): Bid price $\leq$ Reference price + (Reference price $\times$ 50% $\times$ Price fluctuation band), maximum repurchase price of VND 25,800 per share.
 14. Daily order volume: In accordance with Circular No. 120/2020/TT-BTC dated December 31, 2020, any applicable amending or replacing documents, and other relevant regulations under the Trading Regulations of the Vietnam Stock Exchange.
 15. Expected repurchase period: After NBB has completed the sale of all 315,861 treasury shares and after the SSC issues a written notice confirming receipt of complete reporting documents for the share repurchase to reduce charter capital, and after the Company has made the required public disclosures. The transaction period shall not exceed 30 days from the commencement date. Expected to occur in Q3–Q4 of 2026.
 16. Charter capital reduction following the share repurchase:
 - Current charter capital: VND 1,004,756,560,000.
 - Total number of issued shares: 100,475,656 shares.
 - Expected number of shares repurchased for charter capital reduction:

6,028,539 shares.

- Expected reduction in charter capital: VND 60,285,390,000.
- Expected charter capital after reduction: VND 944,471,170,000.
- Expected total number of issued shares after reduction: 94,447,117 shares.

17. Post-repurchase legal procedures shall include:

- The Company shall reduce its charter capital corresponding to the total par value of the actually repurchased shares within 10 days from the date of completion of payment for the share repurchase.
- Carry out procedures to update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock Exchange.
- Approve the amendment of the Company Charter (Clause 1, Article 5) and carry out the procedures to amend the Enterprise Registration Certificate at the business registration authority in accordance with the reported repurchase results under the GMS-approved plan.

II. Authorization:

The GMS authorizes the Board of Directors/Legal Representative or any person authorized by the Board of Directors to carry out the following tasks:

1. Proactively develop and approve the detailed repurchase plan and registration documents after completing the sale of all 315,861 treasury shares; provide explanations to the SSC and relevant regulatory authorities. In parallel, proactively adjust the plan and related documents as required by the regulatory authorities to ensure compliance with applicable law, the Company Charter, and report back to the GMS at the nearest meeting;
2. Select the timing of implementation, determine the price range, specific price, and volume of shares to be repurchased in line with market conditions, applicable law and the Company Charter;
3. Decide on and approve all other necessary matters and procedures related to the share repurchase;
4. Amend and supplement the Company Charter to reflect the actual reduced charter capital;
5. Select a securities company to act as agent for the share repurchase transaction;
6. Decide on the charter capital reduction based on the actual repurchase results and direct the implementation of procedures to reduce charter

capital and register changes to the Enterprise Registration Certificate at the business registration authority;

7. Update the securities registration at the Vietnam Securities Depository and Clearing Corporation (VSDC) and update the listing registration at the Ho Chi Minh Stock Exchange;
8. Directly sign and seal documents and forms on behalf of the Company for the purposes of the charter capital reduction registration procedures;
9. Organize public disclosures and fulfill all other reporting obligations in accordance with applicable securities laws and regulations;
10. Carry out any other tasks related to the share repurchase for the purpose of reducing the charter capital of the Company.

Respectfully submitted./.

**NAM BAY BAY INVESTMENT
CORPORATION**

(signed)

Nguyen Ba Lan



PROPOSAL

Regarding the approval of the dismissal and the supplementary election of a member of the Board of Directors for the 2025–2030 Term of Nam Bay Bay Investment Corporation



**To: THE GENERAL MEETING OF SHAREHOLDERS
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;

Pursuant to the General Meeting of Shareholders' Resolution No. 30/NQ-DHĐCĐ dated April 29, 2025 ("Resolution 30") regarding the approval of the dismissal of members of the Board of Directors and the Board of Supervisors for the 2020 – 2025 Term, and the election of members of the Board of Directors and the Board of Supervisors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation;

Pursuant to the Board of Directors' Resolution No. 09/2026/NQ-HĐQT dated April 17, 2026, regarding the approval of supplementary contents to be submitted to the Annual General Meeting of Shareholders for the 2025 financial year.

In implementation of the provisions in Clause 1, Article 25 of the Charter on Organization and Operation of NBB Company and Resolution 30; The Board of Directors (BOD) respectfully submits to the Annual General Meeting of Shareholders (AGM) for approval of the dismissal and the supplementary election of members of the Board of Directors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, as follows:

1. Approve the dismissal of Mr. Nguyen Van Chinh as a member of the Board of Directors for the 2025 – 2030 Term, effective from the date approved by the General Meeting of Shareholders.
2. Approve the supplementary election of members of the Board of Directors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation, as follows:
 - Number of members of the Board of Directors to be additionally elected: One (01) member.
 - Eligibility criteria for Board of Directors candidates: Candidates must satisfy the requirements of Article 155 of the Law on Enterprises, meet the standards and conditions stipulated in the Company's Charter, and comply with current legal regulations and relevant guiding documents.
 - Tenure of the additionally elected members of the Board of Directors: The remaining period of the Board of Directors' 2025 – 2030 Term.

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 2025 financial year.

Respectfully submitted./.

**On Behalf Of The Board Of Directors
CHAIRMAN**

(signed)

Lưu Hải Ca

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

Tp. Hồ Chí Minh, ngày 16 tháng 04 năm 2026

THÔNG BÁO

Về việc: Thay đổi tư cách người nội bộ của Thành viên HĐQT Nguyễn Văn Chính

**Kính gửi: HỘI ĐỒNG QUẢN TRỊ
CÔNG TY CỔ PHẦN ĐẦU TƯ NĂM BẢY BẢY**

Tôi là: **NGUYỄN VĂN CHÍNH** Sinh năm:

CCCD số:

Cấp ngày:

Tại: Cục Cảnh sát QLHC về TTXH

Chức vụ hiện tại: Thành viên Hội đồng Quản trị – Công ty Cổ phần Đầu tư Năm Bảy Bảy (“Công ty NBB”)

Tôi trân trọng thông báo đến Hội đồng Quản trị Công ty NBB về việc thay đổi tư cách người nội bộ của tôi như sau:

Ngày 10/04/2026, tôi được bổ nhiệm chính thức làm Phó Tổng Giám đốc của Công ty Cổ phần Đầu tư Hạ tầng Kỹ thuật Thành phố Hồ Chí Minh – là Công ty mẹ của Công ty Cổ phần Đầu tư Năm Bảy Bảy. Vì vậy, kể từ ngày 10/04/2026, tôi là người nội bộ của Công ty Cổ phần Đầu tư Hạ tầng Kỹ thuật Thành phố Hồ Chí Minh.

Để thực hiện nhiệm vụ của tôi với tư cách là thành viên Hội đồng Quản trị Công ty NBB theo đúng Điều lệ Công ty và quy định của pháp luật, nay tôi thông báo đến Hội đồng Quản trị nội dung như trên.

Kính đề nghị Hội đồng Quản trị Công ty NBB ghi nhận đề theo dõi, giám sát thực hiện.

Tôi xin hoàn toàn chịu trách nhiệm trước pháp luật và trước Hội đồng Quản trị về tính trung thực, chính xác của thông tin nêu trong Thông báo này.

Trân trọng.

NGƯỜI THÔNG BÁO
(Ký và ghi rõ họ tên)


Nguyễn Văn Chính

ANNOUNCEMENT

Regarding the standards, conditions, and procedures for the nomination and candidacy for the supplementary election of members of the Board of Directors for the 2025 - 2030 Term



To:

**SHAREHOLDERS
OF NAM BAY BAY INVESTMENT CORPORATION**

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

Pursuant to the General Meeting of Shareholders' Resolution No. 30/NQ-ĐHĐCĐ dated April 29, 2025 regarding the approval of the dismissal of members of the Board of Directors and the Board of Supervisors for the 2020 – 2025 Term, and the election of members of the Board of Directors and the Board of Supervisors for the 2025 – 2030 Term of Nam Bay Bay Investment Corporation;

Pursuant to the Board of Directors' Resolution No. 07/2026/NQ-HĐQT dated March 03, 2026, regarding the convening of the Annual General Meeting of Shareholders for the 2025 financial year.

The Board of Directors of Nam Bay Bay Investment Corporation (“NBB”) hereby notifies our valued shareholders of the standards, conditions, and procedures for the nomination and candidacy for the supplementary election of members of the Board of Directors for the 2025 – 2030 Term as follows:

I. REGULATIONS ON NOMINATION/CANDIDACY FOR THE POSITION OF BOARD MEMBER

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

- a. Possess full civil act capacity and not be prohibited from establishing or managing an enterprise under the Law on Enterprises;
- b. Possess professional qualifications and experience in business administration or in the business fields and industries of NBB; candidates are not required to be shareholders of NBB;
- c. A member of the Board of Directors of NBB may concurrently serve as a member of the Board of Directors at a maximum of 05 other companies;
- d. In addition to the above standards and conditions, an independent member of the Board of Directors must satisfy the following additional criteria:
 - i. Not currently working for NBB, its parent company, or its subsidiaries; not have worked for NBB, its parent company, or its subsidiaries for at least the 03 consecutive preceding years;



- ii. Not currently receiving salary or remuneration from NBB, except for allowances that members of the Board of Directors are entitled to under regulations;
- iii. Not have a spouse, biological father, adoptive father, biological mother, adoptive mother, biological child, adoptive child, or biological sibling who is a major shareholder of NBB, or who is a manager of NBB or its subsidiaries;
- iv. Not directly or indirectly own 01% or more of the total voting shares of NBB;
- v. Not have served as a member of the Board of Directors or the Board of Supervisors of NBB for at least the 05 consecutive preceding years, unless appointed for 02 consecutive Terms.

2. Procedures for nomination/candidacy for the position of Board member:

Based on the principles of nomination and candidacy stipulated in Article 115 of the Law on Enterprises and Article 11 of the Company's Charter, a shareholder or a group of shareholders owning 10% or more of the total ordinary shares has the right to nominate candidates to the Board of Directors.

II. DOSSIER FOR EXERCISING NOMINATION/CANDIDACY RIGHTS

Shareholders or groups of shareholders meeting the conditions specified in Section I of this Announcement must submit a dossier related to the nomination or candidacy for Board members to NBB. The dossier includes:

- Documents proving share ownership of the shareholder/group of shareholders;
- 03 original copies of the notice of voluntary group formation and nomination (Form 1) or self-nomination (Form 2);
- 03 original copies of the Curriculum Vitae (Form 3);
- 02 certified copies of a valid ID card/Citizen Identification Card (for Vietnamese) or Passport (for overseas Vietnamese or foreigners);
- 02 certified copies of degrees and certificates certifying educational and professional qualifications.

III. SUBMISSION INFORMATION

1. The person nominating or applying for the Board of Directors position shall be legally responsible before the law and the General Meeting of Shareholders for the accuracy and truthfulness of the nomination/candidacy content.
2. Please send the dossier to the NBB office before the date of the Annual General Meeting of Shareholders for the 2025 financial year to the following address:

NAM BAY BAY INVESTMENT CORPORATION

Address: CII TOWER, 152 Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City

Phone: (028) 62 577 577 - Fax: (028) 62 615 577

Respectfully announced./.

On Behalf Of The Board Of Directors
CHAIRMAN

(signed)

Lưu Hải Ca

